

**CFRT 2881  
Porirua ki Manawatu Inquiry District  
Research Programme**

**Block Research Narratives  
Vol.I:**

**Part I - Summary Analysis:**

**A: Title and Alienation**

**B: Occupation and Utilisation**

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**WALGHAN PARTNERS  
PO Box 28039  
Kelburn, Wellington**

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## **Part I: Summary Analysis**

### **Introduction**

The Porirua ki Manawatu Block Research Narratives (BRNs) report is a Research Assistance project that aims to provide comprehensive coverage of all of the land parcels within the Inquiry District, detailing major legal and historical events concerning Maori owned land. This includes:

- Native Land Court title investigations;
- Crown and private purchases;
- Crown and private leases;
- Native/Maori Land Court partitions;
- Title consolidations and amalgamations
- Patterns of Land Occupation and Utilisation

In this Introduction, the research methodology adopted for this project will be described and the report structure will be explained.

## *Research Methodology*

As with all commissioned technical projects, a Project Brief was developed for the Porirua ki Manawatu Block Research Narratives setting out the parameters of the research and analysis. Research reports focusing specifically on the history of blocks of land have been a feature of the Treaty claims process from its earliest days. Over time, however, the block histories/narratives have changed their focus depending on the nature and requirements of the Inquiry District and on the other research reports being undertaken. Block-centred research has ranged from being a collection of data only with no corresponding narratives to being the presentation of a fully researched historical report with full interpretative narrative.

As it was important to ascertain where the Block Research Narrative project to be completed for the Porirua ki Manawatu Inquiry sat within this spectrum of possible block-focused reports, a scoping report was undertaken and completed in March 2016 to identify the project's parameters within the resourcing that was available.

From this scoping report, the primary objectives identified for the Block Research Narratives Project were to produce a report that presents:

- an accurate identification of all blocks within the Inquiry District (parent blocks and subdivisions), and recording of their acreages and the number of owners at the time of creation
- a record of any significant action in relation to the title (amalgamation, exchanges, consolidation of land/ownerships lists)
- an accurate recording of acreages associated with land alienation, the timing of the land alienation and an identification of the processes accounting for land alienation (Crown or private purchase, Crown or private leasing, mortgage, land taking, gift, Europeanisation of title)

- a full record of the management entities (trusts, incorporations), if any, under which the land was placed or the processes through which the land was administered

The scoping report identified a number of factors in relation to the Porirua ki Manawatu Inquiry District that needed to be taken into account in relation to the Block Research Narratives project:

- there are a large number of parent blocks
- there is a significantly larger number of subdivisions
- there is a large volume of collected source material to process
- there potentially was a significant volume of uncollected source material to research
- there are several very large blocks within the district with complicated title histories
- there is a complicated title history of very small blocks around Otaki township

Taking into account the above factors on source material and the nature of the District's blocks, a five-phase methodology was presented which matched the resource available for this project:

- block identification
- creating a data-based title history for identified blocks
- creating a data-based alienation record for identified blocks
- recording a land administration and utilisation profile for each block
- producing an overview interpretive narrative of the data collected on the blocks

## **Block Identification**

The Project began with the creation of a block list. The source material included the use of ML plans. Original title information from collected Block Order files were also used. A particular emphasis was to unbundle the several hundred titles of very small blocks created around Otaki township to ascertain which were parent blocks and which were subsequent partitions.

As it turned out, there was a greater number of blocks than first estimated. The March 2016 scoping report estimated that there would be around 3,500 land parcels within the Inquiry District. The number of blocks now looks to be closer to 5,500. The greater number of land parcels resulted in timeframe slippage as, in relation to the processes of data entry, checking and follow-up research, more blocks required more time.

## **Title History**

There were two parts to the exercise of compiling a full and accurate title history for all the blocks of the Inquiry District. The first was to utilise the title and partitions orders in the already collected Block Order files. This information that was entered onto spreadsheets. The second part of this exercise was to validate the entered title data. This refers to the exercise of double checking the information within the Block Order Files, especially against Land Court Record Sheets and ML Plans, to ensure that no title had been missed and that acreages were correct. This step was necessary as it has been found in the past that Block Order Files invariably have gaps of missing information in relation to partitioned sections. These gaps are usually self evident from the sequencing of title. Throughout this project an endeavour was be made to close any gaps to ensure the title history is as full and accurate as possible. Having noted this, when a project of this size involving such a large number of blocks is undertaken, there will always be some gaps or errors which will not be addressed with the resourcing and timeframes available to this project. Hopefully, however, these gaps and errors have been kept to a minimum.

## **Alienation Record**

Alienations of land, for the purposes of this project, came to focus on purchases with leases and other transactions being viewed as instruments to facilitate and promote land utilisation.

There is no one readily available one-stop source that records all land alienations. As a starting place, land alienation recorded in the already collected Block Order files was documented. During the 1900-1920 period, (one in which a number of private sales and leases would have occurred), any land alienation action generated a form that was placed on a Block Order file. These recorded all details of an alienation. The other source to record the same sort of data on alienations, that also are located in Block Order Files, are Memorial Schedules. These schedules are especially useful for recording alienations from the 1960 to 1990 period.

It was found, as expected, that both alienation forms and Memorial schedules were less reliable for the 1920-1960 period and did not record any details of pre-1900 alienations. In addition, both alienation forms and Memorial schedules can miss alienations in their core coverage periods as well and this especially was found to be the case for this Inquiry District. Therefore, additional research was required to confirm the details of an unexpectedly large number of alienations.

To further the research on alienations, there were three source groupings that had not been collected before the BRN project began. Each of these sources have pros and cons in their use:

- Alienation files: these files, which were generated for leases and sales for the 1900 to 1980 period, would have all required details of alienations but in large numbers they are cumbersome to order and process for the required data.
- Certificates of title. (CTs) These documents record all leases and sales registered against a title even those dating back to the 19th century but have several limitations. (see below)
- Valuation Reports: These are available for the period after 1900. They are easily accessible but can be difficult to process.

Given the resource limitations the reality was that just one of the above sources was chosen to confirm alienation details - Certificates of title. These were selected as they were the most accessible. In some districts CTs are of little use as Maori titles are not registered with the Land Transfer Office until the early decades of the 20th century. This does not appear to be the case, however, for the Porirua ki Manawatu Inquiry District. For blocks that went through the Court from an early date, (1860s and 187s), it appears CTs were soon given after Maori title was awarded.

There are, however, several key limitations associated with the use of Certificates of title. The exact date of a sale is not recorded, only the date of the registration of a sale against the title. Nevertheless, experience with the CT source in this Inquiry District has shown that usually the difference between sale and registration was a few years at the most. With leases there is no such problem as details associated with the start date and term of leases are recorded on the CT. The greatest limitation, however, has been that CTs do not record sale price or the amount of lease rental. Instead, transfer numbers are given for sales and leases but it has not yet been determined how these can be retrieved to find the actual lease/sale document.

As it turned out, whereas Certificates of Title were expected to be a source to fill in gaps, they came to be a source that was relied on. A cause of timeframe slippage in the project is that there has been more of a difficulty in confirming alienation from documents in the Block Order files than envisaged. The process to confirm alienation at a macro level for this project was to first extract all alienation information from the collected Block Order files. Any gaps would be researched primarily through the use of Certificate of Title information. However, the gap between blocks that are known to have been alienated and alienation information available from Block Order files has been much larger than expected. More Certificate of Title information has been collected which has added to the Project's completion timeframe.

## **Land occupation and utilisation profile**

The collection, presentation and analysis of land occupation and utilisation data has developed over the course of this project.

Initially, research around land occupation and utilisation was just viewed as being a part of whole project. In drafts of the data presentation and analysis reports, for all blocks there was some degree of information on land occupation and utilisation. This primarily came from data on leasing which, although being a form of alienation, also indicates owner decisions on how their land was to be utilised. Direct owner use of land was not specifically recorded in the collected title and alienation data but was deduced from the absence of data. Therefore land that was not leased and had not been sold, could be deduced as being directly occupied by the owner(s). Other than this passive deduction, the data had little else to say about land occupation and utilisation.

There are few collective easily accessible sources that will reveal more about land occupation and utilisation. One source that provides some insight are CTs which, in addition to sales and leases also record mortgages and caveats that are registered against title. This will reveal if finance is being accessed in the relation to the holding of land (although the amount being borrowed or the terms of the mortgage are not recorded). The other source that would provide some small insight into are valuation rolls. In the 1890s, these rolls were kept by county councils but are fairly basic in the information they contain. Other than the person(s) in occupation and the rateable value of the land, there is no other data. Nevertheless, these still provide some insight. The later central government rolls produced by the Valuation Department contain additional information. The advent of these rolls vary between districts around New Zealand. Within the Inquiry District the first rolls are available from 1907. These rolls provide additional information. They record the terms of any leases that are in place including rentals. They record how land is being occupied on the ground. Therefore, if two properties are being occupied by the same person, both properties are show under one entry. The rolls will also record sale amount if these occur between rolls. The rolls, of course, require land valuations and over time provide a longitudinal data set. Most importantly, the rolls present land valuations as land values (unimproved value) and the value of improvements and provide details of those improvements:



how much land is cleared, grassed or stumped; whether there is fencing; whether there are other land improvements (orchard, drainage) and what built structures are on the land. It is the information on improvements that will give the greatest insight into land occupation and utilisation. This reveals whether people are living on the land, what portion of it is being actively developed and how far this development has gone especially in the amount and value of built structures.

While the collection of this information would be useful, it was considered beyond the resource available to this project to include the collection and processing of a further complete dataset for all of the blocks within the Inquiry District. In addition, initially there it did not seem imperative to do so. This situation began to change when the results from the first drafts of the title and alienation data began to emerge. As will be shown in this Volume of the report, the data demonstrates broadly, that Crown purchasing in much of this District, which took place in the 1870s (ie not the earlier pre-Land Court purchases), while acquiring a large amount of land (around half), resulted in the Crown estate being located down the eastern side of the Inquiry District where the land essentially was very hilly or mountainous. Once the Crown cut out its interests by the mid-1880s, the residual estate held by Maori owners was the flat western coastal lands that had been the centre of pre-purchase occupation. The second important feature emerging from the first drafts of the title and alienation data was that between the years 1885 and 1925 a great deal of private purchasing occurred which accounted for a further quarter of the land in the Inquiry District passing out of Maori ownership.

With such a large amount of land passing out of Maori ownership within a sustained 40-year period, the imperative had arisen to ascertain why this might be the case. Unfortunately, although this purchasing occurred within a regulatory environment which aimed to offer basic protections against fraud and inequity, (through Trust Commissioners in the nineteenth century and Maori Land Councils and then Boards after 1900), it essentially proceeded as private market transactions. Official documentation, while recording all features of the transaction, rarely recorded the reasons for alienations (sales, leases, mortgages) and whether any impact arose.

Faced with such a significant development associated with Maori land loss and the lack of definitive documentation that provided insight into the reasons for it occurring, it was thought nevertheless that there might be a way to utilise datasets to at least provide some measure of

quantitative analysis that may provide some context or insight into what was occurring with the land during this time of significant and sustained land alienation.

The research methodology was straightforward. Additional data from already collected CT information would be utilised. The additional data available was information on mortgages and what became of land purchased from Maori - ie how was it held by Pakeha. The second dataset is that noted above - valuation information. This would reveal what Maori owners were doing with their lands over time. It also would reveal how Pakeha were utilising land they had acquired from Maori or Maori land they were occupying under lease. This information would provide specific information on land occupation and utilisation. It was thought that following the analysis of this data, patterns and trends may emerge that may also provide insight into the process and period of private land purchasing occurring between 1885 and 1925.

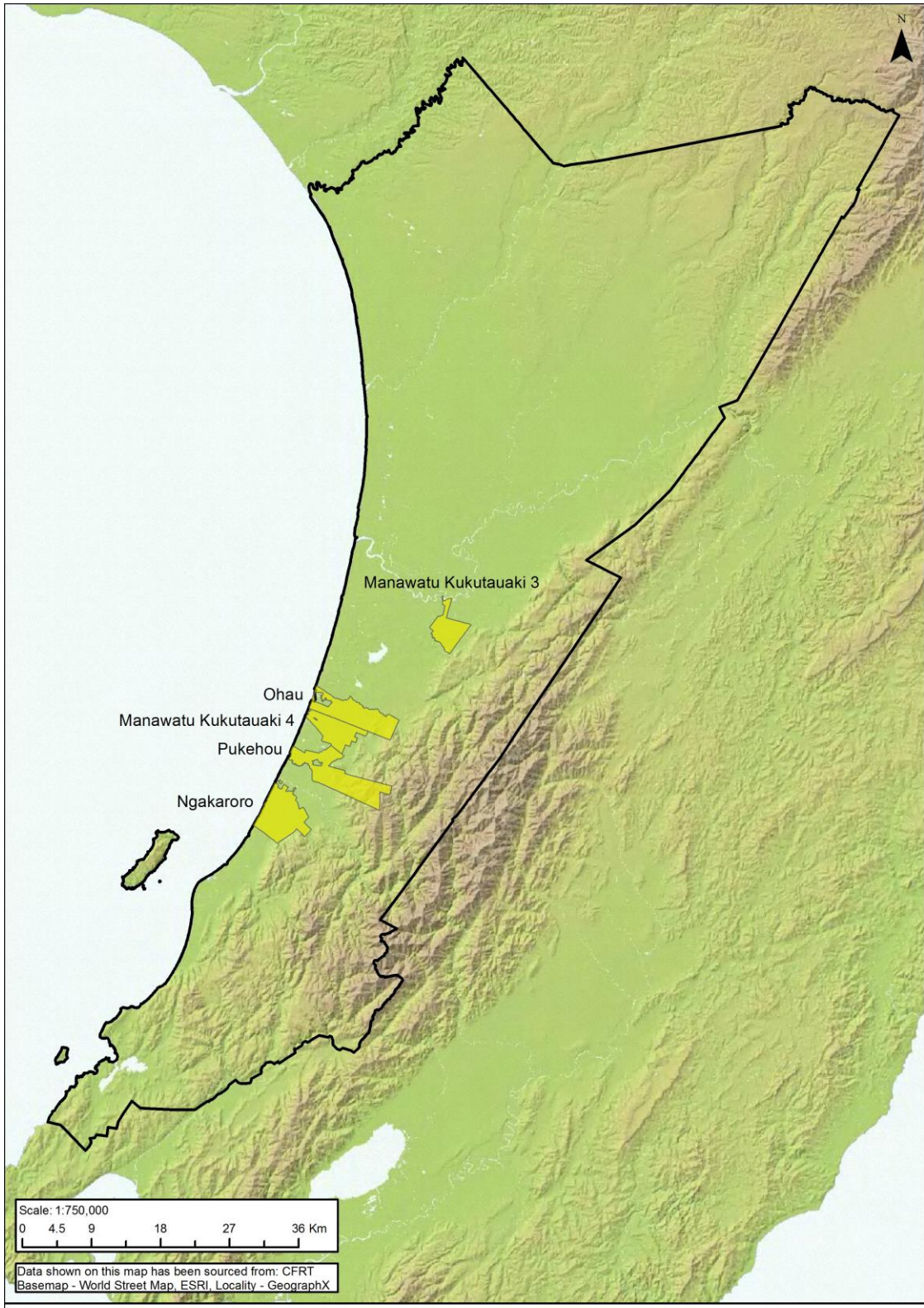
Essentially, the decision to further research and analyse land occupation and utilisation information was an add-on to the Block Research Narrative project developed to address issues arising from the preliminary analysis of data. Occurring in the later stages of the project, however, meant that resource was not available to undertake land occupation and utilisation for the whole district. Instead, a case study approach was adopted. Five blocks were selected:

- Manawatu Kukutauaki No.3
- Manawatu Kukutauaki No.4
- Ngakaroro
- Ohau
- Pukehou

The criteria for selecting these blocks was as follows:

- the large area of land they represented
- these blocks experienced Crown purchasing which left a residual coastal estate intact
- these blocks experienced significant private purchasing
- the CT information gathered was already significant

Further information about the specific information collected and analysed and the way in which it is presented is recorded later in the Introduction.



**Porirua ki Manawatu Inquery District: Occupation and Utilisation Case Study Blocks**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 001 Map projection: New Zealand Transverse Mercator Date: 15/10/2018

**MAP 1a**

## **Interpretative Narrative**

The research methodology for this project has focused on creating datasets for each block within the Inquiry District that provides a title history, a record of alienation and a land administration and utilisation profile. These datasets were entered onto spreadsheets for ease of use and to provide a research management and analysis tool. The block narratives were written on the basis of information held on the spreadsheets.

Aside from the creation of a full and accurate dataset on which to create the block narratives, there was an expectation that results from the data be analysed and an interpretative narrative report be produced.

It was expected that the report would consist of entries for each block presented alphabetically by block name. Aside from presenting the data for each block, it was expected that there would be the following further steps:

- to present an effective and useful summary of the dataset as a whole
- to analyse and present the dataset by recording discernible features, patterns or longitudinal trends in relation to titles, alienation or land administration
- to support analysis with effective presentations methods such as tables, charts and maps

Finally, in addition to developing datasets, narratives and summaries for each block, it was intended to aggregate dataset results and themes from the report narratives up into a Inquiry District-wide analysis. It was anticipated that the District-wide analysis may proceed on the basis of using sub-districts.

## Scope of Project

The scoping report presented a methodology for accomplishing a series of objectives that met the Project Brief and matched the resource and timeframes available to this project. Essentially the Block Research Narratives project would produce a full and accurate dataset regarding the title and alienation history of Inquiry District blocks. A narrative report would provide analysis of this dataset.

In adopting this methodology, it was realised that certain block-specific source material and narratives cannot be included within the timeframe and resourcing that was available and these were recorded as part of the scoping report.

- *MLC Minutes and Court cases*: A number of the blocks within the Inquiry District have generated many thousands of pages of case minutes. It would be impossible to include full coverage of these minutes within this project. In addition, it was presumed that overview report researchers and writers would access these minutes to cover mana whenua and Land Court Treaty issues.
- *19th Century Crown purchases*: Several complex and significant Crown purchases occurred within this Inquiry District again generating thousands of pages of narrative evidence. Some purchases were pre-Land Court, others occurred after 1865 and the awarding of title by the Court. Again it would be impossible to provide anywhere near full coverage of these events within this project. Again it was presumed that overview report researchers and writers would cover these matters and the comprehensive source material associated with them. The BRN project will record basic data associated with post-1867 purchases in the spreadsheet dataset (date, price, etc).
- *Crown purchase reserves*: These will be included within the Block Research Narratives project dataset as part of the routine processing of Block Order and other material identified in this scoping. Contextual narrative, based on qualitative source material, will be produced by another commissioned overview report writer.

- *20th Century Issues*: The Block Research Narratives project will create and present a data set for each block detailing title and alienation histories. It will also record a land management and land utilisation profile. There is much additional qualitative source material that would provide a contextual narrative on lands being leased or sold, vested lands, development scheme, etc. This source material will not be researched for the BRN project. Instead, it was presumed that overview report researchers and writers will access and process this source material.

It was intended that the narrative for the Block Research Narratives project would be reflective of the source material that has shaped research. These sources primarily consist of quantitative Land Court and other land title and alienation data. Other key qualitative land sources, which contribute more to the contextual understandings associated with each block, whilst important, are not considered within the parameters of this project as they will be considered by others. While it is expected that the Block Narrative will present key information on land blocks within the Inquiry District, it is important to remember that it is a resource that contributes to the knowledge of land issues within the Inquiry District. It does not, in and of itself, provide all the information on block land issues. While the information will provide a significant contribution to the investigation of claims, it is essential that the Block Research Narratives are seen as a starting point on which further research and analysis should be based. To assist with the direction of ongoing research, the BRN report will highlight possible areas of future inquiry as indicated by the analysis of data.

## *Report Structure*

The report is present in three Parts over four Volumes:

- aggregated analysis of the block title and alienation data (Part I:A) and summary and analysis of land occupation and utilisation data (Part I:B) (both located in Volume I)
- presentation of title, alienation and utilisation data relating to each block (Part II)(which because of their total size is presented in Volumes II and III)
- presentation of land occupation and utilisation data (Part III) (Volume IV)

The compilation, processing and presentation of title, alienation and utilisation data relating to each block clearly represents the initial steps that were taken before any summary and analysis of this data could occur. Nevertheless, it is the summary and analysis that are the end products which explain the data and make it more accessible. It is for this reason that the summary and analysis of data is presented in Part I of the report, and the Block Data and Land Occupation and Utilisation Data on which it is based are presented in Parts II and III. It would be expected that a reader would access the summary and analysis first, and then look for greater detail in the datasets of Parts II and III. For some users of this report, the summary and analysis of Part I may suffice for their purposes of being informed of overall developments within a block or group of blocks and there may be no need to wade through the intensively presented data of Parts II and III. It is conceivable that the reverse may also occur where a researcher or claimant, may be focused on one block or one section within a block, and only require the data relating from it which may be utilised for a specific purpose.

To further discuss the methodology of the three Parts of this report, the presentation of the data in block narratives in Part II that will be explained first; the summary and analysis of that data that occurs in Part I:A will be explained next; the data from the land occupation and utilisation case studies (Part II) next; and finally, the summary and analysis of that data that occurs in Part I:B.

## **Block Narrative Data**

As noted above, the collected block data is presented in Part II as a series of narratives. It is important to understand the terminology that has been adopted to group and present the data narratives.

### *Parent Blocks*

This term is often generally used to indicate the first, original block before subdivisions occur. For the purposes of this project, where there are hundreds of blocks with a numerous variety of different origins, a uniform definition had to be created for the term 'parent block' to ensure there was clarity and consistency across the Inquiry District.

The definition adopted in this report for parent block is the actual legal title that was first issued for each piece of land. This can take various forms:

- where a single block is taken to the Land Court and a single title is awarded.
- where a single block is taken to the Land Court for a title investigation and the title is awarded in several parts to different groups. In this situation each title awarded is an original parent block, not a partition.
- a third form, seen less often, is where a single block is investigated and a single finding over the identity of owners is given (ie iwi, hapu or tipuna identification), Following this decision, the owners might come back to court and request the title be split and given separately to several parties. Or else, it may occur that despite the Court's decision, a title was not issued (as owners were not identified or the Court's decision was not finalised by survey) and that this only occurred at a later hearing. For the purposes of this report, the subsequent awards would be the parent blocks as despite the initial identification of owners or decision of the Court, no title was issued.



### *Block Groupings*

Despite the definition adopted in this report for 'parent block' so as to provide a uniform terminology with distinct parameters, the resulting parent blocks, although technically accurate, usually do not sit well with common understanding or usage. For example the Pukehou block is an entity that is readily understood and accepted as a large block lying to the immediate north of Otaki. The title for this entity, however, was awarded as 16 blocks each of which therefore is a parent block. Although most of these 16 titles are for comparatively large blocks of between 1,000 and 5,000 acres, most persons would perceive of Pukehou as being a 27,000 acre block. There never, however, was any title issued for a Pukehou block per se.

To bridge the gap between technical accuracy (of linking the term parent block with original titles) and common usage and perception (which would not differentiate between 16 Pukehou blocks), the term adopted in this report to link parent blocks together with perception is 'block grouping'. Therefore, entries for narratives either have as a heading the name of a block only (mean that a single title was given for a single block name) or the use of 'blocks' (such as 'Pukehou Blocks') to indicate it is a block grouping.

Aside from ensuring the balance between being technically correct but reflecting common usage, there is also a pragmatic element in adopting the term block grouping. Without doing so would result in separate narratives being presented for each true parent block with the ultimate result of having hundreds of short separate entries which would have been clumsy and risked creating duplication.

### *Narrative Presentation*

The purpose of Part II is to present a series of block or block grouping entries that contain the data relevant to the history of each block, record the references for the information, (where this has been adopted), present the data in a clear and accessible manner and provide notes on any issues that arise in relation to each block.

Each block or block grouping entry has been standardised to present the same information, in the same format and in the same order. There are exceptions where the history of a block or block grouping warrants this or where the entry or history is so short that there is little need to delineate all the components into what would effectively be single line tables. Other than these exceptions, the presentation within each entry is ordered as follows:

- heading: (indicating whether the narrative is for a single block or block grouping)
- locality map as produced by the Crown Forestry Rental Trust: (other original ML plans may be used within a narrative entry as required where they illustrate a trend or development in a block's history)
- a listing of the parent blocks (if more than one)
- a record of the parent blocks, the date(s) when title was awarded and the area of the block when surveyed

- subdivisions: a tabular presentation of the subdivision history of a block/block grouping. Information presented includes the block name, the date of partition, the area of each partition<sup>1</sup> and the names or numbers of owners where this has been found.<sup>2</sup> The default order in which this information is presented is in the numerical/alphabetical order of the block titles. In this way, the history of subdivision within each parent block and its derivative partitions can be followed. For those larger blocks/block groupings with several hundred land parcels, the information of subdivision is presented a second time in the order of the date of partition as this also has proven to be a useful way to consider the history of subdivision within a block and in some cases can present a quite different perspective than presentation in order of block name.
- public works takings: a table, where applicable, recording any public works takings of land from blocks (usually for roading or railway) at the time of subdivision or soon after
- alienation by purchase: a tabular presentation of the alienation (ie purchasing) history within a block/block grouping. Information presented includes the block name, the area of the block<sup>3</sup>, the date of the purchase<sup>4</sup>, the names of the purchaser and, where available, the price paid.<sup>5</sup> The default order in which each recorded of alienation is presented is in the numerical/alphabetical order of the block titles as this often presents a convenient way to look up details of a block. For those larger blocks/block groupings with several hundred alienations, the information is presented a second time in the order of the date of

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<sup>1</sup> As originally recorded in the Partition Order found on the Block Order Files. Sometimes, a footnote may appear next to this acreage to record an actual acreage of the block as indicated by later subdivisions. (See below for an explanation of the terminology used in this report regarding original and actual acreage )

<sup>2</sup> Owner names are recorded as they are noted in the Partition Orders found on the Block Order Files as presented in the CFRT's MLC Records Research Assistance Project. These might be several reasons owner names are not available from this source. The names were not copied as part of the Project, Block Order files may have been missing, the Block Order files did not have all Partition Orders. To locate missing or not copied Partition Orders or to research owner lists through other sources (such as MLC minutes) was not possible within the timeframes and resources available to this project. In addition, the names have been recorded as handwriting illegibility allows. Apologies are made to any whanau members where names have been transcribed incorrectly. As to whether names or numbers are recorded, the general rule is that names will be recorded where there were five owners or less if these have been noted in the records. Above the number of five owners, decisions were made as to whether to record names depending on resourcing and timeframe considerations in effect at the time.

<sup>3</sup> Or the area of part of a block that has been sold when there has been a purchase only of interests or part of a block.

<sup>4</sup> If the information has come from Block Order files, the date of the purchase is recorded. If it has come from CTs, the date shown represents the date a purchase was registered on the title. In some cases, it will also be seen that only a year has been given (ie no date or month). This has also occurred from the use of CTs which begin with the land being held by a Pakeha owner. Although there is usually a reference to an earlier document (eg a Deeds Index), this source is not readily available to consult and to do so is beyond the resources and timeframe available for this project. In these cases therefore, (where only a year is given), the date must be regarded as a 'purchased by' indication rather than the more precise purchase registration date.

<sup>5</sup> As noted previously, price is given in document that come from Block Order files. CTs do not record price.

the purchase as this also has proven to be a useful way to consider the history of alienation.

- undated alienations: the table noted previously records alienations where a date of sale is known even if that date was simply the year. In several cases, especially among the large blocks/block groupings which have hundreds of derivative land parcels, there will be blocks or sections, known to no longer be Maori land, but for which a date of purchase is not known. Using Land Court Record Sheets, which were first produced in the mid-1960s, these undated purchases can be grouped into two categories: before 1960 (ie already recorded as 'sold' on a Record Sheet) and by 1990 (recorded as still being Maori land on the record sheet). In the latter case, often the original 'Maori Land' entry is struck through to indicate a subsequent sale. There are a surprising amount of blocks, however, where memorial schedules are not available to specifically indicate the date and details of the subsequent purchases. In other cases there is no annotation of the original 'Maori Land' entry which poses a quandry over what happened to these blocks which are not Maori land today. Before the finalisation of this report, targeted research will be conducted to try and identify a date for these purchases. For the purposes of this draft, (and the mapping done for this draft (see below)), a default date of 'by 1990' has been used to indicate a sale occurred sometime after the mid 1960s. For those sold before the mid-1960s, but for which we do not yet have a date (a surprisingly small number), a 'by 1960' default is adopted.
- leasing: as noted below, the identification of leasing within blocks is still proceeding. Those leases identified so far are presented in a table which is presented in order of block identity but these must be regarded as an indicative subset only. Other information provided is the area of the block (or the area covered by the lease), the start date of the lease, the lessee and the rental where this is known.
- title europeanisation: a list of blocks and their areas is provided where the automatic Europeanisation of title occurred in where titles held by four persons or less could be automatically changed to being General Land under the Maori Affairs Amendment Act 1967. Although these blocks may still have been owned by Maori, they ceased to be Maori land.

- current Maori land: a list is presented of blocks of land that currently remain as Maori land. In addition to the block the name, the area is presented (in acres and hectares) and the current record of numbers of owners is given. Where current information is available on the land utilisation or management of these blocks, this is also presented
- summary: for all blocks/block groupings a summary is provided detailing the number of parent blocks, the total area of the block/block grouping, the total area remaining as Maori land, the total area acquired by the Crown, the total area acquired privately, the total area where title was europeanised and a total area of any other alienations affecting the block/block grouping

### *Original/Actual Acreages*

As part of the quality control processes adopted for this project to ensure accurate areas are recorded for all blocks and sections, Maori Land (ML) Plans of subdivisions have been checked.<sup>6</sup> This process has revealed that as the land within a block was more closely surveyed as ongoing subdivision occurred, the acreages varied usually by a very small area only. The result was that over time, as partitioning continued, the sum of the total area of derivative subdivisions would be different than the original surveyed area of the first parent blocks (or, in some cases, earlier subdivisions). Although this creeping difference is only minor from partition to partition, (a matter of roods or perches), where there are several hundred parcels concerned, however, as is the case for the dozen or so large block groupings in the Inquiry District, these differences cumulate into acres with the result that the total sum area of derivative subdivisions would have up to a few hundred acres difference than initial total acreage of an original surveyed parent block. Where a block or block grouping ranges from 10,000 to 50,000 acres in size, such a difference is minor. It was felt, however, that for the integrity of this project and to ensure full transparency and confidence in the results being presented, the differences should be minutely recorded as they occur. Therefore, in the partition title tables, where the area of a surveyed former title is different from the totals of derivative subdivisions, this will be recorded.

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<sup>6</sup> This is slow and time-consuming process that is being undertaken over the whole source of this project. For this draft it has not yet been completed for the Rangitikei-Manawatu sub-district and for the Manawatu-Kukutauaki blocks.

Aside from ensuring transparency by recording the differences, the more practical problem which arises is which total area is to be used for the purposes of the project and in the development of total areas for the basis of calculation. To further complicate matters, as noted above, the developing difference in acreage occurs over time. It has been decided, therefore, to adopt the terminology of original and actual acreage. The term 'original acreage' refers to the surveyed acreages of the parent (or any other) block at the time it was created. The term 'actual acreage' refers to the area of a block as subsequently revealed by totalling the area of derivative subdivisions. Original acreages are used in the report to record the size of blocks by survey when they first come into existence. These original acreages can not simply be replaced by actual acreage as the acreage difference developed over time and it would have been too difficult a job to back add up subdivision acreages to ascertain an actual acreage for parent blocks. Instead, it was decided to maintain the original acreage at the beginning of Part II block narratives, and ensure, that by the time a summary of the block was given at the end of a narrative, it was the actual acreage, which effectively was a summary of the derivative subdivisions which was recorded.

## **Title and Alienation Summary and Analysis**

Based on the data presented in Part II of the report for each block/block grouping, the objective of Part I is to provide a summary of what that data reveals for each block/block grouping and a descriptive analysis of what that data reveals when aggregated across the various blocks/block groupings. To assist with this process, two key devices have been adopted in Part I of the report as a way to manage data:

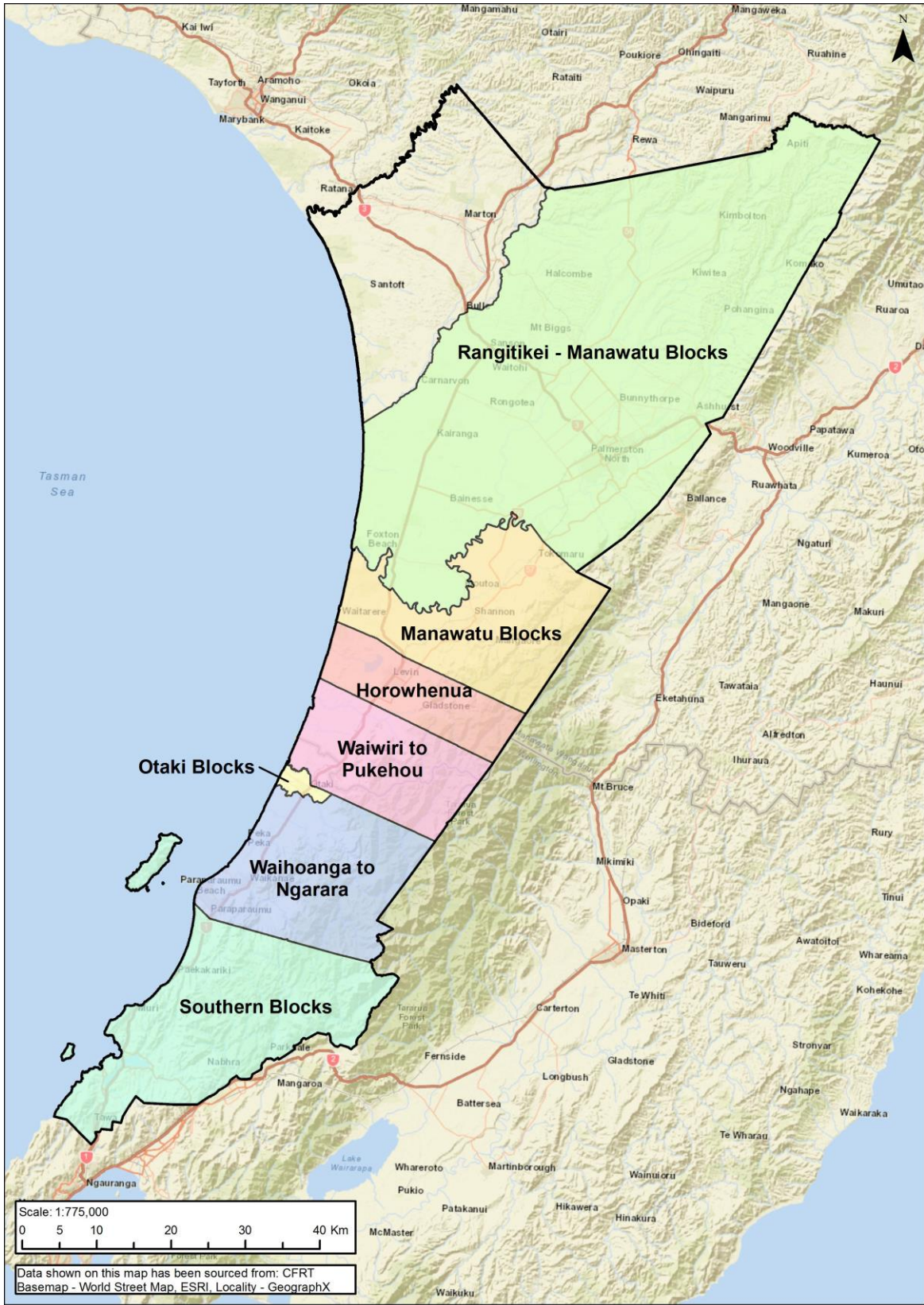
- the creation of sub-districts
- the identification of benchmark dates

### *Sub-Districts*

Part II of the report presents data on more than 100 blocks/block groupings, hundreds of parent blocks and more than 5000 land parcels. All of this within an inquiry district stretching hundreds of kilometres down the southwest coast of the North Island from the Rangitikei River to Porirua Harbour. A device to try and get a handle of what the thousands of data points might show, has been to impose geographical divisions on the Inquiry District through the creation of sub-districts.

Essentially, at the heart of this is pragmatism - finding a way to group blocks/block groupings as an initial mechanism to create parameters through which the data can be assessed in larger aggregations rather than through a block-by-block comparison.

The following map records the seven chosen sub-districts.



Porirua ki Manawatu Inquiry District: **Sub-districts**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 046 Map projection: New Zealand Transverse Mercator

Date: 18/04/201

**MAP 1b**



The seven selected sub-districts to some extent have been selected to reflect comparative size and impose convenient boundaries. Attempts to devise sub-districts based on factors such as chronology, iwi/hapu ownership or geographical features proved unworkable as either not being practical, producing too small an aggregation or requiring decisions that researchers were not qualified to make or for which they did not have the necessary information available at the beginning of this project. Therefore, the selection of districts has proceeded at a somewhat more basic, intuitive level. It is important to remember, however, that the sub-districts are not intended to impose any interpretative mechanisms of the data. They are merely intended to be a basic, convenient first step to provide a tool to aggregate what would otherwise be a disparate collection of data.

Having noted these caveats, the creation of the subdistricts does have some further basic rationale in operation.

- Sub-district 1: Rangitikei-Manawatu blocks: essentially this subdistrict encapsulates the area where three significant Crown purchases occurred - Rangitikei-Manawatu, Awahou and Ahuaturanga. The history of these purchases will be covered by other reports. This project, however, deals with the history of the areas remaining as Maori lands after the purchases. The history of these blocks has all been shaped by the purchases and the remaining land is either land reserved or excluded out of the purchases or residual land that fell between the boundary of the purchases.
- Sub-district 2: Manawatu Blocks: this district stretches from Tokomaru in the north, to Waitarere in the west and on the coast, running east to the Tararuas and the eastern boundary of the Inquiry District. This subdistrict is formed around the creation in 1873 of four Manawatu-Kukutauaki block/block groupings (1, 2, 3 and 7). These four blocks which have a common title history account for more than 80% of the area of this sub-district. The remaining 20% are a myriad of almost two dozen smaller blocks than run up the coast from Waitarere to the southern side of the Manawatu River mouth and then inland along the course of that river and just to the immediate north of the four Manawatu-Kukutauaki block groupings. That they have different origins is clear, but they do not constitute a large enough area to make a distinct sub-district and they should not

join with the blocks to the north whose origins lie with Crown purchases. Furthermore, these smaller blocks reflect the same title alienation processes seen to operate with the neighbouring larger blocks and therefore their history can be considered alongside the four Manawatu-Kukutauaki block groupings.

- Sub-district 3: Horowhenua: this district is formed by the significant block grouping that is Horowhenua. Distinct from the hearing of the Manawatu-Kukutauaki blocks, with a different and distinct title and alienation history, the Waitangi Tribunal has already held hearings in relation to this block. For these reasons, a distinct sub-district is convenient.
- Sub-district 4: Waiwiri to Pukehou: this sub-district stretches along the western coast from Waiwiri in the north to Otaki in the south with the eastern boundary being formed by the eastern boundary of the Inquiry District. This is another area where the predominating factor is the establishment in 1873 of further Manawatu-Kukutauaki block groupings. In this area Manawatu-Kukutauaki No.4 and Ohau and Pukehou (which both began as Manawatu-Kukutauaki blocks) again account for 80% of the sub-district. In addition to these blocks, other coastal blocks with different origins but not large enough to consider by themselves make up the other 20% of the area covered by this subdistrict.
- Sub-district 5: Otaki Blocks: despite having a very small total area of almost 3,600 acres, there would be no justification for joining the Otaki blocks to the large blocks that surround the town. Within this sub-district are a collection of more than 60 block groupings, almost 350 parent blocks and more than 700 land parcels in total. Three quarters of the parent blocks began with areas of under ten acres. This unique title profile requires the Otaki blocks to be analysed as a separate sub district despite the small total area.
- Sub-district 6: Waihoanga to Ngarara: this sub-district stretches along the western coast from south of the Otaki River in the north to Raumatī in the south with the eastern boundary once again being formed by the eastern boundary of the Inquiry District. Dominated by five large block groupings (Waihoanga, Wairarapa, Ngakaroro, Ngwhakangutu and Ngarara), this group of blocks is formed by their position between

the Otaki Blocks enclave and the Waiwiri to Pukehou sub-district in the north and a second area of Crown purchases in the south.

- Sub-district 7: Southern Blocks: running from Raumati on the coast in the north, down to the Porirua harbour in the south, this last sub-district, like the first sub-district, is shaped by the three pre-Land Court Crown purchases that extend through the area: Wainui, Whareroa and Porirua. The blocks and block groupings situated in this area again are either reserves from the purchases, blocks excluded from the purchases or residual land that fell between the boundary of the purchases.

### *Key Benchmark Dates*

The second device to assist with the analysis of the block data contained in Part II has been the creation of benchmark dates. Initially, benchmark dates were chosen with mapping requirements in mind. Key dates had to be selected on which to base maps. These had to be uniform throughout the report to provide a standard for comparison. Ideally they would also be uniform in the time between each date as this also enhanced comparative analysis. Six benchmark dates have been selected. As described below, the date are seen as key, as they reflect important developments and key legislation that has impacted on Maori land generally and specifically within the Inquiry District.

Once dates were selected for mapping purposes, they also became benchmark dates around which to structure analysis as well and for reporting on trends and developments in relation to alienation or land utilisation. This also meant that the maps would be synchronised with the analysis presented in the Part I narrative.

The selected key benchmark dates are as follows:

- 1875: use of this date for mapping and analysis will capture those first blocks that went through the Land Court system and then were purchased soon after. This particularly applies to the first Crown purchases of several of the large blocks in the district but also to situations like that occurring around Otaki township where very small sections went through the Court with few owners and were soon privately purchased

- 1900: by turn of the century, almost all blocks within the Inquiry District had been given title through the Land Court process. In addition, this benchmark will capture a significant phase of Crown and private land purchasing. From 1875 until 1881, there was a concentrated Crown purchasing programme within this Inquiry District. The end of Crown purchasing was usually followed by an intensive period of private purchasing during the 1880s and into 1890s until legislation from 1894 began to curb private purchasing and the Maori Lands Administration Act was passed in 1900 which put a temporary ban on Crown and private land purchases.
- 1925: This benchmark date will capture the results of another phase when legislative changes encouraged another round of Crown, but more importantly private purchasing to occur. The seminal 1900 Act allowed for the vestment of land in newly-created Maori Land Councils and later Land Boards. Technically, when vestments occurred, the title was alienated from owners and the Councils/Boards had full decision-making powers. Also, after 1900, there are three pieces of legislation that are significant for land alienation. The 1905 Maori Land Settlement Act allowed the Crown to again purchase land; the 1909 Native Land Act allowed for private purchasing to resume; the 1913 Native Land Amendment Act allowed for the Crown to use proclamations to prevent private purchasing occurring for lands which the government wished to acquire. This 1913 Act resulted in a Crown purchasing programme recommencing in various parts around the country which last for the period 1913-1920. In the meantime, private purchasing under the 1909 Act for areas not proclaimed petered out by the mid-1920s and prior to the Great Depression. So 1925 is a useful benchmark date.
- 1950: this date provides another useful quarter-century cut off date before the passing of the significant 1953 Maori Affairs Act. A 1950 benchmark date will pick up any alienations to the Crown that occurred from 1920s title consolidation programmes and 1930s development schemes. It would also catch any post-Depression and initial post-War private purchases that occurred.
- 1975: the 1953 Act brought in a host of changes that impacted on Maori land. In relation to alienation, several clauses of the Act provided for the Maori Trustee to be brought in to further the process of live share buying to achieve title conversion. It also provided to have land vested in the Maori Trustee for general administration or to have the Trustee appointed as agent for the owners usually for the purposes of leasing or selling a block. The use of the Maori Trustee for these functions continued throughout the 1960s. In meantime, the Maori Affairs Amendment Act passed in 1967 allowed the automatic Europeanisation of title where titles held by four persons or less could be automatically changed to being General Land without consultation or even notification. The land was not alienated from Maori, but was no longer deemed to be Maori land. Any alienation of title that resulted from this Act occurred in the first five years after the Act was passed. Therefore 1975 would be a good benchmark date to show the impact of both the 1953 and 1967 Acts.

- 2000: this date would reflect any of the alienations occurring during the 1980s as a result of title amalgamation or further land development. It would also reflect the impact of legislation such as the 1974 Maori Affairs Amendment Act and the 1993 Te Ture Whenua Maori Act)

### *Summary Narrative*

Part I of this report takes the block/block narrative data of Part II and translates it into more readily understandable information. As noted above, the first step in this process is to aggregate the data through the use of subdistricts. The subdistricts provide a construct, where blocks that are in geographical proximity, which are of a similar nature and, sometimes, which shared similar origins are grouped together. Part I, therefore, is presented in Sections based on the sub-districts. Within the Sections, a summary history is provided for each of the blocks within each sub-district.

Whereas Part II simply gathers together information about a block/block grouping, and presents this in thematic tables relating to title, alienation or utilisation, Part I takes this quantitative information and presents it as a qualitative summary. Using the benchmark dates to broadly create sub-sections for analysis, the narrative will describe the block/block grouping as far as area and location is concerned and outline its title origin (both the date of title award and the number of parent blocks through which title was awarded).

From this point, descriptions are given of developments in the title of the block/block grouping, the alienation of land and any available information on utilisation such as leasing. The benchmark dates frame up this narrative. At each benchmark date, the amount of Maori land remaining within a block/block grouping is presented as acres and as percentages compared with the original area of the block/block grouping.

A selective use of block mapping accompanies the summary text to illustrate the significant points being made in the narrative.

The stylistic approach of the summary is to produce a short and easy to read summary overview of each block within the sub-district. Overuse of detail that might clog the narrative has been avoided. Areas of blocks and sections are referred to in reference to acres only (roods and

perches are not noted), tables showing blocks are only used where necessary and there are no source citations. The rationale for this is that full areas, full tables and source referencing can all be found in Part II. In this way, a summary narrative for even a large block/block grouping, will be presented in five pages or less with the full sub-district being presented over approximately 30 pages.

### *Commentary Narrative*

Having presented a series of summaries on each block/block narrative, a commentary subsection will be presented for each sub-district. The objective of this commentary is to draw out the features and developments within each of the blocks and to compare them with other blocks within the sub-districts to ascertain where there are similarities or differences and whether it can be noted that there are any patterns or trends. To assist with this process, tables comparing areas of land left in Maori ownership for each benchmark date are presented as well as tables that indicate whether land alienation occurred through Crown or private purchase, or through title changes or other forms of alienation. The information contained within the block maps are aggregated into sub-district maps produced for each benchmark date.

Having analysed the block/block grouping summaries for each subdistrict, the results eventually will be compared to reach a viewpoint of what is occurring across the Inquiry District. In some cases, the development within a block, group of blocks or even a sub-district may be unique and localised. Where this occurs these will be observed in their own right. Where, however, there are trends or patterns that can be observed across a district, these will also be pointed out. This final process does not occur in this draft, however.

As this project is essentially one that has collected, presented and commented on data, the reasons lying behind any patterns or trends cannot be explored. Instead the patterns and trends can only be recorded and described. A series of queries can be devised, however, in relation to these observed patterns and trends which would guide research and interpretation for the in-depth overview projects that have been commissioned.

## **Case Study Data**

As noted above, the collected data on the five case study blocks chosen for the land occupation and utilisation analysis is presented in Part III as a series of narratives. It is important to understand the mechanisms that have been adopted to group and present the data narratives.

The first point that can be made is that the land occupation and utilisation data is presented by block, and the blocks are presented in alphabetical order. Within each block entry, some uniform and some bespoke presentation mechanism have been adopted.

### *Benchmark Dates*

The benchmark dates that have been adopted are uniform across the five case study blocks. As noted above, for the analysis of the block narrative title and alienation data, key benchmark dates were selected, partly as a tool to break up data summary and analysis into more manageable time periods, but also because the time periods reflected trends in land legislation and management regimes.

The same considerations apply to the data presented in the land occupation and utilisation case studies. Four time periods have been selected. Whereas for the block narrative title and alienation data the time periods were uniform - 25 years - to aid longitudinal analysis, for the case studies this was not possible as it was more important to line up the time period with significant developments or trends known to exist in relation to the private purchasing era that existed between 1885 and 1925. As noted, the same time periods have been used across the five blocks.

- Prior to 1900: with significant legislation coming into effect in 1900 (see below) which changed the regulation regarding Maori land, the 15-year period prior to that was one era that was convenient to analyse. In 1894, a significant change was brought into effect when the Native Lands Act of that year generally prohibited the private purchase of Maori land. The 1885 to 1900 period could have been split at that point. However, as few

sources are available for the period prior to 1900, there would not have been enough data to justify the splitting of the period for analysis purposes.

- 1900 to 1909: In 1900, the Maori Lands Administration Bill was passed into law at which time a new ban was placed on the purchasing of Maori land by the Crown or private persons. Exemptions to the private purchase ban could be obtained on application, however. Nevertheless, in many parts of New Zealand private purchasing effectively ended at this period until new legislation was passed in 1909. Therefore, this decade has been selected as the second period through which to analyse land occupation and utilisation data.
- 1910-1918: In 1909, the Native Lands Act was passed which came into effect the following year. Among its provisions was an allowance for private persons to directly negotiate with Maori land owners for the purchase (or leasing) of their land. Any negotiated transaction, however, had to be ratified by the Maori District Land against a set of criteria protecting against fraud or fair purchases. As a result, in different parts of New Zealand, a period of sustained land purchasing occurred that in some districts resulted in much of the remaining Maori land going out of Maori ownership. The year 1918 has been chosen as the cut of date because analysis in other districts has shown that the post-1910 land rush began to cool around this period possibly because returned servicemen from World War I turned to the Government for land grants for service rendered rather than having to purchase land from their own resources.
- 1919-1925: The post-1909 Maori land regulatory environment remained in place during this period, but it is generally held that private purchasing cooled in 1919 and almost came to an end by 1925 before the Great Depression brought a complete end for several decades.

These four time periods, although of varying time periods (ie 15, 10, 9 and 7 years) have been selected to reflect changed Maori land legislation and known alienation trends from other districts. The analysis conducted for the presentation and analysis of title and alienation date went from 1875 to 1900 and 1901 to 1925. The analysis of the land occupation and utilisation



case study data is see whether different alienation trends will emerge in shorter periods. The assumptions, based on the governing legislation and the patterns observed elsewhere are:

- that prior to 1900, while there might be purchases in the aftermath of Crown purchasing from 1885, from 1894 the change in legislation will bring these to an end with some exceptions only
- that in the decade after 1900, there similarly would be just a few exceptions where private land alienation would proceed
- that private purchasing from 1910 to 1918 would proceed at a pace that accounted for most of the land loss before 1925
- that from 1919, there would be much fewer sales and leases negotiated.

### *Valuation Dates*

As noted above, valuation data will be a key source to provide insight into land occupation and utilisation case studies. Valuation rolls were produced by central government from 1907. Thereafter, in the period under consideration by the land occupation and utilisation case studies, a new roll would be compiled every seven years: therefore, in 1914 and 1921. Conveniently, these years fall within the different benchmark periods that have been chosen. Therefore, the 1907 roll will reflect the situation in existence on the eve of the 1909 deregulation; that 1914 roll was compiled in the midst of the post-1909 land rush and the 1921 roll was compiled as the private Maori land purchasing period had begun to cool.

Aside these uniform snapshot dates addenda were recorded in the 1907, 1914 and 1921 rollbooks if a significant development occurred with a piece of land (a sale or occupation dramatically changing, usually subdivision) or if a special valuation had been called for by the owner. The roll compilation dates of 1907, 1914 and 1921 therefore provide a uniform benchmark for cross-block comparative purposes, while the addenda provide updates on developments during intervening years.

### *Section Groupings*

While the used of benchmark time periods and uniform valuation roll compilation dates provide some structure to present land occupation and alienation data within the selected block case studies, the subdividing within the blocks, which will be shown to have been quite significant prior to (and in some cases after) 1900, means that dozens of sections are in existence at any given time. As the occupation and utilisation of both Maori land and post-purchase land held by Pakeha are being examined as part of the analysis, the number of sections never diminishes with Pakeha land acquisition. Therefore, rather than merely presenting screeds of data without break, another presentation tool has been adopted for some of the case study blocks by grouping data together and presenting by section groupings with the selected four benchmark periods. The following examples exist:

- Manawatu Kukutauaki No.3: Prior to 1900, the first major partition created a section 1 and section 2. Thereafter, within these sections there was a different pattern of subdivision, alienation and land use. For this block, therefore, the data is presented in section 1 (s.1) and section 2 (s.2) groupings.
- Manawatu Kukutauaki No.4: Prior to 1900, this block was created as different parent blocks. Some of these were completely purchase by the Crown. Residual estates remained, however, for 4A, 4B, 4C, 4D and 4E blocks. These groupings are retained to present data within the benchmark time periods.
- Ngakaroro: similar to above, prior to 1900 a number of parent blocks existed. After Crown purchasing, the following parent blocks remained: 1A, 2F, 3, 4, 5 and 6. For this block these groupings are used for periods prior to 1900 and 1900 to 1909. By that date, private purchasing had acquired so much Maori land that the parent block grouping is no longer used. Instead, Pakeha and Maori land are the groupings used for the 1910-18 and 1919-1925 periods.

- Ohau: Three significant partitions prior to 1900 occurred. The sections created are kept together for purposes of presentation and analysis. Therefore, for this block, the groupings are '1885' sections, '1889' sections and 's.26' sections. The events behind these to create the categories are describe in the Block entry. As with Ngakaroro, the groupings are not utilised to the same extent after 1909 due to the amount of land no longer in Maori ownership.
- Pukehou: prior to 1900 a number of parent blocks existed for this block groupings and therefore developments are described under these headings for the period prior to 1900. Thereafter, however, the effect of private purchasing is such that blocks are analysed in accordance with their tenure.

### *Narrative Presentation*

As is the case for Part II, which solely presents title and alienation data without summary or commentary, (as this comes in Part I:A), Part III also presents data only.

Within the benchmark periods and the various adopted section groupings, the presentation of data generally corresponds to the following sequencing.

- a record to title developments (partitions) that have occurred within the time period
- a record of the leases that are negotiated in the time period
- a record of the sales that are negotiated in the time period
- using CT evidence, a record of the context to leases and purchases and any further developments that occur within the benchmark time period. This primarily relates to whether any mortgages were raised or, in the case where a Pakeha may have purchased or leased land, whether there was a lease transfer or the onselling of land to another
- for land that was not sold within the time period, and remained as Maori land, using CT and/or valuation evidence, any record of title, alienation or land use developments in the time period being considered

- for land that had previously sold from an earlier time period, and was now Pakeha land, and again using CT and/or valuation evidence, any record of title, alienation or land use developments in the time period being considered
- for each block, a set of summary data tables showing occupation, and presenting alienation and land use information is presented.

### **Land Occupation and Utilisation Summary and Analysis**

With the collected data on the five case study blocks chosen for the land occupation and utilisation analysis having been presented in Part III without commentary, in Part I:B of this volume, a summary of the data and analysis of observable trends and patterns is undertaken. With data only to deal with, the analysis is observational rather than an assessment of the causative factors that lie behind the data. While a point could be reached where comment on causation would be feasible, a great deal of further research, well beyond the resource available for this project would have to occur. Nevertheless, it is hoped that the observations that can be made about what the land occupation and utilisation data shows will nevertheless contribute and provide insight into the 1885 to 1925 period and the phenomenon of significant land purchasing that occurred in this period.

Although dependant on the nature of, and completeness of the land occupation and utilisation data presented for each block case study in Part III, the components, and, to some extent, the order of the data summary and analysis will be presented by case study block as follows:

- a descriptive summary of data in Part III on the title, leasing and sales that occurred within the case study block between 1885 and 1925. Maps that accompany this narrative will show the block appellations as at 1900 and 1925 thereby depicting the extent of subdivision that had occurred. Another set of maps will show the land tenure as at 1900 and 1925 depicting what land has been sold or remained as Maori land and which lands had been under lease. In addition to the 1900 and 1925 appellation maps, other tenure maps might be presented to depict the situation between these two dates especially if a dramatic change had occurred.

- Landholder Case Study: with the title, alienation and utilisation data having been presented within chronological time periods, a major chunk of the summary and analysis aims at showing land holding patterns with the case study blocks. This is particularly important to do, as for several of the blocks, it is clear that a small group of Pakeha persons or families came to dominate land ownership and/or land occupation in a block. Either by purchasing alone, or a combination of freehold and leasehold tenure, these Pakeha created estate within blocks. Not massive estates of thousands of acres but one of several hundred acres. The landholding case studies describe the nature of the estate, how it grew (and, in some cases, declined), whether it was financed through mortgages, what improvements were made to the land and the rising values that resulted. Although the development of estates, and therefore the landowner case studies focuses on Pakeha developments, where possible any patterns that can be discerned from Maori owners or landholders (ie Maori occupying the lands of other owners) are also described in the same way as noted above. It must be noted, however, for several of the case study blocks, it is Pakeha owners and occupiers who are predominant.
  
- Themes: Having presented a summary of developments on each block and predominant landholder case studies, the data for each case study block is reviewed within several themes that can be extracted or developed from the available data:
  - Pakeha Occupation: this section provides an overview of Pakeha occupation on a block aside from the predominant landholder case studies. Often, in addition to predominant landholders, other patterns in Pakeha occupation can be picked up. Smaller scale landholders who develop workable estates usually by bringing together contiguous freehold or leasehold properties. In some case, the predominant landholders, often due to death, relinquish their estates after a couple of decades and they break up at this time. In other cases, a block might have a pattern of Pakeha landholding where there are no or few predominant landholders, and instead there is a fluidity of occupation with occupation held for short periods only before another occupier took over the lease or freehold title. These and other attributes of Pakeha occupation on case study blocks are considered. In addition, mapping of this occupation, at 1900, 1925 and for any interesting periods in between, is also presented here.
  
  - Maori occupation: the same sorts of themes as noted above are presented for those Maori who directly occupy their land (ie not having leased it out). With the predominance of sales and leases, however, comparatively few examples can be described.

- Mortgages: a record of mortgages, as recorded for either Maori or Pakeha land owners, is presented where there is information. This information primarily relates to Pakeha but any instance of Maori access of mortgages is also noted. Mapping recording numbers of mortgages raised against sections of land is presented which also depicts the number of occupants on the same blocks over the period from 1885 to 1925 as a means to determine whether there is an association.
- Built Improvements: The data has shown that almost without exception, the various sections within the five blocks selected as case studies experienced some degree of land improved - clearing, grassing, fencing. the focus of this section is one built improvements. Dwellings of course reflect owner or occupant residence. Improvements can also reflect the type of land occupation that is proceeding on the land and the value of built improvements reflects to some degree the success of the occupant. Maps have been compiled to depict built improvements of £300 or more. This arbitrary figure has been selected as a benchmark to show those properties above this mark as having the most valuable improvements. Built improvements below £300 or the absence of built improvements are also discussed.
- Speculation: the possibility that land purchasing of Maori was speculative is considered by presenting data on those persons who buy and immediately onsell land, or those that buy at one price and sell one soon after at a much higher price.
- Rising Land Values: Aside from the possibility of speculation, it is clear that the period from the late nineteenth century through to 1920 is one where the value of unimproved land rises significantly. Data showing this is presented as well as mapping showing land values as at 1907, 1914 and 1921.

Having presented the data for each land occupation and utilisation case study, a summary and commentary subsection will be presented at the end of Part I:B. The objective of this commentary is to draw out and tightly summarise the features and developments of land occupation and utilisation for each case study block but the aim is also to compare these result across case study blocks to ascertain where there are similarities or differences and whether it can be noted that there are any broad patterns or trends. As this project is essentially one that has collected, presented and commented on data, the reasons lying behind any patterns or trends cannot be explored. Nevertheless, the land occupation and utilisation data summaries and analysis will be considered to ascertain whether it provides any insights into the significant private land purchasing that took place within the Inquiry District between 1885 and 1925.

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## **A: Title and Alienation Analysis by Sub-district**

The Introduction to this report has fully explained the structure and content of Part I:A of this report which takes the block/block narrative data of Part II and translates it into more readily understandable information. As noted, Part I:A presents Sections based on sub-districts. Within the Sections, a summary history is provided for each of the blocks within each sub-district. The narrative will describe the location of the block/block grouping, outline its title origin, describe title developments, document the alienation of land and present any available information on utilisation such as leasing. The benchmark dates frame up this narrative. At each benchmark date, the amount of Maori land remaining within a block/block grouping is presented as acres and as percentages compared with the original area of the block/block grouping.<sup>7</sup>

Having presented a series of summaries on each block/block narrative, a commentary subsection will be presented for each sub-district. The objective of this commentary is to draw out the features and developments within each of the blocks and to compare them with other blocks within the sub-districts to ascertain where there are similarities or differences and whether it can be noted that there are any patterns or trends. To assist with this process, tables comparing areas of land left in Maori ownership for each benchmark date are presented as well as tables that indicate whether land alienation occurred through Crown or private purchase, or through title changes or other forms of alienation. The information contained within the block maps are aggregated into sub-district maps produced for each benchmark date.

A selective use of block mapping accompanies the summary text to illustrate the significant points being made in the narrative. A full set of sub-district maps for all benchmark dates are located in commentary section. The maps in the summary are of blocks or groups of blocks. Only certain benchmark dates have been selected to illustrate significant developments. To get full picture and to see relationship between blocks, see sub-district maps in Commentary.

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<sup>7</sup> As noted in the Introduction, The stylistic approach of the summary is to produce a short and easy to read summary overview of each block within the sub-district. Areas of blocks and sections are referred to in reference to acres only (roods and perches are not noted), and there are no source citations. Full areas, full tables and source referencing can all be found in Part II.

Maps cumulatively represent the history of alienation. For each benchmark date, they reveal how much Maori land remains, but they also record the processes through which land was purchased between benchmark dates and from previous periods. Although the process of alienation by sale are presented to show the cumulative effect, the evidence of leases depicted in maps is not cumulative but instead shows blocks that were under lease at some time during the benchmark period being depict in the map. Leases are donated through the use of dot shading. If the background behind the dots is red (ie Maori land), it means that this block remained Maori land by the end of the stated benchmark date and that the block had been leased at some time during the previous 25 years. If it is blue or yellow, and indicates purchase by the Crown or private persons respectively, then this means the block was under lease either before it was purchased or at the time of purchase.

## Rangitikei-Manawatu Block: reserves and excluded lands

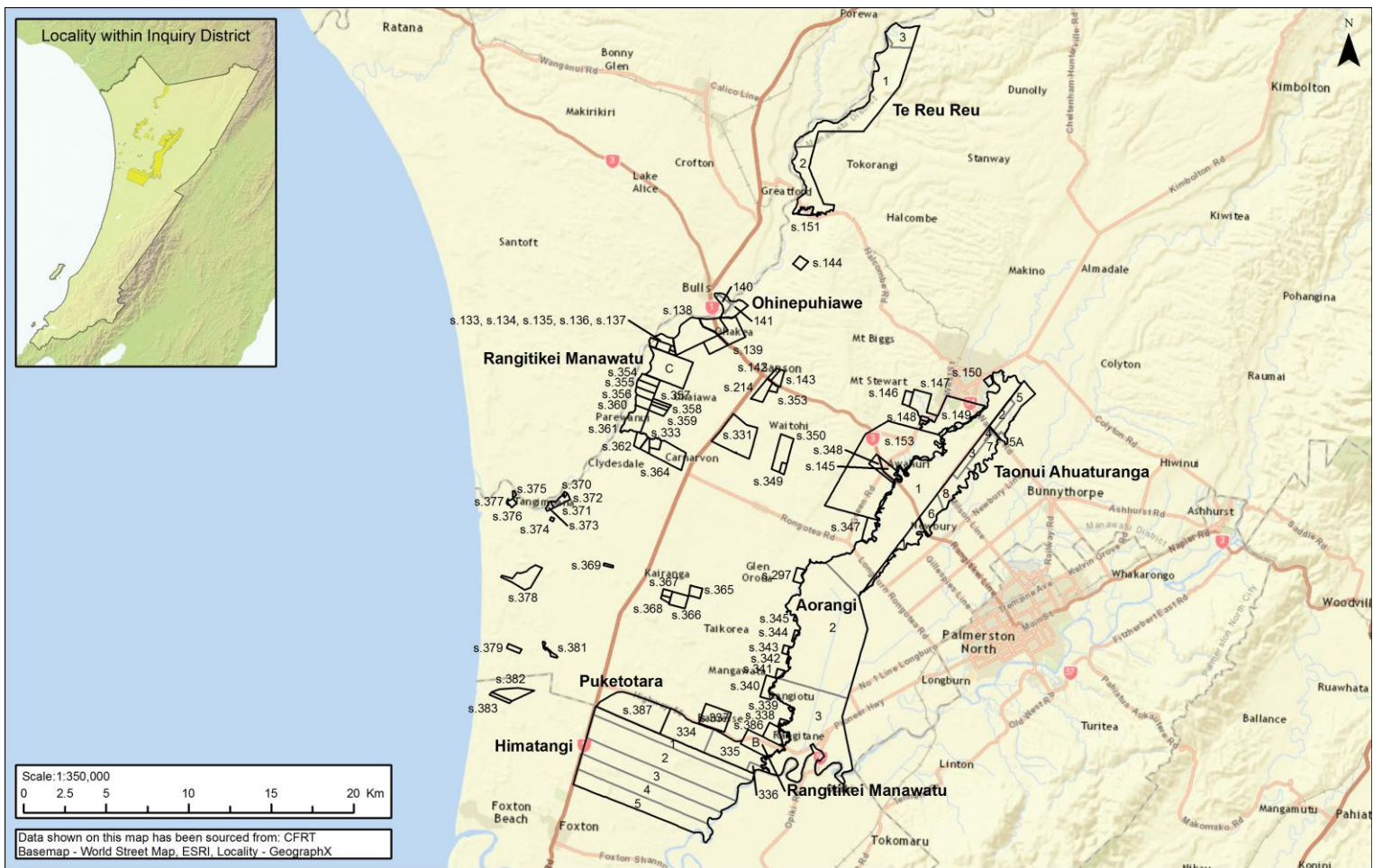
This sub-district grouping lies in the north of the Inquiry District and consists of 8 blocks and block groupings with a total of 92 parent blocks.

Block Grouping	Area <sup>8</sup> (acres only)	Parent Block (s)	Area <sup>9</sup> (acres only)
Te Reu Reu	5,906	Te Reu Reu 1	2,546
		Te Reu Reu 2	1,033
		Te Reu Reu 3	517
Carnarvon/Sandon Sections	13,600	65 Carnarvon/Sandon Sections	13,600
Ohinepuhiawe	385	Ohinepuhiawe s.140	100
		Ohinepuhiawe s.141	285
Aorangi	19,449	Aorangi Upper (1)	7,526
		Aorangi Middle (2)	7,000
		Aorangi Lower (3)	4,923
Taonui Ahuaturanga	3,033	Taonui Ahuaturanga 1	464
		Taonui Ahuaturanga 2	200
		Taonui Ahuaturanga 3	335
		Taonui Ahuaturanga 4	5
		Taonui Ahuaturanga 5	573
		Taonui Ahuaturanga 5A	51
		Taonui Ahuaturanga 6	395
		Taonui Ahuaturanga 7	505
		Taonui Ahuaturanga 8	505
Rangitikei Manawatu	1,545	Rangitikei Manawatu B	519
		Rangitikei Manawatu C	1,026
Puketotara	2,280	Puketotara s.334	1,100
		Puketotara s.335	1,078
		Puketotara s.336	102
Himatangi	10,999	Himatangi 1	1,264
		Himatangi 2	3,540
		Himatangi 3	2,276
		Himatangi 4	2,023
		Himatangi 5	1,896
<b>Total</b>	<b>55,387</b>		<b>55,387</b>

<sup>8</sup> The figures shown in this column are the totals of the areas shown in the parent block column.

<sup>9</sup> The figures shown in this column are the original surveyed acreages of parent blocks. These will differ, to varying degrees, from the actual acreages for these blocks that result from totalling up the areas of surveyed subdivisions. It is these actual acreages that are used as the basis of calculations for the block summaries that follow. The reason for adopting original acreage in this initial table is to provide an initial point of reference. This is necessary, as the actual acreages only emerge over time as a block is subdivided into smaller parcels. As the title situation is fluid until the final subdivisions, the original surveyed acreages are useful when introducing the blocks in this sub-district.





Porirua ki Manawatu Inquiry District: Rangitikei - Manawatu Sub-district

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 115 Map projection: New Zealand Transverse Mercator

Date: 26/04/2017

MAP 2

## *Te Reu Reu*

The Te Reu Reu block grouping emerged as a reserve out of the Rangitikei Manawatu Crown purchase. The title for the block was awarded in December 1896 as three parent blocks with a total actual area of 4,133 acres. Two of these blocks had 97 owners and the other 229 owners. With title being awarded in 1896, there were no alienations prior to 1900.

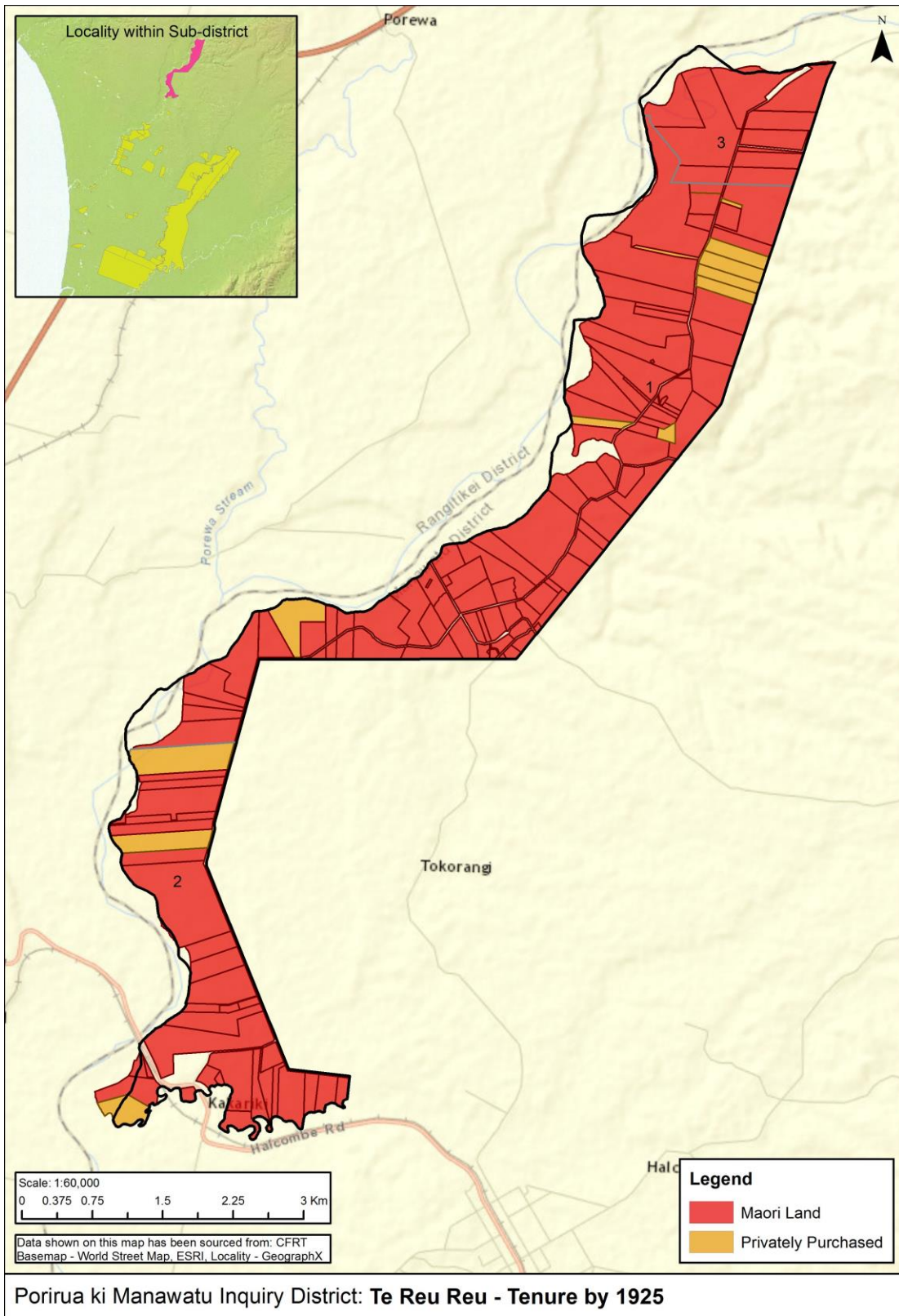
After 1900, and prior to 1925, a period often when private purchasing of Maori land is a significant feature, only a dozen purchases occurred within Te Reu Reu involving less than 200 acres. By 1925, therefore, 3,902¾ acres remained in Maori ownership - 94.4% of the original area of the block.

A more significant development between 1900 and 1925 was the partitioning that occurred within the block. In 1905, a subdivision case created 15 sections within the Te Reu Reu No.2 block. Similarly a 1912 case created 36 sections within the Te Reu Reu No.1 block. Thereafter, 23 further partitions within Te Reu Reu No.1 and nine within Te Reu Reu No.2 occurred before 1925 with the result 102 titles were in existence at that time.

By 1950, only eight further purchases had occurred involving just over 236 acres. Calculations completed to date, however, record that the total acreage of Te Reu Reu did not change as a result of these alienations. This probably reflects an oversight in area calculation that is present for this block at the time of this draft.<sup>10</sup> This will be addressed by the final report. The impact appears to be minimal as the purchased 236 acres would only affect the block grouping's area by 4.8%.

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<sup>10</sup> This result may reflect the partitioning process that was occurring over that period. The high level of subdivisions that occurred prior to 1925 continued after that date. By 1950, a further 18 rounds of partitions occurred in Te Reu Reu No.1 and 9 for Te Reu Reu No.2. It is possible, therefore, that as title continued to partition, and increasingly accurate section areas were being recorded, the areas lost through purchases were accounted for by improved surveying. This is unlikely, however, due to the already high degree of subdivision that had occurred which would have increased the precision of recorded blocks areas. A more likely explanation is that as part of title development Te Reu Reu owners soon began to reamalgamate partitioned blocks. The location and impact of this amalgamation process has not been fully ascertained at the time of producing this draft. It is likely that an error has been made through double counting original and amalgamated sections. The title situation for Te Reu Reu is under review and will be addressed by the time of the final report.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 087 Map projection: New Zealand Transverse Mercator

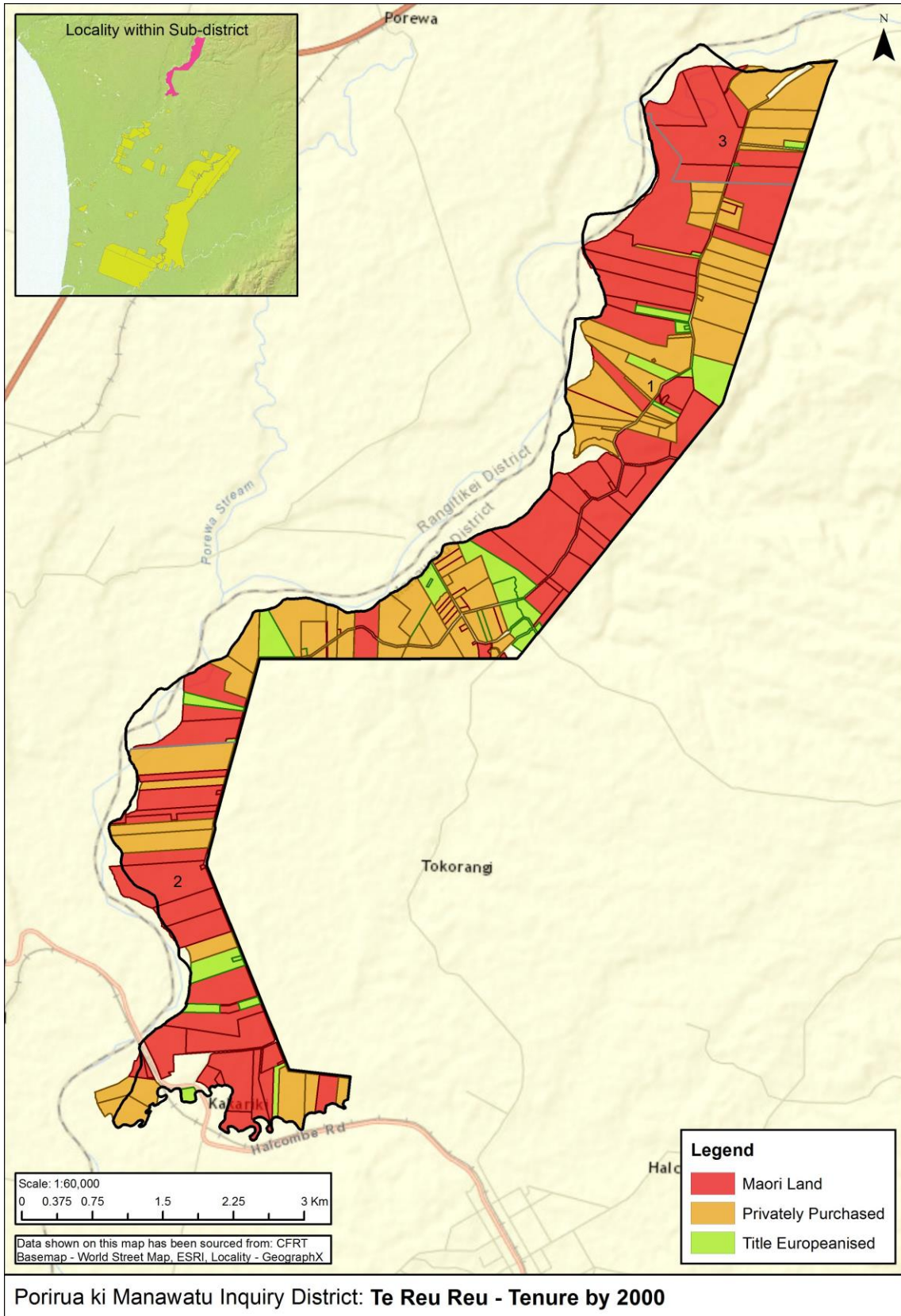
Date: 25/04/2017

### MAP 3

Research has identified that after 1950, and before 1975, a further seven purchases involving 249½ acres occurred. A greater impact arose, however, from the automatic europeanisation of title under the Maori Affairs Amendment Act 1967 whereby a total of 33 sections totalling 472 acres ceased to have Maori titles. These changes in title, added to the handful of private sales that took place, reduced the amount of land in Maori ownership by 1975 to 3,196 acres.(77.3% of the original block.)

It is likely, however, that the land alienation by 1975 would be higher. It has been somewhat difficult to precisely ascertain the post-1950 alienation history for Te Reu Reu for a total of 18 sections with a total area of 670 acres. (16.4% of the block grouping). These sections are known to have sold at some time after 1960 but a purchase date has not yet been identified. It will be a priority of subsequent research for this project to identify these missing alienation dates.

Today, there are 90 sections with a total area of 2,264 acres that remain as Maori land. (54.8% of the original area of the Te Reu Reu block grouping).



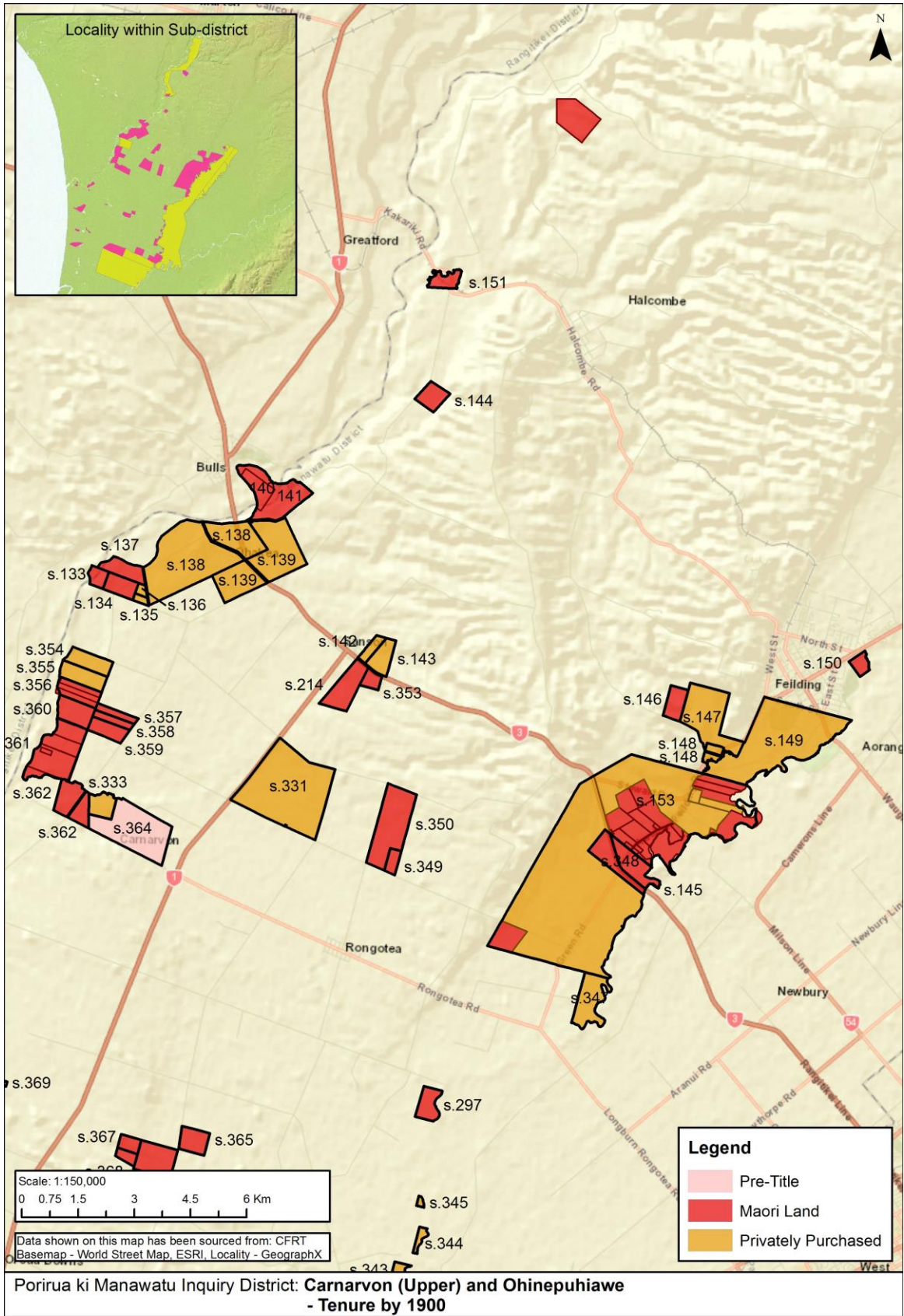
MAP 4

### *Carnarvon/Sandon Sections*

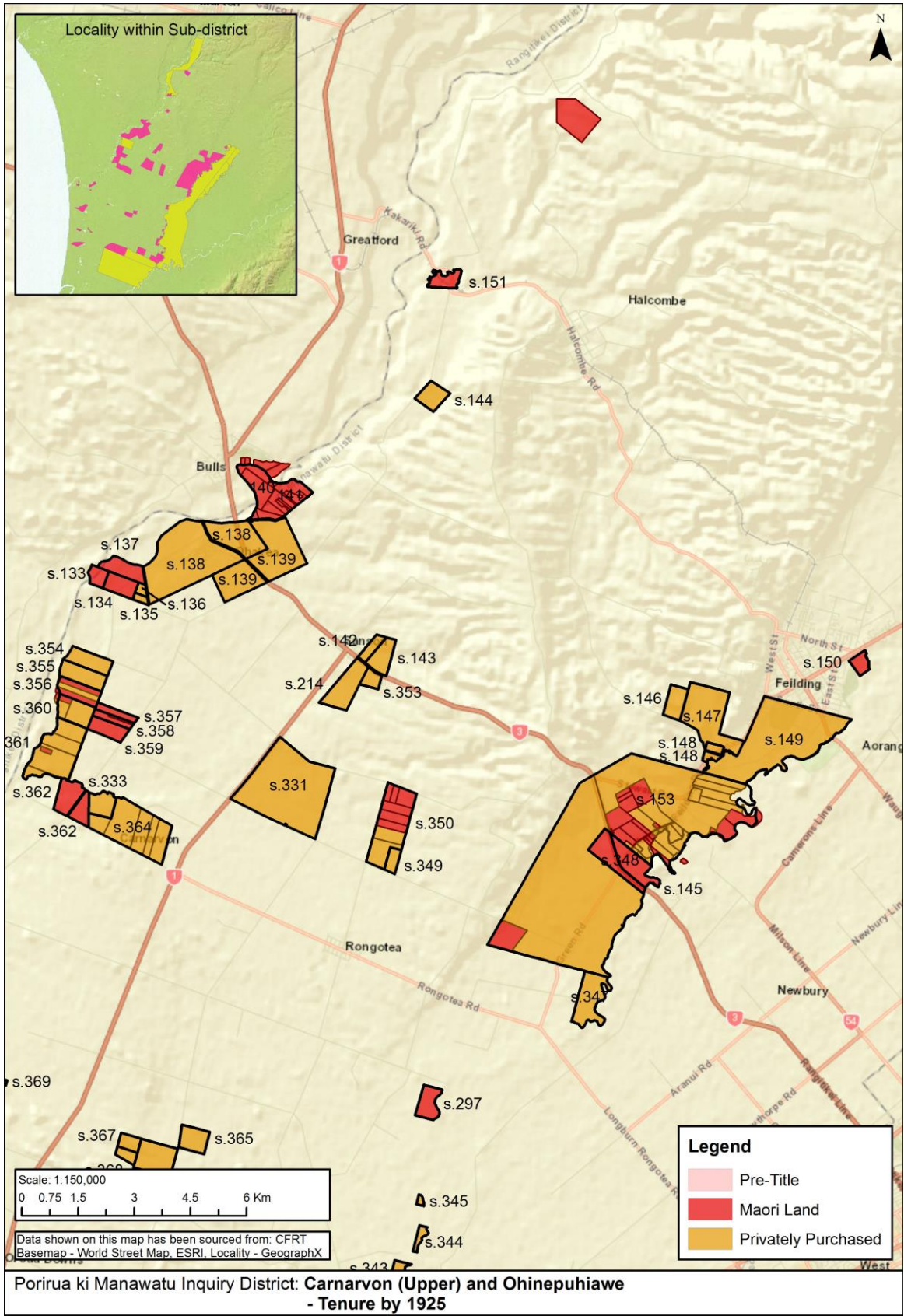
The origin of the 65 sections (with a total actual area of 19,466 acres) that make up this block grouping is that they are all reserves from the 1866 Rangitikei Manawatu Crown purchase the titles for which were granted at various times over the 1870s and 1880s. The reserves are spread across the sub-district. The Carnarvon/Sandon block grouping as it features in this report does not represent all of the reserves granted from that purchase, however. Instead, some of the larger reserves (such as Te Reu Reu or Puketotara) have been given their own specific entry as this is the way in which they were subsequently administered by the Land Court.

There was comparatively little partitioning among the reserve blocks in general. Prior to 1900, s.361 and s.386 were partitioned once each. It was the s.153 reserve that had the most significant partition in 1891 when 24 sections were established.

Prior to 1900, research has confirmed that numerous purchases occurred among this block grouping which reduces the total area to 10,448 acres (53.7% of the original area).



MAP 5



MAP 6

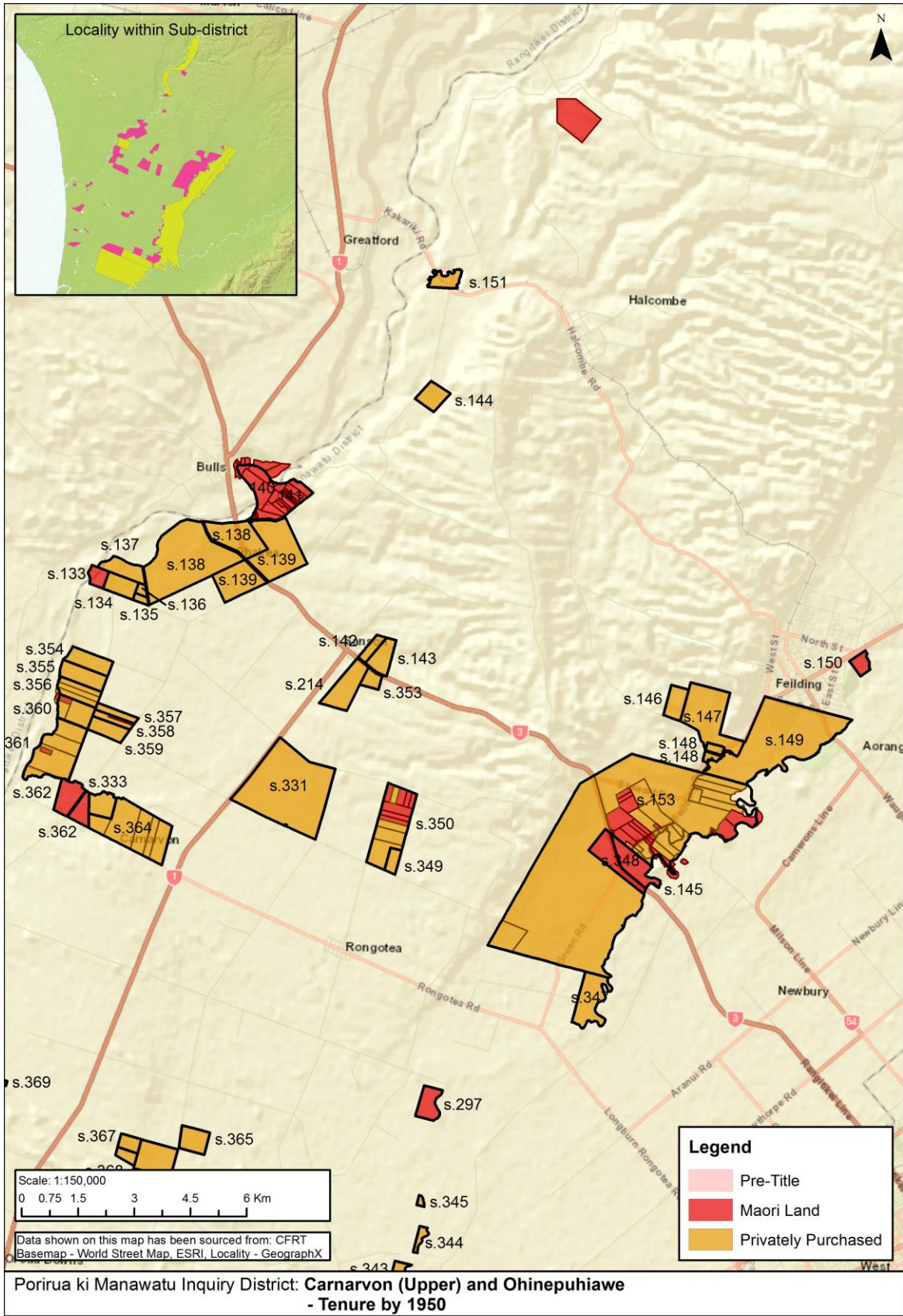


After 1900, several subdivisions occurred within s.153 and s.387. A small degree of partitioning also occurred in s.350, s.360, s.364 and s.386. Alienation, however, increased. Research to date has confirmed that between 1900 and 1925, a total of 63 purchases occurred involving 6,221½ acres. Although a number of these purchases involved small blocks of land, significant alienations included the complete alienation of s.144 (100a.), s.146 (100a.), s.214 & s.215 (242a.) and s.359 (100a.) The impact of these purchases, when added to other known purchases, would mean that by 1925, the amount remaining in Maori ownership had been reduced to 4,227 acres. (21.7% of the original area of the block grouping).

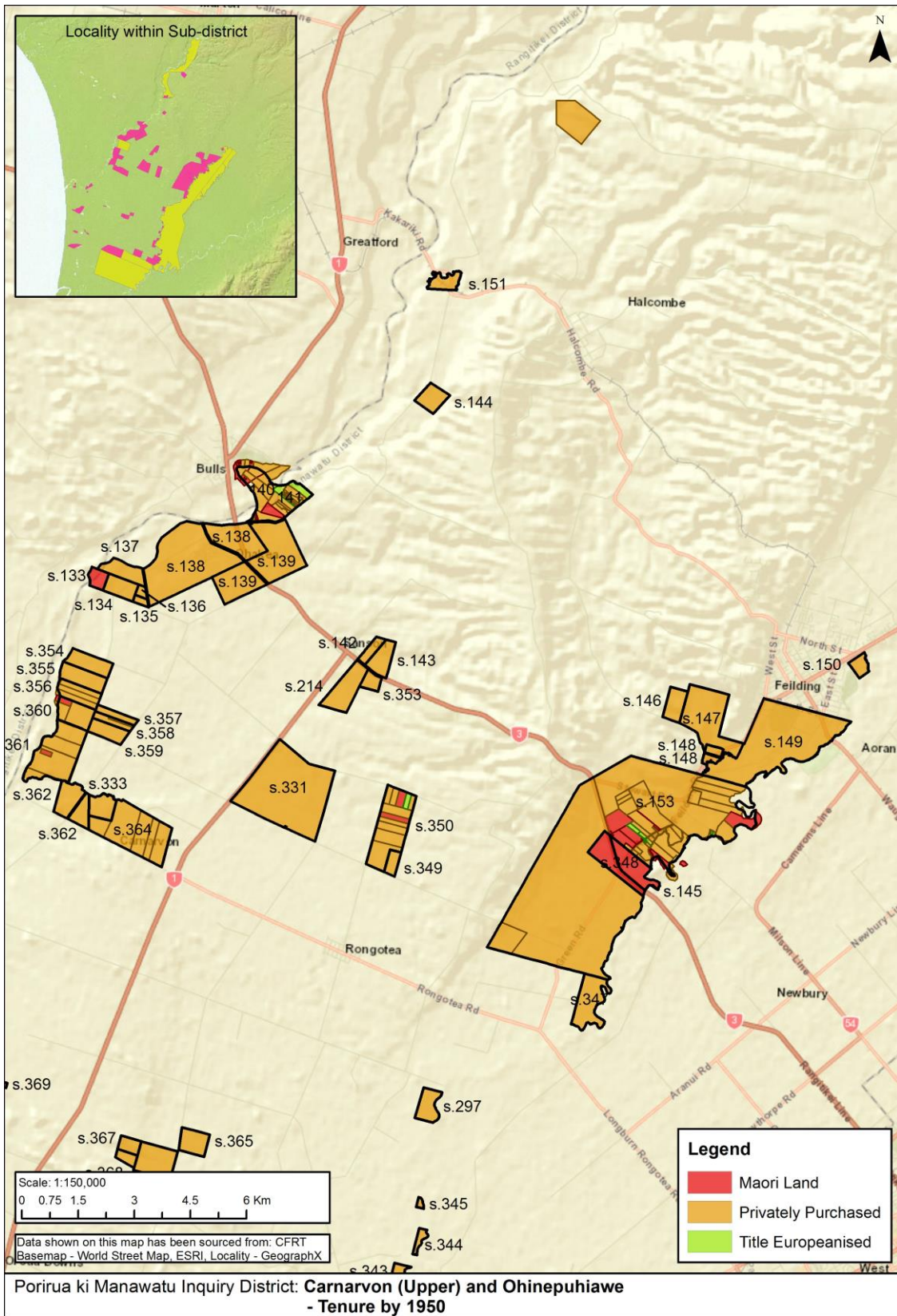
Little activity occurred within the block groupings between 1925 and 1950 with only a half dozen partitions occurring and purchases, involving 700¼ acres of land, being confirmed by research completed so far leaving 3,527 acres. (18.1% of the original area of the block grouping)

Evidence has also been found of purchasing continuing from the late 1950s all the way through to the mid-1970s. During this time 17 alienations involving 983½ acres of land have been identified. These have included the taking of 13 acres for soil conservation purposes and the purchase of a 389-acre block by the Crown. In addition, research has confirmed that a further 15 sections, with a total area of 274 acres, had their titles converted to general land. The 1,259 acres known to have been alienated between 1950 and 1975 leaves 2,270 acres in Maori ownership. (11.7% of the original area of the block grouping).

Today, there are 25 sections remaining with a total area of 1,311 acres. (6.7% of the original area of the block grouping).



**MAP 7**



MAP 8

## *Rangitikei Manawatu*

As explained in Part II of this report, the Rangitikei Manawatu sections B and C have the same origin as the Carnarvon/Sandon sections being reserves from the Rangitikei Manawatu Crown purchase. Subsequently, however, they were dealt with distinctly within the Land Court's administration.

Both blocks were awarded title in 1874: Rangitikei Manawatu B with 519 acres and 5 owners and Rangitikei Manawatu C with 1026½ acres and 20 owners. In 1881, the Rangitikei Manawatu C block was significantly partitioned into 20 sections virtually all of which were 50 acres in area. Several of these blocks were purchased by private interests prior to 1900. In contrast, Rangitikei Manawatu B was neither partitioned nor purchased prior to 1900. Therefore, by 1900, the 400 acres purchased from Rangitikei Manawatu C meant that 72.6% (1,062 acres) of these two blocks remained in Maori ownership.

In 1904, Rangitikei Manawatu B was subdivided into four sections. A further six rounds of partitions occurred within Rangitikei Manawatu but these only affected three of the sections created in 1881. Comparatively few purchases occurred between 1900 and 1925, a period that is often associated with a heightened level of private purchasing. Two of the purchases that did occur involved Rangitikei Manawatu B sections, the rest occurred in Rangitikei Manawatu C. By 1925, 872 acres still remained as Maori land (59.6% of the blocks' original areas).

In the late 1920s, two purchases of Rangitikei Manawatu B and a further 1949 purchase further slightly decreased the area of land held in Maori ownership by just over 127 acres down to a total of 745 acres (51% of the original area). It was to be the two decades after 1950, when there would be jump in land that went out of Maori title. Partly this occurred through the europeanisation of title of six Rangitikei Manawatu C sections with a total of 116 acres. In addition, however, four purchases only almost 140 acres in both Rangitikei Manawatu B and C resulted in there being 492 acres (33.7% of original area) of Maori land remaining by 1975. Today, 11 Rangitikei Manawatu sections remain with a total of 489 acres.

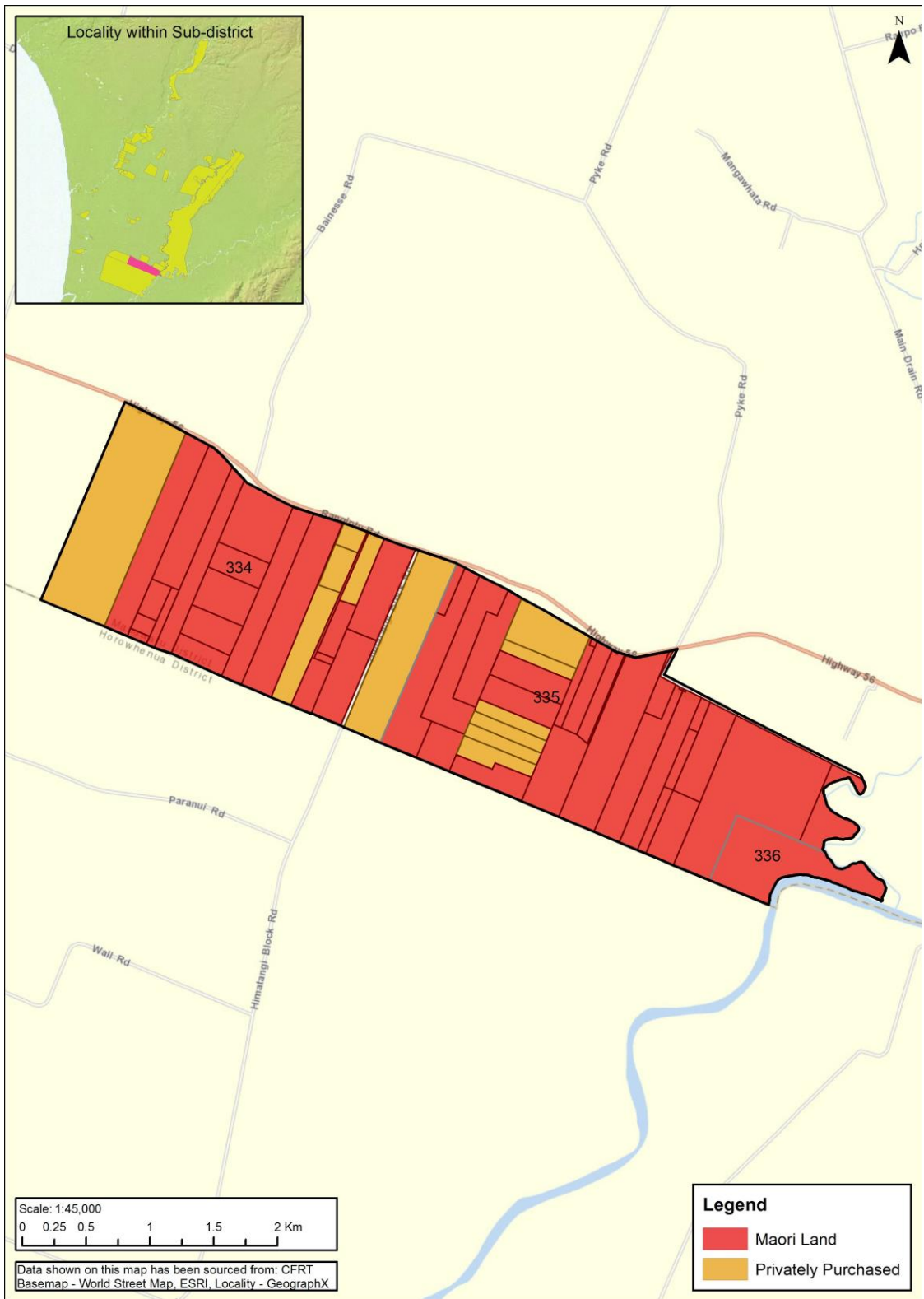
## *Puketotara*

The origin of the Puketotara also comes out of the reserves made as a result of the Rangitikei Manawatu Crown purchase. The block, which is located near the south of this sub-district and borders to the north of the Himatangi block, was awarded title in 1877 as three Caranarvon/Sandon sections (ie 334, 335, 336) with a total acreage of 2,227 acres. Under Maori Land Court administration, the sections' titles were joined under the single name of Puketotara.

Despite title being awarded in 1877, through to the turn of the century there was no further activity within Puketotara neither partitions nor sales. The first subdivision occurred in 1904 when the block was divided into ten sections of 217 acres each. Over the next two decades, however, title was further developed through 28 subsequent rounds of partitioning. By 1925, a total of 54 sections had been created. Of these, a number had been purchased by private interests with all of these alienations occurring after 1918. In 1925, therefore, a total of 1,644 acres of Puketotara remained as Maori land. (73.8% of the original area).

There was little change in title after 1925 with just three partitions occurring before 1950 and only a few more in the 1960s and 1970s. By 1950, however, there had been several further alienations of almost 216 acres of land. By 1950, therefore, 1,431 acres of Puketotara remained as Maori land. (64.3% of the original area).

It would be the period after 1950 that would see the most proportion of Puketotara land go out of Maori title. Over the 1950s and 1960s a series of purchases occurred involving 809 acres of land. In addition, five sections with a total area of 279¼ acres had their titles europeanised. By 1975, therefore, just 348 acres of land remained in Maori title. (15.6% of the original area). Several further purchase occurred in the 1970s and early 1980s. Today, there 13 Puketotara sections with a total of 159¼ acres remain as Maori land. (7.1% of the original area)



**Porirua ki Manawatu Inquiry District: Puketotara - Tenure by 1925**

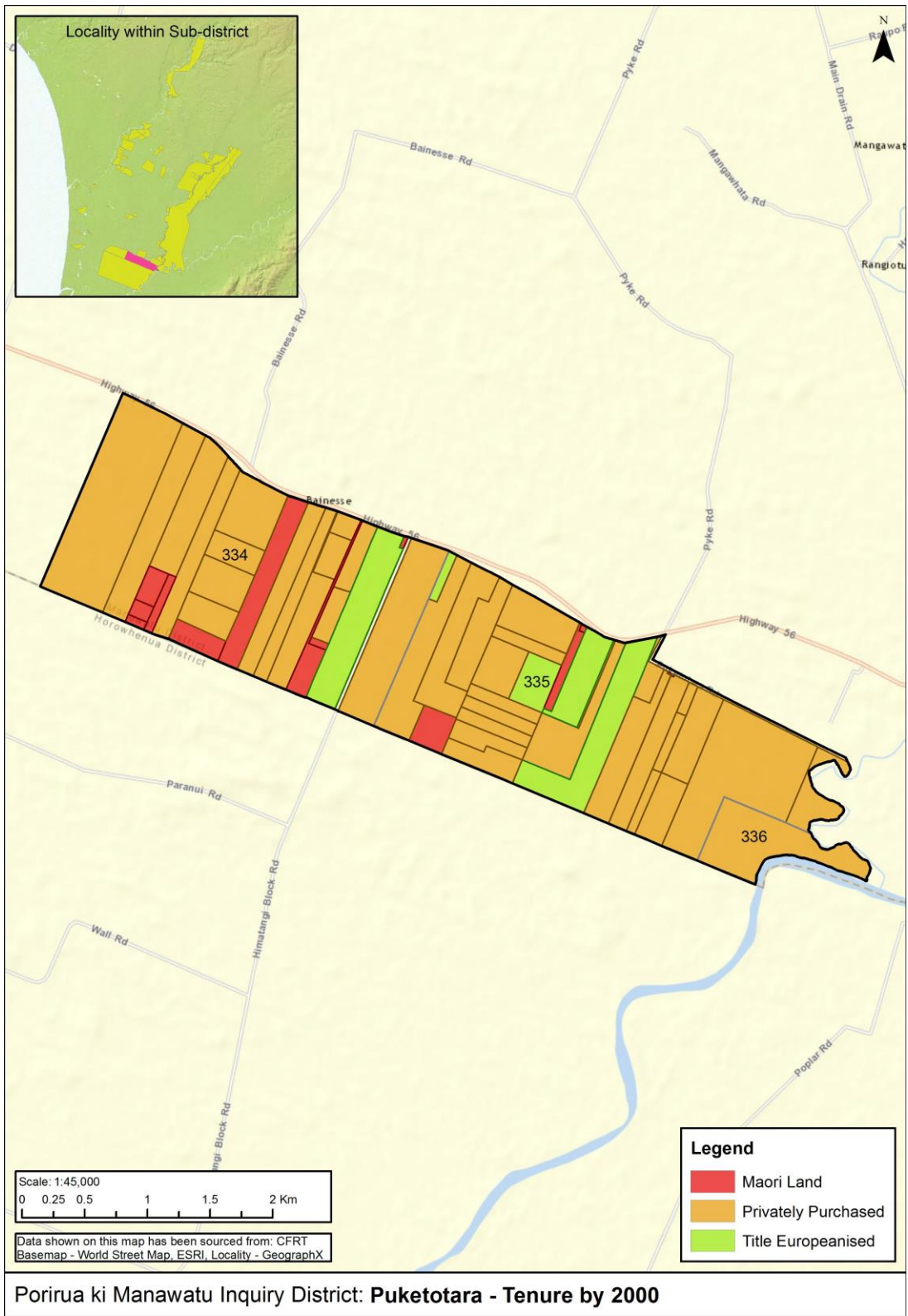
Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 092 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 9**



**MAP 10**



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 094 Map projection: New Zealand Transverse Mercator

Date: 25/04/2017

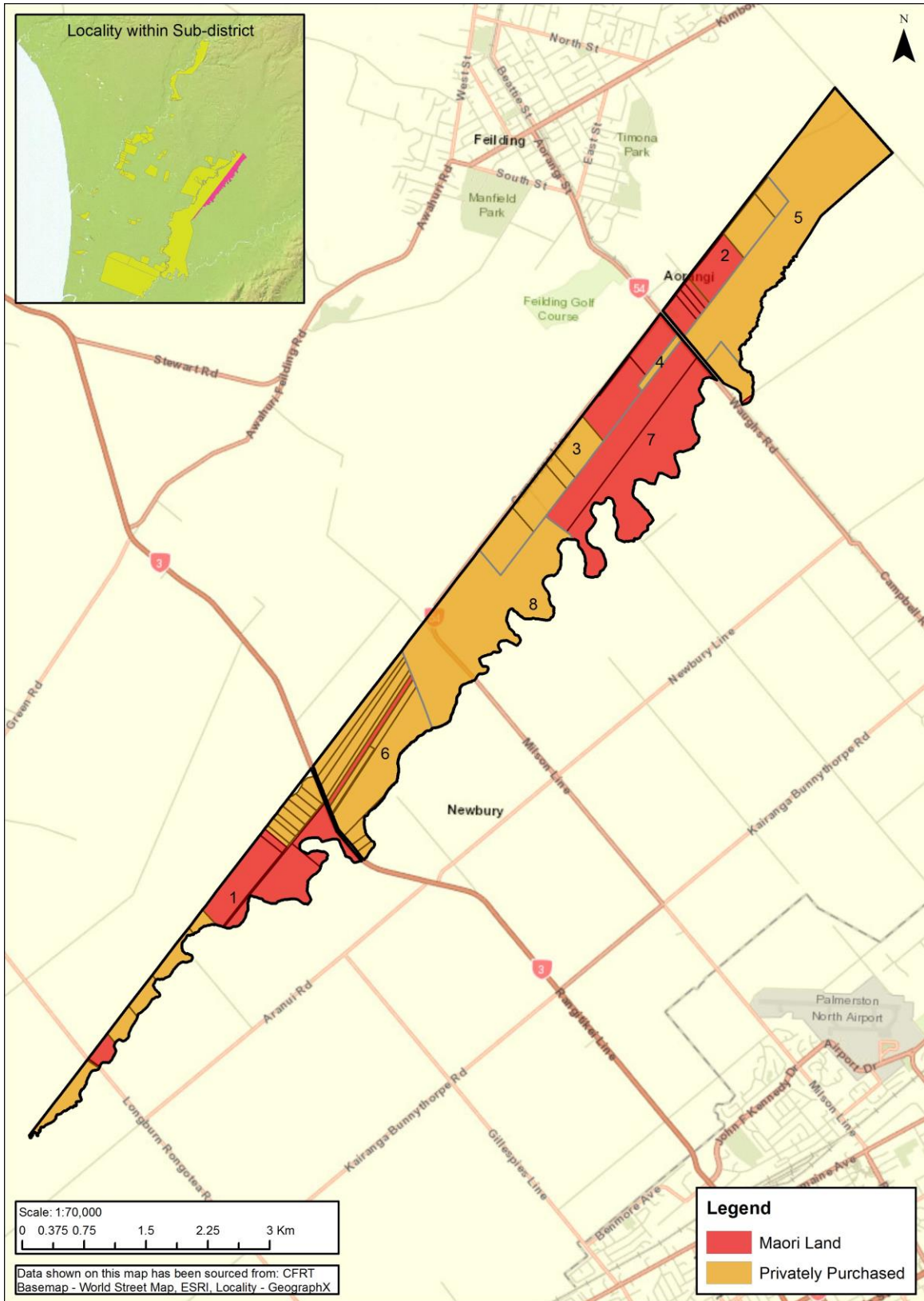
**MAP 11**



### *Taonui Ahuaturanga*

The Taonui Ahuaturanga block grouping is situated between the Upper Aorangi block, (which provides the elongated northeastern border) and the Taonui River (which provides the southern border). Between these two boundaries, the Taonui Ahuaturanga runs as an elongated grouping which was awarded titles as nine parent blocks totalling 3,014 acres, primarily in 1881 and 1882, but also in 1885. With the exception of two smaller blocks, the other parent blocks range from 200 to 573 acres in size. From the awarding of title, through to the turn of the century, a series of a dozen partitions occurred among the Taonui Ahuaturanga blocks. As usual, the trend was towards smaller blocks held by single or only a few owners. This partitioning, however, took place within a context of private purchasing. By 1900, throughout the parent blocks, a series of purchases occurred. Aside from the Taonui Ahuaturanga No.5 block of 573 acres and the No.6E1 (162 acres), most of the sections sold were of 60 acres or less with a number being 10 acres or less. By 1900, 748 acres remained in Maori ownership. (71.1% of the block grouping's original area).

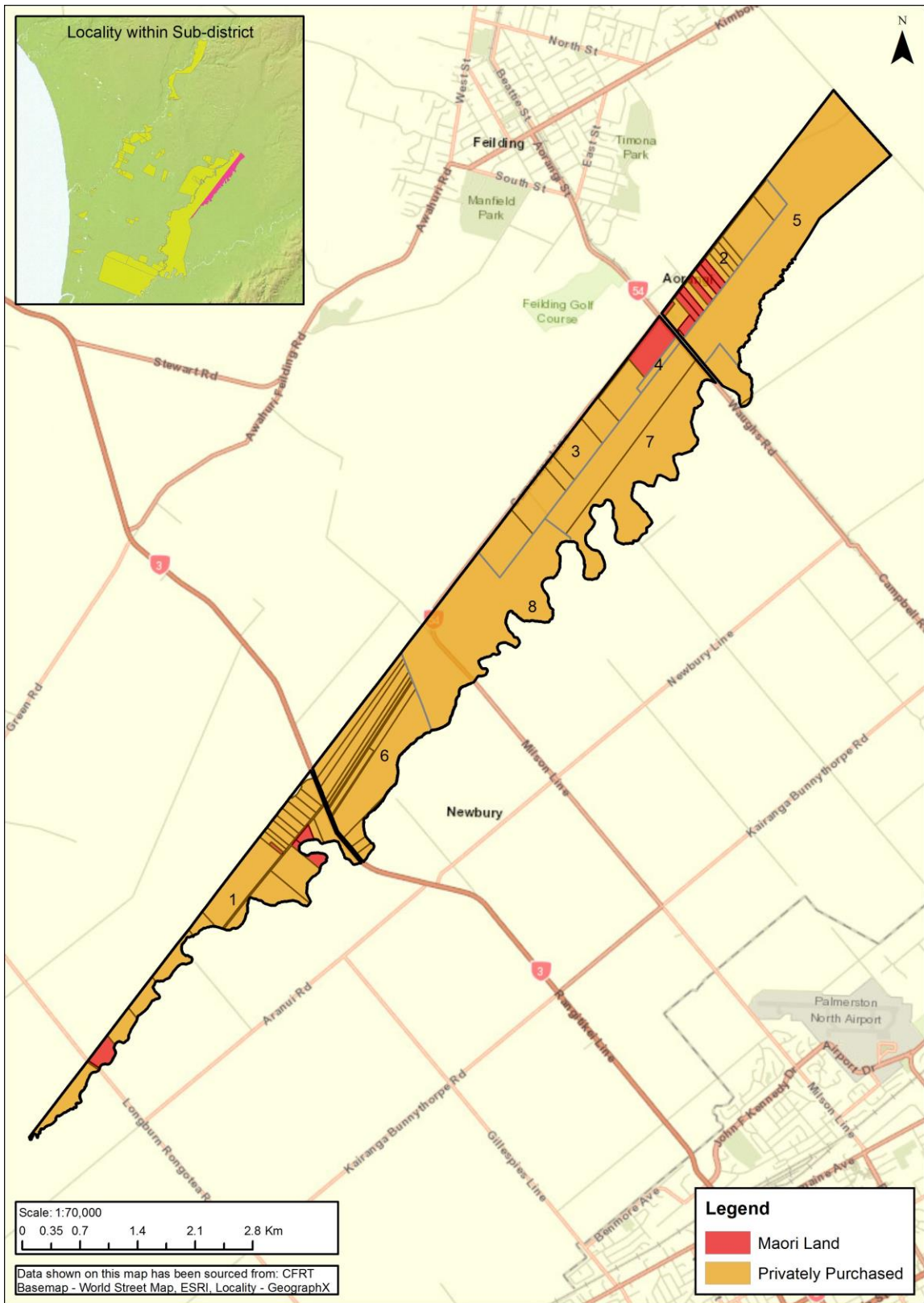
After 1900, there was less subdivision within the blocks although eight rounds of partitions occurred before 1925. Private purchasing, however, continued to impact on the blocks. Although there was a less number of purchases (16) occurring between 1900 and 1925 than before 1900, and many of these sales continued to involve small sections, they also involved several of the remaining large sections as well. As a result, by 1925 the total area remaining as Maori land had dropped to 130 acres (4.3% of the original area). In the period between 1925 and 1950 there was little activity within the Taonui Ahuaturanga block grouping with only one partition and three purchases of small sections. Therefore, by 1950, 104 acres (3.5%) of land remained in Maori title. The same appears to be the case through to 1975 with only one purchase, one partition and the titles of three small blocks being europeanised. Based on this evidence it appears that 65 acres (2.2%) remained in Maori ownership as at 1975. Currently 56¼ acres in six titles remains in Maori ownership - less than 2% of the original area of the block grouping.



**Porirua ki Manawatu Inquiry District: Taonui Ahuaturangi - Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 095 Map projection: New Zealand Transverse Mercator

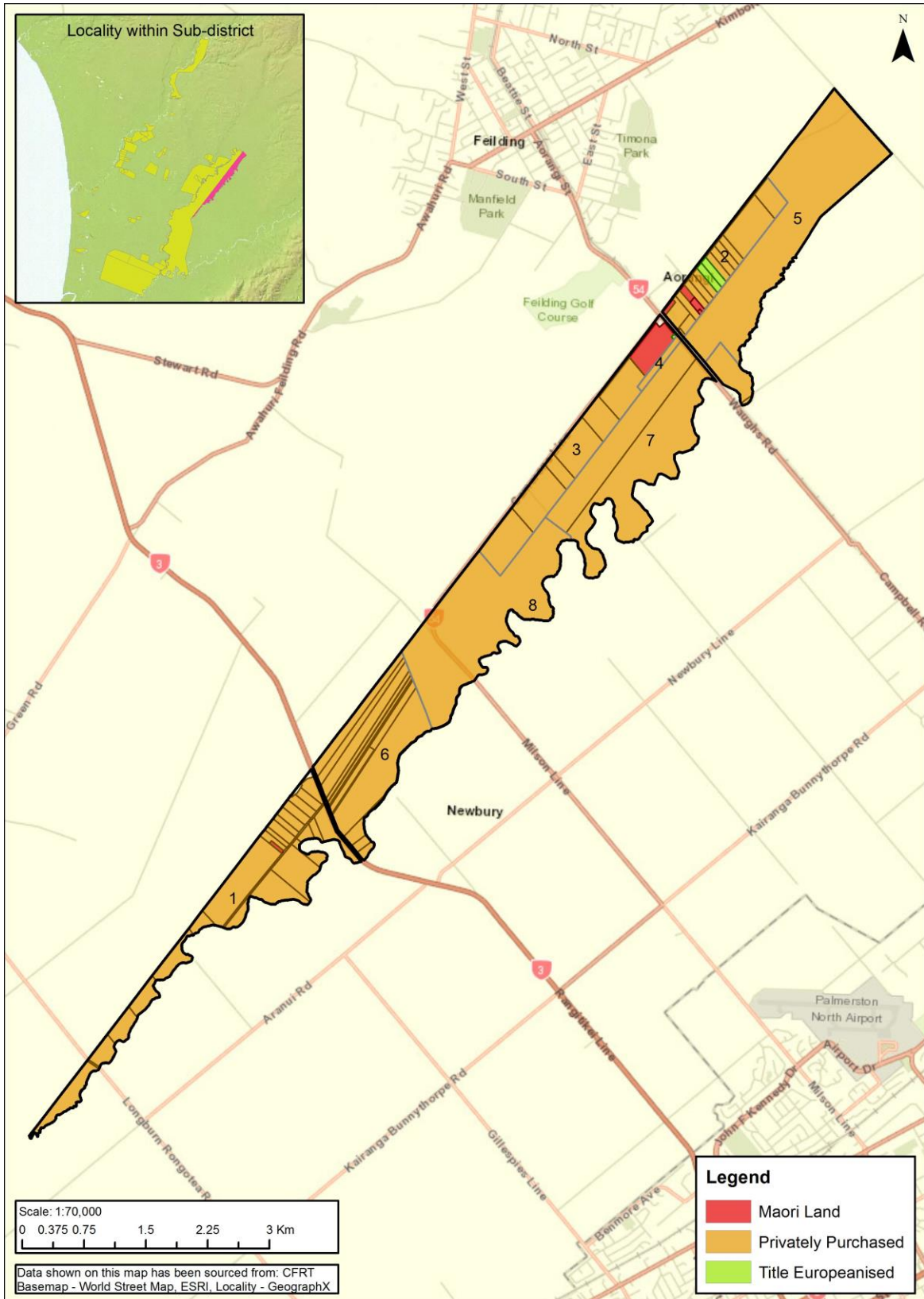
Date: 22/08/2017



**Porirua ki Manawatu Inquiry District: Taonui Ahuaturangi - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 096 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



Porirua ki Manawatu Inquiry District: **Taonui Ahuaturangi - Tenure by 2000**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 097 Map projection: New Zealand Transverse Mercator

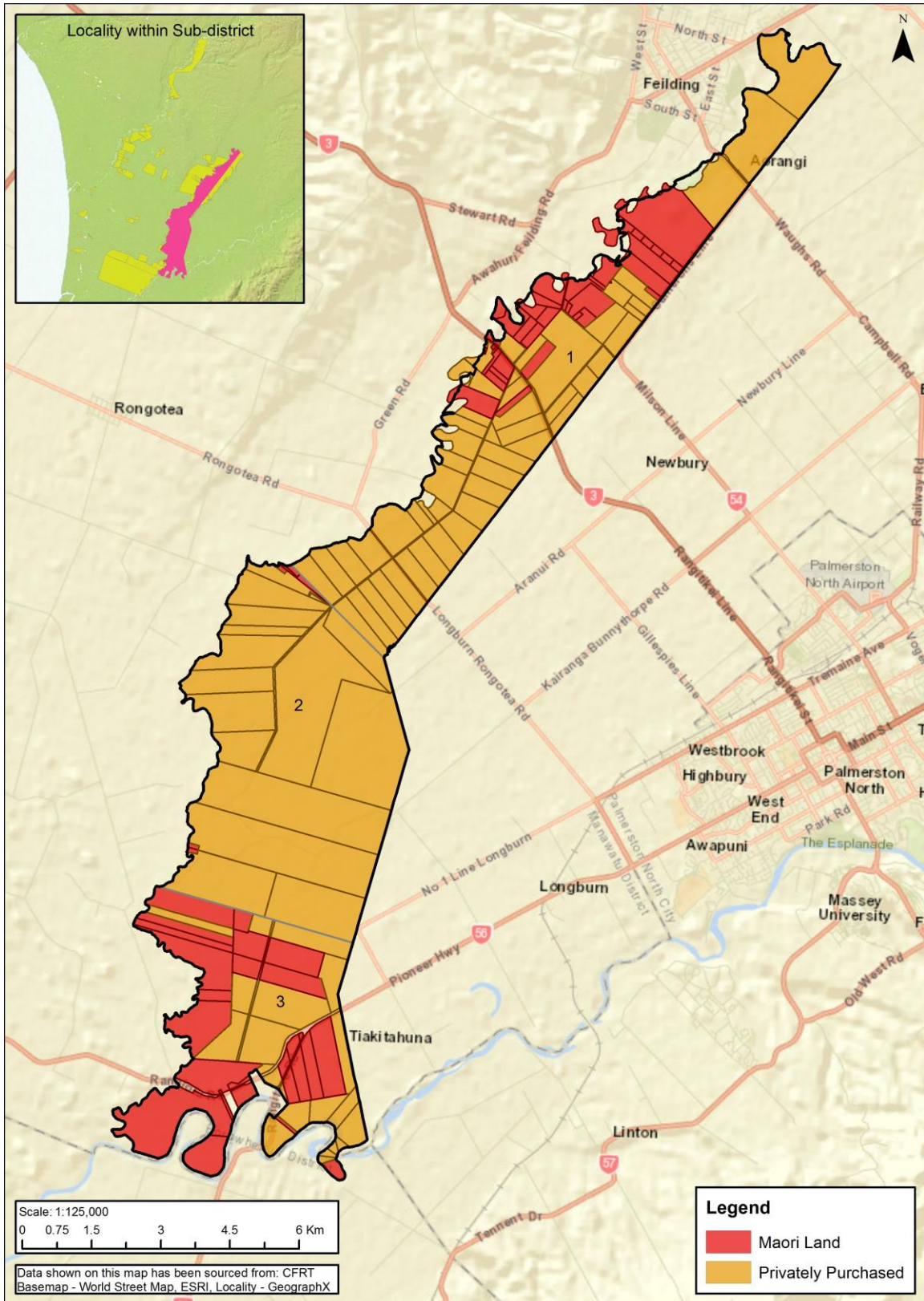
Date: 22/08/2017

## *Aorangi*

The Aorangi block grouping is the second largest in the district with an actual area of 19,054 acres. It is an elongated piece of land extending from Feilding in the north, running to the west of Palmerston North and running south to Tiakitahuna. Much of the boundaries of the block were formed by Crown purchases: Rangititkei Manawatu to the west and Ahuaturanga to the east. Title was first awarded in March 1873 when three parent blocks, with the following originally surveyed acreages, were established:

- Upper Aorangi (aka No.1): 7,526 acres
- Middle Aorangi (aka No.2): 7,000 acres
- Lower Aorangi (aka No.3): 4,923 acres

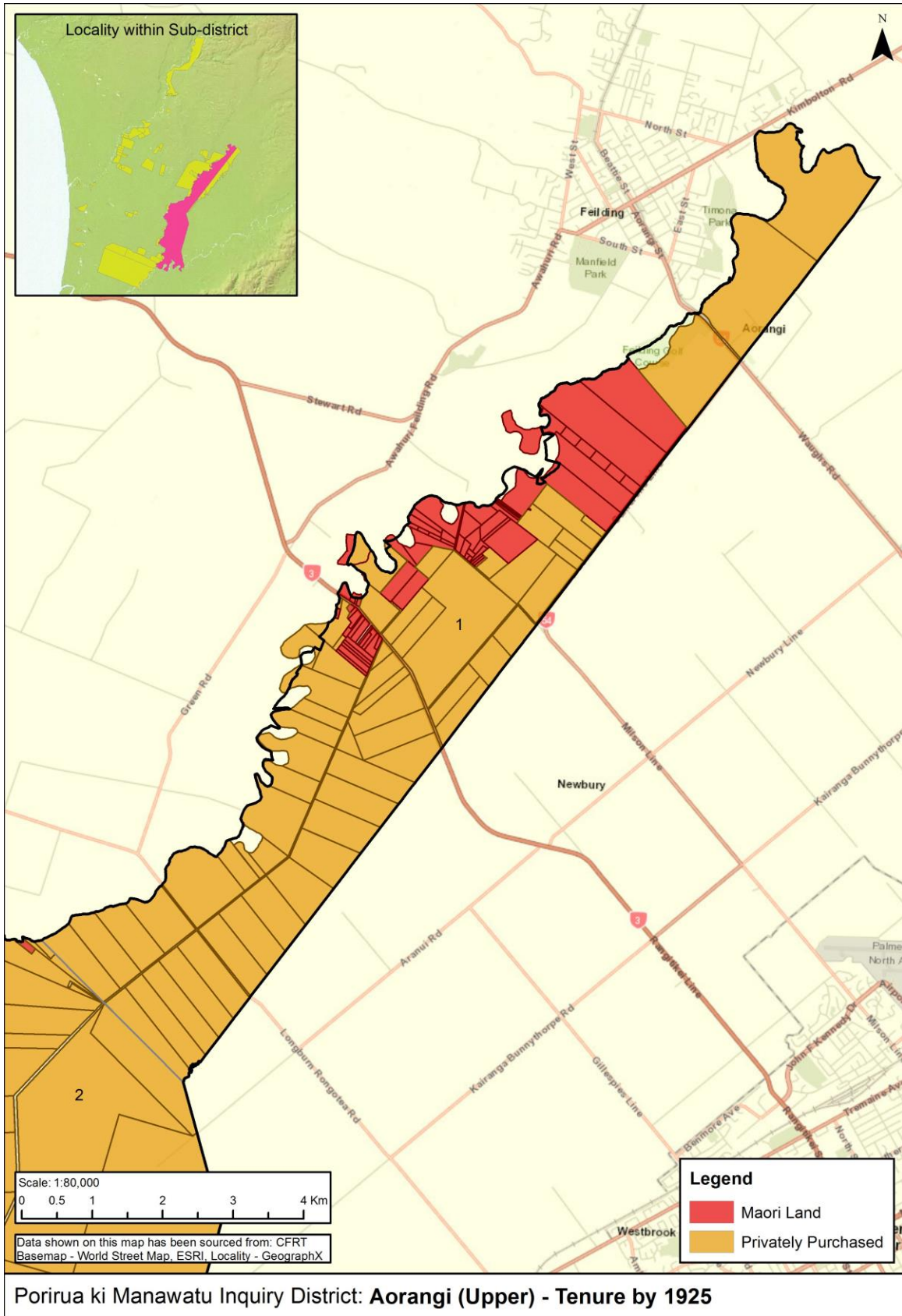
Within a short time after title was first granted, partitioning began within the Aorangi blocks. Before 1900, Aorangi No.1 had experienced 16 rounds of partitioning. The most significant occurred in 1881 when 46 sections were created. Aorangi No.2 similarly had a significant subdivision in 1883 when 16 sections were created from the block. Thereafter, however, there was only one further subdivision prior to 1900. Aorangi No.3's first subdivision was in 1890 when nine blocks were established. In the following decade, 11 partition cases were heard.



**Porirua ki Manawatu Inquiry District: Aorangi - Tenure by 1900**

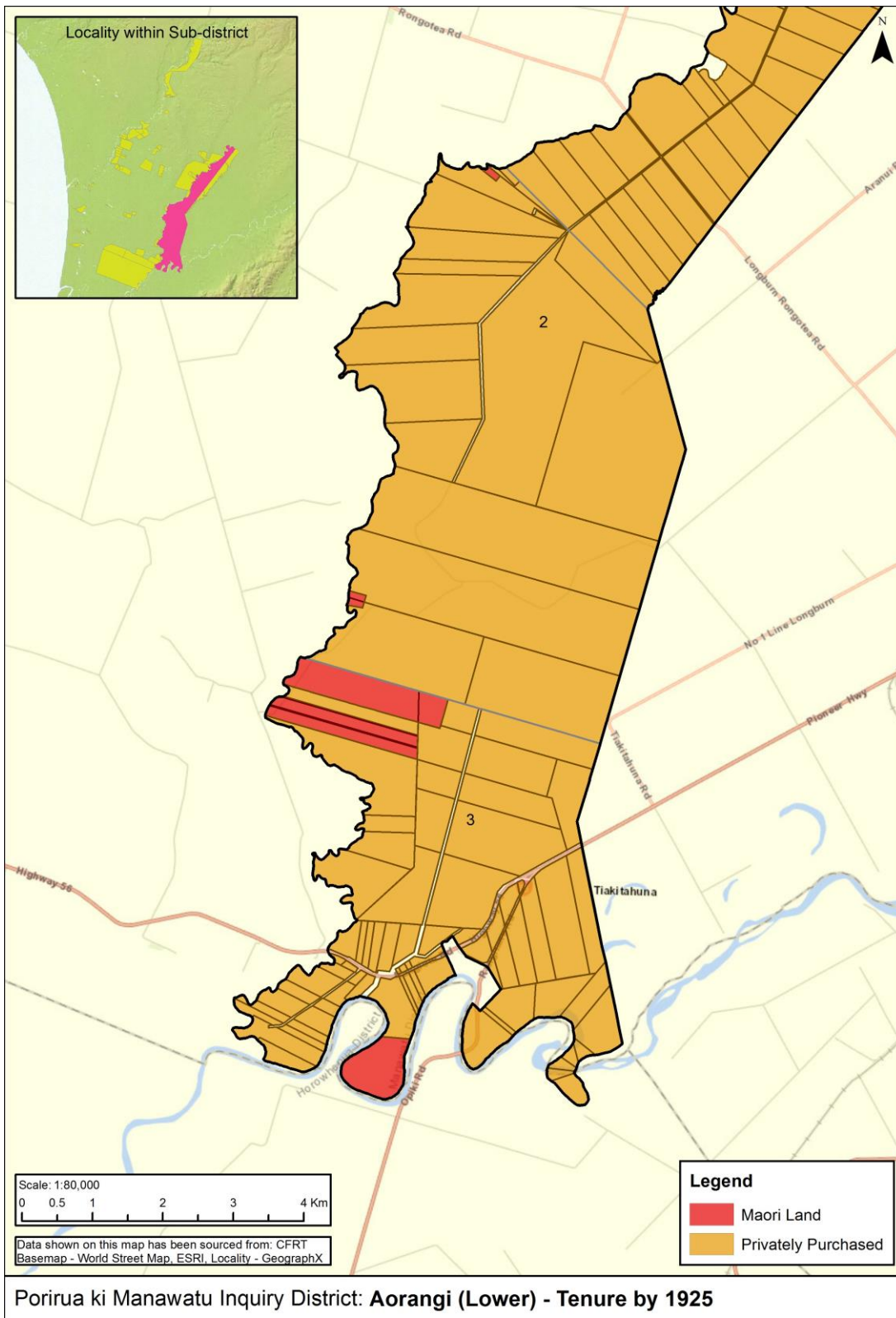
Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 098 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 099 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 101 Map projection: New Zealand Transverse Mercator

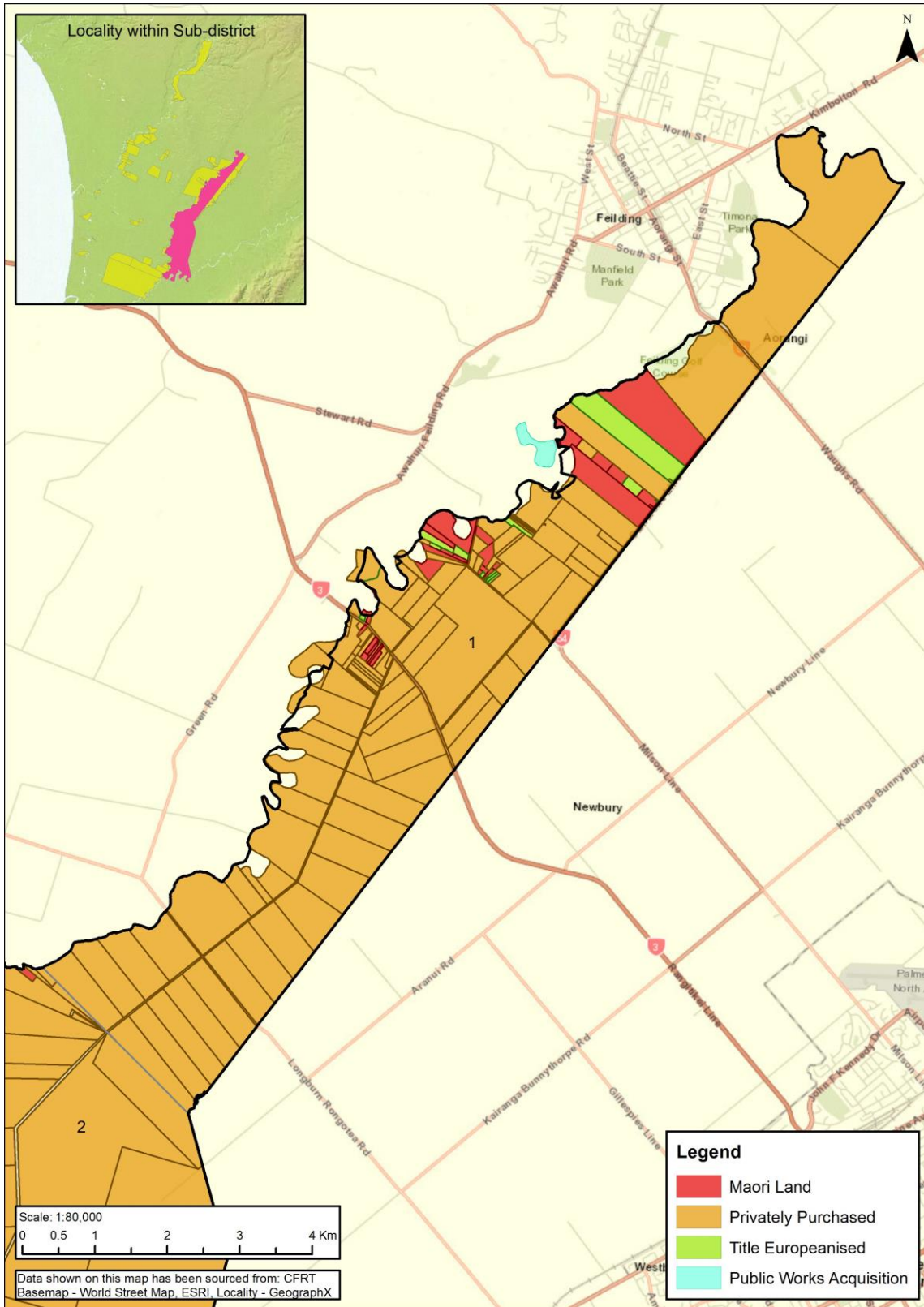
Date: 22/08/2017



As is often the case, this partitioning occurred within the context of private purchasing. By 1900 there had been more than 80 transactions acquiring just over 14,634 acres. In total, 4,420 acres remained in Maori ownership by 1900 - 23.2% of the block grouping's original area. In Aorangi No.1, the remaining land primarily lay along the eastern banks of the Oroua River and in the vicinity of Awahuri. For Aorangi No.2, only two very small sections remained south of Kopane. For Aorangi No.3, the remaining blocks were located in the south between Mangawata and Tiakitahuna.

After 1900, partitioning and land purchasing continued. By 1925 there had been a further 29 partitions with many blocks being less than 10 acres in area. Alongside the subdividing of land, a series of 44 purchases occurred mostly between 1910 and 1920. The focus of much of the purchasing was on Aorangi No.3 which accounted for 33 of these purchases. By 1925, three sections totalling 15 acres remained of Aorangi No.2 and nine sections with an area of 698½ acres in Aorangi No.3. Across the block grouping, by 1925 an area of 1,812 acres remained as Maori land - 9.5% of the original area.

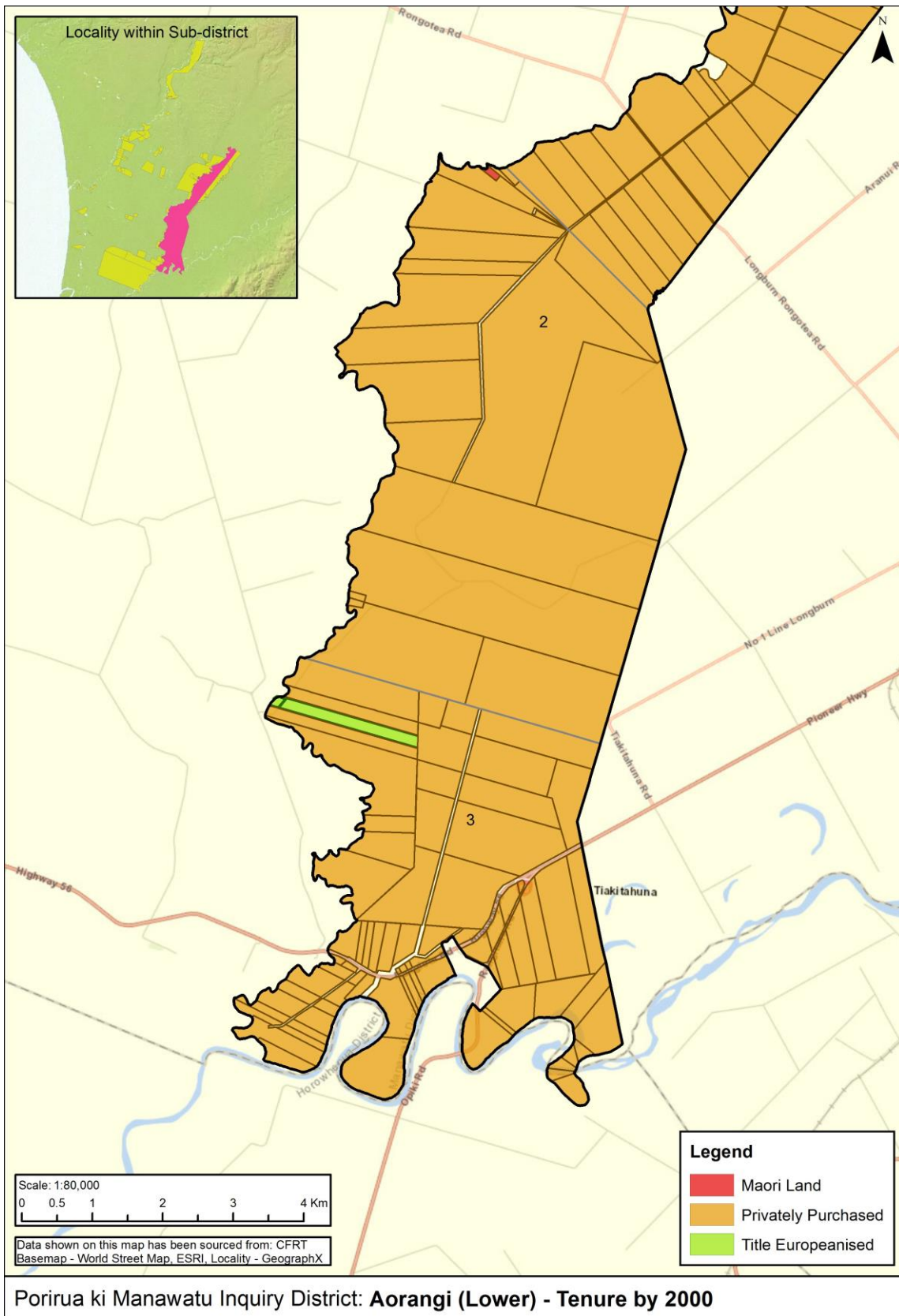
Over the next 26 years there was little activity within the Aorangi blocks with only five minor partitions and three purchases involving less than 20 acres. After 1950, however, although few partitions occurred within the blocks, a degree of land purchasing occurred. From the late 1950s, through the 1960s and into the first half of the 1970s, a total of 26 purchases occurred primarily among the remaining Aorangi No.1 sections. In addition, the titles of 19 sections with a total area of 296½ acres were Europeanised. By 1975, therefore, research has identified that as little as 1,104 acres may have remained in Maori title (5.8% of the original area). As noted above, however, a number of other blocks sold in the period after 1960 and before 1990 for which we do not have purchase dates. These, and several other recorded purchases resulted in just 497 acres of Aorangi sections remaining in Maori title. (2.6% of the original area). Currently these are held in 25 titles.



Porirua ki Manawatu Inquiry District: Aorangi (Upper) - Tenure by 2000

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 100 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 102 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 19**

## *Himatangi*

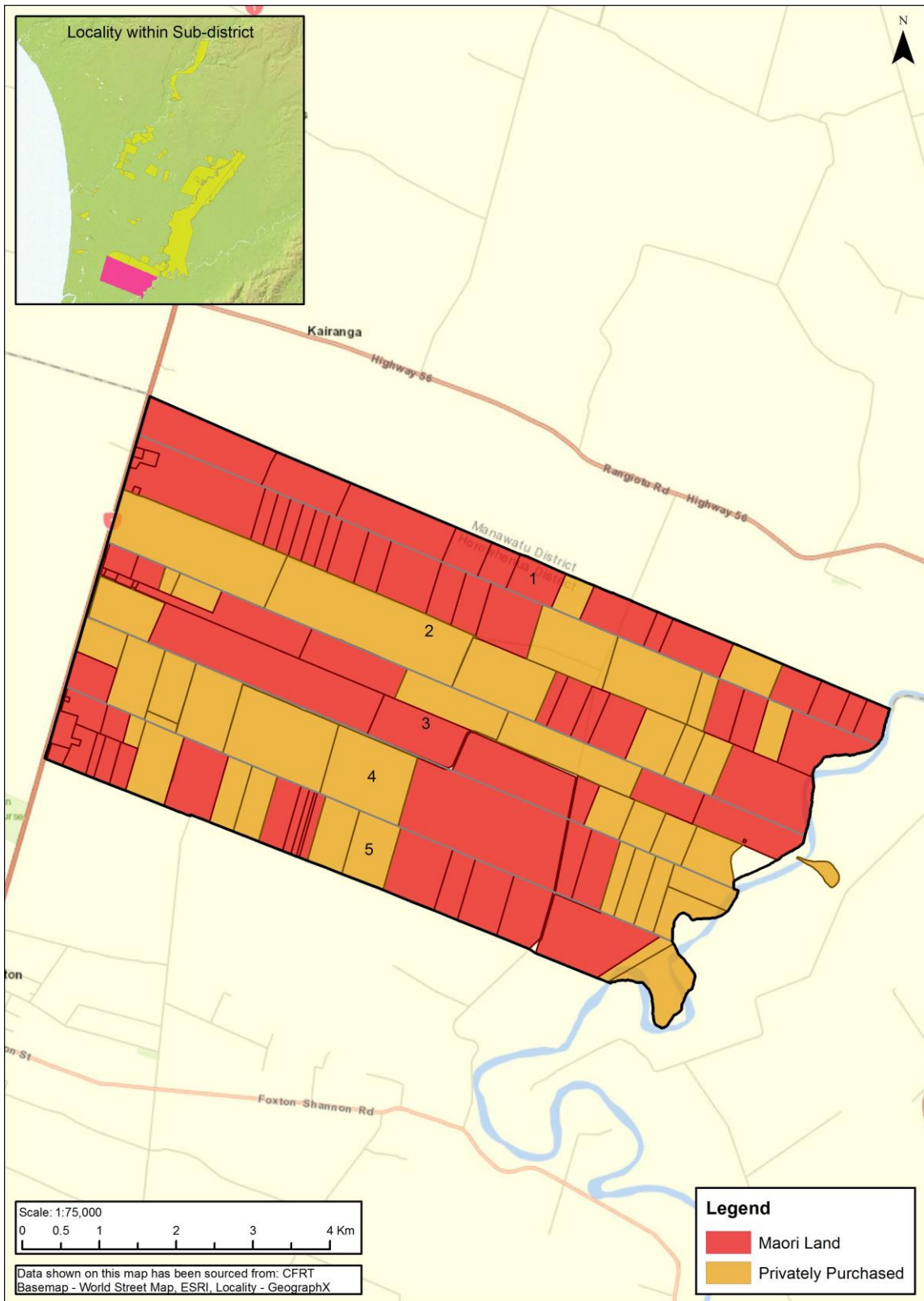
The large Himatangi block, with an actual area of 10,936 acres was established in title in 1881 as five parent blocks of good size ranging from 1,257 acres to 3,555 acres. These blocks had between 10 and 28 owners each.

A distinctive feature of the Himatangi block, is that for 20 years after the title was granted, there little evidence of title fragmentation. With the exception of just over 126 acres being cut off in one block (3B) for one person from the 2,347-acre Himatangi No.3 block in 1896 and, similarly, another block (5B) os just 28 acres being cut off from the 1,903-acre Himatangi 5 block, there were no other partitions until the early 1900s. In addition, there no purchases occurred with the Himatangi parent blocks before 1900.

The first Himatangi block to experience significant subdivision was the 3,540-acre Himatangi No.2 which almost evenly subdivided into A and B blocks of around 1,770 acres in 1907, each with 14 different sets of owners. Partitioning within these two blocks continued thereafter from 1912 to 1919. Many of these partitions created blocks of 30 to 70 acres held by single or very small numbers of owners. On the other hand, after 1920 there was only one more subdivision, occurring in 1927. Otherwise Himatangi No.2 did not subdivided further.

A similar pattern is observable in Himatangi No.4. Beginning with an initial subdivision in 1907, seven series of partitions followed through to 1920 with several blocks of 40 to 100 acres being created with one or two owners on the title. The year 1918 marked the last partition until only one other occurred in 1959.

The other three Himatangi blocks show similarities but also differences with the development of title. Himatangi No.1 had an initial partition in 1913 which divided the block into eight sections. Thereafter, however, only two further partitions occurred before 1925. Himatangi No.3 experienced eight rounds of subdivisions between 1900 and 1925 and No..5 eleven beginning with an initial significant subdivision in 1907 that created 11 large sections.



**Porirua ki Manawatu Inquiry District: Himatangi - Tenure by 1950**

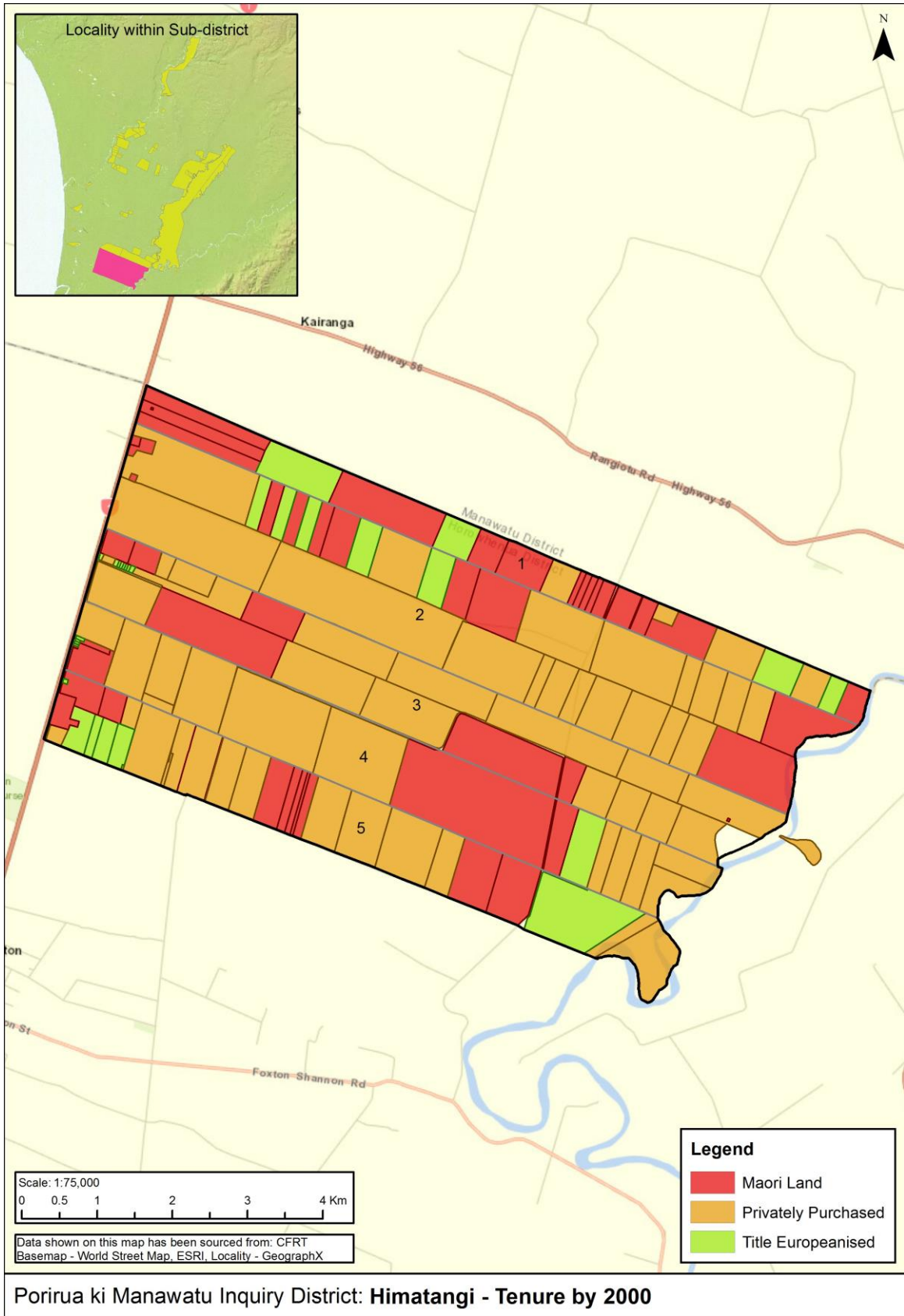
Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 090 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

Within the context of this subdivision, the purchasing of land by private interests began. Between 1900 and 1925, a total of 40 purchases occurred. Although these were spread across the five parent blocks, it was Himatangi No.2 where seven purchases took place involving 1,376 acres. Across Himatangi, by 1925, 6,309 acres remained as Maori title (57.7% of the original area within the block grouping).

After 1925, very little occurred within Himatangi over the next 25 years - only six partitions and four purchases involving less than 300 acres. By 1950, therefore, 6,052 acres (55.3% of the original area), remained as Maori land.

Research to date has identified twelve purchases occurring between 1950 and 1975 involving around 1,040 acres and the significant europeanisation of title by 1975 involving 28 sections and totalling 1094½ acres. Therefore, by 1975, a total of 3,918 acres (35.8% of the original area), remained as Maori land.

Today there are 47 sections totalling 3,238¼ acres that remain as Maori land. (29.6% of the original area of the Himatangi block grouping).



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 091 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

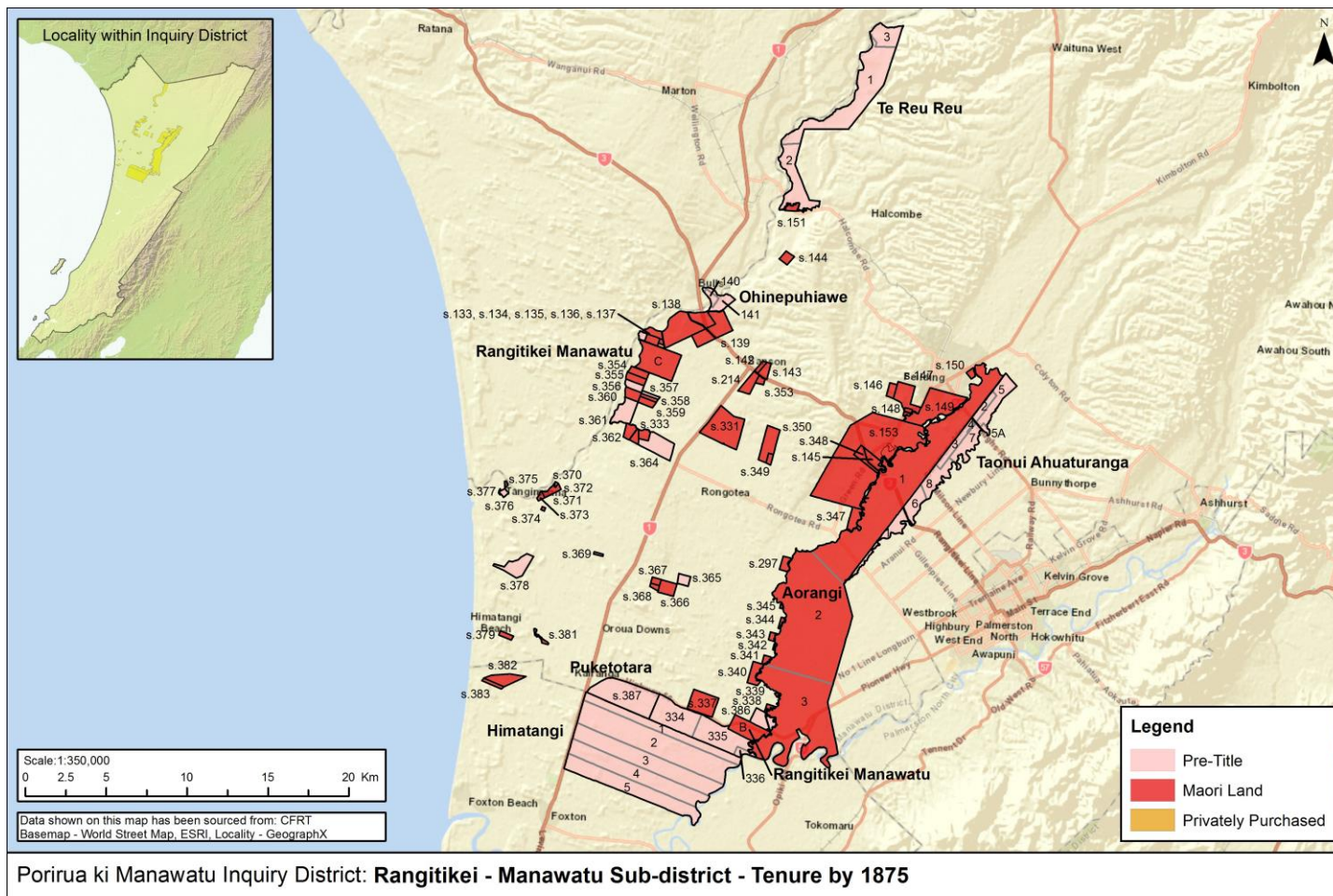
### *District Grouping Analysis*

The Rangitikei-Manawatu sub-district is the northernmost stretching from the northern boundary of the Inquiry District down to the south as far as Foxton. The subdistrict encapsulates the area where three significant Crown purchases occurred: Rangitikei-Manawatu, Awahou and Ahuaturanga. The block narratives for this sub-district deal with the history of the areas remaining as Maori land after the purchases. These consist of land reserved or excluded out of the purchases or residual land that fell between the boundary of the purchases. The total actual area of the post-purchase Maori land is 54,343 acres

This sub-district consists of 8 blocks and block groupings with a total of 92 parent blocks. Five of the block groupings consist of the reserves from Rangitikei-Manawatu purchase with a sixth that is a reserve from the Awahou purchase.

As for other sub-districts, the following brief analysis will further summarise the titling and alienation experience of the blocks and block groupings of this sub-district, it will present tables and maps that demonstrate this experience and commentary will be provided on similarities and differences within the sub-district as well as any discernible pattern or trends within blocks and between blocks. As has been noted throughout the summaries, the Rangitikei-Manawatu sub-district has presented the greatest challenge when compared with other sub-districts due primarily to gaps in readily available source information. It is intended that these gaps will be addressed as far as possible for the completion of the final report. For this draft, the gaps lessen the certainty of statements that can be made about the timing of alienation within several blocks. To a lesser degree, there are still title issues that need to be sorted as well. As noted for the summaries, this commentary can only go so far, therefore, in recording findings on the history of some of the blocks in the sub-district. Results will be stated as preliminary and a minimum indication of what occurred in relation to alienation of land.

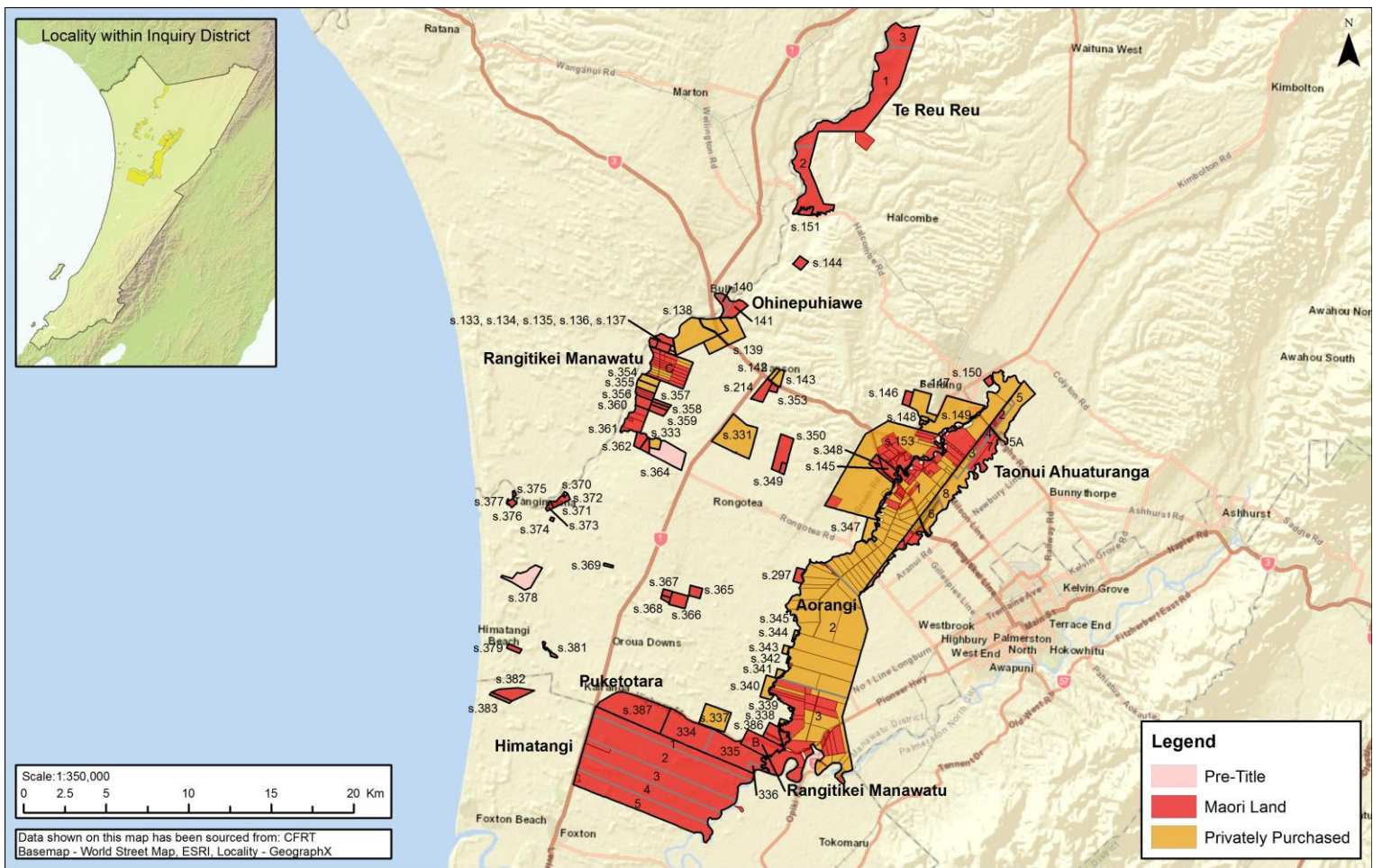




## Block Statements

The following block statements are a further summary of the material presented on each of the blocks and block groupings of this sub-district. As noted previously, the intention of creating a further synopsis was to aid with analysis but it also provides a quick reference for report users as well.

- Te Reu Reu: a block grouping of 4,133 acres for which title was awarded in 1896 as three parent blocks. With no sales occurring before 1900, and only a dozen purchases involving less than 200 acres occurring in the decades afterwards, by 1925 94.4% of the block remained in Maori ownership (3,902<sup>3</sup>/<sub>4</sub> acres). Title developments after 1900 saw significant partitioning for 50 years including the remalgamation of titles. Between 1925 and 1950, however, only eight further purchases had occurred involving just over 236 acres. It was after 1950 that purchasing increased within the block. The sale of at least 250 acres between 1950 and 1975 and the europeanisation of 33 sections totalling 472 acres meant that Maori land declined at least to 3,196 acres.(77.3% of the original block.) Additional purchases were likely to have occurred. There are currently 90 sections with a total area of 2,264 acres that remain as Maori land. (54.8% of the original area of the Te Reu Reu block grouping).
- Carnarvon/Sandon: This block grouping consists of a large proportion of the reserves from the 1866 Rangitikei Manawatu Crown purchase. In total, there are 65 sections, (and therefore parent blocks), with a total actual area of 19,466 acres spread across the subdistrict. Titles for these sections were granted at various times over the 1870s and 1880s. A steady stream of mainly private purchasing has occurred over the years. These results show that by 1900, 10,448 acres remained (53.7%); by 1925, 4,227 acres remained (21.7%); by 1950, 3,527 acres remained (18.1%); by 1975, 2,270 acres remained (11.7%). (This last total includes 14 sections, with a total area of 274 acres, that had titles converted to general land.) Currently there are 25 sections remaining with a total area of 1,311 acres. (6.7% of the original area of the block grouping).



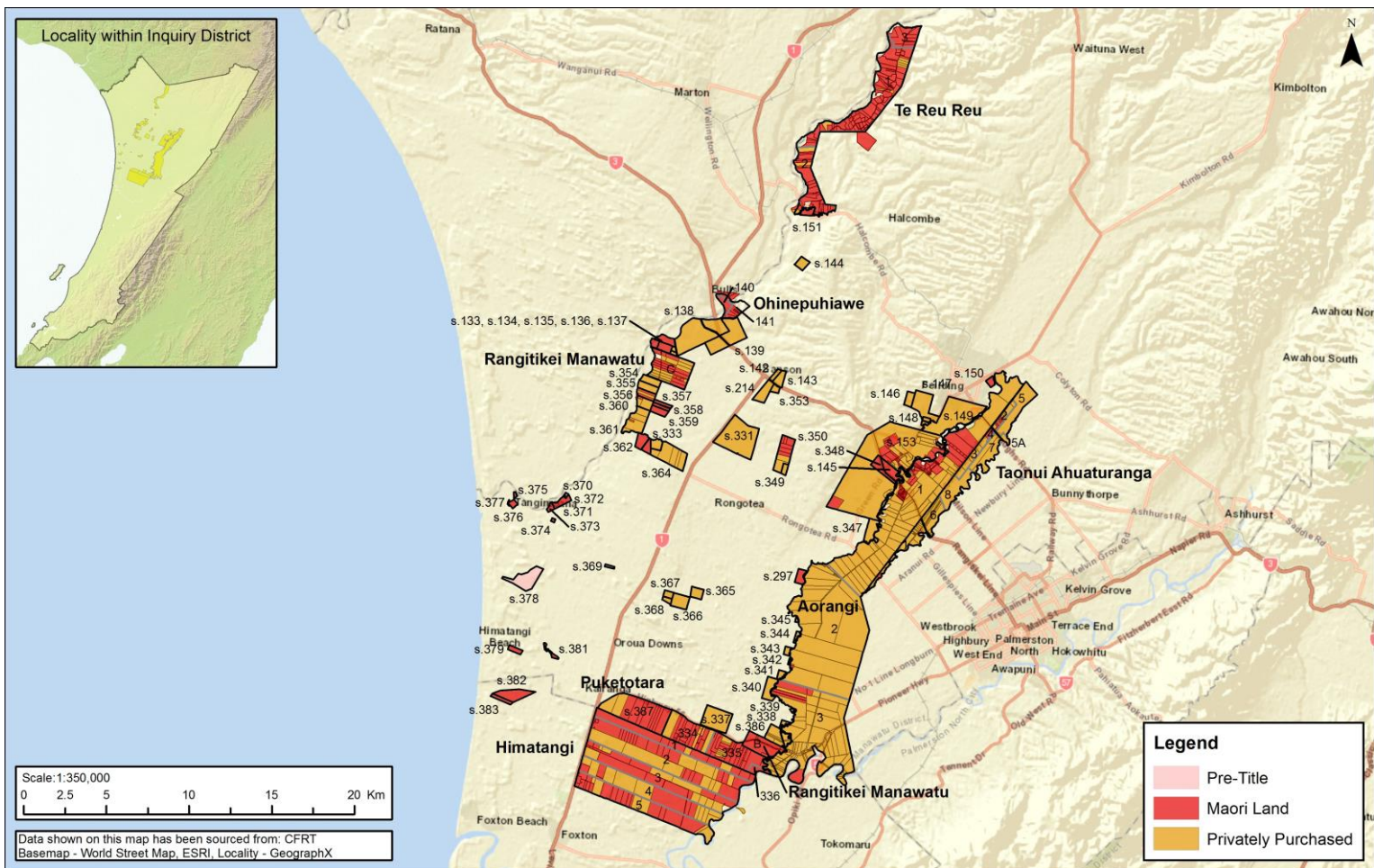
Porirua ki Manawatu Inquiry District: Rangitikei - Manawatu Sub-district - Tenure by 1900

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 110 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

MAP 23

- Rangitikei Manawatu: sections B and C are reserves from the Rangitikei Manawatu Crown purchase with an actual area of 1,462 acres. Titles were awarded in 1874. By 1900, with 400 acres being purchased from Rangitikei Manawatu C, 72.6% (1,062 acres) of the block grouping remained in Maori ownership. Little purchasing occurred after 1900. By 1925, therefore, 872 acres (59.6%) still remained as Maori land. Three purchases prior to 1950 reduced the area of Maori land to 745 acres (51%). Alienation increased thereafter. By 1975, the europeanisation of title of six sections totalling 116 acres, added to four purchases involving almost 140 acres, meant that 492 acres (33.7% of original area) remained as Maori land. Today, 11 Rangitikei Manawatu sections remain with a total of 489 acres.
- Puketotara: Another Rangitikei Manawatu Crown purchase reserve, title was awarded in 1877 for three blocks with an actual area of 2,227 acres. By 1900, there had been no land loss within these blocks. After 1900 there had been significant partitioning but only seven purchases. By 1925, a total of 1,644 acres of Puketotara remained as Maori land. (73.8% of the original area). With just another 216 acres purchased by 1950, 1,431 acres then remained. (64.3%). Again, it was after 1950 that purchasing would increase. Combined with the europeanisation of 5 sections involving 279¼ acres, by 1975 just 348 acres remained as Maori land. (15.6%) Several further purchases occurred in the 1970s and early 1980s. Today, 13 Puketotara sections with a total area of 159¼ acres remain as Maori land. (7.1%)
- Taonui Ahuaturanga: this block grouping was awarded title during the early 1880s as nine parent blocks. Within the context of numerous partitions within these blocks, a series of 26 private purchases occurred before the turn of the century. By 1900, 748 acres remained in Maori ownership. (71.1% of the block grouping's original area). In the two decades following 1900, 19 further purchases occurred. By 1925, Maori land within the Taonui Ahuaturanga block grouping had dropped to 130 acres (4.3%). By 1950, the three purchases that had occurred changed this total only slightly. (104 acres - 3.5%). With two blocks selling after 1950 , as well as some europeanisation of titles, by 2000 there was 56¼ acres in six titles remaining in Maori ownership - less than 2% of the original area of the block grouping.
- Aorangi: the largest of the block groupings in this sub-district, Aorangi (with an actual area of 19,054 acres) was awarded title in 1873 as three parent blocks. By 1900 more than 80 transactions acquiring just over 14,634 acres had occurred leaving 4,420 acres in Maori ownership (23.2% of the block grouping's original area.) In the two decades after 1900 a further 44 purchases occurred leaving in Maori ownership, by 1925, an area of 1,812 acres (9.5%). Purchasing slowed after this with only 10 acres being sold before 1950. Thereafter, at least 26 purchases occurred and the titles of 19 sections of 249½ acres were europeanised. This means that as a minimum, by 1975, the remaining area of Maori land within Aorangi had been reduced to 1,104 acres (5.8%). Today just 497 acres remained in Maori title. (2.6%). Currently these are held in 25 titles.

- Himatangi: title for this block, with an actual area of 10,936 acres, was awarded in 1881 as five parent blocks. By 1900 there was virtually no partitions and no sales. For the decades after 1900, partitioning occurred throughout the five parent blocks. Purchasing began as well. By 1925, 14 transactions had occurred leaving 6,309 acres in Maori title (57.7% of the original area). In the years through to 1950, the less than 300 acres sold barely changed this total. (6,052 acres - 55.3%) Post-1950 alienation of land was significant, however. Research to date has identified 10 purchases involving 1,040 acres and the europeanisation of 28 titles totalling 1,094 acres. Therefore, by 1975, a total of 3,918 acres (35.8% of the original area), remained as Maori land. Today there are 47 sections totalling 3,238¼ acres that remain as Maori land. (29.6%)



Porirua ki Manawatu Inquiry District: Rangitikei - Manawatu Sub-district - Tenure by 1925

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 111 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## Alienation Tables

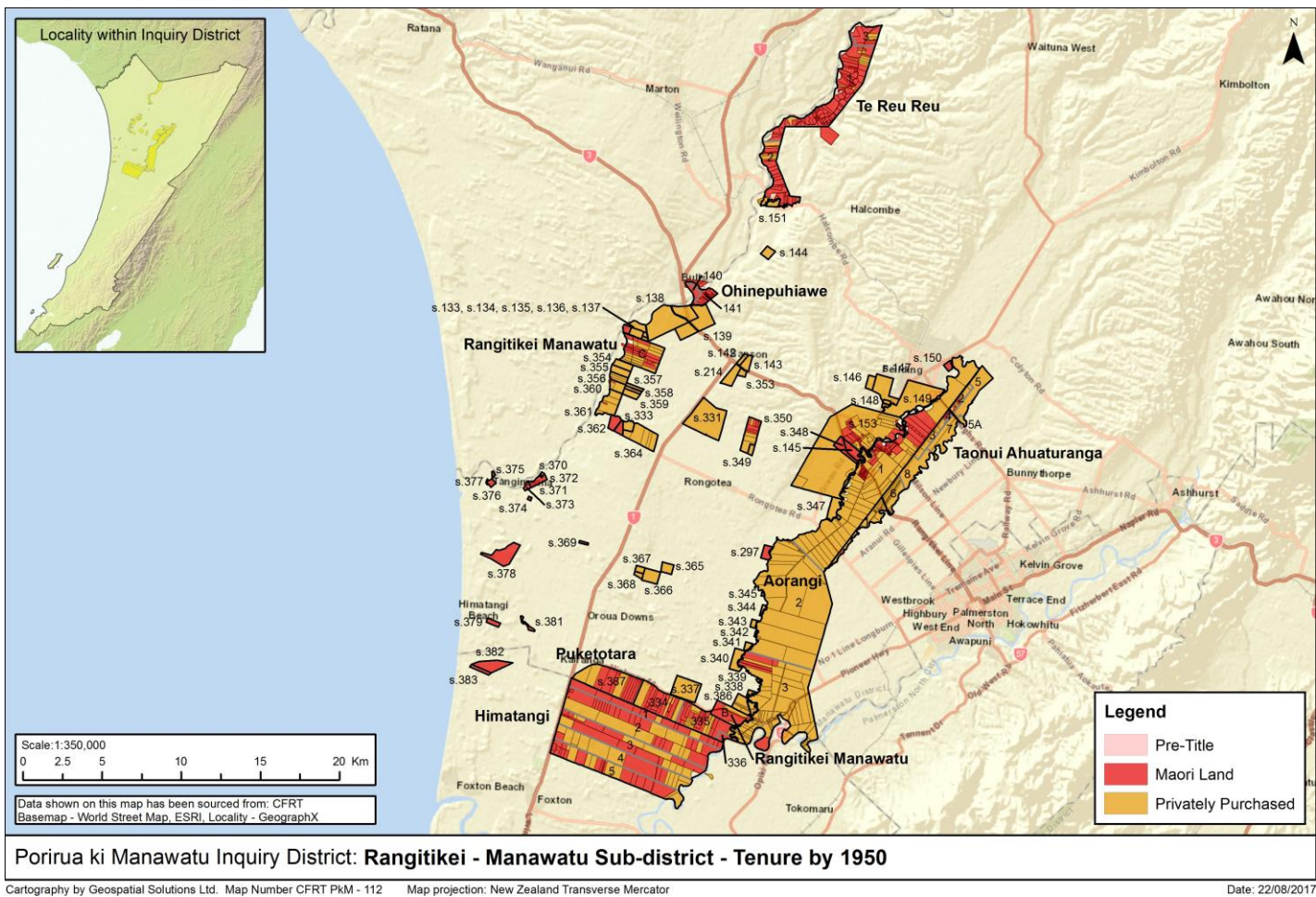
As with the other sub-districts, two sets of tables are presented to capture the alienation experience of the blocks and block groupings of the Manawatu sub-district. The first set provides a record of remaining acreages of the blocks within the sub-district as at the benchmark dates selected for this project. The tables present actual acres and then percentages of what these areas represent when compared with the original acreage of a block or block groupings.

*Land remaining (acres only using actual block acreages)*

<b>Block/ Grouping</b>	<b>Block</b>	<b>Original</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Te Reu Reu		4133	4133	4133	3902	3898	3196	2335
Carnavon/Sandon		19466	19447	10448	4227	3527	2270	1311
Ohinepuhiawe		385	385	385	385	385	385	385
Aorangi		19054	19054	4420	1812	1802	1104	497
Taonui Ahuaturanga		3014	3014	748	130	104	65	56
Rangitikei Manawatu		1462	1462	1062	872	745	492	489
Puketotara		2227	2227	2227	1644	1431	348	159
Himatangi		10936	10936	10936	6309	6052	3918	3238
<b>Totals</b>		60677	60658	34359	19281	17944	11778	8470

*Land remaining (% of original block using actual block acreages)*

<b>Block/ Grouping</b>	<b>Block</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Te Reu Reu		100.0	100.0	94.4	94.3	77.3	56.5
Carnavon/Sandon		99.9	53.7	21.7	18.1	11.7	6.7
Ohinepuhiawe		100.0	100.0	100.0	100.0	100.0	100.0
Aorangi		100.0	23.2	9.5	9.5	5.8	2.6
Taonui Ahuaturanga		100.0	71.1	4.3	3.5	2.2	1.9
Rangitikei Manawatu		100.0	72.6	59.6	51.0	33.7	34.1
Puketotara		100.0	100.0	73.8	64.3	15.6	7.1
Himatangi		100.0	100.0	57.7	55.3	35.8	29.6
<b>Totals</b>		100.0	56.6	31.8	29.6	19.4	14.0



MAP 25



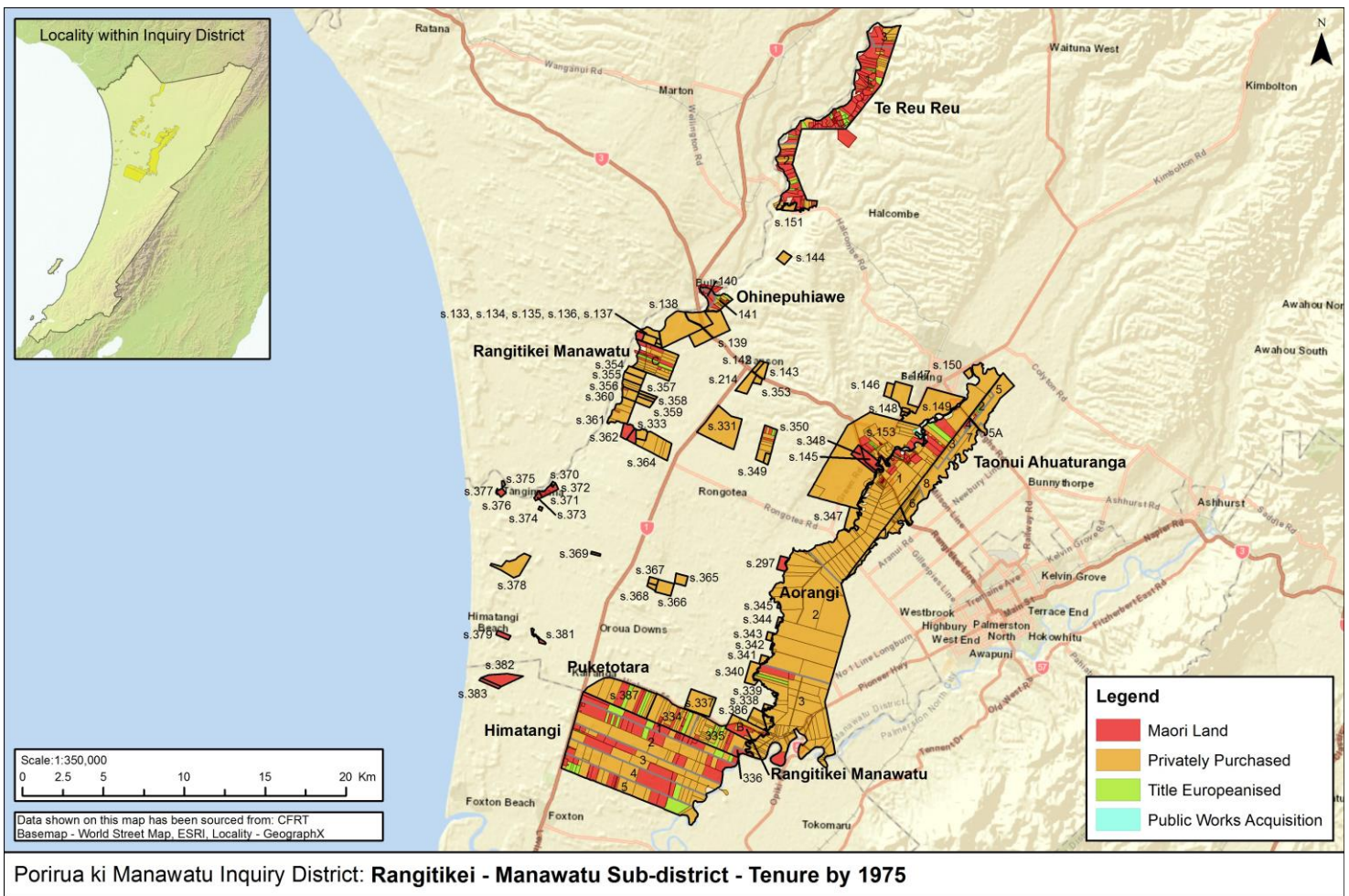
The second set of tables record the nature of alienation using for categories as well as recording the amount of land remaining as Maori land. These tables reflect the summaries provided in Part II at the end of each block/block grouping narrative. In addition, however, these figures have been turned into percentages to indicate what proportion of land within a block/block grouping was alienated by each category.

*Nature of alienation (acres only using actual block acreages)*

<b>Block/ Grouping</b>	<b>Block</b>	<b>Total area</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Te Reu Reu		4133		1397	472		2264
Carnavon/Sandon		19466	389	17477	274	13	1311
Ohinepuhiawe		385		263	5		115
Aorangi		19054		18260	296		497
Taonui Ahuaturanga		3014		2942	16		56
Rangitikei Manawatu		1462		855	116		489
Puketotara		2227		1788	279		159
Himatangi		10936		6603	1094		3238
<b>Totals</b>		<b>60677</b>	<b>389</b>	<b>49585</b>	<b>2552</b>	<b>13</b>	<b>8129</b>

*Nature of alienation (% of original block)*

<b>Block/ Grouping</b>	<b>Block</b>	<b>Total area (acres)</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Te Reu Reu		4133		33.8	11.4		54.8
Carnavon/Sandon		19466	2.0	89.8	1.4	0.1	6.7
Ohinepuhiawe		385		68.3	1.3		29.9
Aorangi		19054		95.8	1.6		2.6
Taonui Ahuaturanga		3014		97.6	0.5		1.9
Rangitikei Manawatu		1462		58.5	7.9		33.5
Puketotara		2227		80.3	12.5		7.1
Himatangi		10936		60.4	10.0		29.6
<b>Totals</b>		<b>60677</b>	<b>0.6</b>	<b>81.7</b>	<b>4.2</b>	<b>0.0</b>	<b>13.4</b>



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 113 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

MAP 26

## Commentary

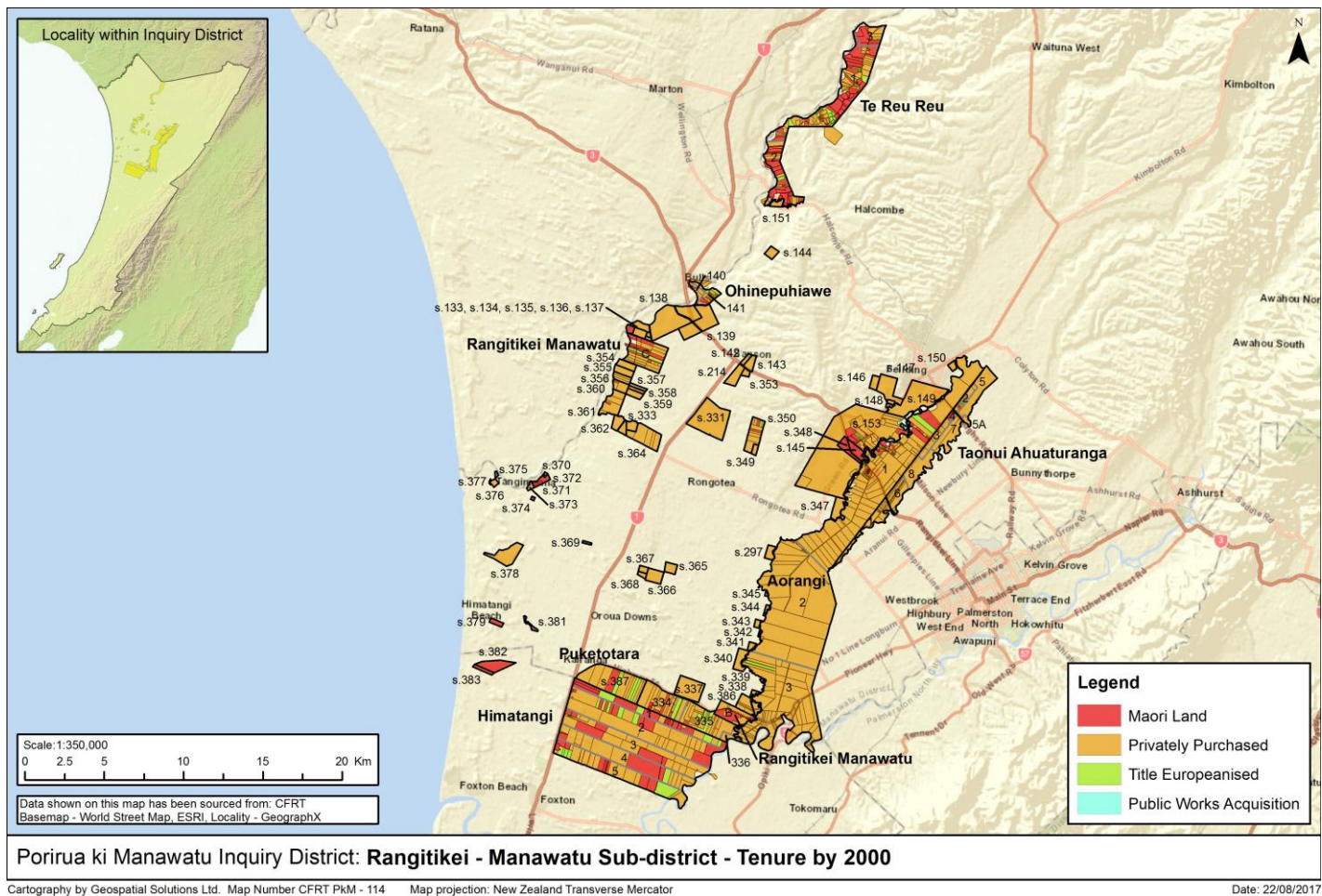
Across the sub-district, the evidence reflects that from an actual area total of 60,677 acres within the eight block groupings, today just 14% remains in Maori title (8,470 acres). Across the sub-district, just over 43% of the original area had been purchased by 1900 and 68% by 1925. With little activity occurring through to 1950, by 1975 just over 80% had been acquired. By 2000 this had risen to 86%. With almost no Crown purchases after 1880, virtually all of this is accounted for by private purchasing. The exception relates to the 2,552 acres of land where title change turned Maori land into general title. Although this accounts for 4.2% of land in this subdistrict, for some blocks the acreage and proportion of land affected was significant. (ie Te Reu Reu 472 acres - 11.4% & Himatangi 1094 acres -10%)

Within this overall picture of land alienation there are several variations at the level of the block groupings. Despite a minimum of 43% being alienated by 1900 across the sub-district, for significant blocks such as Te Reu Reu, Himatangi and Puketotara, no land had been sold by the turn of the century. Therefore much of the alienation that occurred was within the Aorangi blocks where 14,634 acres, more three quarters of the block grouping, was sold before 1900 and the Carnarvon blocks where 8,999 acres (just under half the block) had been sold.

After 1900, and through to 1925 and even 1950, the Te Reu Reu and Puketotara blocks again account for little alienation with around 80% and 66% respectively of the land remaining as Maori title. For other blocks, the 1900 to 1925 period is one of significant purchasing. Just over a fifth of the Carnarvon blocks remain. The Aorangi blocks have only 9.5% of land remaining in 1925. Taonui Ahuaturanga, having already lost 30% of its area by 1900, drops almost a further 67% with only 4.3% of the block remaining by 1925.

In the period 1925 to 1950, even high selling blocks tend to retain their area. After 1950, however, the selling begins again. When combined with the generalisation of title, a number of blocks are greatly reduced by 1975: Himatangi from 55.3% in 1950 to 35.8% in 1975; Puketotara 64.3% to 15.6%; Aorangi from 9.5% to 5.8%. Even Te Reu Reu declines from 94.3% retention of land in 1950 to 77.3% in 1975 (much of this is through generalisation of title).

The year 2000 documents the extent of purchasing. Only 56 acres of Taonui Ahuaturanga remain (1.9% of the original area). The Aorangi sections have continued to be alienated dropping to just 2.6% (497 acres) today. The full effect of purchasing on the Carnarvon/Sandon sections is evident by 2000 with 1,311 acres remaining - 6.7% of the original area.



**MAP 27**

## Blocks of Manawatu:

This sub-district lies between the Rangitikei-Manawatu blocks sub-district and the Horowhenua Blocks sub-district. It consists of 27 blocks and block groupings with a total of 66 parent blocks.

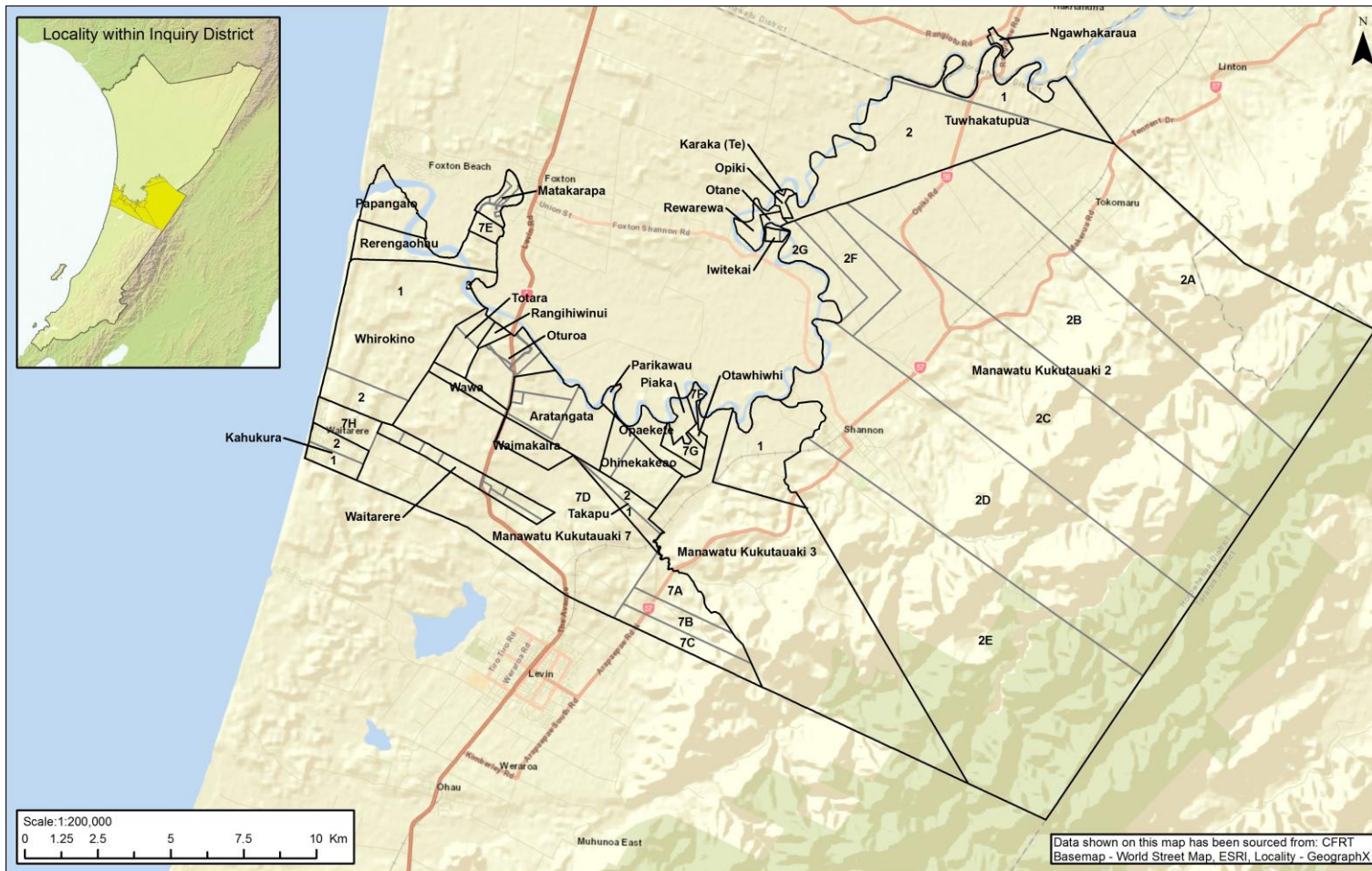
<b>Block Grouping</b>	<b>Area<sup>11</sup> (acres only)</b>	<b>Parent Block (s)</b>	<b>Area<sup>12</sup> (acres only)</b>
Manawatu Kukutauaki 2	55,529	Manawatu Kukutauaki 2A	13,086
		Manawatu Kukutauaki 2B	12,980
		Manawatu Kukutauaki 2C	12,980
		Manawatu Kukutauaki 2D	12,980
		Manawatu Kukutauaki 2E	14,455
		Manawatu Kukutauaki 2F	1,200
		Manawatu Kukutauaki 2G	815
		Manawatu Kukutauaki 3	11,400
Manawatu Kukutauaki 7	11,004	Manawatu Kukutauaki 7A	730
		Manawatu Kukutauaki 7B	730
		Manawatu Kukutauaki 7C	731
		Manawatu Kukutauaki 7D	7,721
		Manawatu Kukutauaki 7E	180
		Manawatu Kukutauaki 7F	93
		Manawatu Kukutauaki 7G	260
		Manawatu Kukutauaki 7H	559
Aratangata	1,265	Aratangata No.1	38
		Aratangata No.2	354
		Aratangata No.3	500
		Aratangata No.4	373
Manawatu Kukutauaki 1	2,076	Manawatu Kukutauaki 1	2,076
Ohinekakeao	1,030	Ohinekakeao No.1	730
		Ohinekakeao No.2	300
Oturoa	995	Oturoa No.1	124
		Oturoa No.2	350
		Oturoa No.3	521
Papangaio	840	Papangaio	840
Rarengaohau	1,127	Rarengaohau	1,127
Tuwhakatapua	6,374	Tuwhakatapua No.1	1,946
		Tuwhakatapua No.2	4,428
Waitarere	808	Waitarere No.1	92
		Waitarere No.2	84
		Waitarere No.3	76
		Waitarere No.4	192
		Waitarere No.5	110
		Waitarere No.6	165
		Waitarere No.7	64
		Waitarere No.8	25

<sup>11</sup> The figures shown in this column are the totals of the areas shown in the parent block column.

<sup>12</sup> The figures shown in this column are the original surveyed acreages of parent blocks. These will differ, to varying degrees, from the actual acreages for these blocks that result from totalling up the areas of surveyed subdivisions. It is these actual acreages that are used as the basis of calculations for the block summaries that follow. The reason for adopting original acreage in this initial table is to provide an initial point of reference. This is necessary, as the actual acreages only emerge over time as a block is subdivided into smaller parcels. As the title situation is fluid until the final subdivisions, the original surveyed acreages are useful when introducing the blocks in this sub-district.

Whirokino	4,971	Whirokino No.1	4,255
		Whirokino No.2	709
		Whirokino No.3	8
Te Iwitekai	75	Te Iwitekai A	22
		Te Iwitekai B	53
Kahukura	544	Kahukura No.1	272
		Kahukura No.2	272
Te Karaka	8	Te Karaka	8
Opiki	86	Opiki	86
Otane	80	Otane	80
Rewarewa	257	Rewarewa	257
Matakarapa	315	Matakarapa No.1	45
		Matakarapa No.2	57
		Matakarapa No.3	7
		Matakarapa No.4	80
		Matakarapa No.5	1
		Matakarapa No.6	125
Ngawhakaraua	87	Ngawhakaraua No1	77
		Ngawhakaraua No.2	10
Opaekete	444	Opaekete	444
Otawhiwhi	63	Otawhiwhi	63
Parikawau	79	Parikawau	79
Rangihwinui	99	Rangihwinui	99
Totara	555	Totara No.2	205
		Totara No.3	350
Waimakaira	516	Waimakaira	516
Takapu	526	Takapu 1	264
		Takapu 2	262
Wawa	275	Wawa	275
<b>Total</b>	<b>101,154</b>		<b>101,154</b>

The following map records these block groupings and parent blocks.



Porirua ki Manawatu Inquiry District: **Manawatu Blocks Sub-district - Blocks**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 034 Map projection: New Zealand Transverse Mercator

Date: 22/08/201



## *Manawatu Kukutauaki No.2*

Manawatu Kukutauaki No.2, with a total area of 59,133¼ acres,<sup>13</sup> is one of the largest block groupings in the Inquiry District. It is located in the north and east of the Manawatu sub-district stretching in the west from the townships of Tokomaru to Shannon and extending eastwards to the top of the Tararua Range. Title was given in 1873 to seven Manawatu Kukutauaki No.2 parent blocks. Although these blocks were surveyed at the time, as noted in Part II subsequent subdivision in 1881 revealed totals which showed several of these blocks to be somewhat smaller in area.

<b>Date</b>	<b>Block</b>	<b>Surveyed 1873 (acres)</b>	<b>Surveyed 1881 (acres)</b>
15 April 1873	Manawatu Kukutauaki No.2A	13086	11,421
15 April 1873	Manawatu Kukutauaki No.2B	12980	11,966
15 April 1873	Manawatu Kukutauaki No.2C	12980	11,703
15 April 1873	Manawatu Kukutauaki No.2D	12980	10,954
15 April 1873	Manawatu Kukutauaki No.2E	14455	11,450
17 April 1873	Manawatu Kukutauaki No.2F	1200	1200
22 May 1873	Manawatu Kukutauaki No.2G	815	415

From the mid-1870s, the Crown undertook purchase negotiations within all subdivisions. Again there is a slight difference between the areas of acquired land as recorded in published sources and the Crown acquisitions as shown by the partitions of 1881 which was the time when the Crown's interests were cut out and awarded as separate blocks.

<b>Block</b>	<b>Published (acres)</b>	<b>1881 Awards (acres)</b>
Manawatu Kukutauaki No.2A	7152	7500
Manawatu Kukutauaki No.2B	6836	6847
Manawatu Kukutauaki No.2C	7716	7406
Manawatu Kukutauaki No.2D	8666	6616
Manawatu Kukutauaki No.2E	9455	6400
Manawatu Kukutauaki No.2F	1200	1200
Manawatu Kukutauaki No.2G	400	415

<sup>13</sup> As noted at some length in Part II of this report and the Manawatu Kukutauaki No.2 entry, the areas for blocks have been carefully considered through a close analysis of ML plans. This especially has been the case for Manawatu Kukutauaki No.2. The original surveyed acreage for the parent blocks of Manawatu Kukutauaki was 68,496 acres but the total area of the surveyed derivative subdivisions is 58,699a. 2r. 17p. and this is the final total area adopted for this block. This is a significant difference of almost 10,000 acres, much larger than any other example in the inquiry district, the matter has been closely inquired into. As a result, the lower figure appears to be the actual area but this is still being investigated by research.

In total, based on the 1881 awards, the Crown acquired just short of 36,385½ acres. (61.5% of the original block grouping).

The 1881 partition represented a significant subdivision of most of the Manawatu Kukutauaki No.2 blocks:

- Manawatu Kukutauaki No.2A: 11 sections including 3 awarded to Crown
- Manawatu Kukutauaki No.2B: 12 sections including 2 awarded to Crown
- Manawatu Kukutauaki No.2C: 11 sections including 2 awarded to Crown
- Manawatu Kukutauaki No.2D: 12 sections including 1 awarded to Crown
- Manawatu Kukutauaki No.2E: 13 sections including 2 awarded to Crown

Railway Reserves were also given to the Crown out of each of the above blocks.

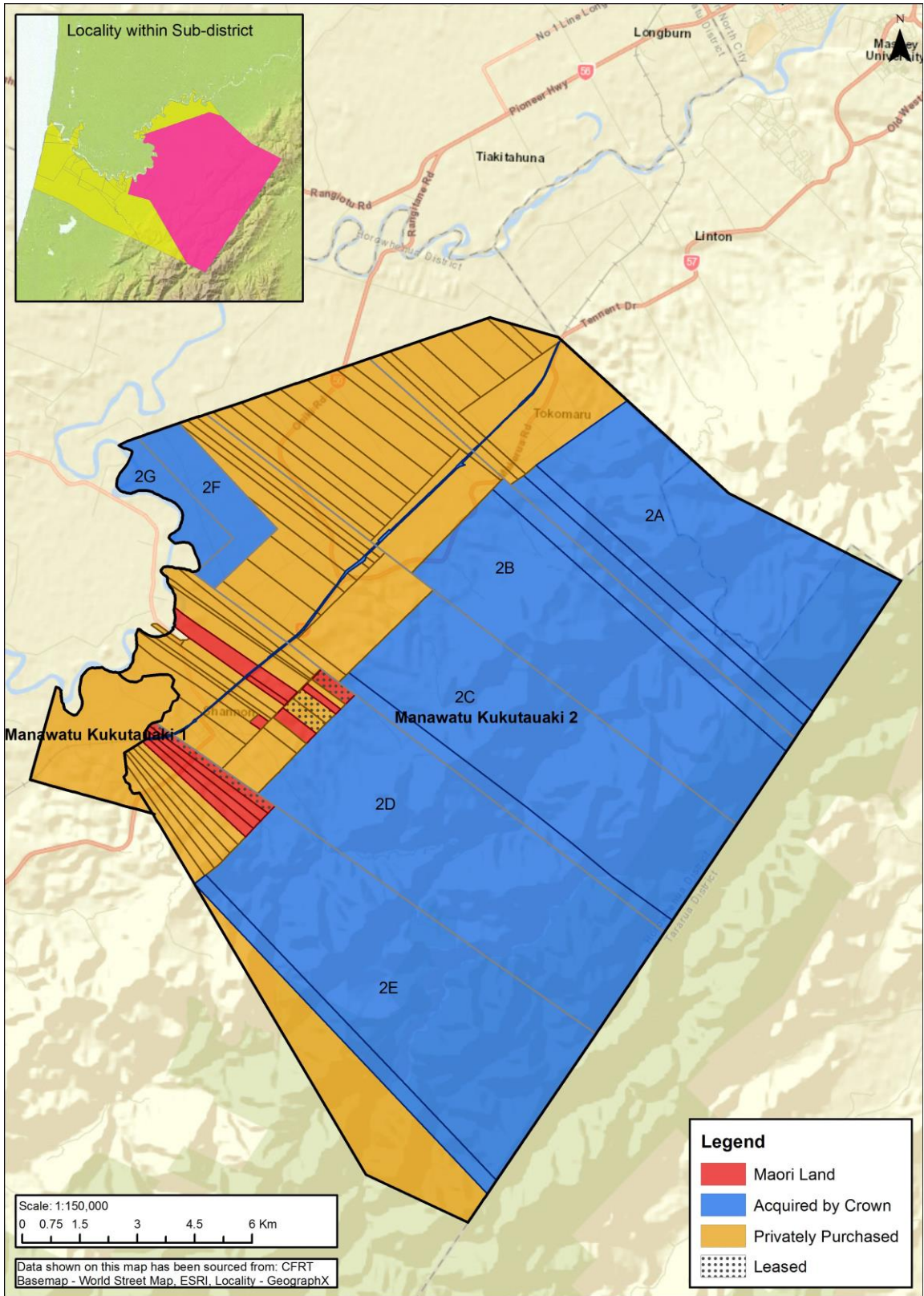
In addition, most of the sections awarded to Maori were given either to just one or two owners:

- Manawatu Kukutauaki No.2A: 7 out of 8
- Manawatu Kukutauaki No.2B: 9 out of 10
- Manawatu Kukutauaki No.2C: 8 out of 9
- Manawatu Kukutauaki No.2D: 10 out of 11
- Manawatu Kukutauaki No.2E: 10 out of 11

As will be noted elsewhere for this district, when the Crown was awarded land that had been purchased it was almost always awarded lands in the east of the block. For blocks south of Horowhenua, this eastern land almost entirely consisted of hilly to mountainous land. For the Manawatu Kukutauaki No.2 block grouping, the Crown awards were certainly situated in the east of blocks, but the western portion of these awards tended to include less hilly lands extending instead out to today's Highway 57 in the north and the farming areas now known as Woodlands and Mangaore.

By the mid to late 1880s, the titles of all of the Crown purchases were held by the Wellington Manawatu Railway Company. In addition, primarily from 1884 to 1887, the Company undertook its own purchases within the Manawatu Kikutauaki No.2 block grouping:

No.			a.	r.	p.	Date		
2	A	4	305	2	5	22	5	1885
2	A	5	305	2	0	5	3	1884
2	A	6	400	0	0	5	3	1884
2	A	7	400	0	0	5	3	1884
2	A	8	400	0	0	5	3	1884
2	A	9	100	0	0	5	3	1884
2	A	10	100	0	0	5	3	1884
2	A	11	1912	0	0	5	3	1884
2	B	3	297	1	29	22	5	1885
2	B	4	298	0	0	22	5	1885
2	B	5	671	0	0	5	3	1884
2	B	6	671	0	0	5	3	1884
2	B	7	400	0	0	5	3	1884
2	B	8	671	0	0	5	3	1884
2	B	9	300	0	0	5	3	1884
2	B	10	500	0	0	5	3	1884
2	B	11	200	0	0	2	12	1892
2	B	12	1111	0	0	5	3	1884
2	C	3	294	3	15	5	3	1884
2	C	4	511	3	12	17	12	1884
2	C	5	512	0	0	17	12	1884
2	C	6	300	0	0	11	4	1892
2	C	7	512	0	0	5	3	1884
2	C	8	298	0	0	5	3	1884
2	C	9	300	0	0	5	3	1884
2	C	10	300	0	0	5	3	1884
2	C	11	1232	0	0	5	3	1884
2	D	2	477	1	17	22	5	1885
2	D	3	477	0	0	21	3	1885
2	D	5	100	0	0	21	3	1885
2	D	8	477	0	0	17	12	1884
2	D	9	100	0	0	21	3	1885
2	D	10	300	0	0	22	5	1885
2	D	11	190	0	0	21	3	1885
2	E	3	200	0	0	22	5	1885
2	E	4	200	0	0	12	2	1885
2	E	13	3037	0	0	6	3	1893



**Porirua ki Manawatu Inquiry District: Manawatu Kukuatauki 1 and 2 - Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 037 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

By 1893, therefore, the Company had acquired 37 of the 49 subdivisions awarded to Maori owners in 1881. The total area was just under 18,861½ acres. (a further 32.1% of the original area of the block grouping.) This purchasing meant that all of the 2A, 2B and 2C blocks had been acquired by either the Crown or the Company by 1895.

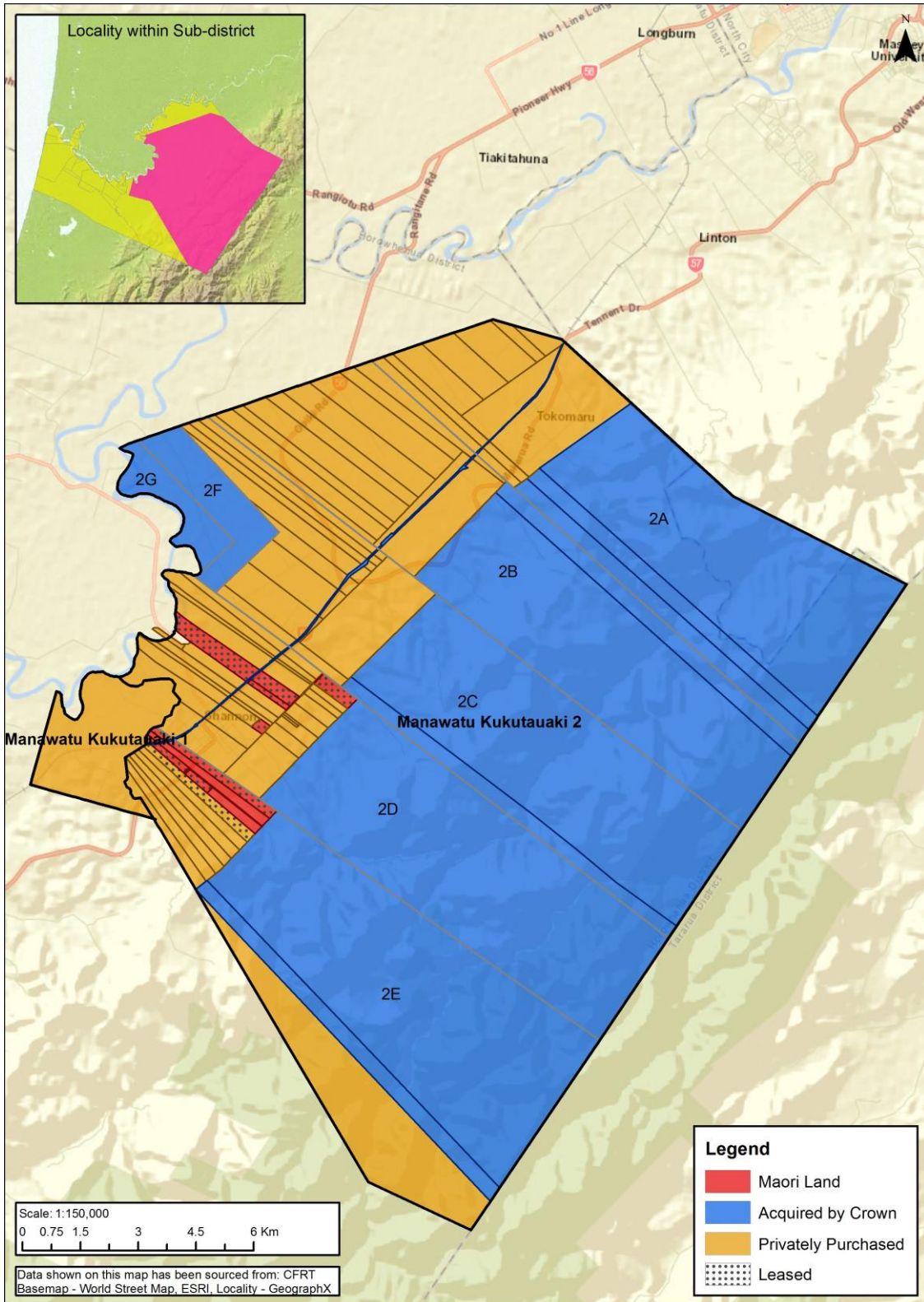
Between 1881 and 1900, there were five series of partitions within the Manawatu Kukutauaki No.2 block grouping that primarily were aimed at cutting out blocks for sole owners. Following the Railway Company actions, private purchasers acquired several 2D and 2E subdivisions:

No.					a.	r.	p.	Date			Purchaser
2	D	4	A		201	0	0			1894	George Newman Wood
2	D	6	A		85	3	5			1895	John Smith
2	D	6	B		125	2	5			1895	Jens Peter Hemmington
2	D	6	C		25	0	16	13	11	1900	James Gardner
2	D	12	C		98	1	16	31	5	1898	John Cameron
2	D	12	D		98	1	16	20	11	1895	Arthur Richardson
2	D	12	B	1	49	0	28	16	2	1899	William May Richardson
2	D	12	F	1	97	0	12	21	11	1891	George Hendrik Engels
2	D	12	F	2	401	1	36	21	11	1891	George Hendrik Engels
2	E	5			200	0	0	20	9	1894	Graham and James Gordon Andrews
2	E	6			200	0	0	20	9	1894	F.G. & J.G. Andrews
2	E	7			200	0	0	20	9	1894	Graham and James Gordon Andrews
2	E	8			200	0	0	29	1	1885	John Carter

A total of 1,981¾ acres was acquired by these private purchases. By 1900, therefore, following purchases by the Crown, railway company and private persons, just 1,462¾ acres in 10 sections of the Manawatu Kukutauaki No.2 block grouping remained in Maori ownership. (2.5% or the original area)

Between 1900 and 1925, there were two partitions and several more sections were purchased:

No.					a.	r.	p.	Date			Purchaser
2	D	12	B	2	49	0	28	29	3	1905	Arthur May Richardson
2	D	12	E	1	7	2	0	30	5	1913	David Gardner
2	D	12	E	2	7	0	0	30	5	1913	David Gardner
2	E	9			199	2	11	30	6	1921	Samuel William Carter



Porirua ki Manawatu Inquiry District: **Manawatu Kukutauaki 1 and 2 - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 038 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

By 1925, 1,115¾ acres remained in Maori ownership. (1.9%).

Between 1925 and 1950 only one purchase occurred but at 338¾ acres it was comparatively significant. By 1950, therefore, 777 acres remained in Maori ownership. (1.3%). By 1975, three blocks had their titles europeanised leaving 735¾ acres in Maori ownership. (1.2%). Today, just under 633 acres (1.1%) in five sections in Maori ownership. (See subdistrict Map No.50 to show what the tenure was by 2000)

### *Manawatu Kukutauaki No.3*

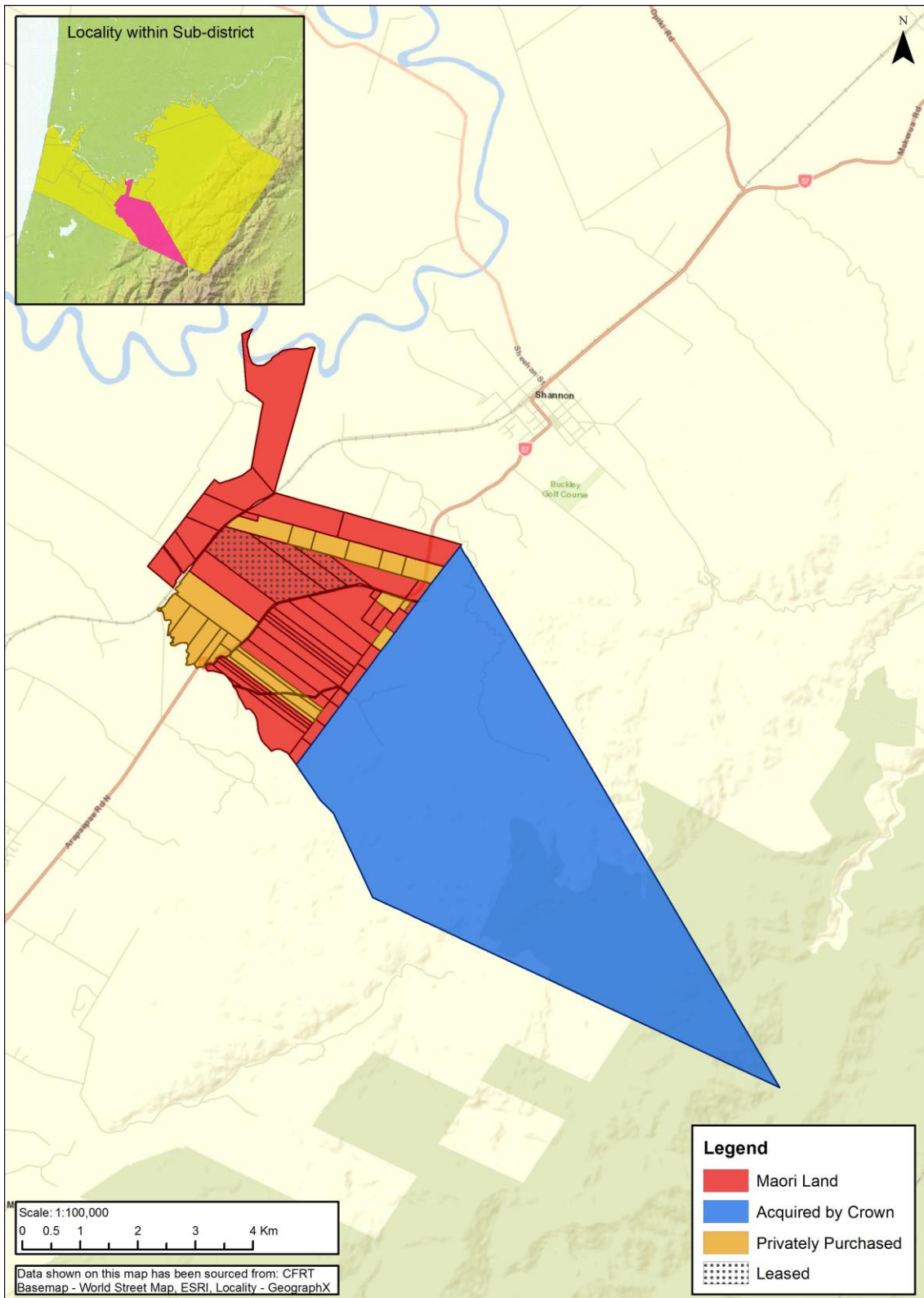
The Manawatu Kukutauaki No.3 block, with a total area of 11,130¼ acres,<sup>14</sup> is located to the immediate south of the Manawatu Kukutauaki No.2 block grouping. A small part of the No.3 block skirts around Manawatu Kukutauaki No.1 all the way up to the Manawatu River. From there the block extends south to Koputaroa and then runs in a southeasterly direction down to the northern boundary of the Horowhenua block. Title for Manawatu Kukutauaki No.3 was awarded in 1873 and given as a single parent block.

As with neighbouring Manawatu Kukutauaki No.2, a Crown purchase was negotiated in Manawatu Kukutauaki No.3 in 1875 and 7,400 acres were acquired. (66.5%). The Crown award was taken in the southeastern part of the block and included hill country. As with Manawatu Kukutauaki No.2, however, arable land was also included in the Crown's award.

The 4,000 acres of unpurchased land was initially known as Ihakara's reserve. In 1889, almost 1,000 acres was partitioned from the reserve as Manawatu Kukutauaki No.3s.2 which was then further subdivided into five sections. In 1894, a further portion was subdivided off the main area of reserve (as 3s.1B) which was then further subdivided into three variously sized sections. The remainder of the reserve - 3s.1A (2,644¾ acres) - went through a significant partitioning in 1898 and 46 sections were created. Three of these were just 5 acres in area, two were up to 15 acres, 12 were up to 20 acres, and 14 partitions were between 25 and 50 acres. In almost all cases, the blocks were awarded to sole owners or two and three owners only.

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<sup>14</sup> The original surveyed acreage for the single parent blocks of Manawatu Kukutauaki No.3 was 11,400 acres but the total area of the surveyed derivative subdivisions is 11,230 acres and this is the final total area adopted for this block.



**Porirua ki Manawatu Inquiry District: Manawatu Kukuatuaiki 3 - Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 039 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

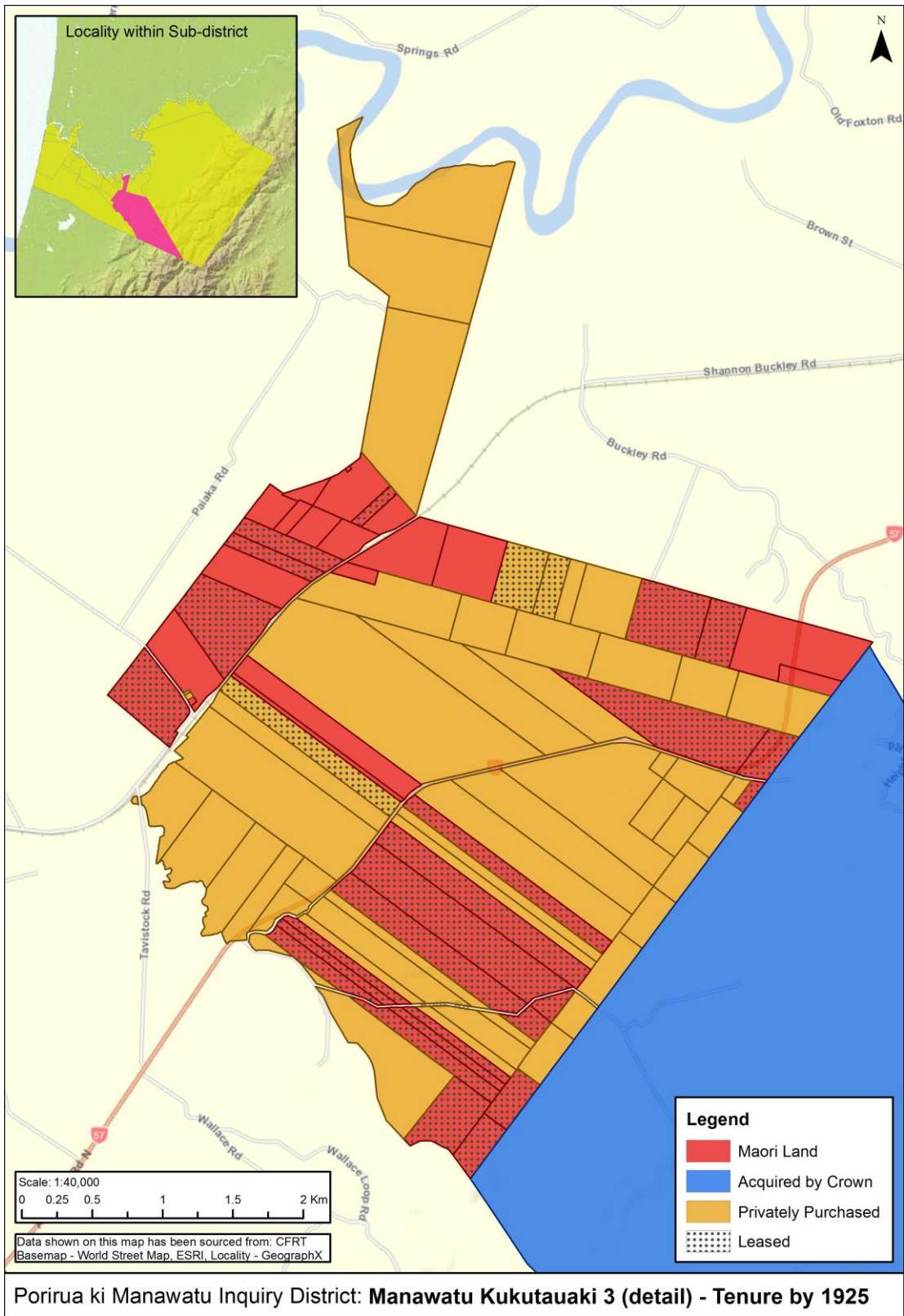


In the aftermath of the 1898 partition, one private purchaser, Percy Edward Baldwin, acquired 17 sections with a further two being acquired by John Boyd. In total 23 purchases were completed by 1900 involving a total of 972¼ acres. Added to the Crown purchase, by 1900 a total of 2,758 acres of Manawatu Kukutauaki No.3 (24.8%) remained in Maori ownership. Much of the purchasing was situated in the area between Koputaroa and Ihakara.

In 1902, and on ten further occasions after 1910 and before 1925, partitioning continued within Manawatu Kukutauaki No.3. Over this time, the Baldwin family continued to purchase land acquiring a further ten sections from 1901 through to 1908. Other purchasers were also involved in acquiring sections through into the 1920s. By 1925, the reserve estate had been halved from its 1900 area with 1,330 acres remaining in Maori ownership – 11.9% of the total block. The remaining land was clustered in three areas: at Ihakara east of Highway 57; north of Ihakara to the west of Highway 57; and most significantly, around Koputaroa, to the west of the railway line and adjacent to a bloc of Maori land surviving in the neighbouring Ohinekakeao block.

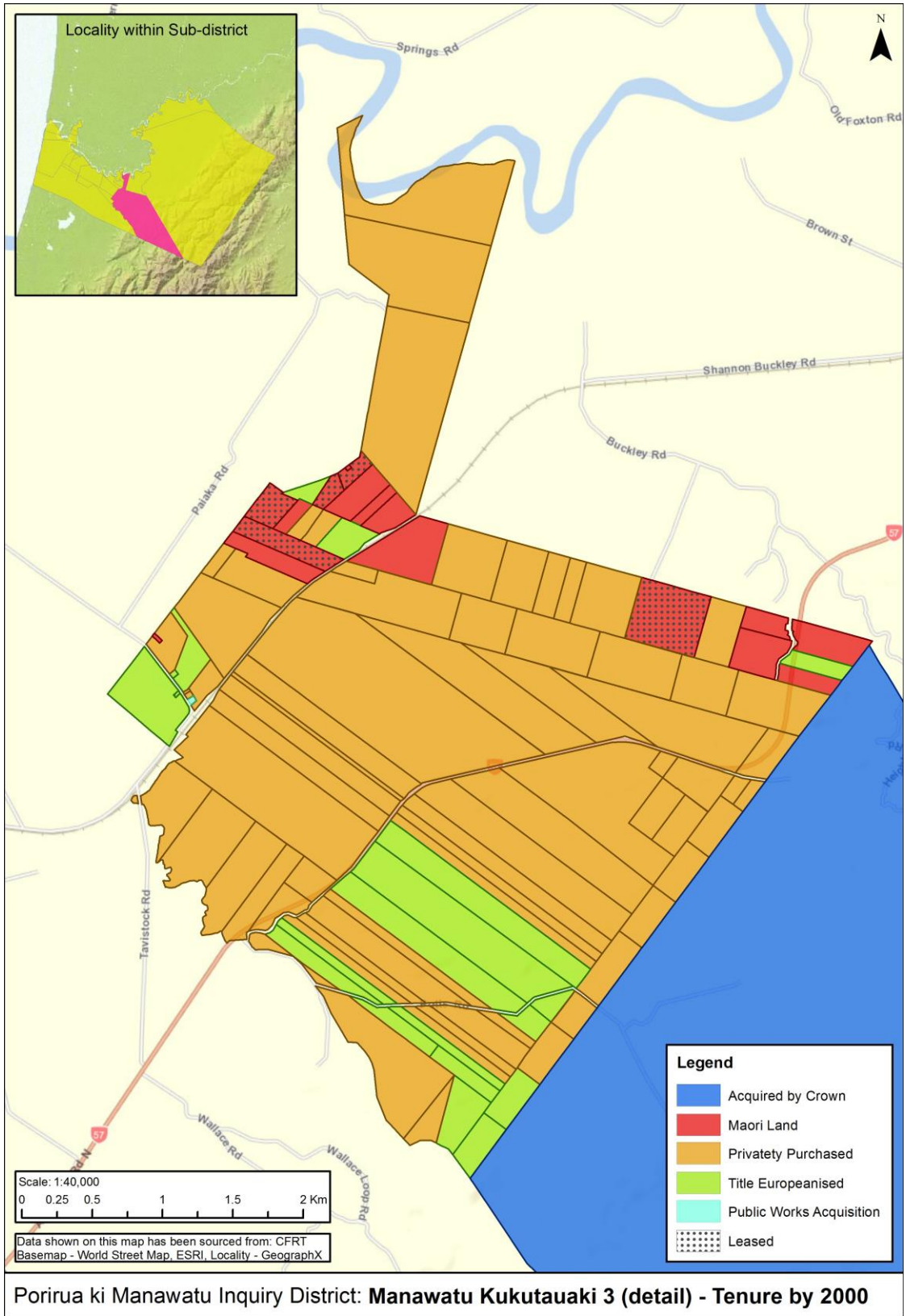
Comparatively little activity occurred within Manawatu Kukutauaki No.3 between 1925 and 1950. Six series of partitions occurred creating sections of 30 acres or less with awards going to small groups of owners. In the meantime, only two alienations occurred. By 1950, therefore, 1,268½ acres of Manawatu Kukutauaki No.3 (11.4%) still remained in Maori ownership.

In the years after 1950, the final partitions within Manawatu Kukutauaki No.3 occurred with five series of subdivisions occurring by 1954. The final subdivision, which was partly an amalgamation, occurred in 1964. Private purchasing again arose, however, and remained steady throughout the 1950s and 1960s with 12 transactions taking place involving 345¾ acres.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 040 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 32**



**MAP 33**

In addition, between 1967 and 1974 the titles of 16 sections were europeanised and they ceased to be Maori land. (542¼ acres) This particularly affected the lands at Ihakara east of highway 57. No further Maori land remained in that area by 1975. Although sales and europeanised titles affected some Maori land around Koputaroa, a fairly substantive block remained despite all of the adjacent Ohinekakeao block ceasing to be Maori land. By 1975, the remaining Maori land in Manawatu Kukutauaki No.3 had dropped to 380.5 acres. (3.4% of the entire Manawatu Kukutauaki No.3 block).

After 1975, a half dozen purchases in the 1980s and 1990s were centred around Koputaroa. Currently, 303¼ acres in 16 sections remains as Maori land. (2.7% of the entire Manawatu Kukutauaki No.3 block).

### *Manawatu Kukutauaki No.7*

Manawatu Kukutauaki No.7, with a total area of 11,306a. 1r. 36p.,<sup>15</sup> was awarded title as eight parent blocks. These blocks are not always adjacent. Generally, it can be said that the Manawatu Kukutauaki No.7 block grouping primarily lies along the southern part of the Manawatu subdistrict (ie along the northern boundary of the Horowhenua sub district.) It extends from the coast at Waitarere Beach and runs east to connect up with the Manawatu Kukutauaki No.3 block. The eight parent blocks were awarded title in 1873, but the block grouping is dominated by the Manawatu Kukutauaki No.7D block which accounts for 7,721½ acres of the total area. (68.2%)

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<sup>15</sup> The original surveyed acreage for the single parent blocks of Manawatu Kukutauaki No.7 was 11,005a. 1r. 37p. but the total area of the surveyed derivative subdivisions is 11,322a. 1r. 39p. and this is the final total area adopted for this block.

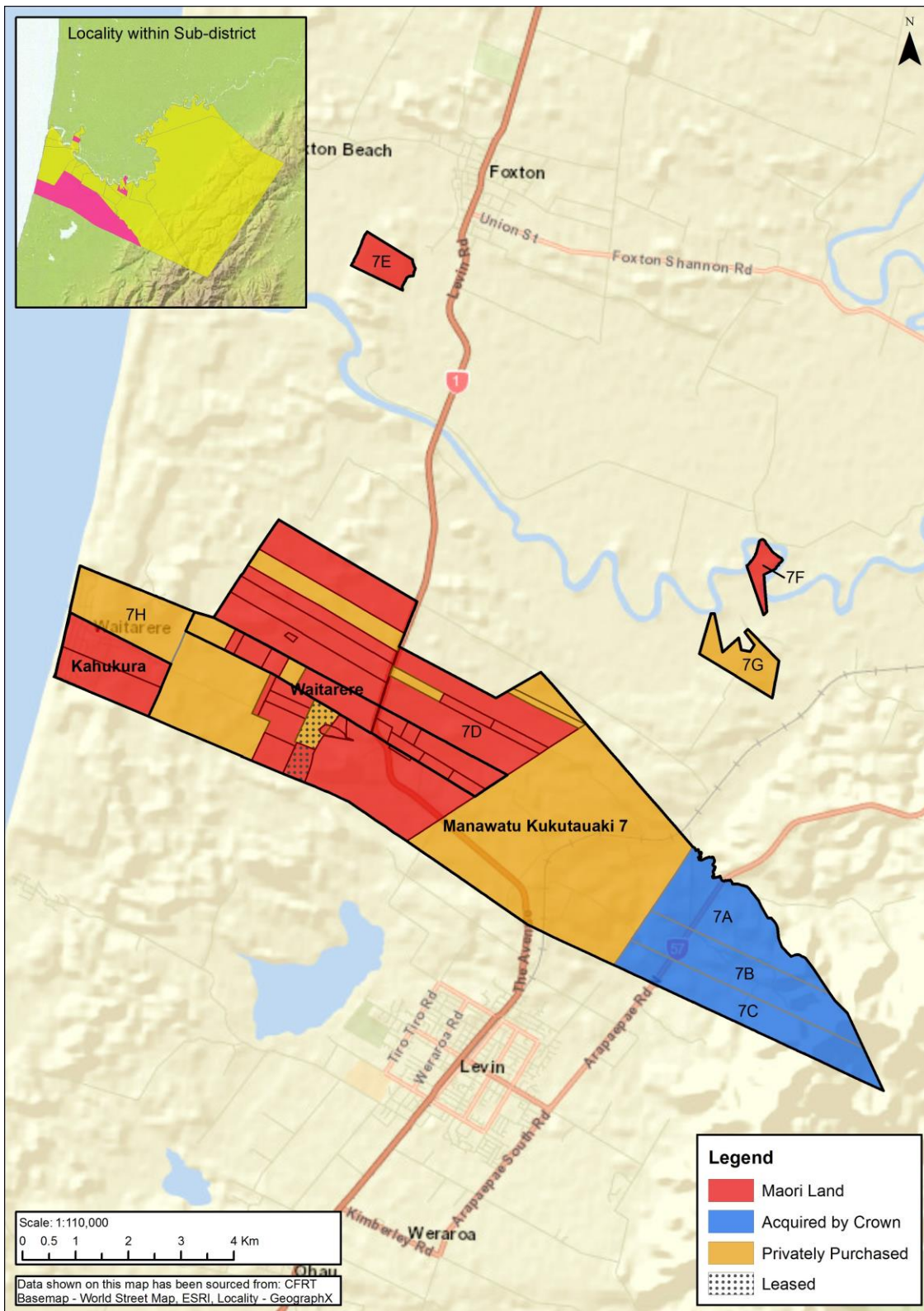
The Crown purchasing of areas within Manawatu Kukutauaki No.7 resulted in the acquisition of three parent blocks on 12 May 1876.

<b>Block</b>	<b>a.</b>	<b>r.</b>	<b>p.</b>	<b>Price</b>	<b>Proclaimed Waste Lands of the Crown</b>
Manawatu Kukutauaki No.7A	730	0	0	£278	14 Feb 1884
Manawatu Kukutauaki No.7B	730	0	0	£278	16 Jun 1881
Manawatu Kukutauaki No.7C	731	0	0	£278	16 Jun 1881

The 2,191-acre area of these three blocks accounted for 19.4% of the total area of the Manawatu Kukutauaki No.7 block grouping. Although, as with other Crown purchases, the areas awarded to the Crown were located in the east of the block grouping, not all of the land involved was hilly and the awards included arable land south of Koputaroa.

Following the Crown purchasing, two further parent blocks were completely acquired by private purchasing before 1900. Manawatu Kukutauaki No.7H was bought in 1882 and the three sections of 7G acquired in 1897. Before 1900, a great deal of title activity occurred with the Manawatu Kukutauaki No.7D parent block. In 1880, the first partition created three blocks of comparable size ranging from 2221 to 3100 acres. Two of these blocks had significant partitions: 7D1 in 1894 subdivided into 12 sections; 7D2 in 1885 into five partitions. 7D3 did not partition as the whole 3,100-acre block was privately purchased in 1885. In the meantime, 7D2 experienced three further partitions before 1900. Compared with other blocks in this sub-district, few purchases occurred within the 7D1 and 7D2 blocks prior to 1900 - just five sections with a total of 597 acres.

Taking into account all Crown and private purchases before 1900, a total of 3,686<sup>3</sup>/<sub>4</sub> acres of the Manawatu Kukutauaki No.7 block grouping remained in Maori ownership by the turn of the century (32.6% of the original area).



Porirua ki Manawatu Inquiry District: **Manawatu Kukutauaki 7, Kahukura and Waitare - Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 042 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

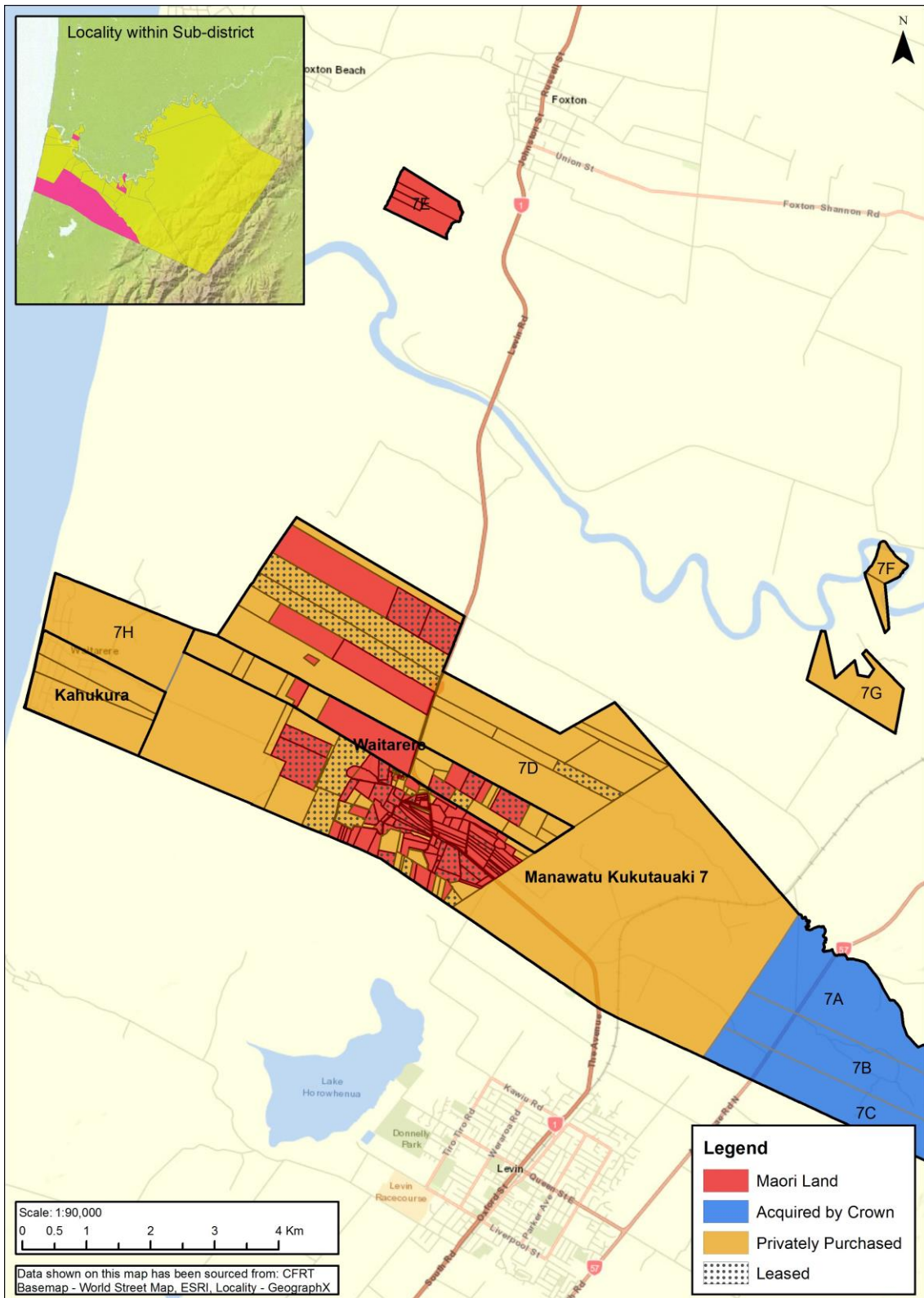
**MAP 34**

Between the years 1900 and 1925, a further parent block was purchased when the two sections of Manawatu Kukutauaki No.7F were acquired in 1910 and 1921 respectively.

Most title activity focused on the Manawatu Kukutauaki No.7D1 and 7D2 sections, however. After 1900 and before 1925, there were 34 rounds of partitions including a significant 1910 partition that created 72 sections out of 7D2D which had been over 2,200 acres in size. In all, over this period, a total of 182 sections were created. Of these 61 were less than five acres in size; 41 were 5-10 acres; 34 were 10-20 acres. Many of the smaller sections were awarded to sole owners or varying groups of less than five owners.

Not surprisingly, the period between 1900 and 1925 saw a large number of private sales. Beginning in 1908, with sales occurring in almost every year through to 1924, a total of 49 transactions occurred involving in total 2,038½ acres. Several Pakeha families made multiple purchases during this time: Davies, Brown, Cresswell, McDonald, Thorne, Horrobin. By 1925, therefore, 1,648¼ acres of land remained in Maori ownership – 14.6% of the Manawatu Kukutauaki No.7 block grouping's original area.

Although title and alienation activity slowed down for the period 1925 to 1950, nevertheless several actions did take place. Eight series of partitions occurred within 7D1 and 7D2 blocks. In relation to purchasing, there was some activity. Firstly, there were two small Crown purchases totalling 30 acres within 7E subdivisions. The remaining set of alienation of this period were private purchases within the 7D1 and 7D2 subdivisions. A total of 16 purchases occurred. The first series, before 1930, was a continuation of the land purchasing activities of the early 1920s. However, several purchases occurred during the mid-1930s all involving sections of 7D2D and one primary purchaser. Private purchasing then renewed after the war with eight purchases occurring from 1946 to 1950. By 1950, 1,143 acres remained in Maori ownership - 10.1% of the Manawatu Kukutauaki No.7 block grouping's original area.

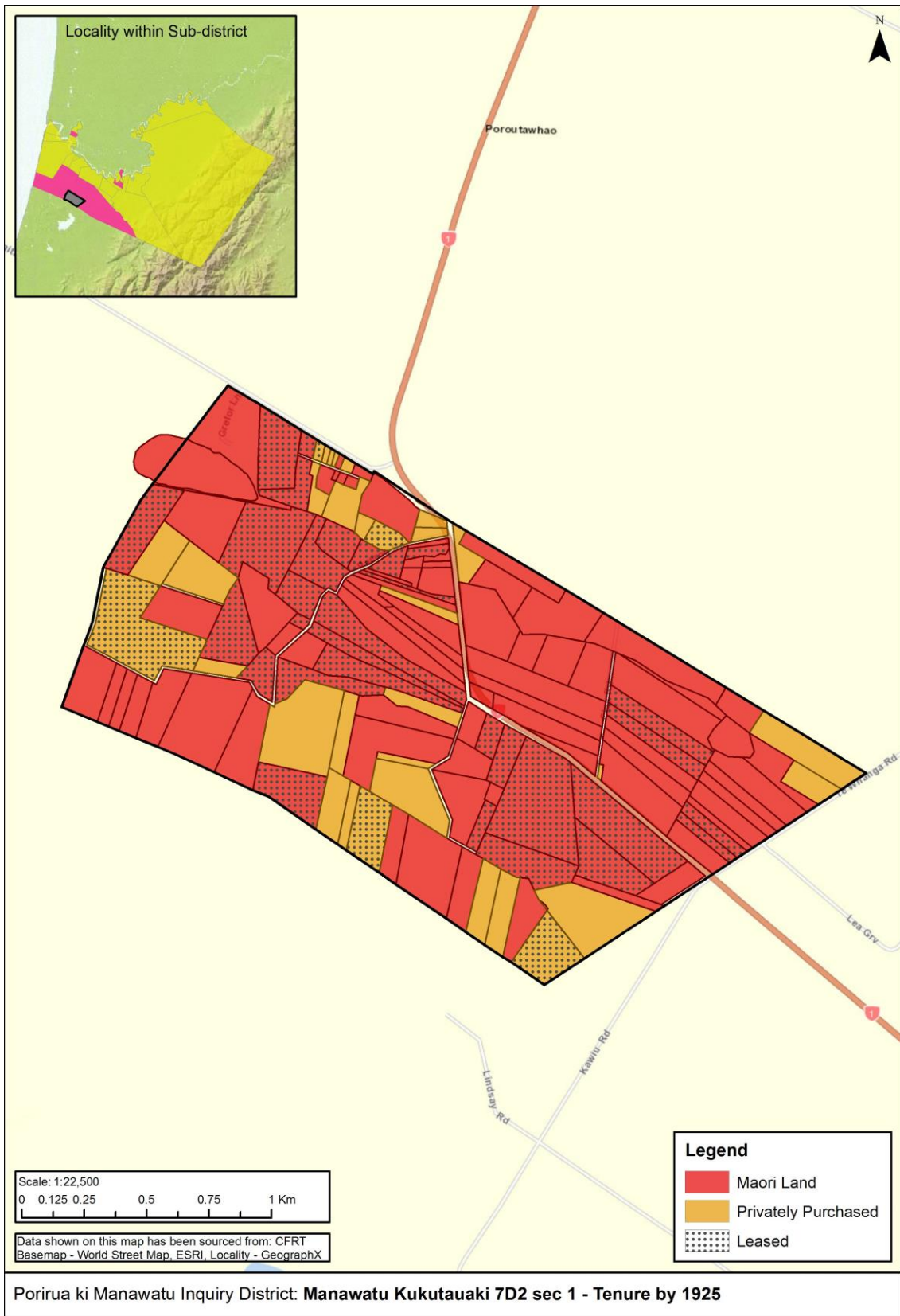


Porirua ki Manawatu Inquiry District: **Manawatu Kūkutuauaki 7, Kahukura and Waitarere - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 043 Map projection: New Zealand Transverse Mercator

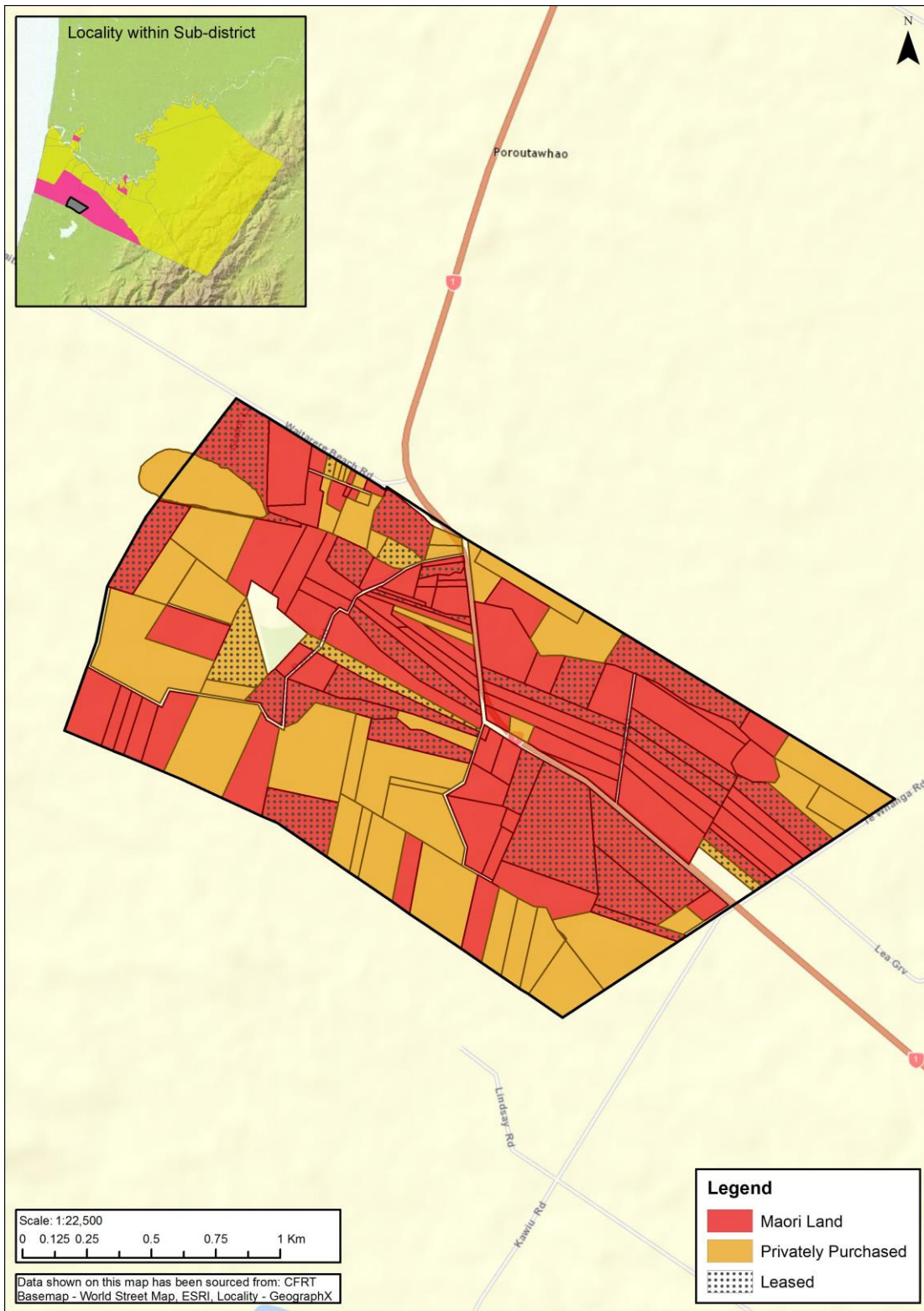
Date: 22/08/2017





Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 043 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



Porirua ki Manawatu Inquiry District: **Manawatu Kukuatauaki 7D2 sec 1 - Tenure by 1950**

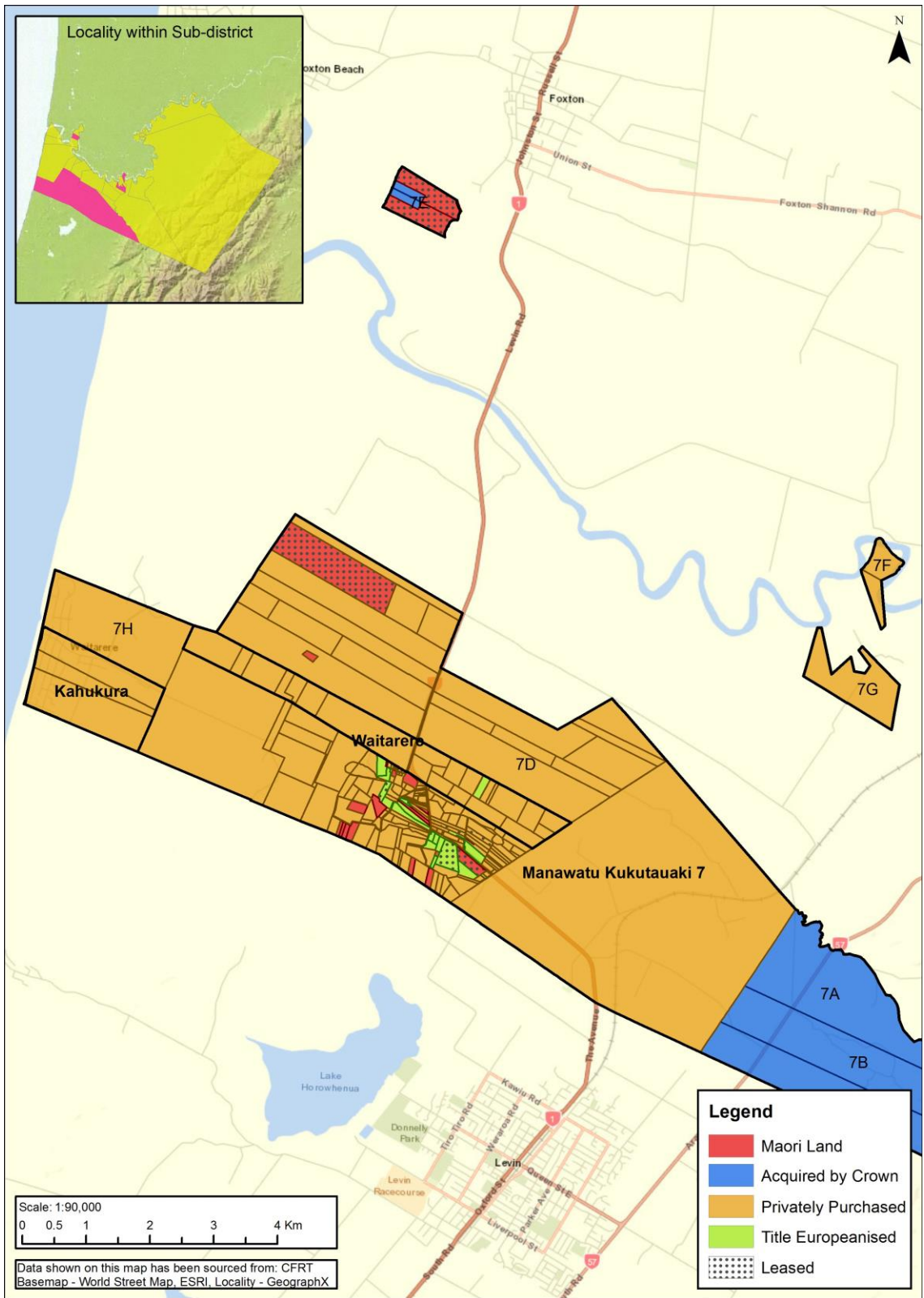
Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 044 Map projection: New Zealand Transverse Mercator

Date: 23/04/2017

**MAP 37**

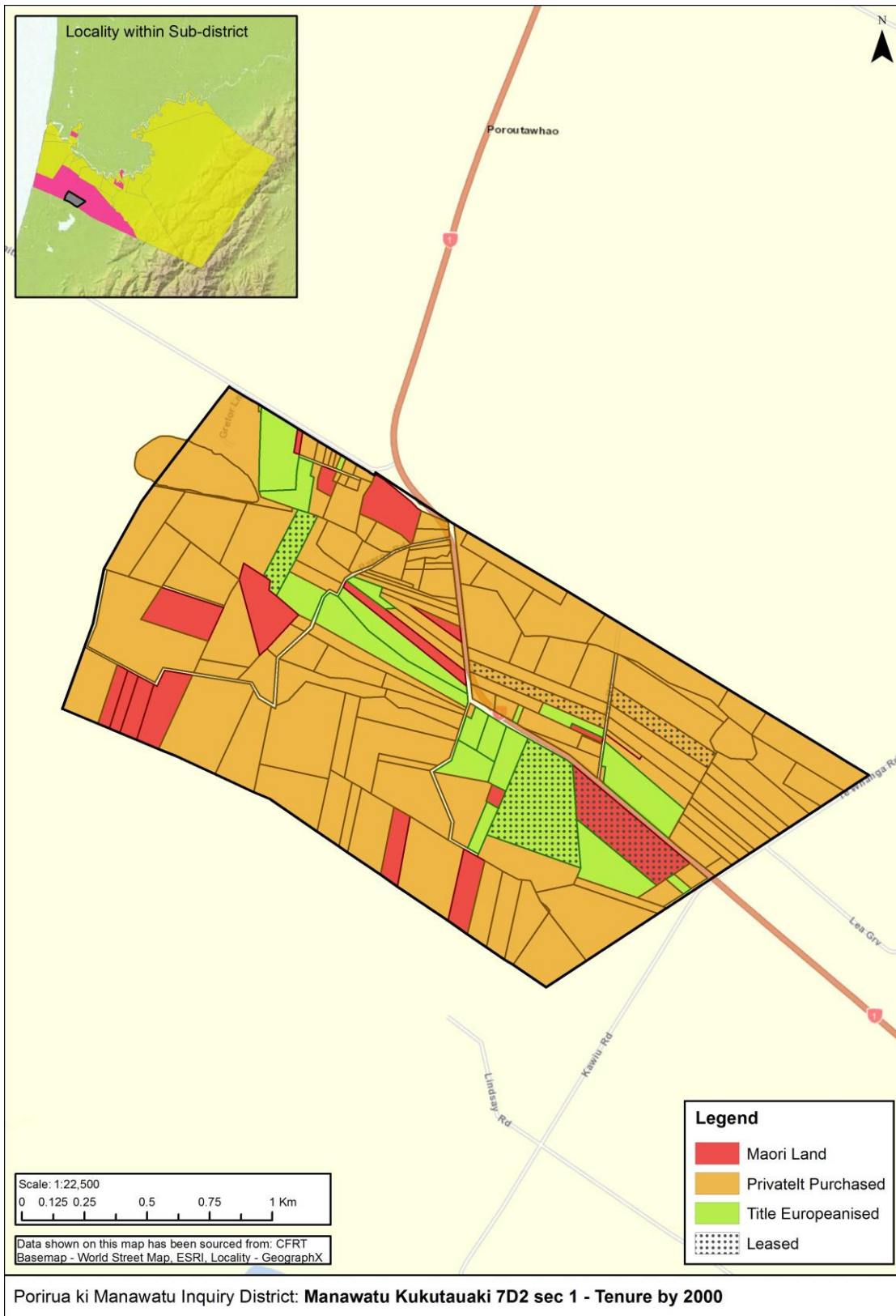
During the 1950s, another series of subdivisions occurred. From 1951 to 1959 there were eleven rounds of partitions. These mainly involved the creation of small blocks and the cutting out of the interests of sole owners from a larger group of owners. The 1950s also saw a renewed round of land purchasing especially among the small sections of 7D2D. This purchasing continued through into the 1960s. In total, between 1950 and 1975, 61 purchases occurred. One of the primary purchasers are the Stewart family who are involved in 34 of these purchases. Despite the large number of purchases, the total area involved is just 480¼ acres reflecting the small size of most of the sections that were acquired. In addition to purchasing, between 1967 and 1974, the europeanisation of title affected 21 primarily small blocks of less than five acres resulting in 126½ acres ceasing to be Maori land. By 1975, therefore, 536¼ acres remained in Maori ownership - 4.8% of the Manawatu Kikutauaki No.7 block grouping's original area.

After a handful more purchases of blocks with small acreages by 2000 a total of 500¾ acres remained as Maori land. (4.4%) There currently are 20 Manawatu Kikutauaki No.7 blocks with a total of 479 acres remaining as Maori land. Three blocks larger than 10 acres account for 63.5% of this area meaning that the other 17 blocks are small in area.



Porirua ki Manawatu Inquiry District: **Manawatu Kūkutaaki 7, Kahukura and Waitarere - Tenure by 2000**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 045 Map projection: New Zealand Transverse Mercator Date: 22/08/2017



**MAP 39**

### *Other Blocks*

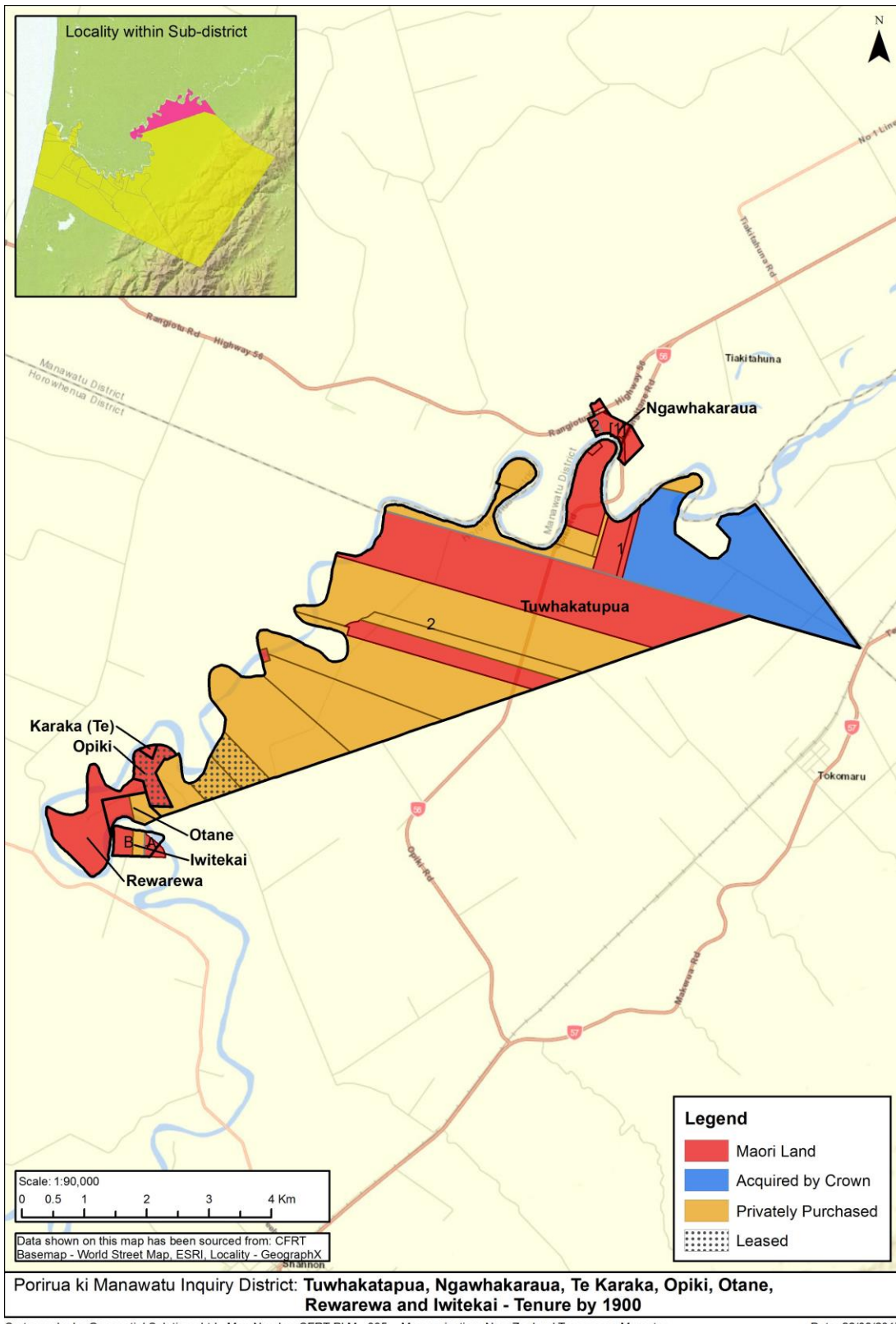
The Manawatu sub-district, despite the predominance of the Manawatu-Kukutauaki block groupings, has the most number of smaller blocks or block groupings of all the sub-districts presented in this report. Most of these blocks not only have a smaller land area, but they have a comparatively straightforward or short title history as well with few partitions and alienations.

To present a summary of these other blocks, the smallest blocks of less than 500 acres or so have been grouped together at the end of this subsection under a 'smaller blocks' sub-heading. Summaries for ten blocks are presented there. Otherwise, for the 14 other blocks, the order of the summary histories reflect the location of the land. Beginning with the Tuwhakatupua block, in the northeast corner of the sub-district, the summary narratives follow locations of blocks eastwards and to the south of the Manawatu River until the coast is reached. From there, the summary histories of the coastal blocks running to the south follow. Maps are presented to show the tenure development of the Tuwhakatupua block (and neighbouring small blocks). The tenure history of all other blocks are shown on the 'northwest blocks' series of maps.

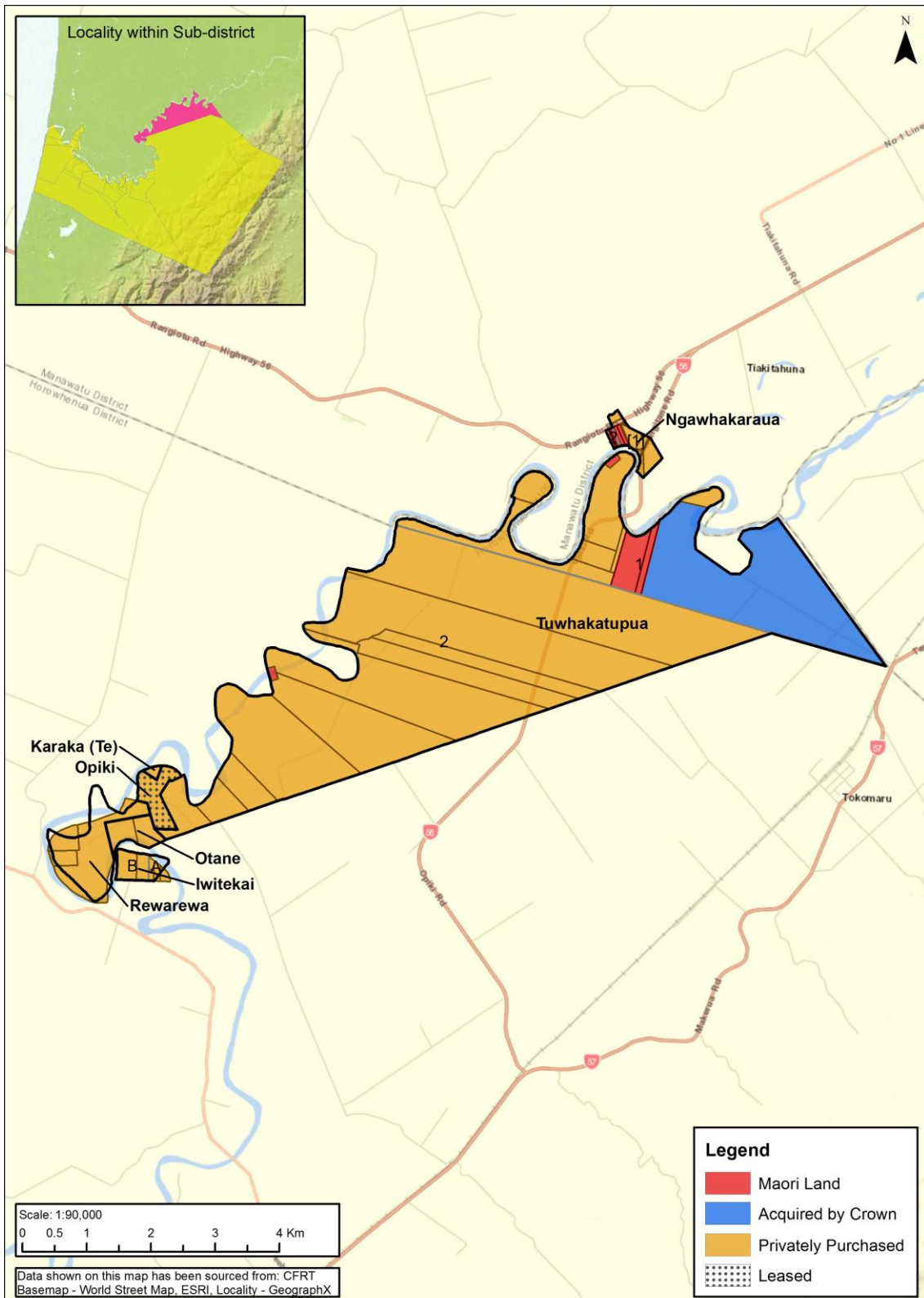
### **Tuwhakatupua**

This block grouping with a total area of 6,385 acres (at original survey), lies to the southwest of Palmerston North on the southern bank of the Manawatu River running as far down as Opiki. The southern border of the Tuwhakatupua consists of the northern boundaries of the Manawatu Kukutauaki No.2 blocks. The No.1 and No.2 parent blocks of Tuwhakatupua were awarded titles in 1874 and 1885 respectively.

Although the Crown began purchasing negotiations in both Tuwhakatupua parent blocks, by 1897 it had acquired 1,026 acres in Tuwhakatupua No.1 block only. At this time the 122-acre Tahitiki reserve was partitioned out of the Tuwhakatupua No.1 block as well as a further six subdivisions. Previous to this, the Tuwhakatupua No.2 block had been partitioned into eight variously sized sections.



**MAP 40**



Porirua ki Manawatu Inquiry District: **Tuwhakatupua, Ngawhakaraua, Te Karaka, Opiki, Otane, Rewarewa and Iwitekai - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 036 Map projection: New Zealand Transverse Mercator Date: 22/08/2017



Before 1900 private purchasing was also proceeding. During the 1890s, 13 private purchases occurred, eight of these being completed by members of the Akers family. A total of 3,297 acres was acquired. Combined with the Crown purchase, by 1900 a total of 4,323 acres had been purchased - 67.7% of the original area of the Tuwhakatupua blocks.

After 1900, a private purchase occurred in 1901 and another in 1912. The 1,479 acres acquired brought the total of purchased land by 1925 to 5,802 acres or 90.9% of the original land.

In 1927, the Tahitiki reserve was purchased and two other blocks. This alienation of 303 acres meant that by 1950, therefore, 6,105 acres had been purchased (95.6% of the original area). At some time after 1960 but before 1990, a further 264¼ acres was purchased leaving only a 6-acre pa reserve in Maori ownership today. (0.09% of the original area)

### **Manawatu Kukutauaki No.1**

The Manawatu Kukutauaki No.1 (2,076 acres) is located to the immediate east of Shannon township. The block received title in 1873. Within five years, however, it had been privately purchased by Robert Hart and Patrick A. Buckley. (For location of block, see Map No.28)

### **Opaekete**

The Opaekete block of almost 446¾ acres is located to the west of Shannon and lies on the southern bank of the Manawatu River. Piaka Road traverses the southern end of the block. Opaekete sits among a cluster of small to medium sized blocks including Aratangata, Waimakaira, Takapau, Ohinekakeao, Piaka and Otawhiwhi. Title was awarded for Opaekete in 1873. In 1885, the block was partitioned into six sections. The following year, the largest of these sections (No.1 block of almost 342 acres), was privately purchased as was the No.2 block (16½ acres). By 1900, therefore, just 19.8% of the block (88¼ acres) remained in Maori ownership. In the early 1920s, two more sections totalling just over 66 acres were purchased. By 1925, therefore, just under 22 acres (4.9%) remained in Maori ownership. In 1966, almost

17 acres was acquired leaving just one section of 5 acres (1.1%) remaining as Maori land today.

### **Ohinekakeao**

The Ohinekakeao block grouping is located to the west of Shannon and to the south of the Manawatu River. Piaka Road traverses the southern end of the block. The Ohinekakeao block grouping sits among a cluster of small to medium sized blocks including Aratangata, Waimakaira, Takapau, Opaekete, Piaka and Otawhiwhi. The two Ohinekakeao blocks, totalling 1,030½ acres were awarded title in 1879. By 1900, 635 acres of Ohinekakeao No.1 had been privately purchased and 300 acres of the No.2 block. This meant that by 1900, almost 90.7% of the Ohinekakeao block grouping had been sold. After 1900, and before 1950, the only activity was a 1941 partition to create five houselots. No sales occurred. In 1957 and 1961 two private purchases occurred. For four sections, after 1967 the titles were europeanised and they ceased to be Maori land. Currently around 4 acres remain as Maori land (0.4% of the original block)

### **Takapu**

The Takapu block grouping, consisting of 2 parent blocks totalling 525¼ acres, is located between the Manawatu Kukutauaki Nos 3 and.7 and the Ohinekakeao blocks. The two blocks, which are both generally triangular in shape, and had almost the same areas, were awarded title in 1874. By 1876, the Crown had purchased the 262½-acre Takapu No.2 block. The Takapu No.1 was partitioned in 1889. By this time there had been seven private purchases which totalled 250¾ acres. With the Crown purchase, by 1900 513¼ acres (97.7%) of Takapu had been alienated from Maori ownership. Of the four small sections remaining, a 3-acre section was sold in 1928 and the remaining three in 1972.

### **Waimakaira**

The Waimakaira Block began as an area of land lying within the boundaries of the Manawatu Kukutauaki No.7D block. Located to the south of Aratangata, title ultimately was awarded as one parent block on 26 January 1880. The total area of the block was 508¾ acres. The block

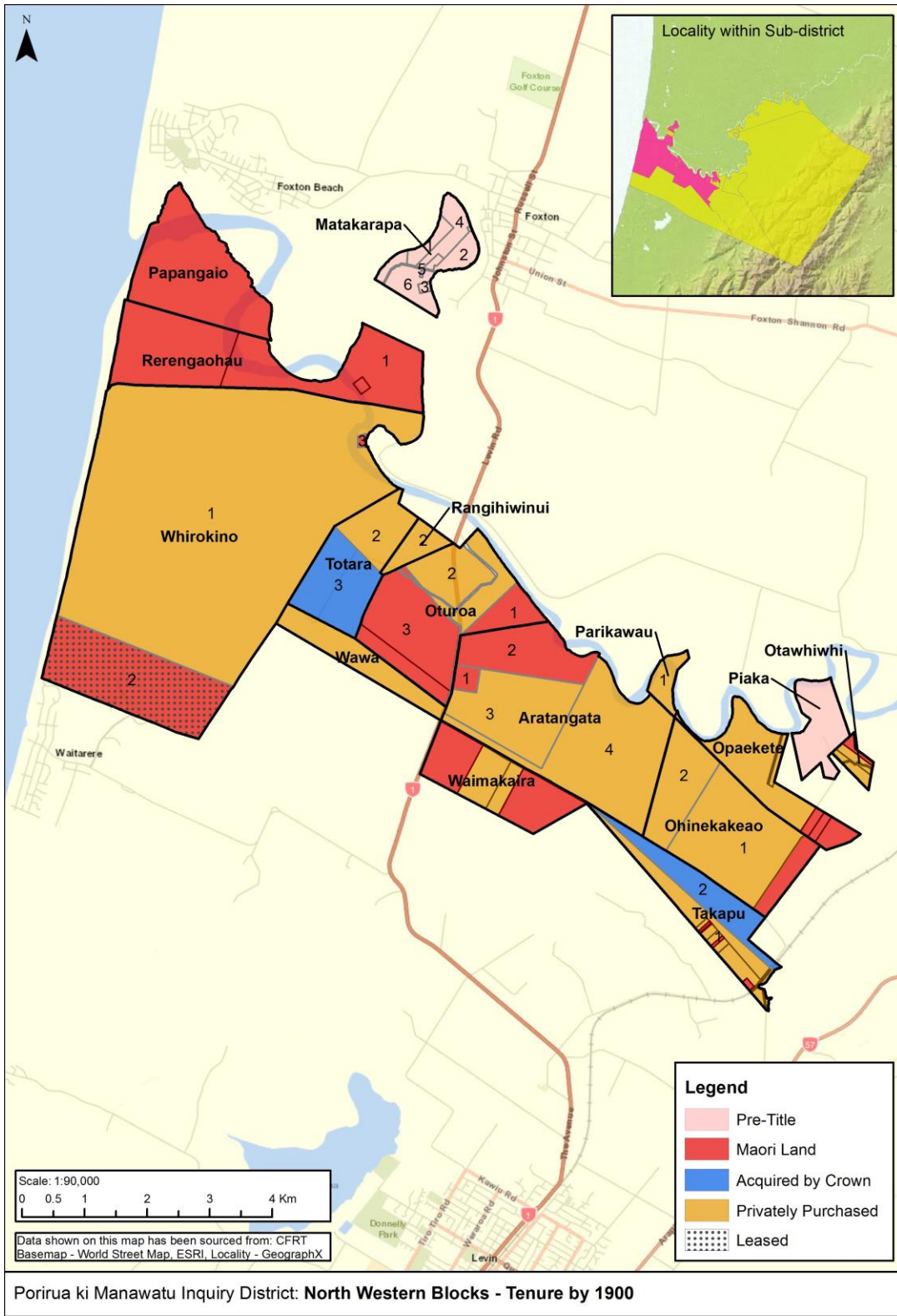
was partitioned into three comparatively even sized blocks in 1889 one of which was partitioned again. The first purchases in 1894 and 1896 involved 160¾ acres. (31.5%) In 1907 and 1910 there were further partitions. Between 1900 and 1925 there were three further purchases involving 205¼ acres. By 1925, therefore, 71.9% of the Waimakaira block had been purchased. After 1925 a further purchase occurred in 1929 involving 62½ acres taking the total purchased by 1950 to 428½ acres (84.2%). With two further purchases in the mid-1950s, all of the block had been acquired by 1975.

### **Aratangata**

The Aratangata grouping of blocks, which have a total area of just over 1,259 acres, are located in an area that lies on the immediate south of the Manawatu River, to the immediate east of the state highway and the immediate north of Koputaroa Road. The blocks did not receive titles until 1895 after the results of an earlier 1891 title case were annulled. Titles were issued for four parent blocks. Within a few years of title being awarded, Aratangata Nos.3 and 4 had been acquired by private purchasers. Two of the largest parent blocks, the total area acquired was 873 acres (69.3% of the total Aratangata block grouping).

Between 1900 and 1925, one partition occurred within the Aratangata blocks but no further land sales. Similarly, between 1925 and 1950, there were no further lands sales. Two series of partitions, however, meant that remaining Aratangata sections ranged from 7 to 40 acres in size. It is important to note also that the remaining Aratangata sections formed a bloc of Maori land with neighbouring Oturoa sections.

It was between the years 1950 and 1975 that the biggest changes occurred in the Aratangata block. Four blocks sold between 1955 and 1960 (1B., 2A3, 2A4, 2B) with one further block (1C) ceasing to be Maori land as a result of the post-1967 europeanisation of title legislation. (The neighbouring Oturoa block had a similar experience at this time resulting in the breakup of the bloc of Maori land that had persisted here for more than 60 years.) These two factors meant that by 1975, only four Aratangata blocks with a total area of 77 acres remained Maori land. (6.1% of the original block groupings) These lands have remained in Maori ownership.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 047 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 42**

## **Oturoa**

The Oturoa block grouping is located on the southern banks of the Manawatu River. The blocks are traversed in a north to south line by the state highway. Title to the block grouping, which is a few perches over 998 acres, was awarded in three parent blocks in 1895 after an earlier title was reheard. A further subdivision occurred before 1900 and 350 acres were purchased. (35.1% of the original block)

Between 1900 and 1925, three sets of partitions occurred and two alienations - the Oturoa No.1 block of 124½ acres and the No.3B block of 108 acres. This meant that 415½ acres remained in Maori ownership or 41.6% of the original block grouping. By 1950, with no further partitions and one small purchase of just under six acres, the situation essentially remained the same.

After 1960, matters changed dramatically with purchases occurring in that year and two more in 1971. The titles of two further blocks were europeanised by 1974. Today, three blocks with a total area of 102¾ acres remain in Maori ownership - 10.3% of the original area of the block grouping.

## **Totara**

This block grouping consists of two parent blocks totalling 556¼ acres that are situated to the northwest of the Oturoa blocks and south of the Manawatu River. Title was awarded in 1873. One block of 350¾ acres, known as Totara No.3 (62.9% of total area), was purchased by the Crown on 2 August 1876. The second block - Totara No.2 - was purchased by David Thomson Stuart on 25 May 1897.

## **Papangaio**

The Papangaio block of 840 acres is located on the coast lying on the immediate south side of the mouth of the Manawatu River. The block was not awarded title until 1891. No subdivision or alienation of land had occurred by 1900.

In 1923, the block was partitioned into nine variously sized sections ranging from 25 to 161 acres. By 1925, however, no alienations had occurred. The whole block remained Maori land as at 1950 as well. On 31 July 1946, however, subdivisions A-H were vested in the Ikaroa District Maori Land Board. By 1960, the Maori Trustee was requested to arrange a sale to the Crown. On 11 January 1962, the land was declared Crown land and designated a State Forest.

Papangaio was greatly affected by changes in the course of the Manawatu River to the extent that the remaining section J of 100 acres became situated on the north side of the River. In addition, an additional 72 acres was joined onto the block through accretion. In 1962, however, all of Papangaio J was taken for sand reclamation purposes. By 1975, therefore, no part of the Papangaio block remained as Maori land.

## **Rerengaohau**

This block of 1,127¼ acres lies south of Papangaio and extends from the coast through to the Manawatu River. Title was awarded in 1871. Thereafter, despite a partition in 1896 and another in 1927, nothing further occurred with the block until the 1950s. In 1956, three of the four partitions (totalling all but 10 acres of the blocks) were either privately purchased, vested in the Land Board, (subsequently the Maori Trustss) and partly on sold or were taken by the Crown for the purposes of sand dune reclamation. Today, only the 10-acre urupa remains in Maori ownership. (0.9% of the original area).

## **Whirokino**

The Whirokino block grouping (total area 4,971½ acres) is located on the coast north of the Waitarere Beach settlement. The grouping was awarded title as three parent blocks in 1885. By 1891, the largest of the three blocks - Whirokino No.1 of 4,255¼ acres - had been privately purchased leaving 715¼ acres (14.4%) remaining in Maori ownership as at 1900.

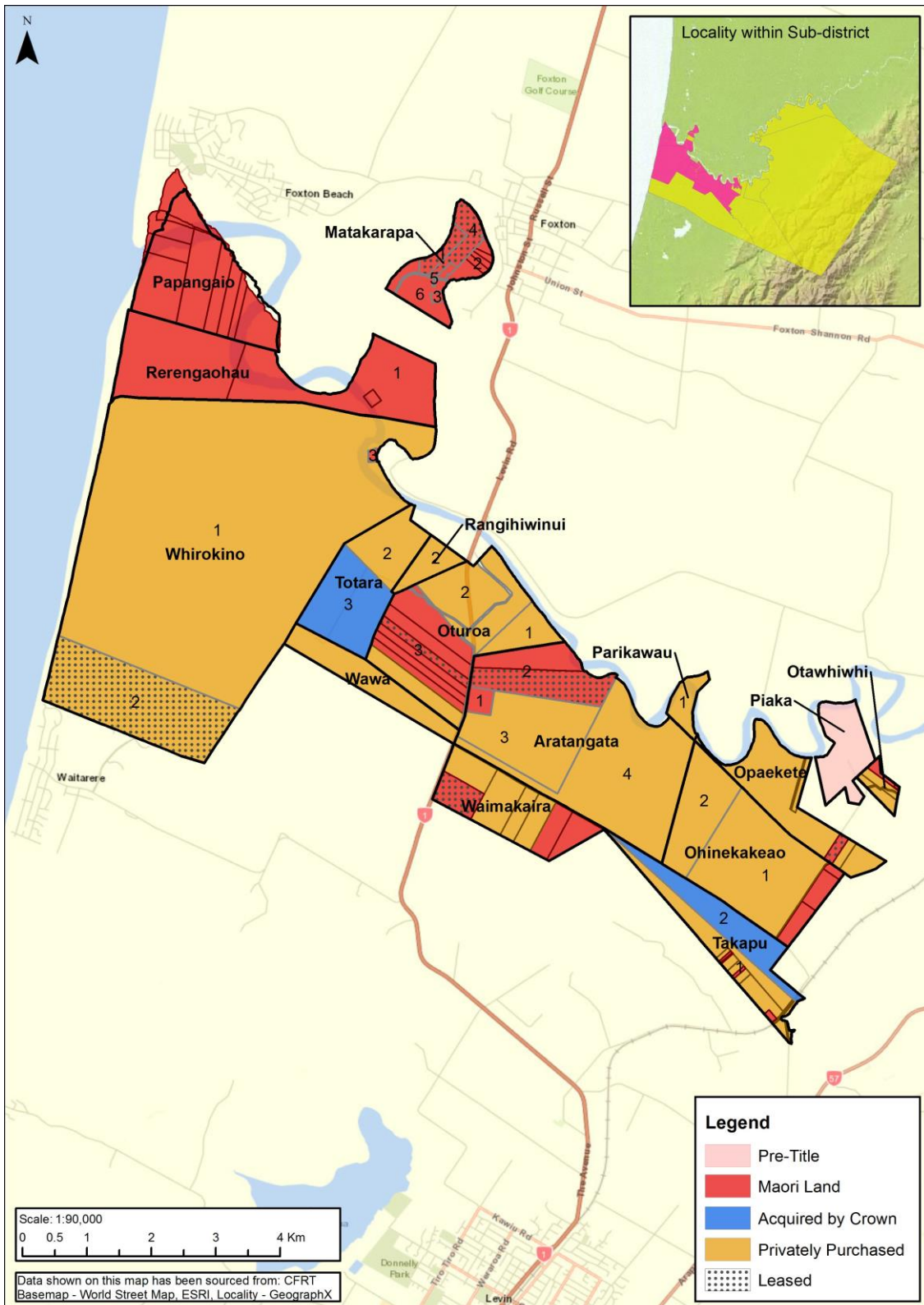
In 1902, however, Whirokino No.2 of 709¼ acres also had been privately purchased. By 1925, therefore, just 7 acres (0.1%) remained in Maori ownership. This block, reduced slightly from takings for river diversion, has remained as Maori land.

## **Waitarere**

The Waitarere block grouping of 810¼ acres, was originally part of the Manawatu Kukutauaki 7D block but was given a distinct title as eight parent blocks in 1892. The block grouping is located just inland from Waitarere beach and stretches in a southeasterly direction through to Te Whanga Rd. The eight parent blocks ranged in size from 25¾ to 192 acres. After title was awarded, partitioning continued through to 1900 with four series of subdivisions being created. Prior to 1900, only two private purchase involving 131 acres had occurred. Therefore, by 1900, 83.8% of the block remained in Maori ownership.

It was the following twenty five years during which most of the purchasing of land occurred. A total of 15 purchases, primarily in the years 1910-1915 and 1919-1923, acquired a total of 527 acres. By 1925, therefore, only 150¼ acres of Waitarere remained as Maori land. (18.8% of the original block grouping)

Before 1950, two further purchases had occurred in 1929 and 1949 involving 43½ acres in total. By 1950, therefore, 86.6% of the Waitarere block had been purchased. By 1975, there was no Maori land remaining in Waitarere as a result of three purchases (1957, 1958, 1967) and one europeanised title.



Porirua ki Manawatu Inquery District: **North Western Blocks - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 048 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



## **Kahukura**

The Kahukura blocks were coastal blocks occupying much of the land on which the Waitarere Beach settlement is located today. The 545½ acre Kahukura blocks did not receive their titles until 1900 when two parent blocks of equal size were created. One block was sold in 1905, the other divided into two sections one of which was sold in 1910 and the other in 1920.

## **Smaller Blocks**

As noted previously, there are ten blocks in this sub-district than are less than 400 acres in size. Several are very small blocks. These blocks sit in two groupings. Six of the blocks adjoin the Tuwhakatupua block and the remaining four are riverside blocks that sit in between the northwestern blocks of the sub-district. In addition, there is also the **Wawa** block, (275 acres) which initially was part of Manawatu Kukutauaki 7D but was privately purchased by 1885.

The summary histories of the blocks situated around Tuwhakatupua are as follows: (For land tenure maps of these blocks see Map Nos.40 & 41)

- **Ngawhakaraua:** The Ngawhakaraua block grouping is located on the northern bank of the Manawatu River across the river from the Tuwhakatupua block and in the vicinity of Tiakitahuna. Also Rangitane Road runs through the blocks. The Ngawhakaraua block grouping, totalling just over 86½ acres, was awarded title as two parent blocks in 1869 and 1870. Prior to 1900 there were no land purchases and only one partition. Most activity on the block occurred between 1900 and 1925. The two partitions of 1917 and 1921 occurred against a backdrop of private purchasing activity. The first purchase, in 1908, acquired a small 5-acre block of land only. Between 1915 and 1927, however, the Avle family completed the purchase of seven sections. By 1927, therefore, just over 68¾ acres of the blocks (79.5%) had been purchased. This left three sections totalling 10 acres which currently remain as Maori land.

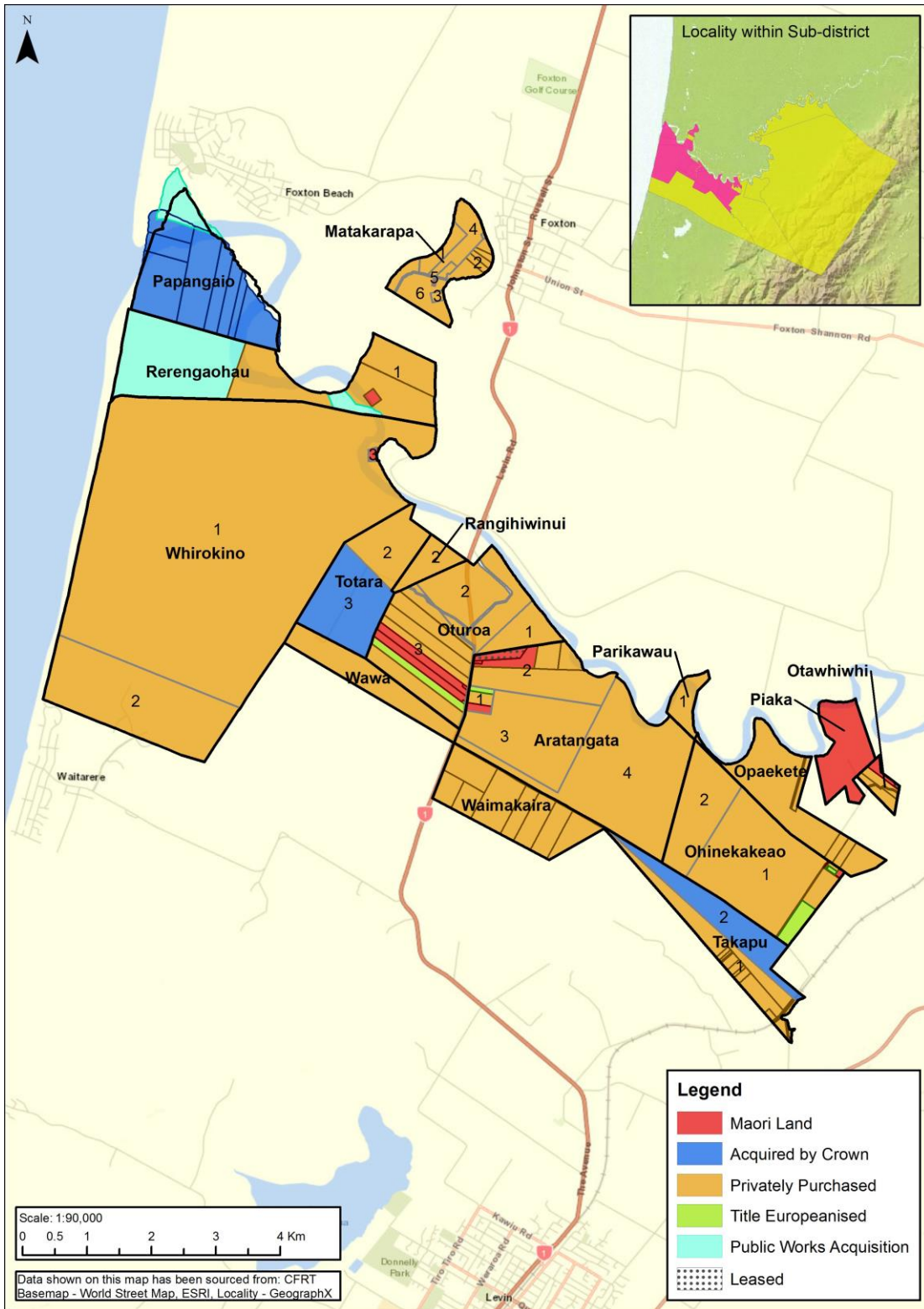
- **Te Karaka:** Te Karaka is a very small triangular 8-acre block located on the south bank of the Manawatu River. It is surrounded by the Opiki block. Title was awarded in 1898 to just two owners. Within two years, the block had been sold.
- **Opiki:** Located on the southern banks of the Manawatu River, the 86-acre Opiki block was situated east of the Tuwhakatupua block and situated among a cluster of small blocks including Te Karaka, Otane, Rewarewa and Te Iwitekai. Title was awarded in 1879. The block was privately purchased in 1900.
- **Otane:** Title was awarded for the 80-acre Otane block in 1885. In 1899 Otane was partitioned into two evenly-sized sections. One section was privately purchased in the same year. The second block was acquired in 1914.
- **Rewarewa:** The 257¼ Rewarewa block is located within a pocket of land formed by the course of the Manawatu River. Title was awarded in 1885 and the block partitioned in 1905 and 1909. The three sections thereby created were purchased in 1909 and 1912.
- **Te Iwitekai:** The small Te Iwitekai blocks, with a total area of just over 75½ acres, are located within a pocket of land formed by the course of the Manawatu River, north of the Foxton-Shannon Road and either side of the Poplar North Road. On the other side of the River are a cluster of small blocks (Rewarewa, Otane, Opiki, Te Karaka). Two parent blocks were created when the title was investigated in 1873. Between 1881 and 1904, three partitions created six sections. One of these blocks was sold prior to 1900 (19¼ acres: 25.2%) with the rest purchased before 1925.

The following summary histories are for the four riverside blocks located in the north-western part of the Manawatu sub-districts: (For land tenure maps of these blocks see Map Nos.42-44)

- **Otawhiwhi:** The Otawhiwhi block of 63¾ acres is located to the west of Shannon and lies on the southern bank of the Manawatu River next to the Piaka block. Title was

awarded in 1873 with only one partition occurring prior to 1900. Two blocks totalling 50 acres were purchased before 1900 leaving  $13\frac{3}{4}$  acres (21.6%) in Maori ownership. A small section of just over  $1\frac{1}{4}$  acres was acquired by the Crown in 1930. In addition, in 1997, a small section of 9 perches became general land in 1997. Today, one section of  $12\frac{3}{4}$  acres remains. (19.2%)

- **Parikawau:** The Parikawau block of  $79\frac{1}{4}$  acres, located in an area formed by a bend in the Manawatu River, lies north of the Aratangata block. Parikawau received title in 1869 but was subsequently sold. The block was privately purchased in 1879.
- **Rangihwinui:** The  $99\frac{1}{2}$ -acre Rangihwinui block is situated between the Oturoa, Totara and Whirikino blocks. Title was awarded in 1874. Nothing further is recorded of the block until it was sold in 1898.
- **Matakarapa:** The Matakarapa block grouping is situated on the southwestern outskirts of Foxton township. The blocks originally lay on a peninsula of land created by the course of the Manawatu River. Since the blocks were established, however, the course of the river has changed and the waterway now lies to the south of these blocks. The six parent blocks, with a combined total area of  $315\frac{3}{4}$  acres, were not awarded a title until 1905. Little further is recorded in relation to Matakarapa other than partitions occurring in 1917 and 1919. Between the years 1961 and 1965, Douglas Stewart acquired eight out of the ten Matakarapa block then in existence. This left only  $10\frac{1}{2}$  acres in two sections in Maori ownership. (3.3% of the original block grouping area). The larger of these blocks was also acquired at some time before 1990 leaving just one block of almost  $1\frac{1}{4}$  acres today in Maori ownership.



Porirua ki Manawatu Inquery District: **North Western Blocks - Tenure by 2000**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 049 Map projection: New Zealand Transverse Mercator

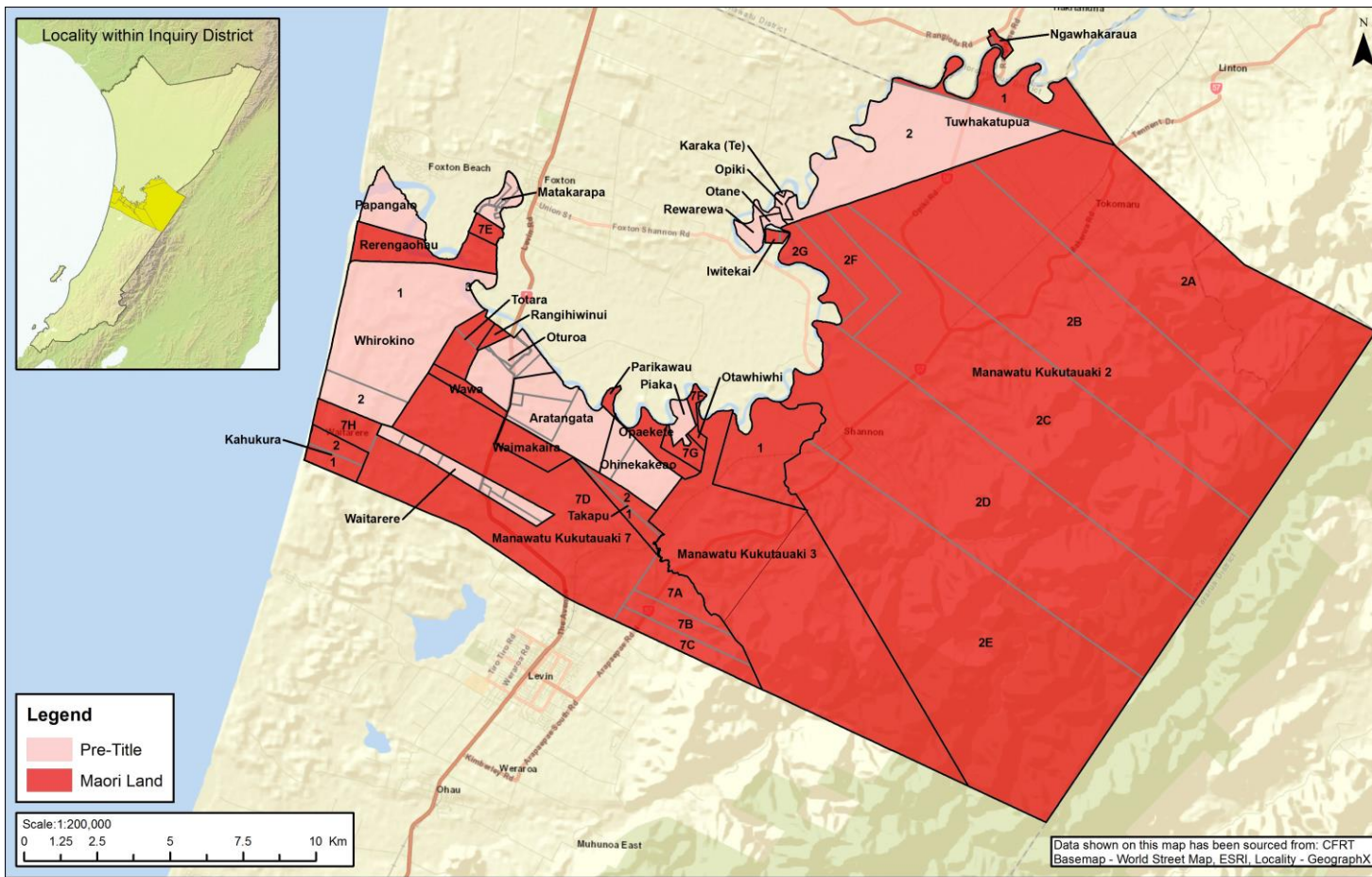
Date: 22/08/2017

### *District Grouping Analysis*

The Manawatu Blocks sub-district stretches from Tokomaru in the north, to Waitarere in the west and on the coast running east to the Tararuas and the eastern boundary of the Inquiry District. With an area of 104,472 acres, the sub-district lies between the Rangitikei-Manawatu sub district and the Horowhenua Blocks sub-district.

This district grouping consists of 27 blocks and block groupings with a total of 66 parent blocks. As noted previously, this subdistrict is formed around the creation in 1873 of four Manawatu-Kukutauaki block groupings (1, 2, 3 and 7). These four blocks with a common title history account for more than 80% of the area of the sub-district. The remaining 20% are a myriad of almost two dozen smaller blocks that run up the coast from Waitarere to the southern side of the Manawatu River mouth and then inland along the course of that river and just to the immediate north of the four Manawatu-Kukutauaki block groupings.

As for other sub-districts, this brief analysis will further summarise the titling and alienation experience of the blocks and block groupings of this sub-district, it will present tables and maps that demonstrate this experience and commentary will be provided on similarities and differences within the sub-district as well as any discernible pattern or trends within blocks and between blocks.



Porirua ki Manawatu Inquiry District: **Manawatu Blocks Sub-district - Tenure by 1875**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 027 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 45**

## Block Statements

The following block statements are a further summary of the material presented on each of the blocks and block groupings of this sub-district. As noted previously, the intention of creating a further synopsis was to aid with analysis but it also provides a quick reference for report users as well.

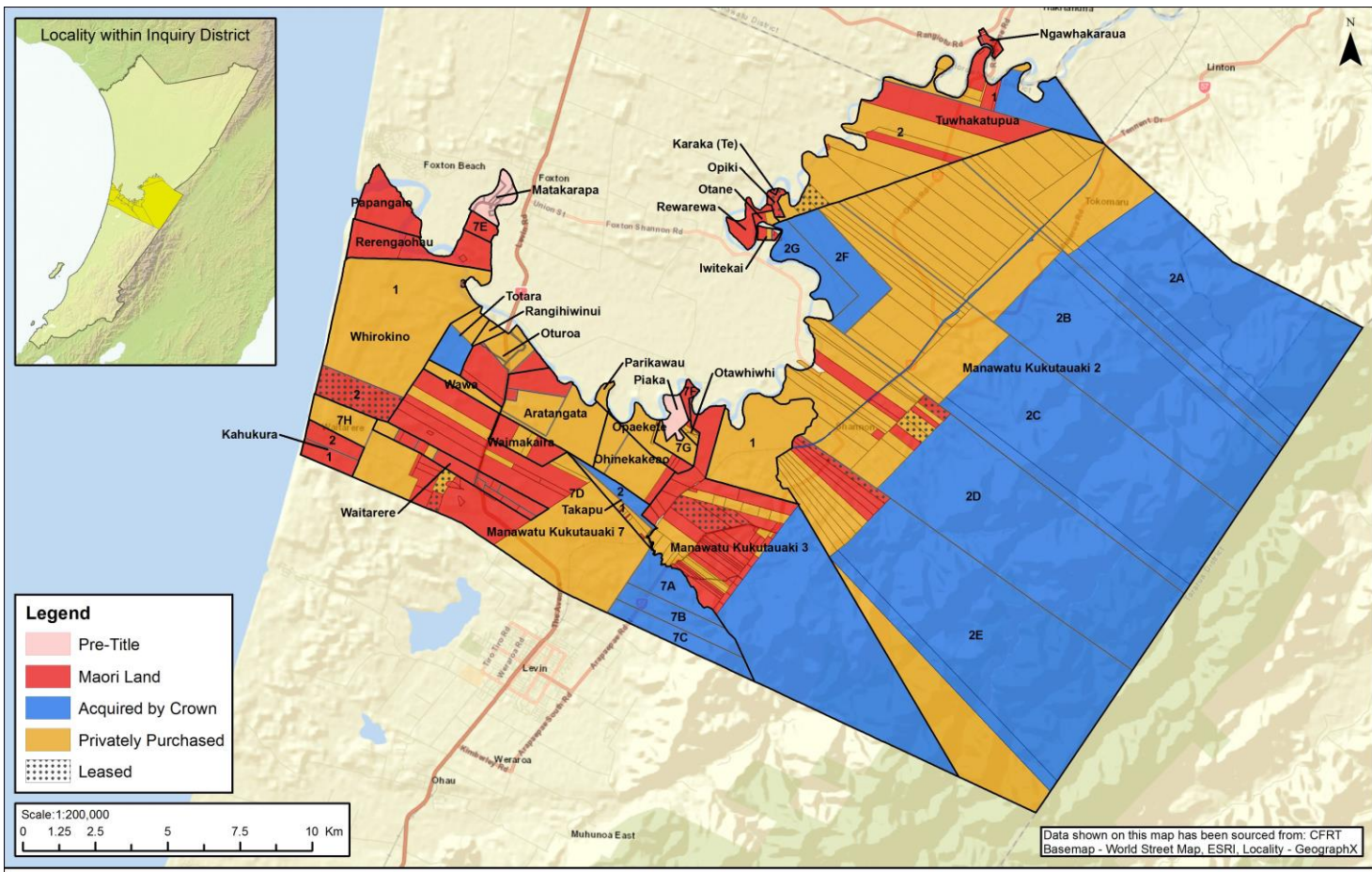
- **Manawatu Kukutauaki No.2:** although one of the largest block groupings in the Inquiry District, Manawatu Kukutauaki No.2 had a comparatively straightforward history of alienation. Awarded in 1873 as seven parents blocks, the 59,133-acre block grouping was soon included within Crown purchasing negotiations with the result that 36,385½ acres (61.5%) was acquired by 1885. Thereafter, the Wellington Manawatu Railway Co. purchased significant areas of land during the 1880s. (18,861½ acres - a further 32.1% of the original area of the block grouping.) In the following decade, 13 further private land transactions meant that by 1900 just 1,462¾ acres in 10 sections remained in Maori ownership. (2.5% of the original area). During the 20th century private purchasing continued. By 1925, 1,115¾ acres remained in Maori ownership. (1.9%). Before 1950, a further purchase occurred reducing the amount that remained in Maori ownership to 777 acres (1.3%). Although no new purchases occurred through to 1975, the europeanisation of title for three blocks left just 735¾ acres in Maori ownership. (1.2%). Today, just under 633 acres (1.1%) in five sections remaining in Maori ownership.
- **Manawatu Kukutauaki No.3:** The Manawatu Kukutauaki No.3 block of 11,130 acres (awarded title as one block in 1873) was also subjected to Crown purchasing in the 1870s and 7,400 acres were acquired. (66.5%). The remainder of the block, initially known as Ihakara's Reserve, went through a series of subdivisions prior to 1900 that created almost 50 blocks. The private purchasers were at hand to acquire these blocks with 23 sections being purchased by 1900 almost all by one person. By 1900 a total of 2,758 acres of Manawatu Kukutauaki No.3 (24.8%) remained in Maori ownership. Partitioning and private purchasing continued to be the hallmarks of the blocks grouping after 1900. Further private purchases meant that by 1925 there were 1,330 acres remaining in Maori ownership - 11.9% of the original block. Little further activity occurred until after the 1950s but two purchases occurred reducing the block further to 1,268 acres (11.4%). Between 1967 and 1974 the titles of 16 sections were Europeanised involving 542 acres and they ceased to be Maori land. Private purchasing remained steady throughout the 1950s and 1960s with 12 transactions taking place (involving 345 acres). By 1975, the remaining Maori land in Manawatu Kukutauaki No.3 had therefore dropped to 380 acres. (3.4%) With further purchases in the 1980s and 1990s, currently, 303 acres in 16 sections remains as Maori land. (2.7% of the entire Manawatu Kukutauaki No.3 block).

- Manawatu Kukutauaki No.7: with a total area of 11,306 acres, titles were awarded in 1873 as eight parent blocks although these blocks were not always adjacent to each other. Crown purchasing resulted in the acquisition of Manawatu Kukutauaki Nos.7A-C blocks in 1876. At 2,191 acres, these blocks accounted for 19.4% of the total area of the block grouping. Before 1900, private purchasing acquired the 7G and 7H blocks. In addition, there was some purchasing activity within the 7D block which accounted for 7,721½ acres of the total area of the block grouping. (68.2%) The most significant action was the private purchase of 7D3 (3,100-acres). Taking into account all Crown and private purchases before 1900, a total of 3,686¾ acres of the Manawatu Kukutauaki No.7 block grouping remained in Maori ownership by the turn of the century (32.6% of the original area). Between 1900 and 1925, there were 34 rounds of partitions in Manawatu Kukutauaki 7D creating 182 sections. Within the context of this intensive subdivision, a total of 49 private purchase transactions occurred involving 2,038½ acres. By 1925, therefore, 1,648 acres of land remained in Maori ownership - 14.6% of the Manawatu Kukutauaki No.7 block grouping's original area. Purchasing continued after 1925 with 16 transactions taking place before 1950 by which time 1,143 acres remained in Maori ownership (10.1%) Partitioning continued throughout the 1950s and purchasing during the 1950s and 1960s. The europeanisation of title affected 21 primarily small blocks of less than five acres resulting in 126 acres ceasing to be Maori land. By 1975, therefore, 536¼ acres remained in Maori ownership - 4.8% of the Manawatu Kukutauaki No.7 block grouping's original area. With further purchases having occurred before 1990, currently, there are 20 Manawatu Kukutauaki No.7 blocks with a total of 479 acres remaining as Maori land.
  
- Other Blocks: within this subdistrict there are nine blocks that range from 800 to 6,400 acres that run up the coast from Waitarere beach to the mouth of the Manawatu River and then run inland along the southern bank of the river. These blocks have varying histories.
  - Aratangata: 1,259 acres. Title in 1895 as four parent blocks. By 1900, 873 acres had been privately purchased (69.3% of the total Aratangata block grouping). Although a few partitions occurred, there were no further sales until 1955 after which four blocks sold by 1960 with one further block ceasing to be Maori land from title europeanisation. By 1975, only four blocks remained with a total area of 77 acres. (6.1%) These lands have remained in Maori ownership.
  - Manawatu Kukutauaki No.1: 2,076 acres. Title in 1873. Privately purchased in 1878.
  - Ohinekakeao: 1,030½ acres. Awarded title as two parent blocks in 1879. No.2 block of 300 acres was purchased by 1900, as well as 635 acres of No.1. This meant by 1900 almost 90.7% of the Ohinekakeao block grouping had been sold. Following two further purchases of partitions in 1957 and 1961, and the europeanisation of title of four sections, meant that all but 4 acres (0.4 % of original block) of Ohinekakeao ceased to be Maori land.
  - Oturoa: 998 acres. Title awarded in three parent blocks in 1895. The block was partitioned before 1900 and one sale of 350 acres occurred (35.1% of the original block) With further partitioning after 1900, two further purchasez



occurred by 1925 meaning that 415½ acres remained in Maori ownership (41.6% of the original block grouping). Purchasing after 1960 and europeanisation of title before 1975 has resulted in just 102¾ acres remaining in Maori ownership - 10.3% of the original area of the block grouping.

- Papangaio: 840 acres. Title in 1891. Despite partitioning, by 1925 no alienations had occurred. In 1946, all (A-H) but one subdivision had been vested in the Ikaroa District Maori Land Board. By 1960, the Maori Trustee arranged a sale of the land to the Crown and the land was set apart as a State Forest. The remaining 100-acre section (J) was taken in 1962 for sand reclamation purposes.
- Rerengaohau: 1,127¼ acres. Title in 1871. In 1956, three of the four partitions were either private purchased or were taken by the Crown for the purposes of sand dune reclamation. Today, only the 10-acre urupa remains in Maori ownership. (0.9% of the original area).
- Tuwhakatupua: 6,385 acres. Title given as two parent blocks in 1874 and 1885 respectively. By 1897 the Crown had acquired 1,026 acres of Tuwhakatupua No.1. During the 1890s, 13 private purchases occurred. Combined with the Crown purchase, by 1900 a total of 4,323 acres had been purchased – 67.7% of the original area of the Tuwhakatupua blocks. Private purchasing occurring in 1901 and 1912 increased the total of purchased land by 1925 to 5,802 acres (90.9%). With two additional small purchase, by 1950 6,105 acres had been purchased (95.6% of the original area). At some time after 1960 but before 1990, a further 264¼ acres was purchased leaving only a 6-acre pa reserve in Maori ownership today. (0.09% of the original area)
- Waitarere: 810¼ acres with title awarded as eight parent blocks in 1892. With two private purchases involving 131 acres by 1900, 83.8% of the block remained in Maori ownership. After 1900, 15 purchases occurred involving 527 acres. By 1925, therefore, only 150¼ acres remained. (18.8%) Two further purchases occurred in 1929 and 1949. By 1950, therefore, 86.6% of the Waitarere block had been purchased. By 1975, there was no Maori land remaining in Waitarere as a result of three purchases (1957, 1958, 1967) and one europeanised title.
- Whirokino: 4,971½ acres. Title awarded as three parent blocks in 1885. By 1900, Whirokino No.1 of 4,255¼ acres had been privately purchased leaving 715¼ acres (14.4%) remaining in Maori ownership. Whirokino No.2 of 709¼ acres was privately purchased in 1902. Today just 7 acres (0.1%) remains in Maori ownership.



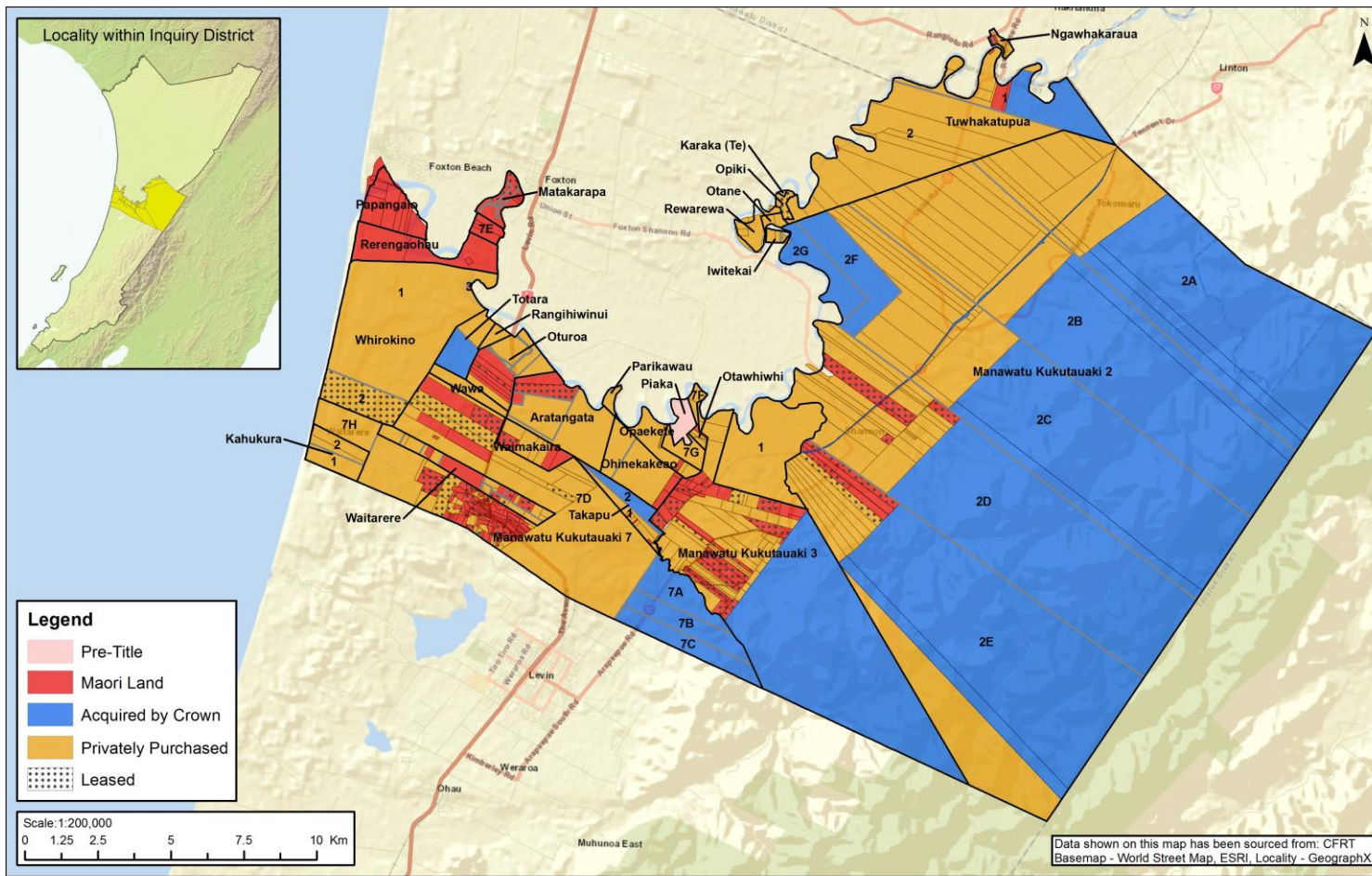
Porirua ki Manawatu Inquiry District: **Manawatu Blocks Sub-district - Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 028 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 46**

- Smaller blocks: Interspersed among the other blocks noted above are 16 small blocks which also have straightforward or often short histories:
  - Te Iwikai: two small parent blocks of just over 75½ acres. Title awarded in 1873. Just over a quarter of the block was sold prior to 1900 and the rest before 1925.
  - Kahukura: two parent blocks of 545½ acres. Title awarded in 1900. The three sections created were sold in 1905, 1910, 1920..
  - Te Karaka: 8-acre block that received title in 1898 and was sold by 1900.
  - Opiki: 86 acres. Title in 1879. Privately purchased in 1900.
  - Otane: 80 acres. Title in 1885. Partitions sold in 1899 and 1914
  - Rewarewa: 257¼ acres. Title in 1885. Partitions sold in 1909 and 1912
  - Matarapa: six parent blocks with a combined total area of 315¾ acres, awarded title in 1905. Partitions in 1917 and 1919 created ten sections eight of which were purchased in the early 1960s. A further section was also acquired at some time before 1990 leaving just one block of almost 1¼ acres today in Maori ownership.
  - Ngawhakaraua: 86½ acres. Title awarded as two parent blocks in 1869 and 1870. Partitioning and private purchasing after 1900 meant that by 1927 over 68¾ acres (79.5%) had been purchased. This left three sections totalling 10 acres which currently remain as Maori land.
  - Opaekete: 446¾ acres, Title in 1873. Partitioned in 1886. By 1900, just 19.8% of the block (88¼ acres) remained in Maori ownership. In the early 1920s, two more sections totalling just over 66 acres were purchased. In 1966, 17 acres was acquired leaving just one section of 5 acres (1.1%) remaining as Maori land.
  - Otawhiwhi: 63¾ acres. Title in 1873. Two partitions of 50 acres in total sold before 1900 leaving only 13¾ acres remaining. A small Crown purchase of just over an acre occurred in 1930. Today, one section of 12¾ acres remains. (19.2%)

- Parikawau: 79¼ acres. Title in 1869. Subsequently purchased in 1879.
- Rangihwinui: 99½ acres. Title in 1874. Privately purchased in 1898.
- Takapu: two parent blocks totalling 525¼ acres. By 1876, the Crown had purchased the 262½-acre Takapu No.2 block. With seven private purchases by 1900 513¼ acres (97.7%) had been alienated. Four remaining sections purchased in 1928 and 1972.
- Totara: 556¼ acres. Title in 1873 as two parent blocks. One sold to Crown in 1876 and the other purchased privately 1897.
- Waimakaira: 508¾ acres. Title in 1885. Purchases in 1894 and 1896 involved 160¾ acres. (31.5%) With further purchases, by 1925, 71.9% of Waimakaira had been purchased. Purchasing continued: 428½ acres by 1950 (84.2%); all remaining Waimakaira sections by 1990.
- Wawa: 275-acre block awarded title in 1880 and privately purchased by 1885



Porirua ki Manawatu Inquiry District: **Manawatu Blocks Sub-district - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 029 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 47**

## Alienation Tables

As with the other sub-districts, two sets of tables are presented to capture the alienation experience of the blocks and block groupings of the Manawatu sub-district. The first set provides a record of remaining acreages of the blocks within the sub-district as at the benchmark dates selected for this project. The tables present actual acres and then percentages of what these areas represent when compared with the original acreage of a block or block groupings.

*Land remaining (acres only using actual block acreages)*

<b>Block/ Grouping</b>	<b>Block</b>	<b>Original</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Manawatu Kukutauaki 2		58699	58699	1462	1115	777	735	632
Manawatu Kukutauaki 3		11130	11130	2578	1330	1268	380	303
Manawatu Kukutauaki 7		11306	11306	3686	1648	1143	536	500
Aratangata		1259	1259	387	387	385	76	76
Manawatu Kukutauaki 1		2076	2076	0	0	0	0	0
Ohinekakeao		1030	1030	95	95	95	4	4
Opaekete		446	500	88	21	21	5	5
Otawhiwhi		63	63	13	13	12	12	12
Oturoa		998	998	648	415	415	102	102
Papangaio		840	768	768	767	767	0	0
Rerengaohau		1127	1127	1127	1127	1126	10	10
Tuwahakatapua		6385	6385	2062	583	280	280	6
Waitarere		810	810	679	150	109	0	0
Whirokino		4971	4971	716	7	7	7	7
Te Iwitekai		75	75	56	0	0	0	0
Piaka		25	25	25	25	25	25	25
Kahukura		545	545	545	0	0	0	0
Te Karaka		8	8	8	0	0	0	0
Opiki		86	86	86	0	0	0	0
Otane		80	80	40	0	0	0	0
Rewarewa		258	258	258	0	0	0	0
Matakarapa		315	315	315	313	313	10	1
Ngawhakaraua		86	86	80	15	9	9	9
Parikawau		79	79	0	0	0	0	0
Rangihiwiniui		99	99	0	0	0	0	0
Totara		556	556	0	0	0	0	0
Waimakaira		508	508	348	143	80	0	0
Takapu		525	525	74	10	6	0	0
Wawa		275	275	0	0	0	0	0
<b>Totals</b>		104660	104642	16144	8164	6838	2191	1692

*Land remaining (% of original block using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Manawatu Kukutauaki 2	100.0	2.5	1.9	1.3	1.2	1.1
Manawatu Kukutauaki 3	100.0	24.8	11.9	11.4	3.4	2.7
Manawatu Kukutauaki 7	100.0	32.6	14.6	10.1	4.8	4.4
Aratangata	100.0	30.7	30.7	30.6	6.1	6.1
Manawatu Kukutauaki 1	100.0	0.0	0.0	0.0	0.0	0.0
Ohinekakeao	100.0	9.3	9.3	9.3	0.4	0.4
Opakete	100.0	19.8	4.3	4.3	1.0	1.0
Otawhiwhi	100.0	20.6	20.6	19.2	19.2	19.2
Oturoa	100.0	64.9	41.6	41.6	10.3	10.3
Papangaio	100.0	100.0	99.9	99.9	0.0	0.0
Rerengaohau	100.0	100.0	100.0	100.0	0.9	0.9
Tuwahakatapua	100.0	32.3	9.1	4.4	4.4	0.1
Waitarere	100.0	83.8	18.5	13.5	0.0	0.0
Whirokino	100.0	14.4	0.1	0.1	0.1	0.1
Te Iwitekai	100.0	74.8	0.0	0.0	0.0	0.0
Piaka	100.0	100.0	100.0	100.0	100.0	100.0
Kahukura	100.0	100.0	0.0	0.0	0.0	0.0
Te Karaka	100.0	100.0	0.0	0.0	0.0	0.0
Opiki	100.0	100.0	0.0	0.0	0.0	0.0
Otane	100.0	50.0	0.0	0.0	0.0	0.0
Rewarewa	100.0	100.0	0.0	0.0	0.0	0.0
Matakarapa	100.0	100.0	99.1	99.1	3.2	0.3
Ngawhakaraua	100.0	92.0	17.9	10.8	10.8	10.8
Parikawau	100.0	0.0	0.0	0.0	0.0	0.0
Rangihwinui	100.0	0.0	0.0	0.0	0.0	0.0
Totara	100.0	0.0	0.0	0.0	0.0	0.0
Waimakaira	100.0	68.5	18.1	15.8	0.0	0.0
Takapu	100.0	14.1	2.0	1.2	0.0	0.0
Wawa	100.0	0.0	0.0	0.0	0.0	0.0
<b>Totals</b>	100.0	15.4	7.8	6.5	2.1	1.6

The second set of tables record the nature of alienation using for categories as well as recording the amount of land remaining as Maori land. These tables reflect the summaries provided in Part II at the end of each block/block grouping narrative. In addition, however, these figures have been turned into percentages to indicate what proportion of land within a block/block grouping was alienated by each category.

*Nature of alienation (acres only using actual block acreages)*<sup>16</sup>

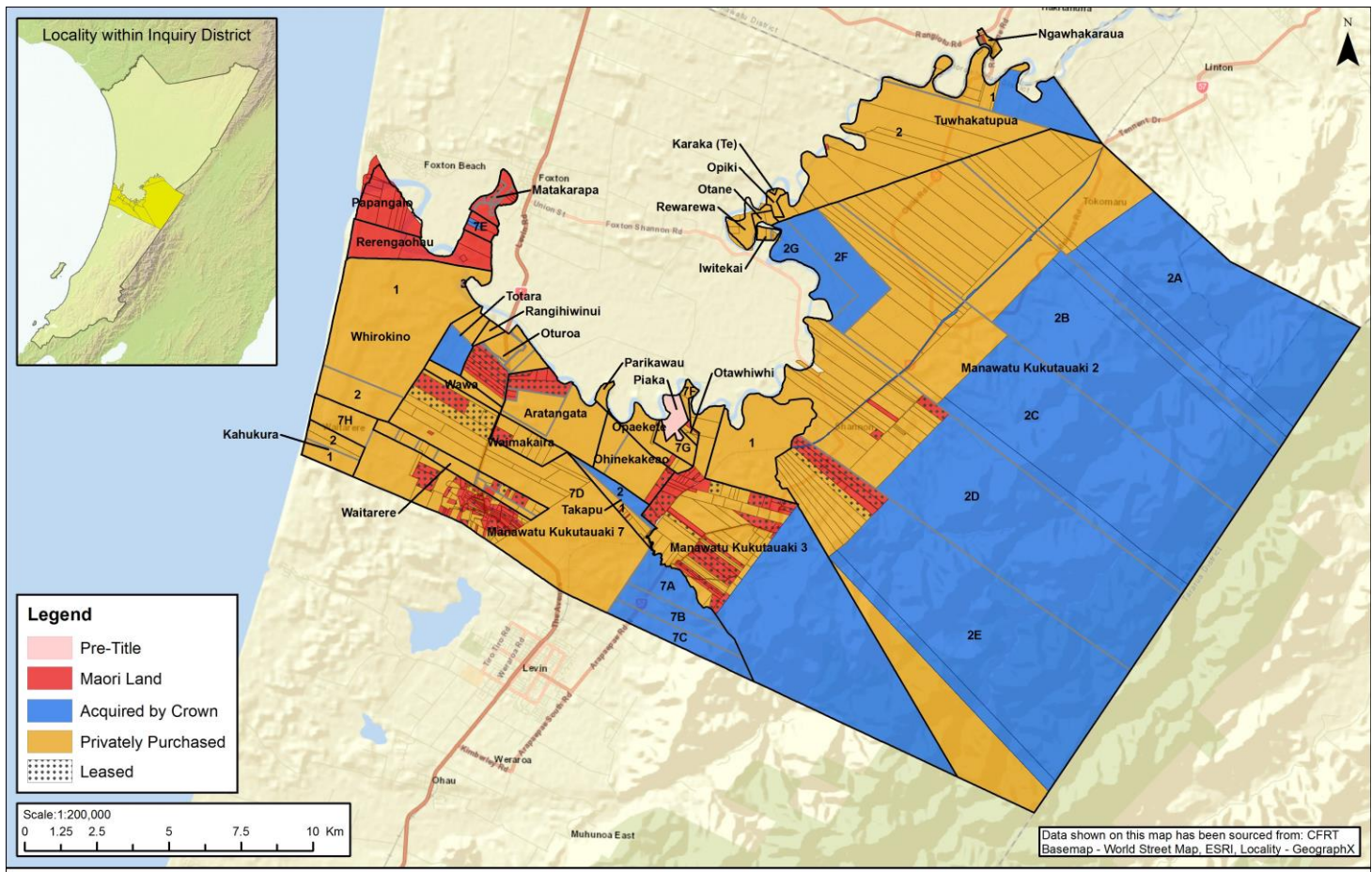
<b>Block/ Block Grouping</b>	<b>Total area</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Manawatu Kukutauaki 2	58699	36385	21942	41	132	632
Manawatu Kukutauaki 3	11130	7400	2884	542		303
Manawatu Kukutauaki 7	11306	2221	8458	126	21	479
Aratangata	1259		1174	8		77
Manawatu Kukutauaki 1	2076		2076			
Ohinekakeao	1030		980	46		4
Oturoa	998		841	52	2	102
Papangaio	840	667			172	
Rerengaohau	1127		323		793	10
Tuwhakatapua	6385	1026	5343			6
Waitarere	810		799	11		
Whirokino	4971		4964			6
Te Iwitekai	75		75			
Piaka	25					25
Kahukura	545		545			
Te Karaka	8		8			
Opiki	86		86			
Otane	80		80			
Rewarewa	258		258			
Matakarapa	315		313		1	1
Ngawhakaraua	86		69		7	10
Opaekete	446		441			5
Otawhiwhi	63		50		1	12
Parikawau	79		79			
Rangihwinui	99		99			
Totara	556	350	205			
Waimakaira	508		508			
Takapu	525	262	261			2
Wawa	275		275			
<b>Totals</b>	<b>104660</b>	<b>48311</b>	<b>53136</b>	<b>826</b>	<b>1129</b>	<b>1674</b>

<sup>16</sup> NB: the totals of the five columns setting out how land was acquired, do not add up to the total acreage column. Instead there is a shortfall of 270 acres. The difference arises from this table presenting acres only. The roads and perches for more than 1000 land parcels in this sub-district would make up the shortfall. The shortfall is minor, however, accounting for just 2.5% of the entire sub-district.



*Nature of alienation (% of original block)*

<b>Block/ Block Grouping</b>	<b>Total area (acres)</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Manawatu Kukutauaki 2	58699	62.0	37.4	0.7	0.2	1.1
Manawatu Kukutauaki 3	11130	66.5	25.9	4.9		2.7
Manawatu Kukutauaki 7	11306	19.5	74.8	1.1	0.2	4.2
Aratangata	1259		93.2	0.7		6.1
Manawatu Kukutauaki 1	2076		100.0			
Ohinekakeao	1030		95.1	4.5		0.4
Oturoa	998		84.3	5.2	0.2	10.3
Papangaio	840	79.4			20.5	
Rarengaohau	1127		28.7		70.4	0.9
Tuwhakatapua	6385	16.1	83.7			0.1
Waitarere	810		98.6	1.4		
Whirokino	4971		99.9			0.1
Te Iwitekai	75		100.0			
Kahukura	545		100.0			
Piaka	25					100.0
Te Karaka	8		100.0			
Opiki	86		100.0			
Otane	80		100.0			
Rewarewa	258		100.0			
Matakarapa	315		99.4		0.3	0.3
Ngawhakaraua	86		80.2		8.1	11.6
Opaekete	446		98.9			1.1
Otawhiwhi	63		79.4		1.6	19.0
Parikawau	79		100.0			
Rangihwinui	99		100.0			
Totara	556	63.1	36.9			
Waimakaira	508		100.0			
Takapu	525	49.9	50.1			
Wawa	275		100.0			
<b>Totals</b>	104660	46.2	50.7	0.8	1.1	1.6



Porirua ki Manawatu Inquiry District: **Manawatu Blocks Sub-district - Tenure by 1950**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 030 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 48**

## **Commentary**

### *Early Title Developments*

As noted previously, the predominant feature of this sub-district are the four Manawatu Kukutauaki blocks that fully occupy the eastern and southern parts of this sub-district. As such, most of the title for the Manawatu subdistrict is awarded as part of the 1873 hearing of the Manawatu Kukutauaki blocks (which included Kahukura and Waitarere blocks).

Only a handful of blocks were awarded title before 1873. Ngawhakaraua (86½ acres) was awarded title as two parent blocks in 1869 and 1870. Parikawau (79¼ acres) also received a title in 1869. The somewhat larger Rerengaohau (1,127¼ acres) was awarded title in 1871.

In addition to the Manawatu Kukutauaki block groupings, a clutch of other small blocks were also awarded title in the early 1870s between 1873 and 1875. The small Te Iwikai (75½ acres) and Otawhiwhi (63¾ acres) blocks were awarded title in 1873 as was the larger Opaekete (446¾ acres) and Totara (556¼ acres) blocks. The following year, Tuwhakatupua No.1 (1,946 acres), Rangihwinui (99½ acres) and Takapu (525 acres) were awarded title.

Two further blocks received title in 1879: Ohinekakeao (1,030 acres) as two parent blocks and Opiki (86 acres). It was 1885 when the next series of titles were awarded. Aside from the small Otane block (80 acres), several of the blocks were comparatively large in area: Rewarewa (257¼ acres), Waimakaira, (508¾ acres), Whirokino (4,971½ acres) and Tuwhakatupua No.2 (4,439 acres).

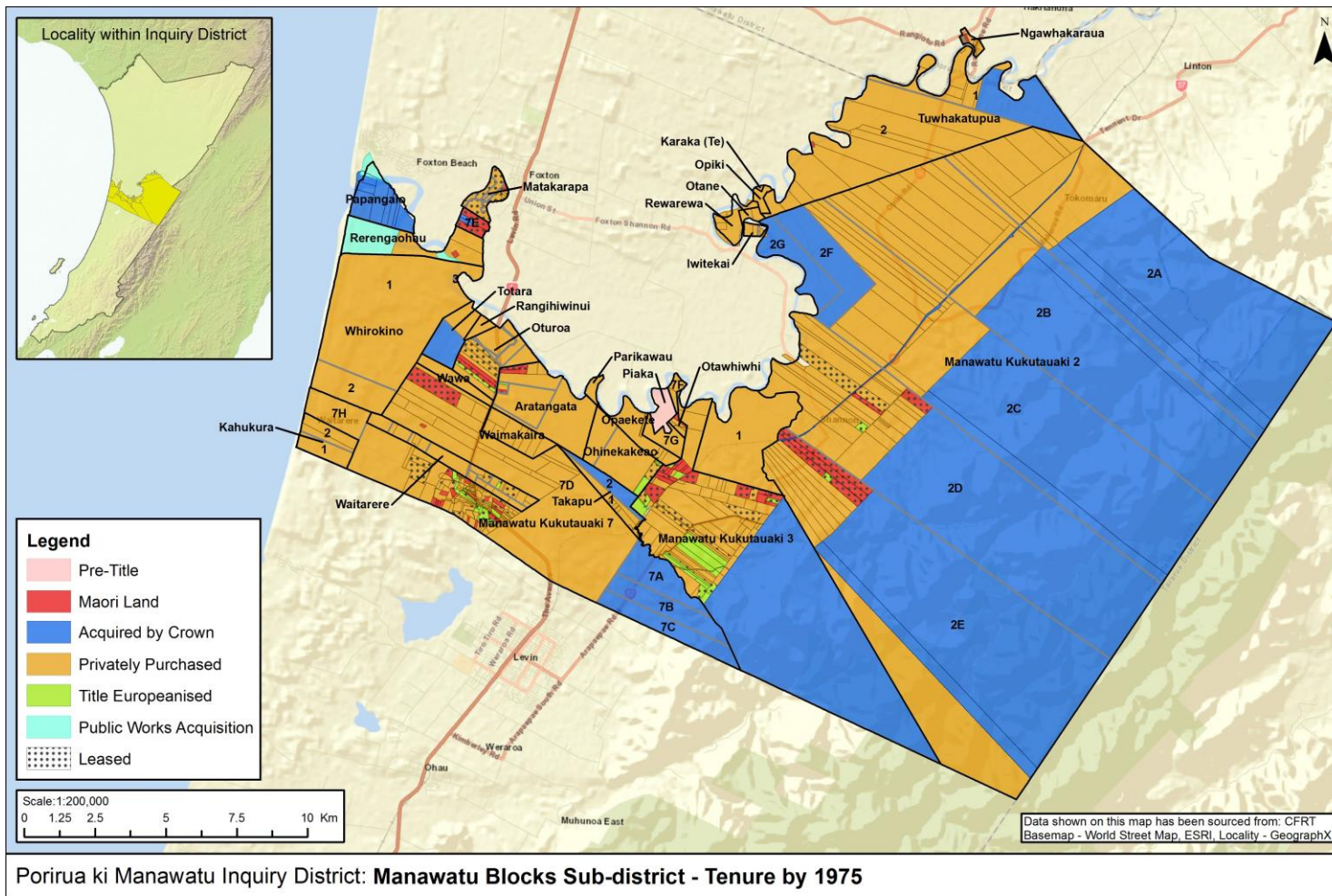
There were several blocks awarded title after 1890. Apart from the small Te Karaka block (8 acres with title in 1898), the remaining blocks were comparatively large in area. In 1891, it was Papangaio (840 acres); in 1895 Aratangata (1,259 acres) as four parent blocks and Oturoa (995 acres) as three parent blocks. The last block awarded title in this sub-district was the 315¾-acre Matarapa for which title was given in 1905 as six parent blocks.

### *Crown Purchasing*

In common with other sub-districts to the south, the Manawatu sub-district is particularly affected by significant Crown purchasing before 1880 that resulted in the awarding of eastern lands. As will be shown with the other sub-districts, the eastern areas either largely or fully consisted of mountainous countryside. This is partly the case in the Manawatu sub-district as well with much of the Manawatu-Kukutauaki Nos.2 and 3 sections that was acquired by the Crown. In each case, however, the western areas of the Crown awards in these blocks comprise flat, arable land. In addition, the Crown awards following purchases made in Tuwhakatupua No.1, Manawatu-Kukutauaki Nos.2F and 2G, Manawatu-Kukutauaki Nos.7A-C, Takapu 2 and Totara 3 primarily consisted of flat arable land.

Despite the Crown awards being located to the east, and primarily consisting of hill land, the land acquired represented the majority of the total area within block groupings. For Manawatu-Kukutauaki Nos.2 and 3, 62% and 65% respectively was acquired by Crown purchasing. Within other blocks, located away from the hill land, the proportion of land acquired was more modest. Although half of the Takapu blocks was acquired, only 16% of Tuwhakatupua No.1 was awarded to the Crown and 19% Manawatu-Kukutauaki No.7.

In total, within this subdistrict, the Crown acquired 47,614 acres before 1900 or 45.5% of the total area of the sub-district.



**MAP 49**

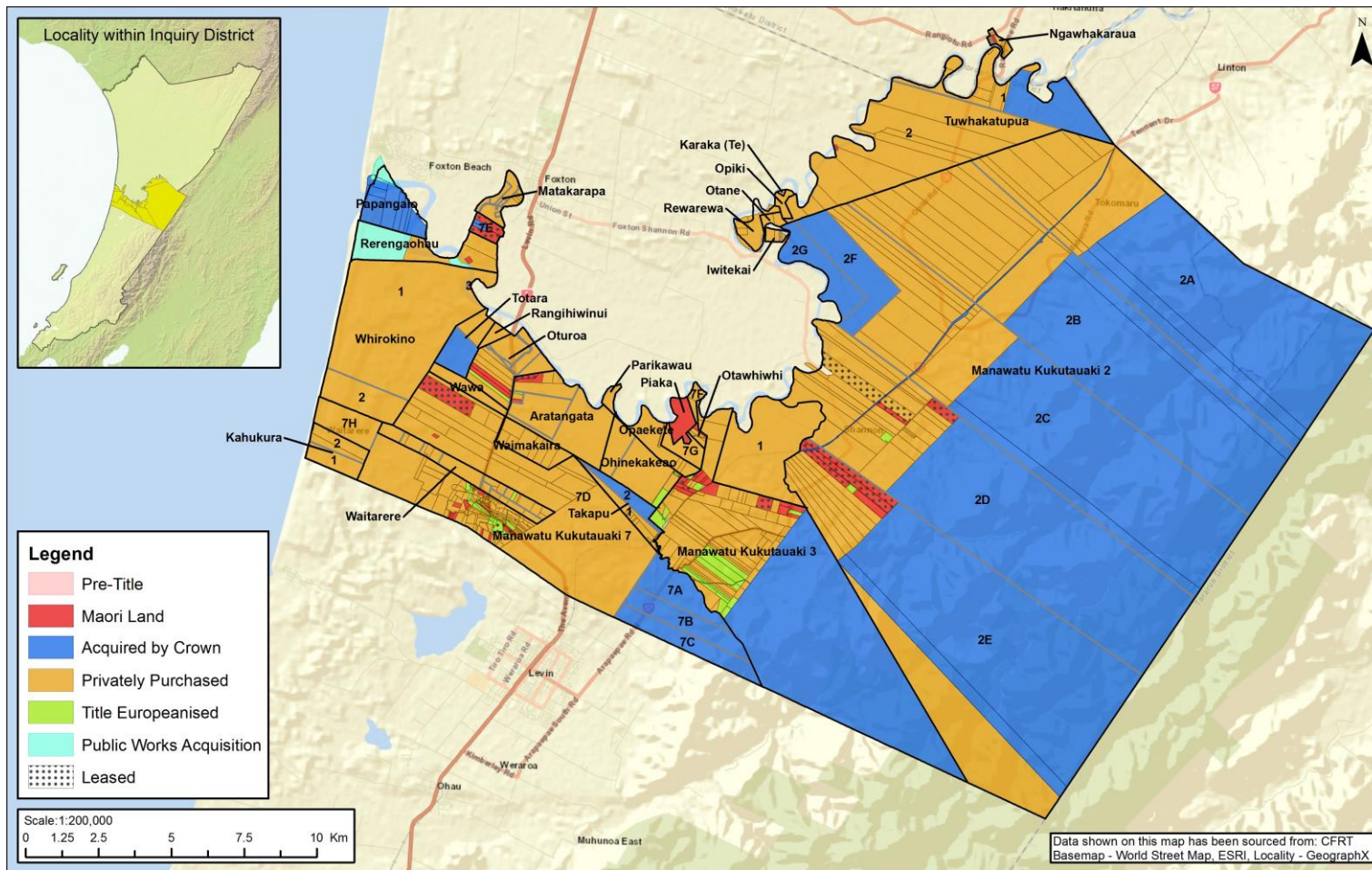
### *Early private purchasing*

As in other areas, within the Manawatu Block sub-district the pre-1880 Crown purchasing is followed by private purchasing over the 1880s and 1890s. As a result, in some cases, whole parent blocks are acquired. All of Manawatu-Kukutauaki No.1, Manawatu-Kukutauaki No.7G, Manawatu-Kukutauaki No.7H, and the Rangihiwini blocks were purchased.

In other cases the remaining parts of blocks after Crown purchasing are bought. The most significant example of this is the series of purchases made by the Wellington Manawatu Railway Co. that directly repurchased all remaining subdivisions of Manawatu-Kukutauaki Nos.2A, 2B and 2C. (18,861½ acres -a further 32.1% of the original area of the block grouping.) Significant private purchasing also occurred in Tuwhakatahua where 13 private purchases acquired 2,312 acres. In Manawatu-Kukutauaki No.7D the most significant action was the private purchase of 7D3 (3,100-acres). Private purchasing also acquired the 7G and 7H blocks. The small Totara No.3 and the Takapu blocks (189 acres) were also purchased. After Crown purchasing, Manawatu-Kukutauaki No.3 went through a series of subdivisions prior to 1900 that created almost 50 blocks of which 20 were privately purchased, almost all by one person, with 2,578 acres (24.8%) remaining in Maori ownership by 1900.

For the other, often smaller blocks running along the coast or the southern side of the Manawatu River, there was also a significant reduction in Maori land area due to private purchasing before 1900: 70% of the 1,259-acre Aratangata block was acquired; 79% of the 446-acre Opaekete block; 86% of the 4,971-acre Whirikino block; 50% of the 80-acre Otane block.

A few blocks experienced a very small degree of purchasing: Waitarere, Te Iwitekai, Ngawhakaraua. For several other blocks there is no purchasing at all: Ohinekakeai, Otawhiwhi, Oturoa, Papangaio, Rerengaohau, Piaka, Kahukura, Te Karaka, Opiki, Rewarewa, Matararapa, Parikawau and Waimakura. By 1900, when private purchasing is added to the 47,614 acres (45.6% of the sub-district) acquired by the Crown, a total of 88,516 acres (84.6%) of Maori land had been acquired.



Porirua ki Manawatu Inquiry District: **Manawatu Blocks Sub-district - Tenure by 2000**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 032 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 50**

### *20th century purchasing*

As with all other sub-districts in the Inquiry District, the period after 1900 (and particularly after legislative changes in 1909) was one where significant private purchasing again arose. In the period through to 1925, the remaining Maori land as at 1900 (16,144 acres) was almost halved (8,164 acres) (15.4% of the sub-district down to 7.8%)

During this period, some of the smaller blocks that had not been purchased before 1900 were completely alienated: Te Karaka (8 acres), Opiki (86 acres), Kahukura (545 acres), Rewarewa (258 acres). In addition, the remaining 40 acres of Otane was purchased while the remaining 716 acres of the Whirikino block were almost completely alienated with just 7 acres remaining as at 1925.

Most blocks in this subdistrict experienced a level of private purchasing from 1900 to 1925 that significantly reduced the area remaining in Maori ownership: Manawatu-Kukutauaki No.2 where 13 further private land transactions reduced the area from 1,462 acres to 1,115 acres; Manawatu-Kukutauaki No.3 almost halved from 2,578 acres to 1,330 acres; Manawatu-Kukutauaki No.7 more than halved from 3,686 acres to 1,648 acres. (This purchasing occurred within the context of 34 rounds of partitions creating 182 sections of which 49 were privately purchased.) In addition, Tuwhakataupua was almost completely alienated reducing land in Maori title from 2,062 acres to 583 acres. Other smaller blocks with varying levels of reduction in Maori land included Ohinekakeao, Opakaete, Oturoa, Waitarere, Ngawhakaraua, Waimakaira and Takapu. (See alienation tables).

As with other sub-districts, the period from 1925 to 1950 saw little acquisition of Maori land when compared with former periods. Nevertheless, 1,326 acres were acquired further reducing the amount held in Maori ownership in the district to 6,838 acres (6.5%). The block groupings in which most of this purchasing occurred were Waimakaira (reduced from 143 acres to 80), Tuwhakatapua (583 acres to 280 acres), Manawatu-Kukutauaki No.3 (1,330 acres to 1,268) and Manawatu-Kukutauaki No.7 (1,648 acres to 1,143).



The Manawatu sub-district is significantly affected by land alienation after 1950 when the 6,838 acres that were still Maori land at that time were reduced down to 1,692 acres by 2000. (6.5% of the subdistrict down to 1.6%).

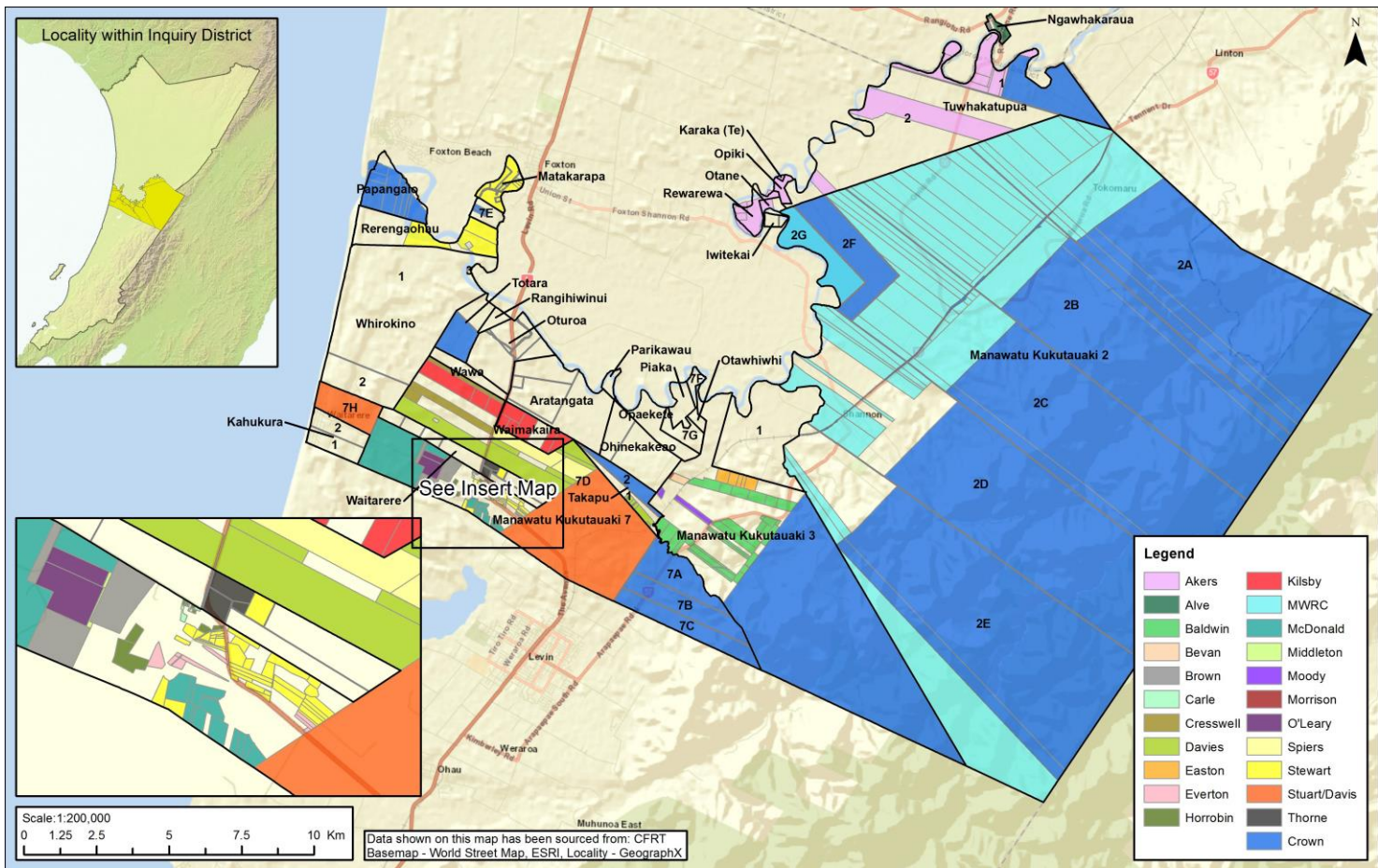
During this period, the title of 826 acres were europeanised with 542 acres of this occurring within Manawatu-Kukutauaki No.3. In Manawatu-Kukutauaki No.7, the europeanisation of title affected 18 primarily small blocks of less than five acres resulting in 126 acres ceasing to be Maori land.

Another 2,000 acres of alienated land come from the neighbouring Papangaio (840 acres) and Rerengaohau (1,127 acres) blocks. Before 1950, neither block had experienced land alienation. After 1950, 672 acres of the Papangaio was acquired by the Crown for State forestry purposes and the remainder of the block (172 acres) for sand reclamation. Similarly, 793 acres of the Rerengaohau block is acquired by the Crown and local council for sand reclamation. In addition, a further 323 acres was privately purchased leaving just 10 acres as Maori land today.

Several other blocks experienced private purchasing from 1950 to 1975. For Manawatu-Kukutauaki No.3, (1,268 acres in 1950), in addition to europeanisation of title, a further 346 acres were purchased by 1975 through 13 transactions taking place with just 303 acres remaining by 2000. Manawatu-Kukutauaki No.7 decreased to 500 acres remaining by 2000. The Manawatu-Kukutauaki No.2 block reduced from 777 acres in 1950 to 632 acres by 2000.

Other blocks that experienced purchasing between 1950 and 1990 included Ohinekakeao (95 acres in 1950, 4 acres by 2000), Oturoa (415 acres in 1950, 102 acres by 2000), Waitarere (109 acres in 1950, completely alienated by 2000), Matarapa (313 acres in 1950, 1 acre in 2000) and Waimakaira (80 acres in 1950, completely alienated by 2000) Other smaller blocks that appear to have been completely purchased at some time after 1960 are Te Iwitekai (76 acres) and Parikawau (79 acres). The only block that has not experienced any purchasing is the 25-acre Piaka block.

By 2000, therefore, 1,692 acres remained as Maori land - 1.6% of the sub-district's original area. Just under half of this acreage is located in Manawatu-Kukutauaki No.2 sections and most of the rest in Manawatu-Kukutauaki Nos.3 and 7. Small amounts are located in various other blocks.



Porirua ki Manawatu Inquiry District: **Manawatu Blocks Sub-district - Significant Land Purchasers 1975 - 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 033 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 51**

## Horowhenua

This sub-district consists of one block that received its title as a single parent block. Having noted this, the Horowhenua Block is large with an initial surveyed area of 52,460 acres - an area comparable to other survey districts that include multiple blocks. Another reason other than size to identify the Horowhenua block as a sub-district in itself, is that it is largely associated with a single iwi grouping and that a technical report on the block has already been produced.<sup>17</sup> This land alienation report effectively has drilled down to the level of identifying all of the parcels of Horowhenua that developed over the years and what became of these sections. Where a section has been alienated, the basis for alienation has been identified (Crown, private, title or public works). The report also records the blocks that today remain in Maori ownership. Although the Land Court records for the Horowhenua block have been accessed for this report, and are presented in Volume II, the Young report has been an invaluable source for checking the accuracy of data and filling in the many gaps in Land Court records.

For this analysis and commentary section, therefore, the findings identified by the Young report are reproduced as there is no need for duplication. There will be a few additional points raised in the narrative below, however, largely taking the form of re-evaluating the land alienation data of the Young report within the context of the benchmark dates that are used throughout this report. Other than this, however, much of the following analysis, and even the supporting maps, have been extracted from the Young report.

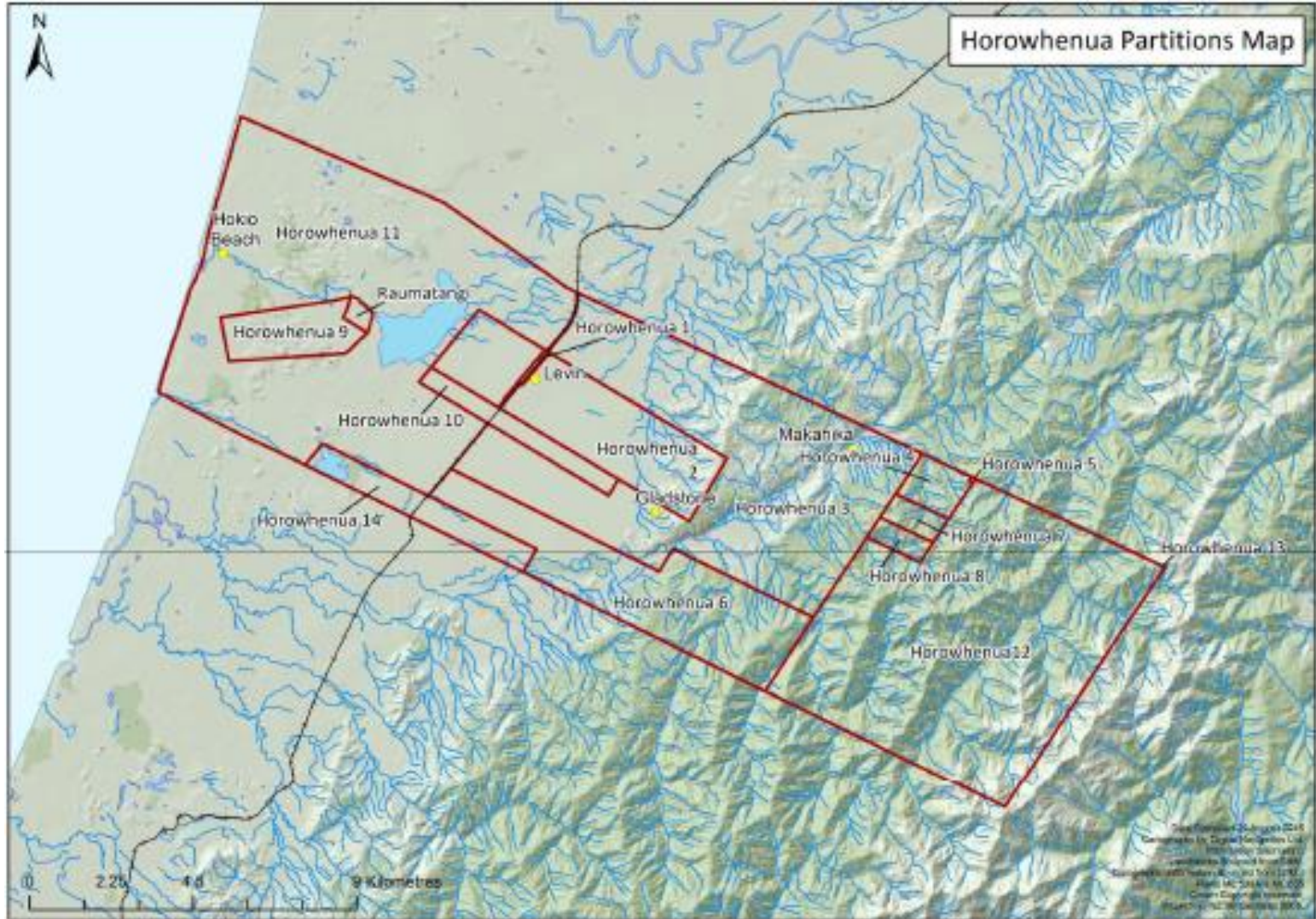
The title for the Horowhenua block was awarded in 1873 in the name of one owner but with a further 142 persons being recorded as having an interest in the block.<sup>18</sup> It would not be until 1886, and the first significant subdivision of the block, that these interests would be allocated to specific areas. The following map from the Young report records the location of the 1886 partitions:<sup>19</sup>

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<sup>17</sup> Grant Young, "Muaupoko Land Alienation Report", August 2015, Wai-2200 A161

<sup>18</sup> Ibid, p.25

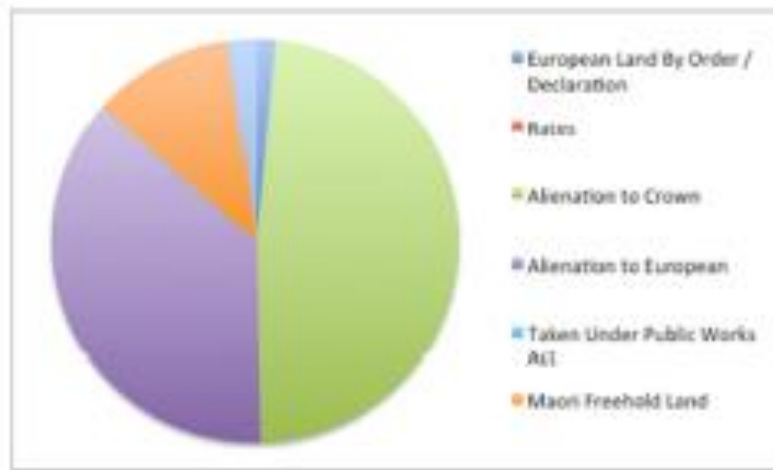
<sup>19</sup> Ibid, p.12



MAP 52

As noted in the Young report, the alienation of the Horowhenua block dated from this partition with two significant blocks being awarded to the Crown as part of the subdivision process. From this point through to current times, the Horowhenua block experienced near continuous alienation with more than 500 sections being alienated in the century after partitioning. A summary of alienation and the processes through which it occurred, as well as the total land remaining in Maori title, was presented in the Young report in tabular and graphic form:<sup>20</sup>

Disposition	Number of Partitions in Horowhenua	Area (acres)
Crown	12	25378
European	309	19248
Maori Freehold Land	110	8049
Part I / European	87	771
Public Works	4	100
Rates	10	16
TOTAL		51582
Total area of block		52480



The following table expresses this information as percentages in relation to the 51,582 acres of land that Young was able to account for:<sup>21</sup>

Block/ Block Grouping	Total area (acres)	Crown	Private	Title	Other	Maori Land
Manawatu Kukutauaki 2	51,582	49.2	37.3	1.5	0.2	11.8

<sup>20</sup> Ibid, p.12

<sup>21</sup> It is not evident at this point whether the 51,562 acres represents the extent that Young was able to account for of the total block, or whether it is in fact the actual acreage of the block once the area of subdivisions is totalled . The situation in relation to Horowhenua will be confirmed before the report is finalised.

## *Crown purchasing*

In his report, Young has identified eleven Crown purchases having occurred between 1896 and 1948.<sup>22</sup>

Partition	Date	Area	Comments
Horowhenua 2	25/11/1898	3988:2:32	Date of alienation: 25/7/1888
Horowhenua 3E5	21/4/1890	835:1:32	Date of alienation: 29/8/1900; NZ Gazette, 1900, p. 134
Horowhenua 4A	13/8/1911	40:0:00	Vested in the Crown on partition
Horowhenua 6A	29/8/1899	4363:0:00	Vested in the Crown on partition
Horowhenua 6C	29/8/1899	100:0:00	Vested in the Crown on partition
Horowhenua 7A	9/7/1907	103:3:15	Vested in the Crown on partition
Horowhenua 7B	9/7/1907	208:0:00	Date of alienation: 18/1/1910
Horowhenua 11 Part		1500:0:00	See s 8(c) of the Horowhenua Block Act 1898 (Levin State Farm)
Horowhenua 11B38	18/10/1898	12:3:00	Date of alienation: 5/9/1907; site of Lake Horowhenua Domain; vested in domain board by s 84 of the Reserves and Other Lands Disposal Act 1917
Horowhenua 11B42C1	11/8/1928	1088:2:00	Vested in the Crown on partition
Horowhenua 12	3/12/1888	13137:0:00	
Horowhenua A2F	20/5/1948	0:1:24	Date of alienation: 31/5/1951

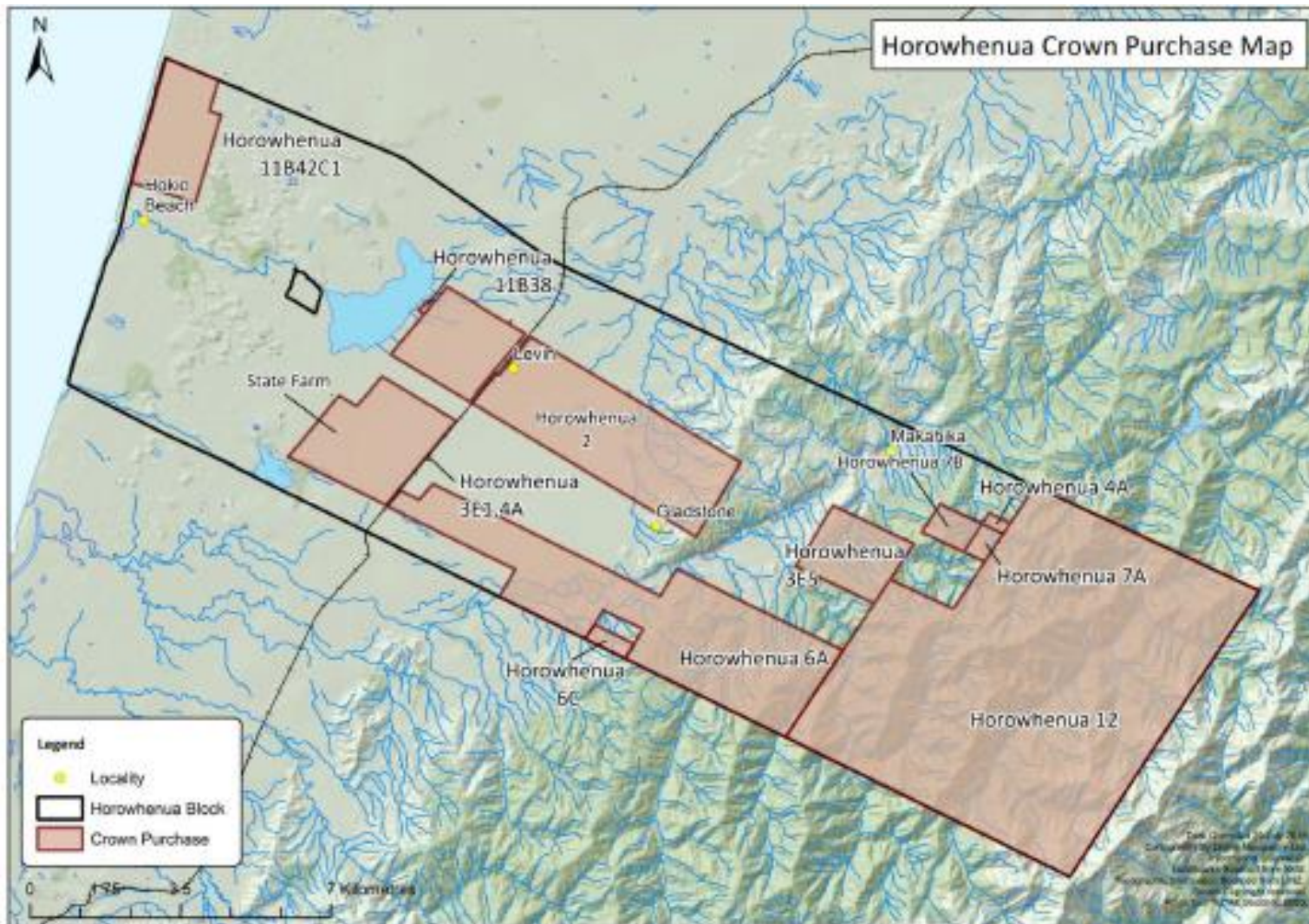
As the table shows, seven of the 11 purchases involving 23,937 acres occurred before the benchmark date of 1900. Therefore, 94.3% of the Crown purchasing that occurred within this block took place before 1900. As further 1.4% (352 acres) occurred by the 1925 benchmark with a final 4.3% (1,089 acres) before 1950.

The following map from the Young report records the location of the Crown purchases:<sup>23</sup>

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<sup>22</sup> Young, *op cit*, pp.33-4

<sup>23</sup> *Ibid*, p.35



MAP 53

### *Private purchasing*

As indicated above, private purchasing accounts for a significant proportion of alienation within the Horowhenua block - 19,248 or 37.3% of the total area. The Young report has identified 309 parcels of land that were acquired by private acquisition. The following table from the report records how many purchases took place and the number of acres acquired over time.<sup>24</sup>



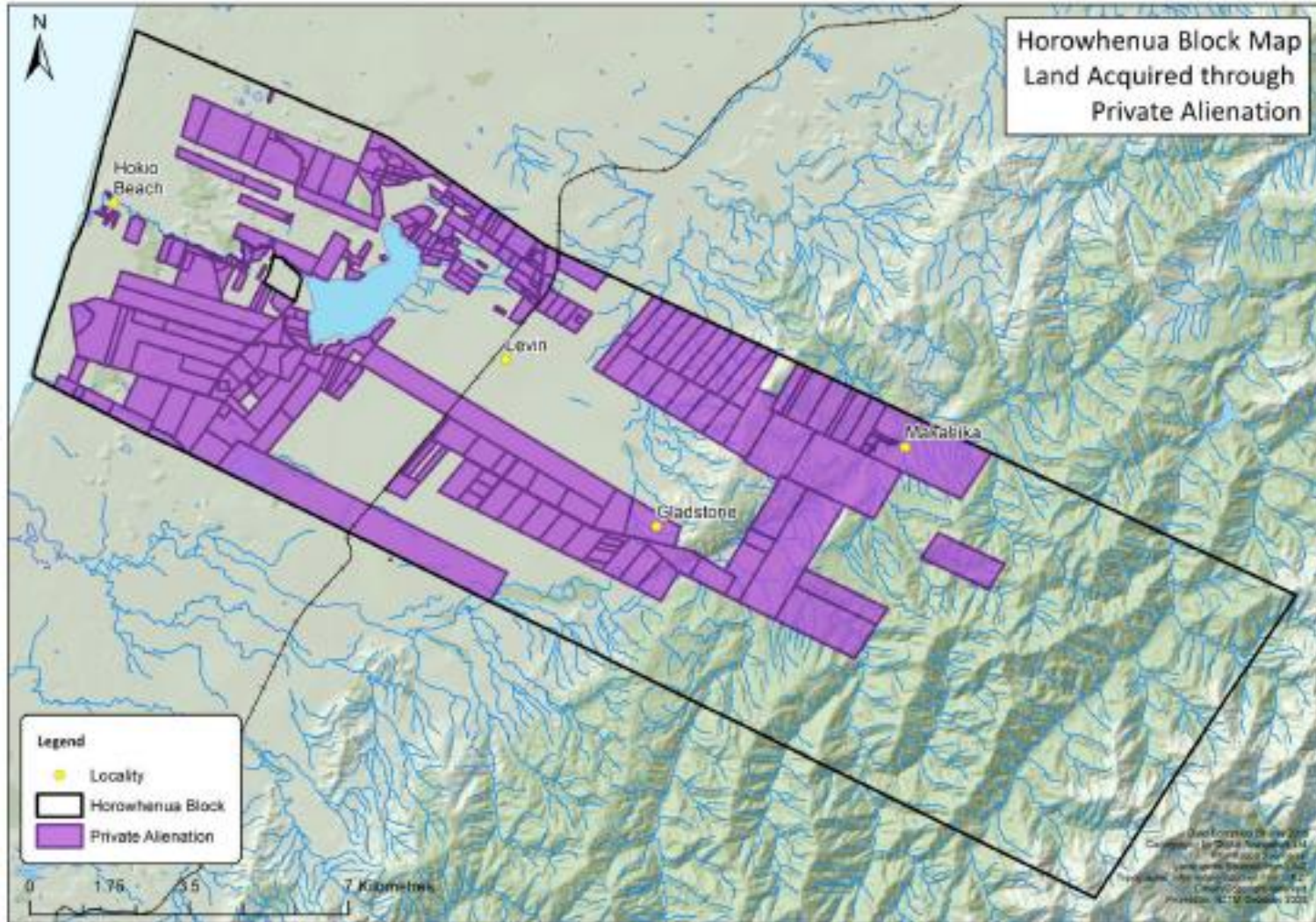
This table shows that the three time period accounting for the most private purchases, in terms both of number of purchases and areas acquired, are 1880-1900, 1900-1920 and 1950-1970 - a pattern widely reflected within the Inquiry District. It also can be observed that there is an inverted correlation over time between number of sales and area acquired - that is, in the two latter periods of increased purchasing, a higher number of sales does not equate with a large area sold. This reflects the smaller size of blocks in existence by this time.

The following map from the Young report records the location of the private purchases:<sup>25</sup>

<sup>24</sup> Ibid, p.52

<sup>25</sup> Ibid, p.51





MAP 54

The following table uses benchmark dates to further analyse private purchasing

<b>Benchmark Dates</b>	<b>No. of Private Purchases</b>	<b>Area of Private Purchases (acres only)</b>	<b>Area: % of Total Private Purchases<sup>26</sup></b>	<b>Area: % of Total Block<sup>27</sup></b>
1876-1900	49	8032	42.7%	15.3%
1901-1920	137	7080	37.6%	13.5%
1921-1950	38	1473	7.8%	2.8%
1951-1975	74	2016	10.7%	3.8%
1976-2000	5	231	1.2%	0.4%
Totals	303	18832 <sup>28</sup>		

### *Other Alienation*

As noted above, Young has identified that 116 acres of land either was taken for public works or sold to address rating arrears. The 100 acres of land taken for public works represents four land takings of various areas spread over time and occurring in 1898, 1904, 1951 and 1963.<sup>29</sup> The 16 acres of land sold to address rates arrears involved 10 sections that were vested in and sold by the Maori Trustee between 1963 and 1974.<sup>30</sup>

A more significant process that resulted in land ceasing to be held under a Maori title was the europeanisation of title that took place primarily between 1967 and 1974. As noted above, this involved 771 acres and 67 parcels of land.<sup>31</sup>

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<sup>26</sup> ie 18,832 acres

<sup>27</sup> ie 52,460 acres

<sup>28</sup> NB: this total differs from the 19,248 acres recorded in the Young report (see above) by 416 acres. This difference arises from the data in the Young report not yet reconciling with the data collected for this project. The difference will be further explored and addressed by the time of the final report.

<sup>29</sup> Young, op cit, p.62

<sup>30</sup> Ibid, pp.60-1

<sup>31</sup> Ibid, pp.67-70

## *Commentary*

The Horowhenua sub-district is formed by the large single parent block that is Horowhenua. Distinct from the hearing of the Manawatu-Kukutauaki blocks, with a different and distinct title and alienation history, the Waitangi Tribunal has already held hearings in relation to this block. For these reasons, a distinct sub-district is convenient.

As for other sub-districts, this brief analysis will further summarise the titling and alienation experience of the blocks and block groupings of this sub-district, it will present tables and maps that demonstrate this experience and commentary will be provided on similarities and differences within the sub-district as well as any discernible pattern or trends within blocks and between blocks.

As with the other sub-districts, the following tables are presented to capture the alienation experience of the sub-district. The tables present a record of remaining acreages of the Horowhenua block as at the benchmark dates selected for this project. The tables present actual acres and then percentages of what these areas represent when compared with the original acreage of the block.

The tables also record the nature of alienation using four categories. In addition, these figures have been turned into percentages to indicate what proportion of land within a block/block grouping was alienated by each category.

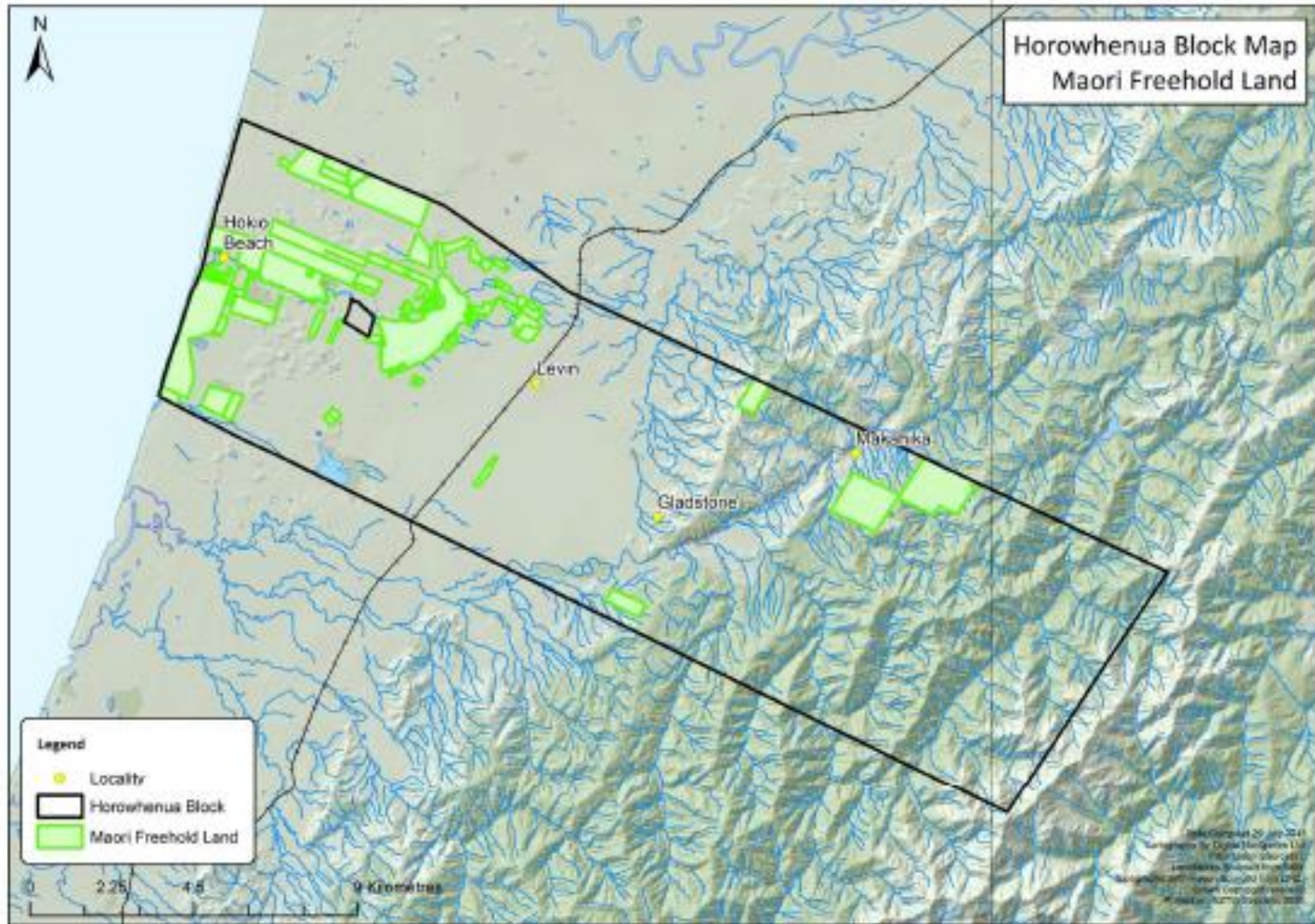
*Land acquired in each benchmark period and cumulatively with data showing remaining land (acres only)*

<b>Area (acres only)</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
<b><i>Acquisitions in each period</i></b>						
Crown		23937	352	1089		
Private		8032	7080	1473	2016	231
Title					846	
Other (Public Works & Rates)		9	44		63	
<b>Total</b>		31978	7476	2562	2925	231
<b><i>Cumulative Totals across periods</i></b>						
Crown		23937	24289	25378	25378	25378
Private		8032	15112	16585	18601	18832
Title					846	846
Other (Public Works & Rates)		9	53	53	116	116
Unaccounted for						1419
<b>Total Alienated</b>	0	31978	39454	42016	44941	45172
Remaining Maori Land	52,640	20662	13186	10624	7699	6049
<b>% land remaining</b>	100%	39.3%	25.1%	20.2%	14.6%	11.5%
<b>% land alienated</b>	0%	60.7%	74.9%	79.8%	85.4%	88.5%

The following map from the Young report records the location of remaining Maori land:<sup>32</sup>

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<sup>32</sup> Ibid, p.74



MAP 55

## Waiwiri to Pukehou:

This sub-district grouping lies between the Horowhenua Blocks district grouping and the Otaki Blocks grouping. This district grouping consists of 12 blocks and block groupings with a total of 41 parent blocks.

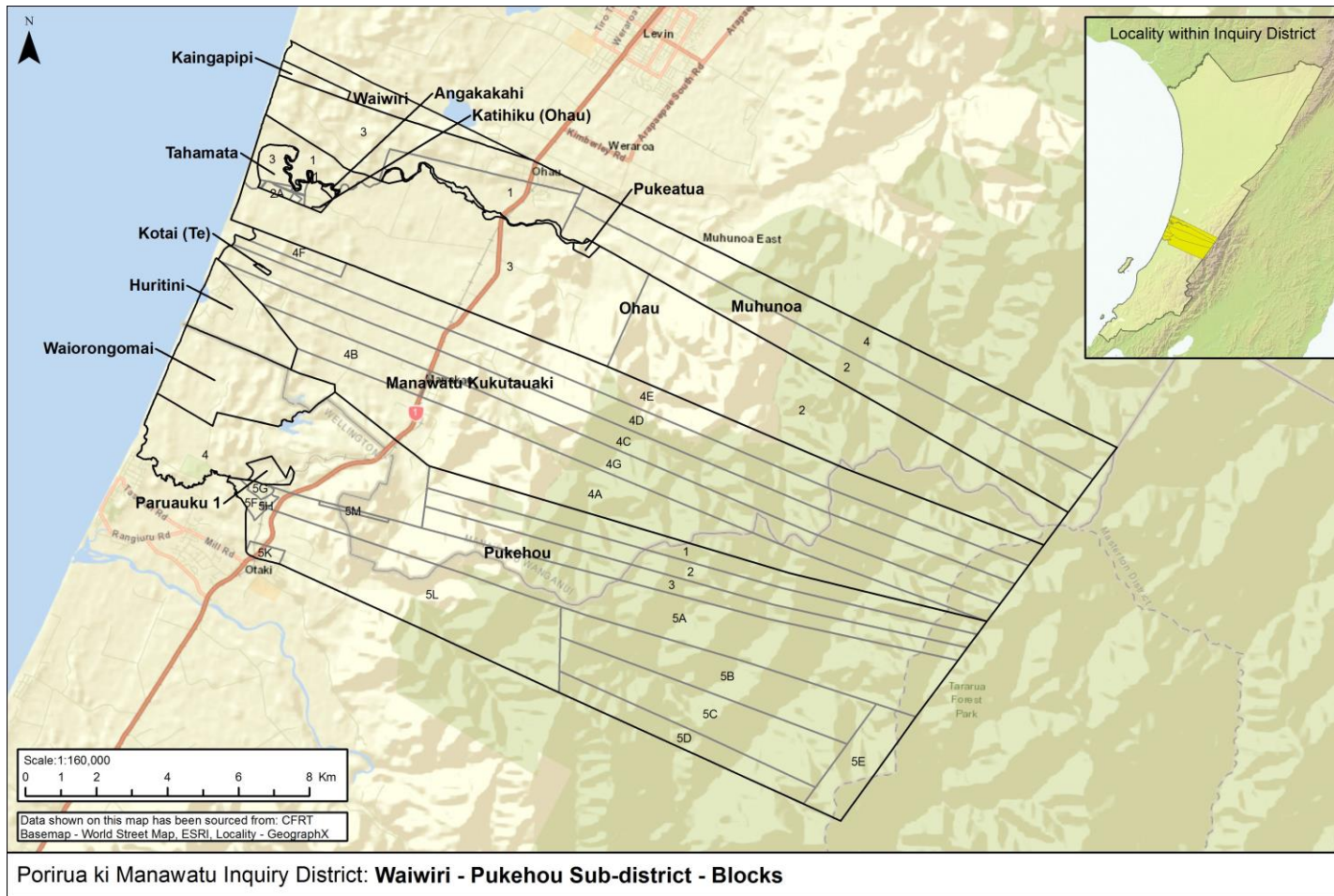
<b>Block Grouping</b>	<b>Area <sup>33</sup> (acres only)</b>	<b>Parent Block (s)</b>	<b>Area <sup>34</sup> (acres only)</b>
Muhunoa	10,656	Muhunoa No.1	1,075
		Muhunoa No.2	3,600
		Muhunoa No.3	2,381
		Muhunoa No.4	3,600
Ohau	13,909	Ohau No.1	750
		Ohau No.2	6,360
		Ohau No.3	6,799
Manawatu Kukutauaki 4	19,833	Manawatu Kukutauaki 4A	5,057
		Manawatu Kukutauaki 4B	865
		Manawatu Kukutauaki 4C	3,759
		Manawatu Kukutauaki 4D	3,802
		Manawatu Kukutauaki 4E	3,775
		Manawatu Kukutauaki 4F	270
		Manawatu Kukutauaki 4G	2,305
Pukehou	23,632	Pukehou No.1	1,685
		Pukehou No.2	1,685
		Pukehou No.3	1,685
		Pukehou No.4	4,077
		Pukehou No.5A	5,600
		Pukehou No.5B	2,422
		Pukehou No.5C	2,422
		Pukehou No.5D	1,000
		Pukehou No.5E	1,000
		Pukehou No.5F	138
		Pukehou No.5G	65
		Pukehou No.5H	5
		Pukehou No.5K	100
		Pukehou No.5L	4,118
Pukehou No.5M	50		
Waiwiri	820	Waiwiri	820
Huritini	1,077	Huritini	1,077
Waiorongomai	1,963	Waiorongomai	1,963
Kaingapipi	170	Kaingapipi	170

<sup>33</sup> The figures shown in this column are the totals of the areas shown in the parent block column.

<sup>34</sup> The figures shown in this column are the original surveyed acreages of parent blocks. These will differ, to varying degrees, from the actual acreages for these blocks that result from totalling up the areas of surveyed subdivisions. It is these actual acreages that are used as the basis of calculations for the block summaries that follow. The reason for adopting original acreage in this initial table is to provide an initial point of reference. This is necessary, as the actual acreages only emerge over time as a block is subdivided into smaller parcels. As the title situation is fluid until the final subdivisions, the original surveyed acreages are useful when introducing the blocks in this sub-district.

Tahamata	407	Tahamata No.1	92
		Tahamata No.2	38
		Tahamata No.2A	72
		Tahamata No.3	190
		Tahamata Pa	15
Angakakahi	21	Angakakahi	21
Katihiku	8	Katihiku	8
Te Kotai	13	Te Kotai	13
<b>Total</b>	<b>72,509</b>		<b>72,509</b>

The following map records these block groupings and parent blocks.



**MAP 56**



## *Muhunoa*

Title for the Muhunoa block grouping was given in 1874 as four parent blocks. In total, the block grouping had an actual area of 10,616a. 2r. 25p.<sup>35</sup> The four parent blocks - ranging from 1,000 to 3,600 acres - are comparatively large.

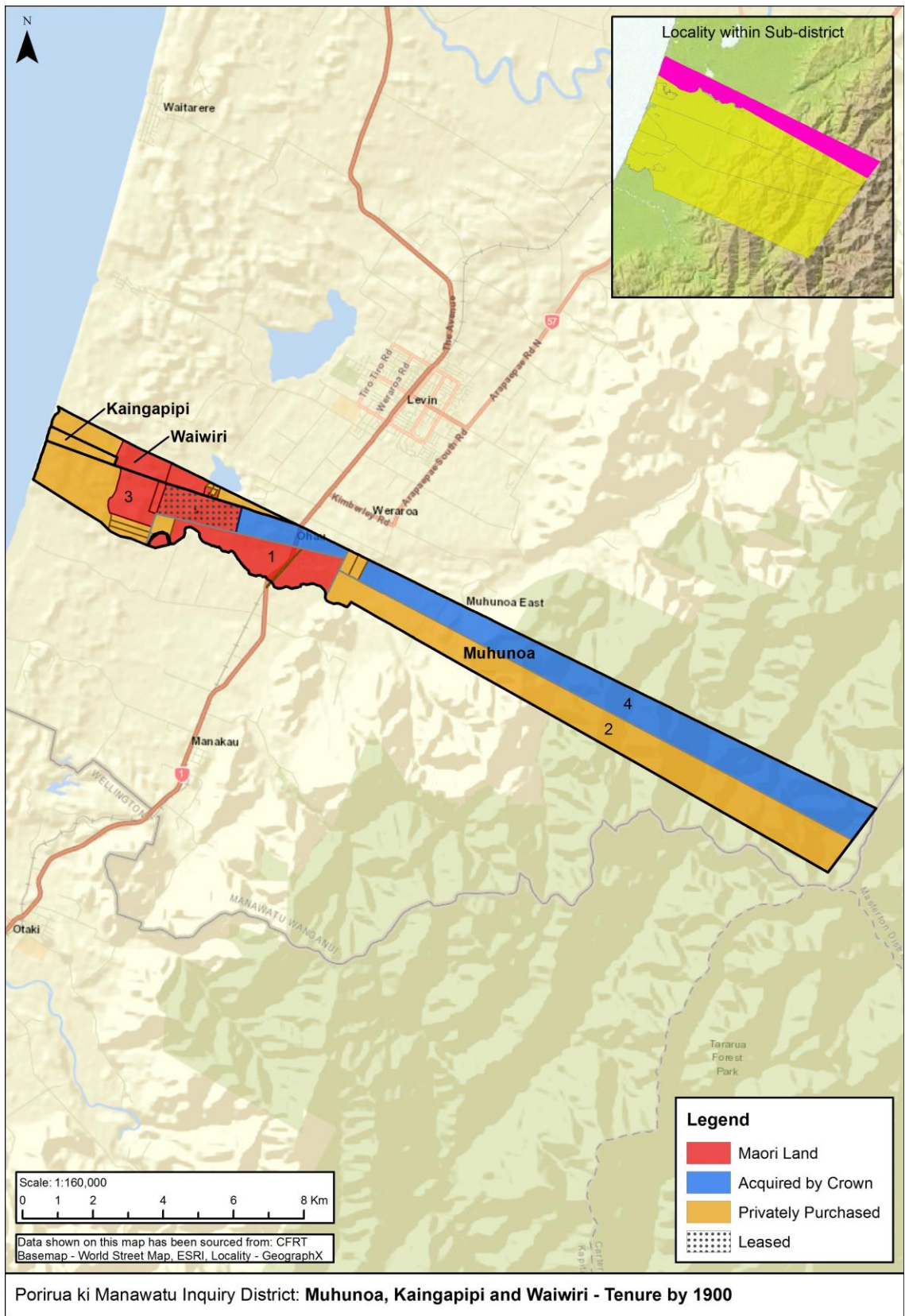
Muhunoa shares several of the characteristics of the other blocks within this sub-district. As a grouping, the Muhunoa blocks stretch from the coast to the mountains. In addition, the land located in the mountainous eastern side of the block, was isolated into two of the parent blocks - Nos.2 and 4. This left the 2,381-acre Muhunoa No.3 stretching from the coast to what is today's Ohau township and the smaller 1,075-acre Muhunoa No.1 located to the immediate south of the No.3 block. Muhunoa No.1 does not stretch out to the coast but is centred more around the area to the immediate south of Ohau township. Eventually, both the railway and State Highway would run through the western portions of Muhunoa Nos.1 and 3. Both Muhunoa Nos.1 and 3 were awarded to two different sets of 10 owners. The owners of Nos.3 and 4 were the same.

### **Initial Developments**

The eastern parent blocks that extend into the mountains have a short title and alienation history. Less than a year after the awarding of title, the Crown had purchased all but 100 acres of the northern Muhunoa No.4. Although the 100 acres were set aside as two 50-acre reserves for two of the owners who had participated in the sale of the block to the Crown, by 1892 both reserves had been purchased by John Kebbell. As for Muhunoa No.2, although all details of purchase have not yet been located, the available evidence shows that Kebbell held the block by 1887.

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<sup>35</sup> This is the actual area of the block as calculated from surveyed derivative subdivisions. The original surveyed acreage for the parent blocks of Muhunoa was 10,656 acres (a difference of less than 34 acres).



**MAP 57**

The focus of the title history thereafter is on Muhunua Nos.1 and 3. Early in the history of Muhunua No.3 a Crown purchase was negotiated. In August 1875, the Crown acquired just over 459 acres of Muhunua No.3. Although the purchase meant that 1,921 acres remained with the owners, the area awarded to the Crown was the eastern portion of the block through which both the railway and highway would pass and the area on which the township of Ohau would subsequently be established once the railway was opened in 1886 and the railway company began selling land in 1888.

### **Muhunua Nos.1 and 3: 1875-1900**

From the establishment of title in 1874, over the next 25 years, few title or alienation developments occurred in relation to the Muhunua Nos.1 and 3. In 1881, the smaller Muhunua No.1 block was subdivided to cut off a small 80-acre subdivision named Muhunua No.1A. By 1887 this block had been privately purchased, again by John Kebbell. In 1887, a railway reserve running through the block of almost 11 acres was given to the Crown as part of the agreement reached between the Crown and Maori of the district. This meant that by 1900 the main part of Muhunua No.1 remained in one title - the 984-acre Muhunua 1B. (91.5% of the original Muhunua No.1 block).

The larger Muhunua No.3 block that remained after the Crown purchase had a somewhat different history from 1875 to 1900. In 1881 a significant partition occurred when the block was split to create the 1,105-acre 3A block and the almost 817-acre 3B block. Muhunua 3B was located on the western side of the block and therefore ran out to the coast. By 1887 the land had been acquired by John Kebbell.

No title and alienation activity is recorded over the next dozen years. In 1893, however, the 3A block was partitioned with three 50-acre sections held by sole owners (2-4) being cut away to leave a 955-acre Muhunua 3A1 block held by 20 owners. By 29 May 1896, all three sections had been acquired by Kebbell to join up with his adjacent 3B block.

By 1900, the cutting away of several smaller sections occurred, but this did not lead immediately to sales. In 1897, the 3A1 block was subdivided. A smaller block of 47½ acres (3A1F) that was held by 4 owners soon sold. Two comparatively large blocks

remained: 3A1D of almost 387 acres held by 8 owners and 3A1E, a 510-acre block with 18 owners. The next partition was in 1900 when the 39½ 3A1E2 was cut away from the larger block. Although the block had been part of the 3A1E2 title, it was physically separated from the main block by the positioning of Muhunua 1A.

By 1900, among all the subdivisions, a total of 3,960 acres had been acquired by the Crown (37.3%) and 4,758 acres acquired privately (44.8%). The 8,718 acres not in Maori ownership by 1900 represented 82.1% of the block.

### **Muhunua No.1 and 3 Sections: 1900-1925**

After 1900, the remaining Muhunua No.1 section - 1B of almost 985½ acres - went through a series of subdivisions in 1902, 1906 and 1920 that cut off six sections all but one of which were between 55 and 100 acres. These were the last subdivisions of the 1B block. Several of these post-1900 partitions were acquired prior to 1920:

• 14 Feb 1908	1B2A	60.0.0	Joseph Henry D'Ath
• By 1913	1B2D	78.2.3	Joseph Henry D'Ath
• 22 Jul 1920	1B1A	97.0.5	Hugh Cartbell

By 1920, therefore, four Muhunua sections remained:

- 1B2B            569.0.17
- 1B2C            68.0.0
- 1B2E            29.0.24
- 1B1B            58.0.35

The large 1B2B block along with the farmlet sized other blocks, lay to the immediate south of Ohau village. By 1925, therefore, 724 acres (67.3%) of the Muhunua No.1 block remained in Maori ownership.

As at 1900, the remaining areas of Muhunua No.3 block were in four blocks, two under 50 acres and two larger blocks of 387 acres (3A1D) and 510 acres (3A1E). By 1905, however, the 3A1D block had been acquired by the Kebbell family.

Between 1900 and 1920, the remaining Muhunua No.3 lands underwent significant subdivision. Over this time, the large 3A1E was reduced down into presumably whanau and individually held sections. Beginning in 1902, 11 sections of 5 to 50 acres were cut away leaving just over 206 acres being held in 3A1E1s.12. In 1911, all of s.12 was divided into a further seven sections of between 18 and 52 acres. A further six rounds of subdivisions prior to 1920 saw the creation of several sections under 10 acres, but mostly the establishment of blocks between 15 and 35 acres in size. By 1920, 28 titles had been created eight of which were less than ten acres.

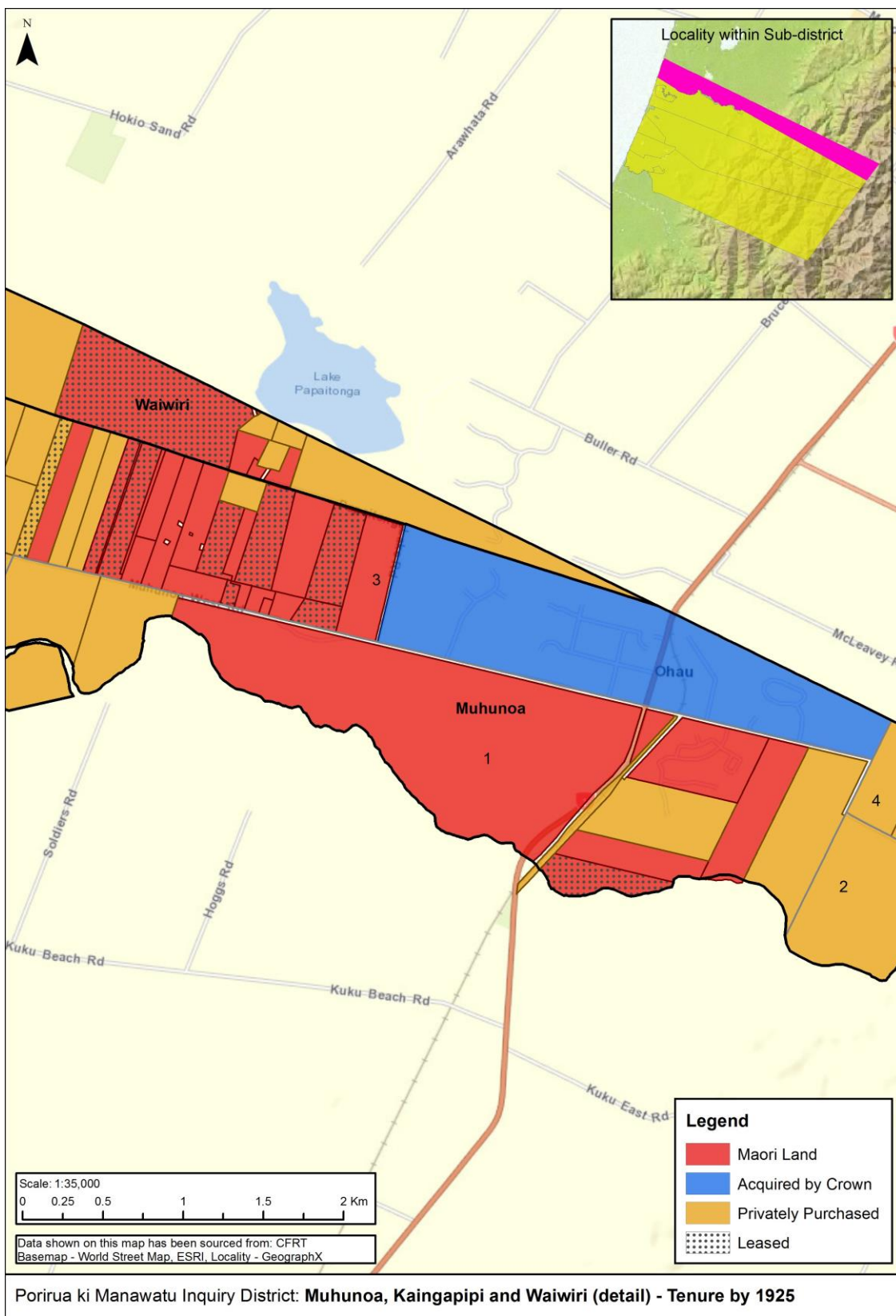
Surprisingly, by 1925, there had been little alienation among these smaller sections held by low numbers of owners with just seven sections having been acquired.

• 2 Dec 1918	3A1E1s.12E	25.3.10	Henry Easton
• 17 Sep 1919	3A1E1s.5A	12.0.0	William Connor
• 20 Nov 1919	3A1E1s.12D	23.0.24	Henry Easton
• 11 Aug 1920	3A1F1	23.3.0	Mercy Easton
• By 1921	3A1E2	39.2.0	George Phillip Catley
• 27 Feb 1922	3A1E1s.12G	18.3.10	Ebenezer R. MacDonald
• 18 Mar 1925	3A1F2	23.3.0	Mercy Easton

In summary, by 1925, despite a fairly significant degree of subdivision having reduced all Muhunua No.3 subdivisions down to sections of less than 50 acres, there had been comparatively little alienation. As a group the remaining sections lay to the east of Ohau village joining up with the remaining group of Muhunua No.1 subdivisions that lay to the south of the village.

Over the 1900 to 1925 period, leasing began on the Muhunua block. Although a couple of leases were organised just after 1900, most new leases came into being after 1915. In all, 14 leases involving around 266 acres of land came into being between 1900 and 1925. Although some of these leases were preludes to purchase activity, the leases that stayed in effect involved a fair proportion of Muhunua No.3 land.

By 1925, there were only 382 acres (16%) of the original 2,381 acres of Muhunua No.3 remaining in Maori ownership.



Taking the whole block into account over the 1900 to 1925 period, a further 789 acres was privately sold representing another 7.3% of the total block.

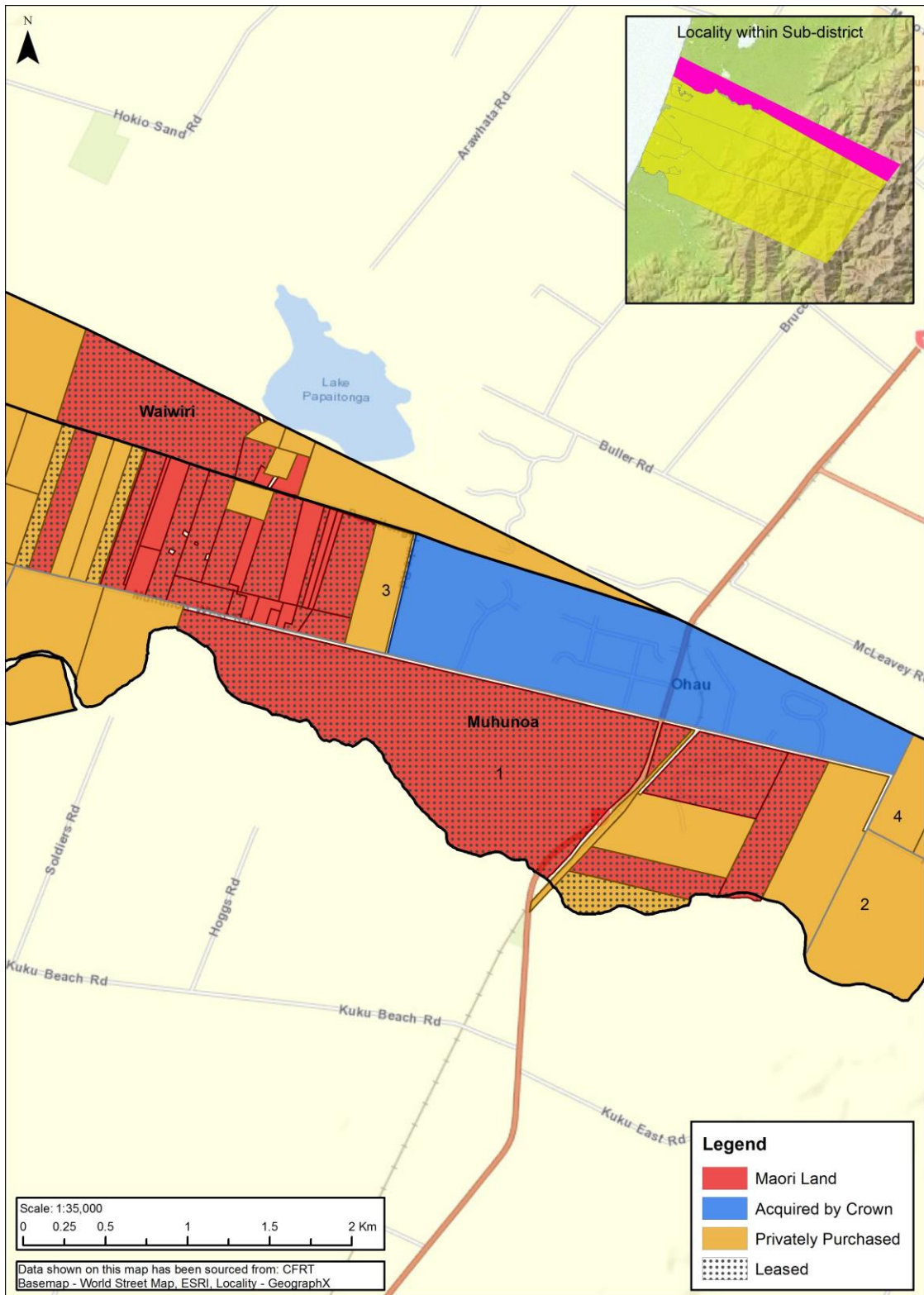
### **Muhunoa: From Depression to Post War (1925-1950)**

During the twenty-five years following 1925, there were only a few developments occurring within the title and alienation profile of the remaining Muhunoa blocks. Only two rounds of subdivisions occurred - in 1930 and 1937. In both cases, several sections of less than 7 acres came into existence.

With land alienation, only three purchases totalling less than 95 acres occurred. What is unusual about these purchases is that they appear to have taken place in 1930 and 1931, years usually associated with the Great Depression, a time when the purchasing of Maori land in New Zealand usually had halted.

By 1950, the 1,216 acres remaining in Maori ownership represented 11.2% of the original area of the block grouping.

Much of this remaining land was under lease. Between 1925 and 1950, 22 new leases were negotiated. Of these, 15 were negotiated after 1940. A total area of 1,068 acres were involved in these leases. Of course, several of these represented the repeat leasing of the same property over the 25-year period especially as a number of leases were for terms shorter than 21 years. Furthermore, several leases appear to be preludes to the purchasing that subsequently occurs. Nevertheless, the available information on leasing indicates that unsold Muhunoa land was increasingly being utilised as leasehold land.



Porirua ki Manawatu Inquiry District: **Muhunua, Kaingapipi and Waiwiri (detail) - Tenure by 1950**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 063 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



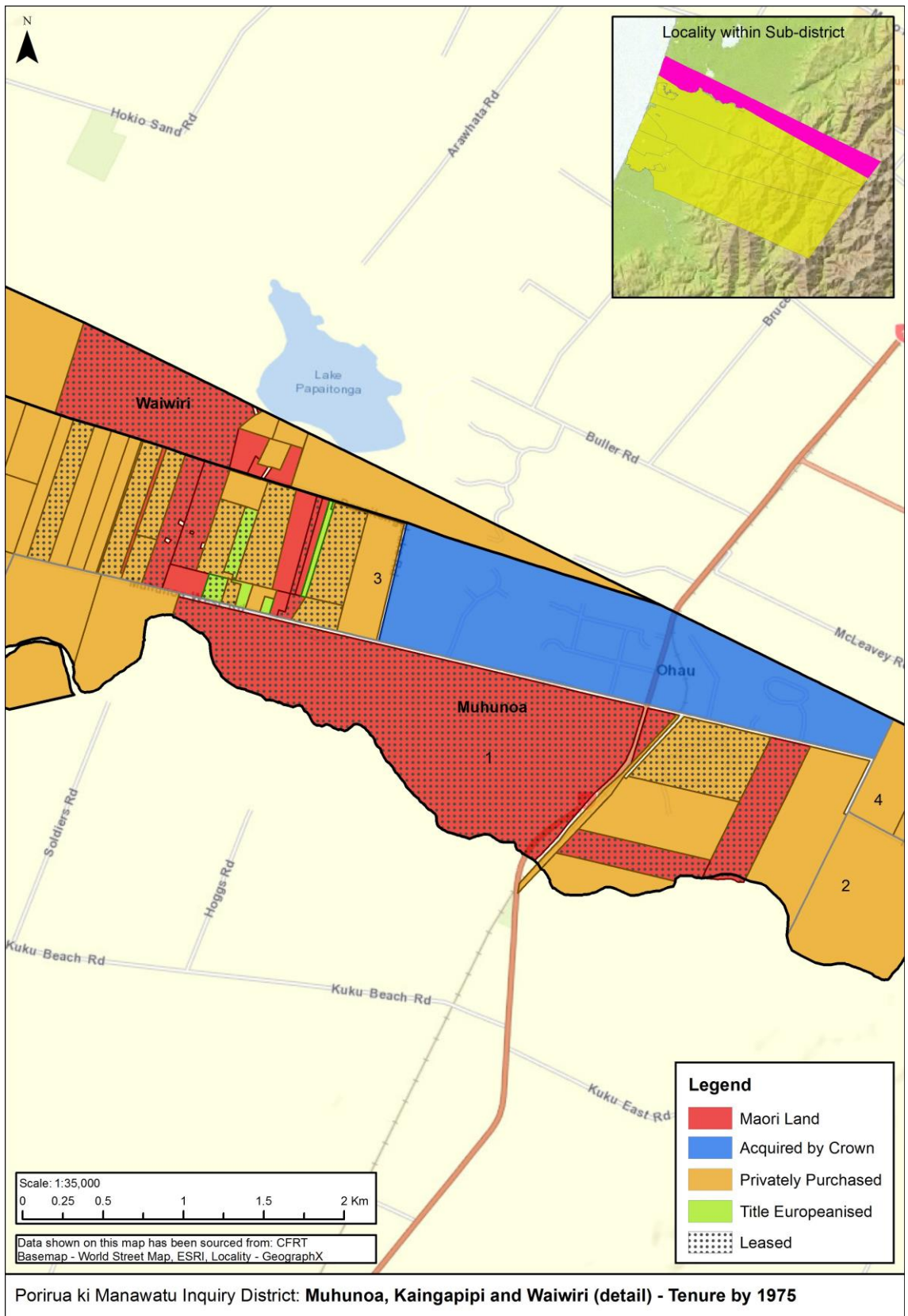
### **1950-1975: Two rounds of alienation**

Following the land purchasing of John Kebbell in the 19th century, the decades of the first half of the twentieth century saw comparatively few sales involving a comparatively small amount of the remaining Muhunua block as at 1900. It appears, however, that any of the purchases that occurred, especially in the less-than-50-acre sections of Muhunua No.3, involved land that at some time had been in direct occupation by owners. From 1950 onwards, however, a greater proportion of land would be acquired.

The alienation of land occurred, it seems, in two rounds. The first began in the 1950s, especially the later 1950s, and went through to 1961 when eight sections were acquired. The next round of purchasing occurred from 1967 through to 1976 when a further seven sections were purchased. In several cases, it appears that the Maori Trustee had been appointed to complete the purchases as agent for the owners. For several other blocks, it required a number of purchases of interests over time to fully acquire a block. Nearly all of the purchasing occurred within the smaller Muhunua No.3 blocks. The significant exception is the purchasing, through a series of transactions, of the largest remaining Muhunua block - the 569-acre 1B2B - which lay immediately to the south of Ohau village.

The impact of alienation by purchase during this period was increased by the europeanisation of several Muhunua No.3 titles although this involved just 17 acres in total.

In Muhunua No.1, by 1975, 627 acres of land, in two blocks, remained in Maori ownership. By 1990, with the sale of 1B2B, only one block of 58 acres remained. In Muhunua No.3, by 1975, 10 blocks of 106¾ acres remained in Maori ownership. By 1990, seven blocks of 65¼ acres remained.

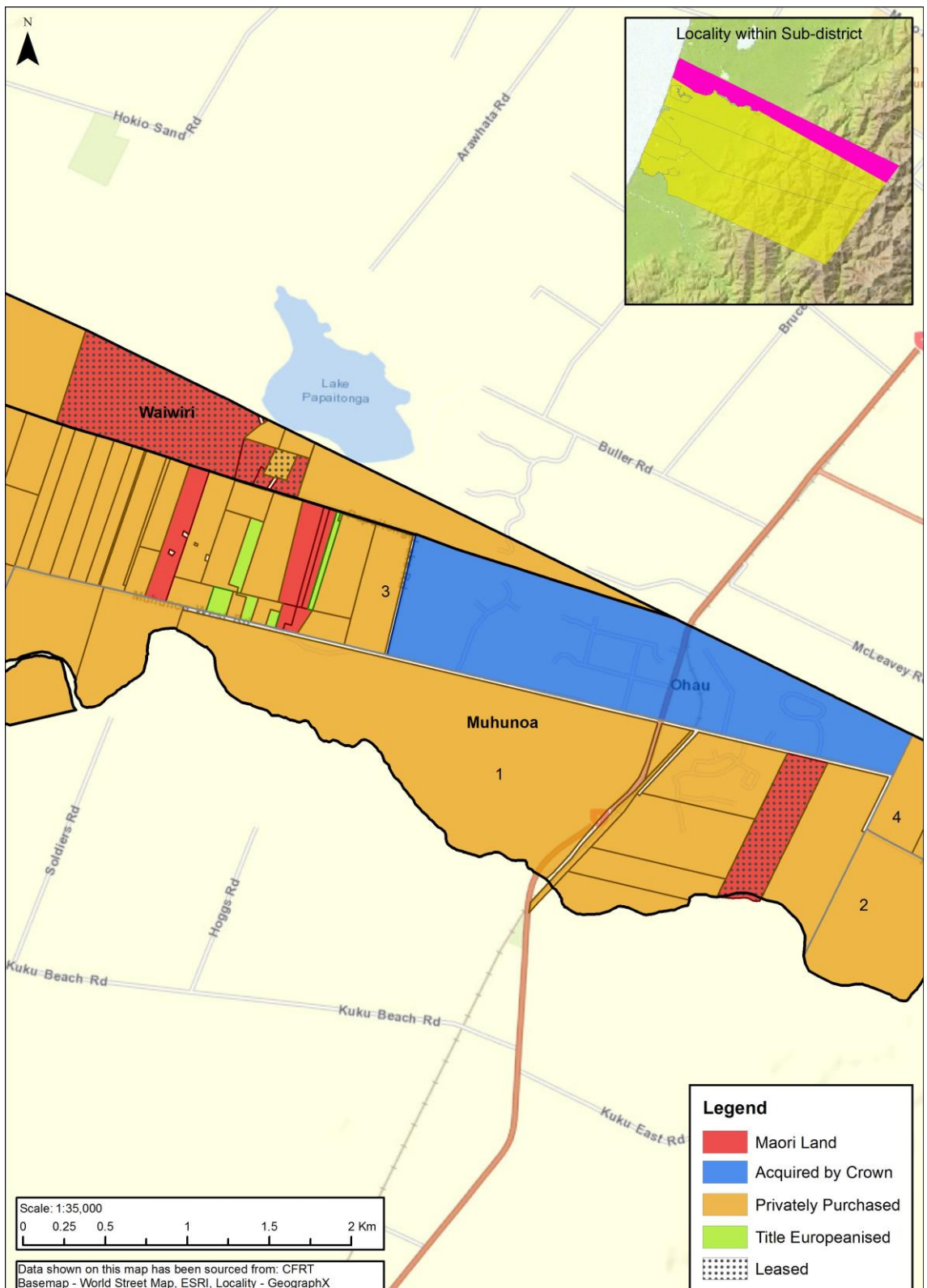


MAP 60

For the whole Muhunua grouping, by 1975, 733¾ acres (6.9%) of the original 10,622 acres remained. By 1990, there was only 123¼ acres (1.2%)

Available leasing information indicates that much of the Muhunua land, either prior to sale or for the sections that remained in Maori ownership, was being utilised for leasing. Between 1950 and 1975, 17 new leases involving a total area of 2,608 acres went under lease. Of course most of this acreage is accounted for by blocks of land repeatedly being leased often for short terms. A significant example is the 569-acre 1B2B block. Over the period 1950 to 1975, it was leased four times each time for a short 5-year lease. This block accounts for most of the total leasing acreage from 1950. Nevertheless, at least nine blocks are being leased at some time between 1950 and 1975 and this represents a fairly large share of the blocks that remained in Maori ownership over that period.

In summary, across the Muhunua blocks, land loss was as follows: by 1875, with two Crown purchases having occurred, 3,960 acres had been alienated or 37.3% of the total areas of the block grouping. By 1900, 8,718 acres had been purchased (ie 3,960 acres by the Crown and 4,758 acres purchased privately) or 82.1% of the areas of the blocks. By 1925, 9,507½ acres (89.6%) had been alienated. By 1950, the total had risen slightly to 9,599 ½ acres. (90.3%) By 1975, (with 12 purchases and two title conversions) the total alienated increased slightly to 9,881½ acres (92%). Three purchases before 1990 increased the total to 10,492¼ acres. (98.8%). Today, just under 124 acres remain Maori land.



Porirua ki Manawatu Inquiry District: **Muhunua, Kaingapipi and Waiwiri (detail) - Tenure by 2000**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 065 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## *Ohau*

The Ohau blocks were created out of the 1873 hearings of the Manawatu Kukutauaki block and were originally known as Manawatu Kukutauaki No.6. The area for the block grouping was just over 14,764 acres.<sup>36</sup> As with the other large blocks in the southern part of the Inquiry District below the Horowhenua sub-district, the land area of the Ohau blocks extended from the coast to the mountains. To the north, the block was bounded by the Muhunua block and to the south by the Manawatu Kukutauaki No.4 block. Three Ohau parent blocks were established when title was awarded. The No.2 block was the eastern block that extended into the mountains. The significantly smaller No.1 block of 750 acres, was a coastal block that was situated on the northern bank of the Ohau River. The 6,799-acre No.3 block also began at the coast, situated on the southern bank of the Ohau River, and extended eastward until it joined the No.2 block. The state highway north and railway line would run through the middle of this block.

### **Initial Developments to 1900**

As with several of the large blocks in this area, the earliest actions in respect of Ohau took the form of Crown purchasing which occurred soon after title was awarded. It was the eastern hilly and mountainous No.2 block (6,361¼ acres or 43.1% of the total area of the block grouping) that was completely acquired by the Crown in 1878 and eventually transferred to the Wellington-Manawatu Railway Company. In 1876, the Railway Company had also been awarded a railway reserve through Ohau of almost 16 acres (recorded as 3D).

In 1889, Ohau No.1 was subdivided into seven sections. The number of owners in these sections ranged from one to six persons. This was the only partitioning of this block. Although the smallest section created was 4½ acres, three sections were around the 50-acre mark and the other four between 80 and 150 acres.

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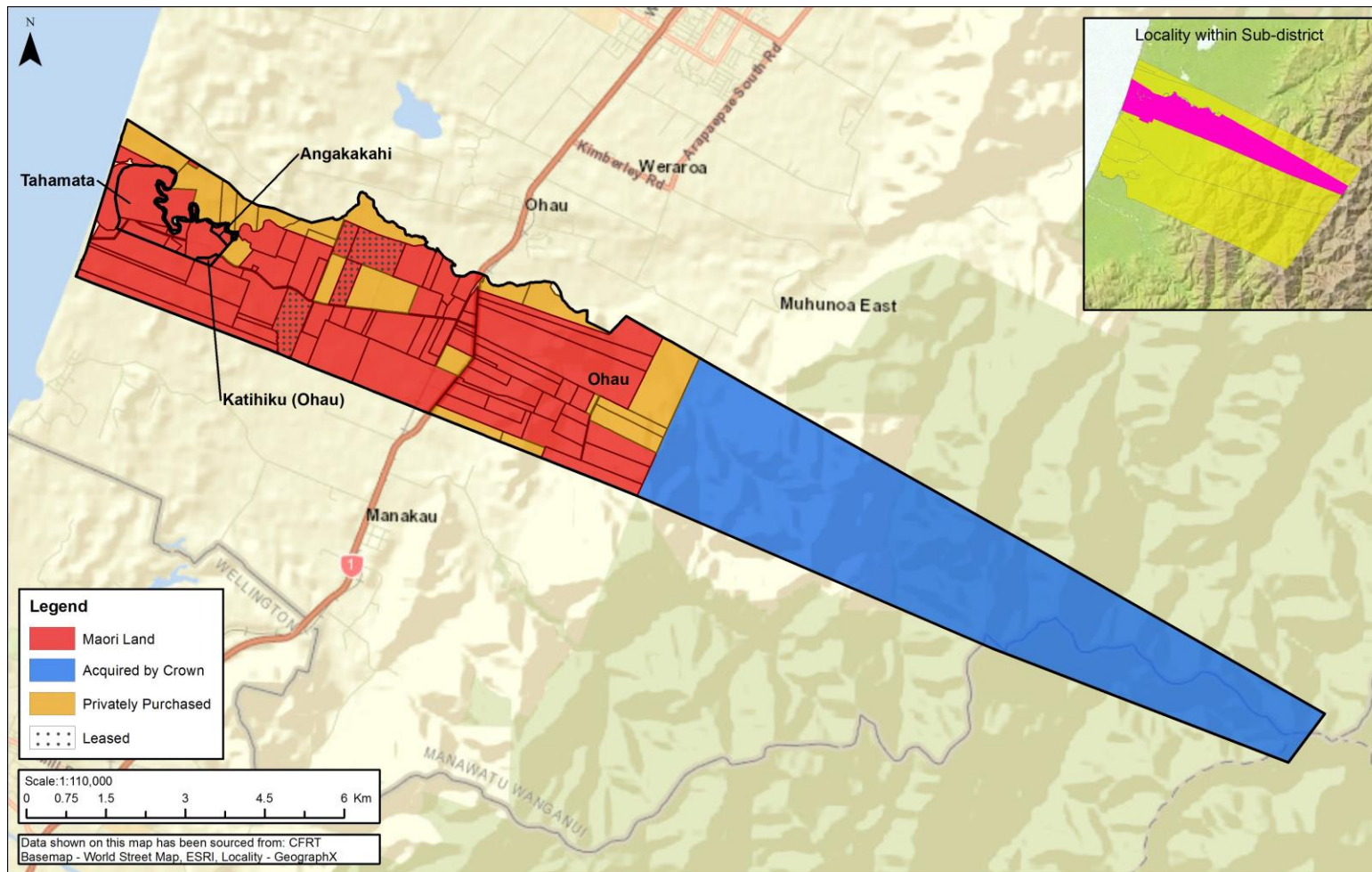
<sup>36</sup> This is the actual area of the block as calculated from surveyed derivative subdivisions. The original surveyed acreage for the parent blocks of Ohau was 13,796¾ acres (a difference of less than 217½ acres).

In the meantime, in 1885, four sections (3A1, 3A2, 3B, 3C) had been cut off Ohau No.3 leaving a residual block of 5,279 acres. This too was soon partitioned when, in 1889, 27 subdivisions were created. Aside from four sections that were under 20 acres, 11 of the sections were between 40 and 100 acres, seven were 100 to 200 acres in area, and four were between 300 and 600 acres. One section of 1,807 acres remained (section 26), but this was further subdivided in 1891 into 21 lots. Partitioning of land was a continuing feature of Ohau No.3 in the years up to 1900 with 11 further rounds of subdivisions taking place during the 1890s. By 1900, 77 blocks had come into existence in Ohau No.3:

- 11 were less than 20 acres
- 24 were 21-50 acres in size
- 12 were 51-100 acres
- 23 were 101-200 acres
- 5 were more than 200 acres with the largest being 550 acres.

Some small degree of private land purchasing was occurring within the context of this title activity. By 1900, there had been 22 private transactions with purchasers acquiring a little over 2,062 acres of land in total. This equated with 14% of the entire Ohau block grouping.

Taking into account the Crown purchase, by 1900 a total of 8,427 acres had been acquired from within Ohau. (57.1%)



Porirua ki Manawatu Inquiry District: Ohau, Tahamata, Angakakahi and Katihiku - Tenure by 1900

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 066 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 62**

### **Continued subdivision and purchasing**

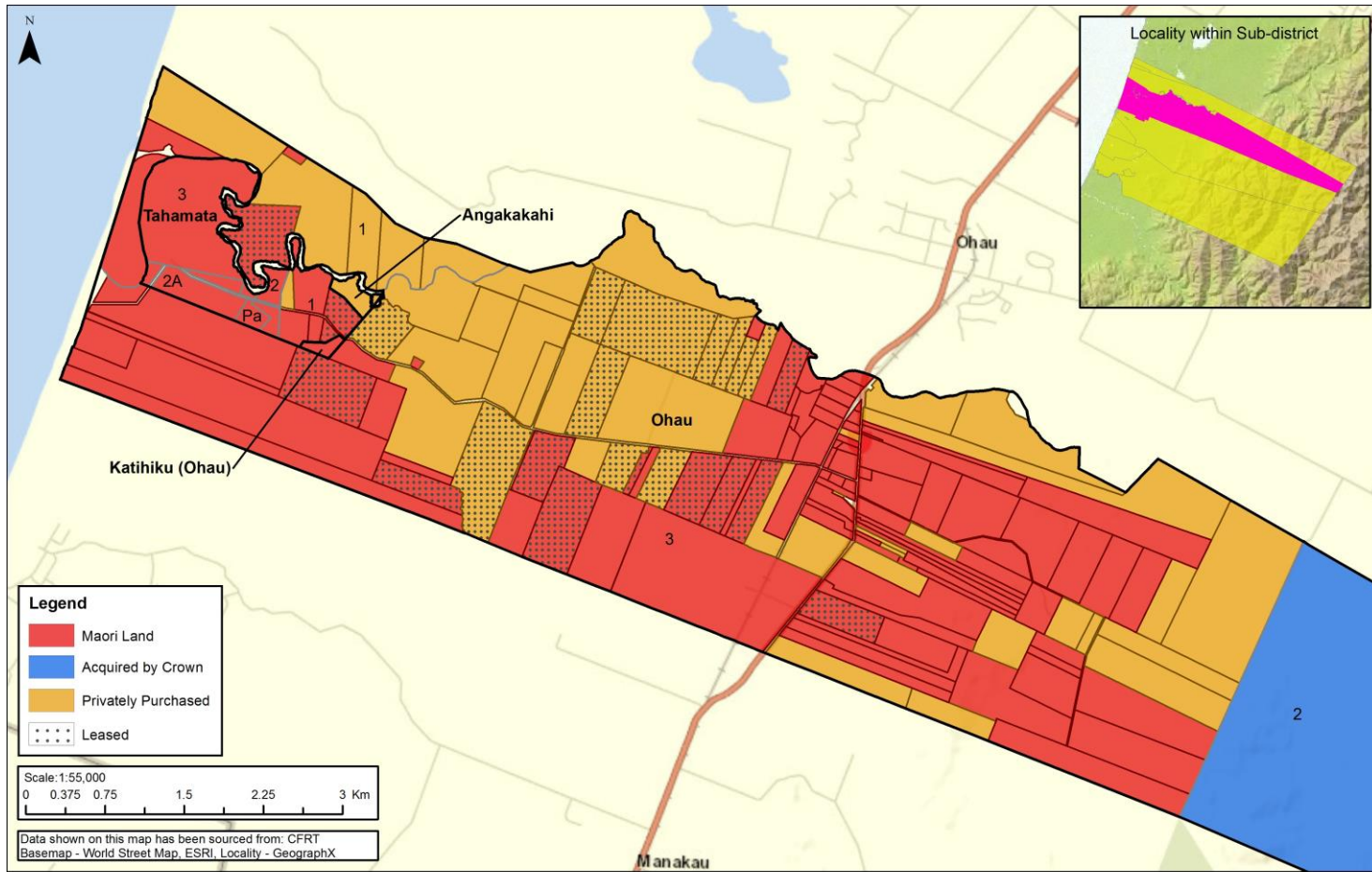
After 1900, and through to 1910, four further rounds of partitions occurred. During the decade 1910 to 1920, a series of 14 partitions took place. In the next five years, another 14 rounds of subdivisions occurred. By 1920, a number of the sections created by subdivision were 20 acres or less. Over time, increasing numbers of sections that were less than 10 acres came into existence. Much of the partitioning occurred on land adjoining the railway and state highway.

As is often the case around the country, the period after 1900 and particularly after 1909 was one where private purchasing rose to prominence. From 1900 to 1925 a total of 32 purchases occurred involving over 1,854½ acres. This meant that by 1925, a total of 4,483 acres of Ohau land remained (30.4% of the original block grouping).

As at 1925, there were just three Ohau No.1 sections remaining (s.4 - 86 acres; s.6 - 4 ½ acres; s.8 - 102 ¾ acres). These remaining Ohau No.1 sections formed a block of Maori land with neighbouring sections in the Tahamata block and with remaining coastal Ohau No.3A1 blocks in the vicinity of Ohau rivermouth and Kuku Beach.

By 1925, there were 82 Ohau No.3 sections in existence. Of these sections, 14 were less than 5 acres. A further 16 sections were from 5 to 10 acres; 18 sections were 11 to 30 acres in size; 19 sections were 31 to 60 acres in area. Aside from the few 3A1 sections that formed a cluster with Tahamata and Ohau No.1 sections, the remainder of the Ohau No.3 sections formed a bloc of Maori land south of Ohau village located on both the east and west side of the northward highway and railway line. The smaller sections were located closer to the highway.





Porirua ki Manawatu Inquiry District: Ohau, Tahamata, Angakakahi and Katihiku (detail) - Tenure by 1925

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 067 Map projection: New Zealand Transverse Mercator

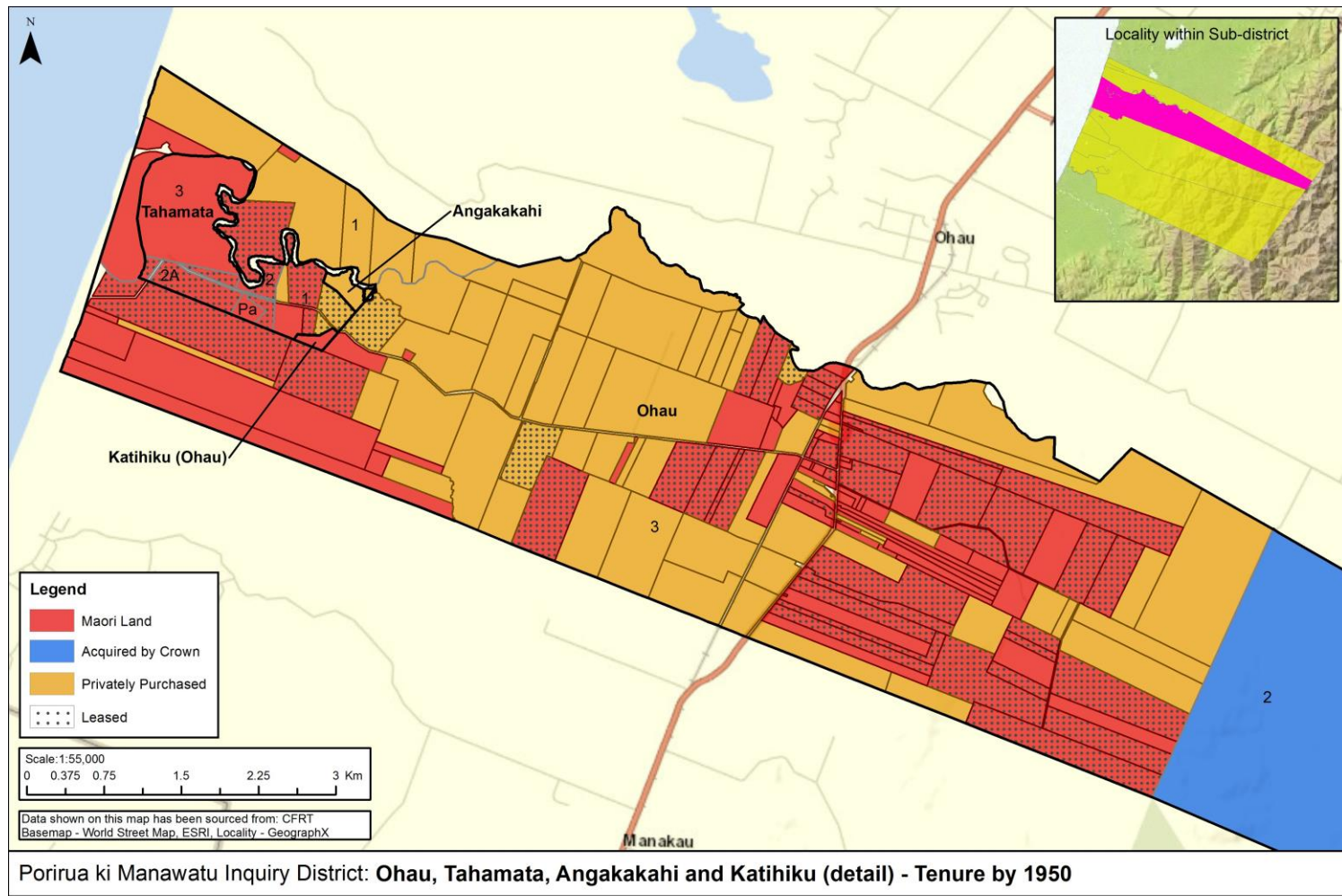
Date: 22/08/2017

**MAP 63**

### **Respite from Title and Alienation: 1925-1950**

The onset of the Great Depression and World War II seem to have slowed down the pace of change within the Ohau blocks. This is a common feature observed with Maori land around the country during the 1930s and 1940s. Nevertheless, there were some developments within the block over the 25 years from 1925 to 1950. Thirteen rounds of partitioning took place mostly during the 1940s. The bulk of sections created as a result were under ten acres and therefore presumably were for owner occupation. By 1950, Ohau No.3 was partitioned into 87 parts 37 of which were under 10 acres.

In addition, although there were only two purchases occurring from 1925 to 1940, then purchases subsequently occurred among the No.3 sections during the 1940s, mostly after the war. Total purchases from 1925 to 1950, therefore, involved almost 660 acres (a further 4.5% of the original block) The Bevan family acquired almost 470 acres in five adjoining sections in the south of the block to the immediate west of the state highway. By 1950, therefore, 3,824 acres of Ohau land (25.9%) remained in Maori ownership.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 068 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 64**

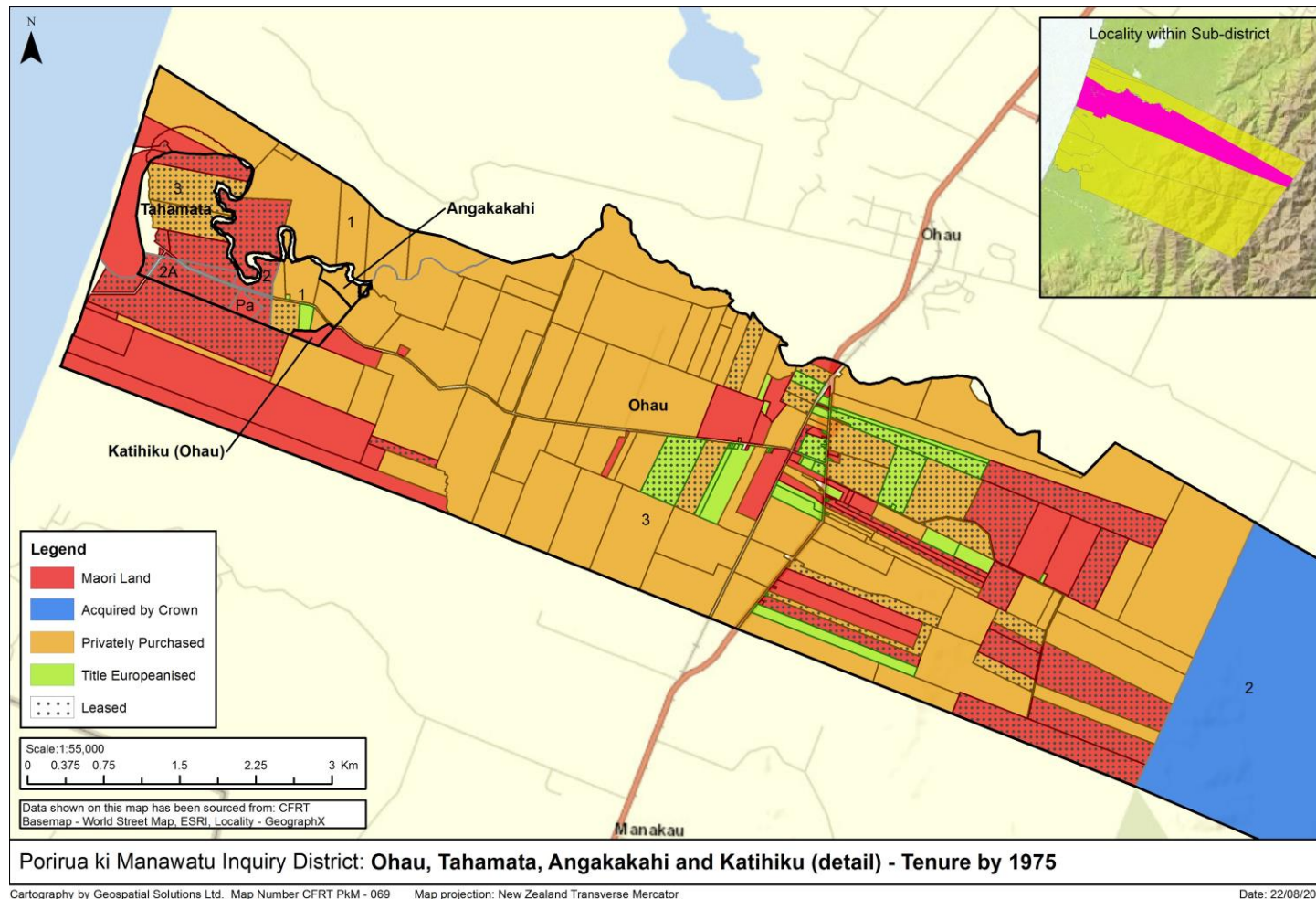
### **Resurgence of Land Acquisition: 1950-1975**

Beginning from 1953 and continuing for a decade through to 1962, the remaining partitioning of Ohau No.3 took place with sixteen rounds of subdivisions taking place. This partitioning predominantly featured the cutting off of sections less than 5 acres (and primarily less than 1 acre) presumably for housing purposes.

The alienation of land also restarted in the decade after 1950 with 24 purchases by 1975 involving just under 920 acres occurring. (a further 6.2% of the original block) Many of the blocks acquired were larger sections located in the east of the block lying east of the highway, an area within Ohau that had not really experienced much alienation previously. In total around a dozen purchases occurred.

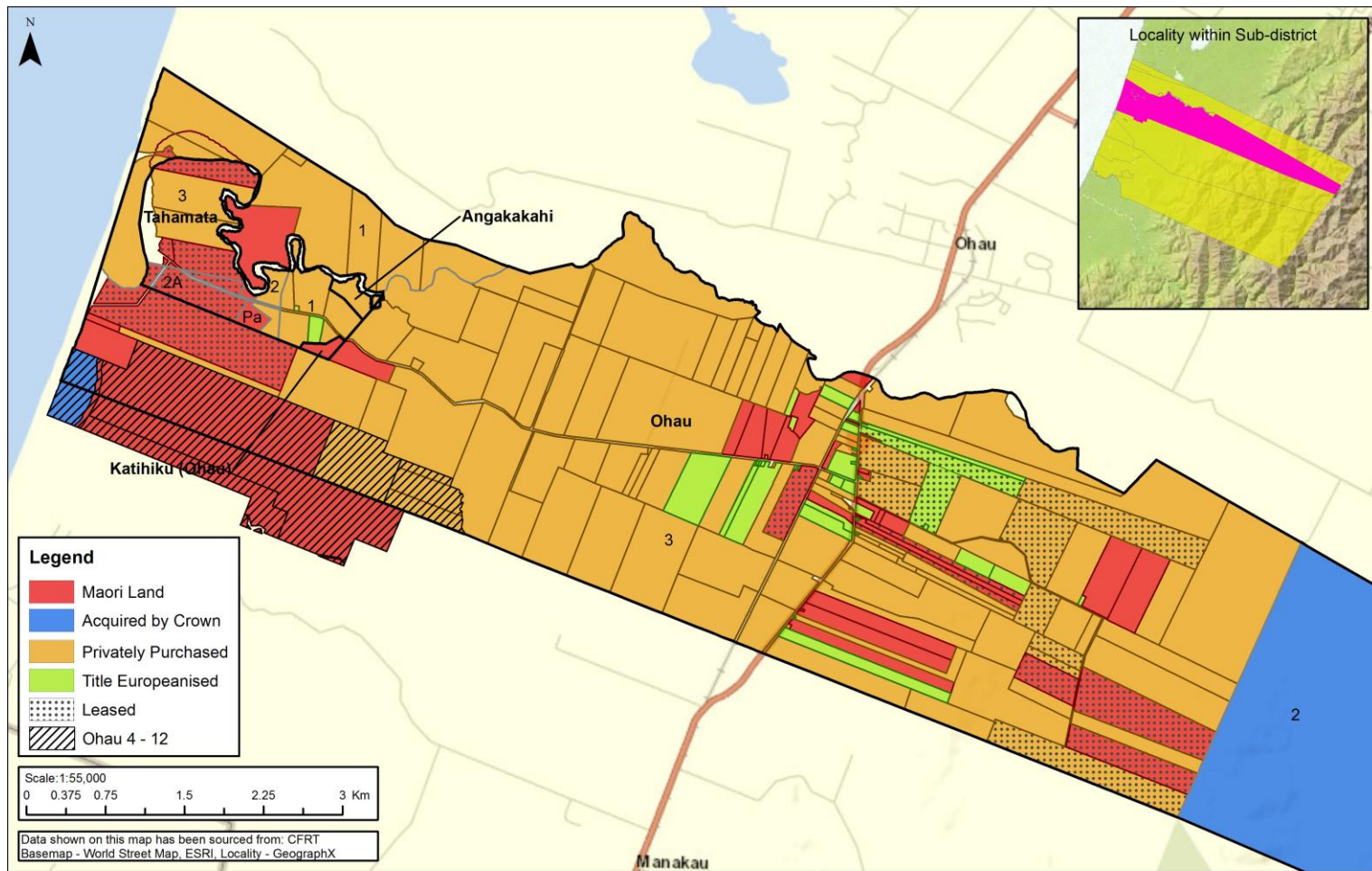
In addition, between 1967 and 1974, 32 sections had their titles europeanised and they ceased to be Maori land. Fourteen of these sections were less than 1 acre in size. There were, however, a few larger blocks bringing the total of land affected by title change to 326½ acres. (2.2% of the original block)

By 1975, 2,579 acres or 17.5% of the original Ohau totals remained in Maori ownership.



**MAP 65**

After 1975, six further purchases of Ohau No.3 as well as the amalgamated block Ohau 12. In addition, at some time after 1960 and before 1990, further purchases of land involving 290 acres of land had taken place. Currently there are 41 Ohau sections, totalling just a bit of 2,022 acres, remain in Maori ownership. This accounts for 13.7% of the whole Ohau block grouping



Porirua ki Manawatu Inquiry District: Ohau, Tahamata, Angakakahi and Katihiku (detail) - Tenure by 2000

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 070 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

#### ***Manawatu Kukutauaki No.4***

The Manawatu Kukutauaki No.4 grouping, running to the west and east of Manakau village, lies between the Ohau block grouping and the Pukehou block grouping. One of largest block groupings in this sub-district, the seven parent blocks of Manawatu Kukutauaki No.4 have an actual area of 19,232 a. 2r. 11.5p.<sup>37</sup> These parent blocks came into existence as a result of title hearings that took place in 1873. When initially surveyed, the blocks had variable areas:

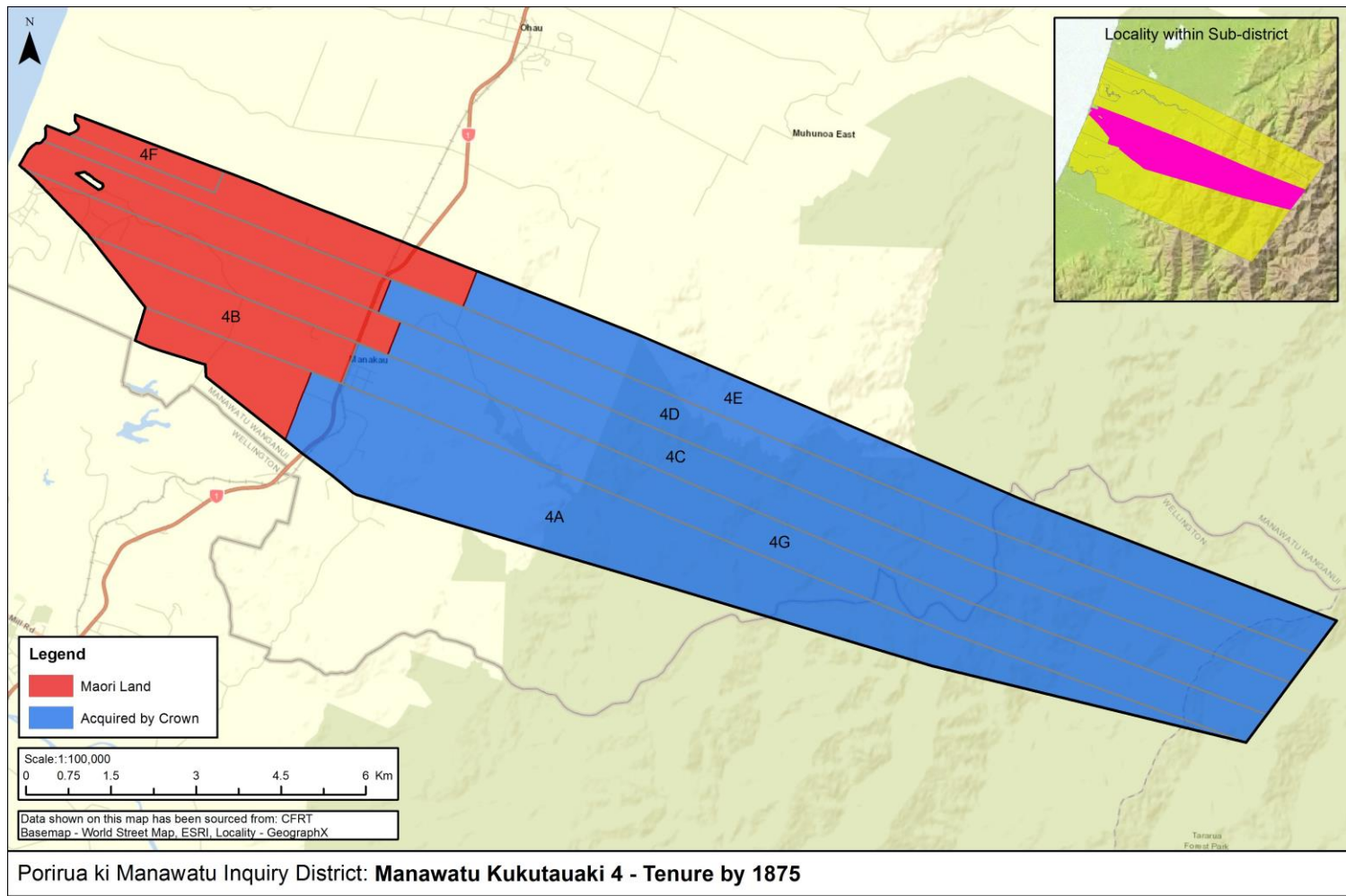
<b>Date</b>	<b>Block</b>	<b>a.</b>	<b>r</b>	<b>p.</b>
3 July 1881	Manawatu Kukutauaki No.4A	5057	0	0
17 August 1882	Manawatu Kukutauaki No.4B	865	0	0
18 April 1873	Manawatu Kukutauaki No.4C	3759	0	0
12 February 1873	Manawatu Kukutauaki No.4D	3802	0	0
23 April 1873	Manawatu Kukutauaki No.4E	3775	0	0
1 May 1873	Manawatu Kukutauaki No.4F	270	0	0
12 May 1873	Manawatu Kukutauaki No.4G	2305	0	0

As a group, the Manawatu Kukutauaki No.4 blocks run from the coast to the Tararuas. Blocks 4D and 4E run all the way from the mountains to the coast. Blocks 4A and 4C run from the mountains towards the coast but only as far as the coastal block of Huritini. Block 4G (situated between 4A and 4C) runs from the mountains westwards but only as far as the railway line. Block 4B, on the western side of the railway line, takes up the east-west boundaries of 4G and runs through to the Huritini block. The small coastal 4F block lies in the north of the block grouping.

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<sup>37</sup> This is the actual area of the block as calculated from surveyed derivative subdivisions. The original surveyed acreage for the 7 parent blocks of Manawatu Kukutauaki No.4 was 19,833 acres (a difference of almost 112 acres).





**MAP 67**

## Crown and Private purchasing to 1900

As with a number of blocks in the Inquiry District, the first series of actions within the Manawatu Kukutauaki No.4 block grouping, was the purchasing of land by the Crown. In 1875 five significant purchases occurred.

Date	Block	a.	r.	p.	Price paid	Proclaimed Waste Lands of the Crown
3 Feb 1875	Manawatu Kukutauaki No.4A	4407	0	0	£550.0.0	21 Oct 1880
2 Jun 1875	Manawatu Kukutauaki No.4C	2759	0	0	£400.0.0	21 Oct 1880
8 Feb 1875	Manawatu Kukutauaki No.4D	2815	0	0	£418.17.6	14 Feb 1884
8 Jun 1875	Manawatu Kukutauaki No.4E	2775	0	0	£420.0.0	21 Oct 1880
3 Feb 1875	Manawatu Kukutauaki No.4G	2305	0	0	£421.17.6	21 Oct 1880

A total of 15,061 acres (78.3%) of the Manawatu Kukutauaki No.4 block grouping was acquired by the Crown.

Four of the blocks were only part purchased and the following reserve areas remained:

Block	a.	r.	p.
Manawatu Kukutauaki No.4A	650	0	0
Manawatu Kukutauaki No.4C	1000	0	0
Manawatu Kukutauaki No.4D	987	0	0
Manawatu Kukutauaki No.4E	1000	0	0

In the case of the 4G block, all of the land was acquired. On the other hand, all of the 4B block, which lay to the west of 4G, was maintained as a reserve block. The small coastal 4F block also was unpurchased.



Porirua ki Manawatu Inquiry District: **Manawatu Kukutauaki 4 (detail) - Tenure by 1900**

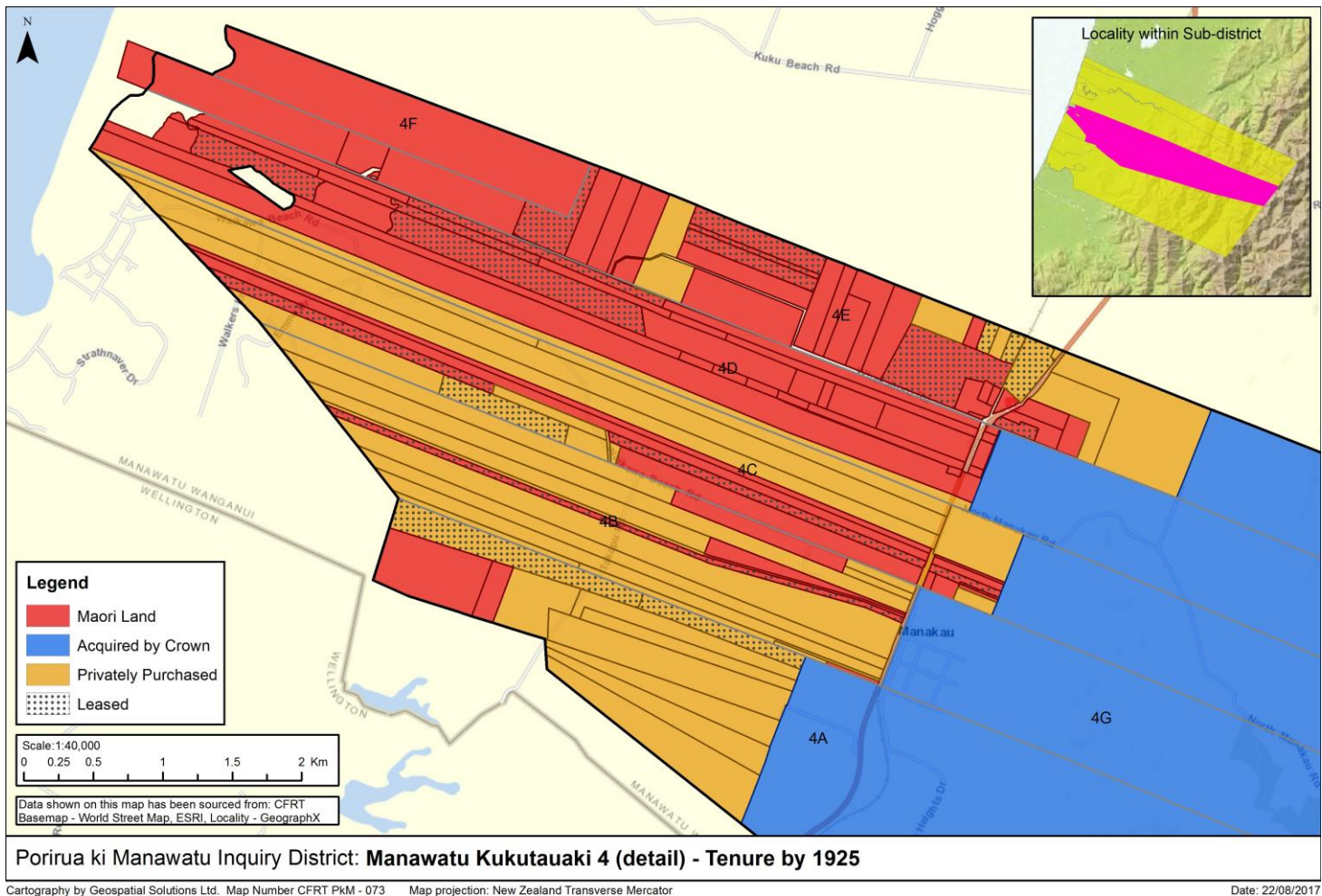
Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 072 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

As will be seen in most of the Crown purchases south of the Horowhenua block, the land awarded to the Crown from its purchases was situated on the eastern side of acquired blocks. The land, therefore, is primarily hilly to mountainous. For most blocks, it is only the hill land that is acquired by the Crown with all of the flat land remaining in Maori ownership. For the Manawatu Kukutauaki No.4 block grouping it is somewhat different. Although the land awarded the Crown certainly lies on the eastern side of the block grouping, in the case of 4C, 4D and 4G, the Crown land extended westwards right through to the railway. In 4E, the awarded Crown land almost reached the railway line and in 4A it extended a little past the railway line. This meant that in all cases within the Manawatu Kukutauaki No.4 block grouping, the Crown acquired a small share of the flat land in the blocks that it was awarded.

Between 1885 and 1890, in the aftermath of the Crown purchasing, the remaining portions of the part-purchased Manawatu Kukutauaki No.4 blocks and also the unpurchased 4B block were partitioned into an initial total of 19 blocks of varying sizes. For most of these blocks, the ownership numbers were low. Several blocks had single owners and others less than five owners. In addition, during the 1890s, a further series of nine partitions occurred. Not only does this mean that land blocks were lessening in size, but in many cases these smaller blocks were held by single owners. Another feature unique to the Manawatu Kukutauaki No.4 block grouping was that in the 4B, 4C and 4D blocks, the new partitioned sections ran the length of the parent block creating long 'thin' land parcels.

Whereas it might be expected that partitioned elongated sections held by single or small numbers of owners might lead on to a post-1880 run of private purchases (as was the case in Ohau and Pukehou), in the 1890s there were only eight purchases of land. These were concentrated among 4A-C blocks only. The northern 4D, 4E and 4F did not experienced any sales. Nevertheless, by 1900 a further eight purchases had occurred involving 1,033½ acres (5.3% of the original block). Added to the Crown purchasing, by 1900 just 3,138 acres (16.3%) of the Manawatu Kukutauaki No.4 block remained in Maori ownership.



**MAP 69**

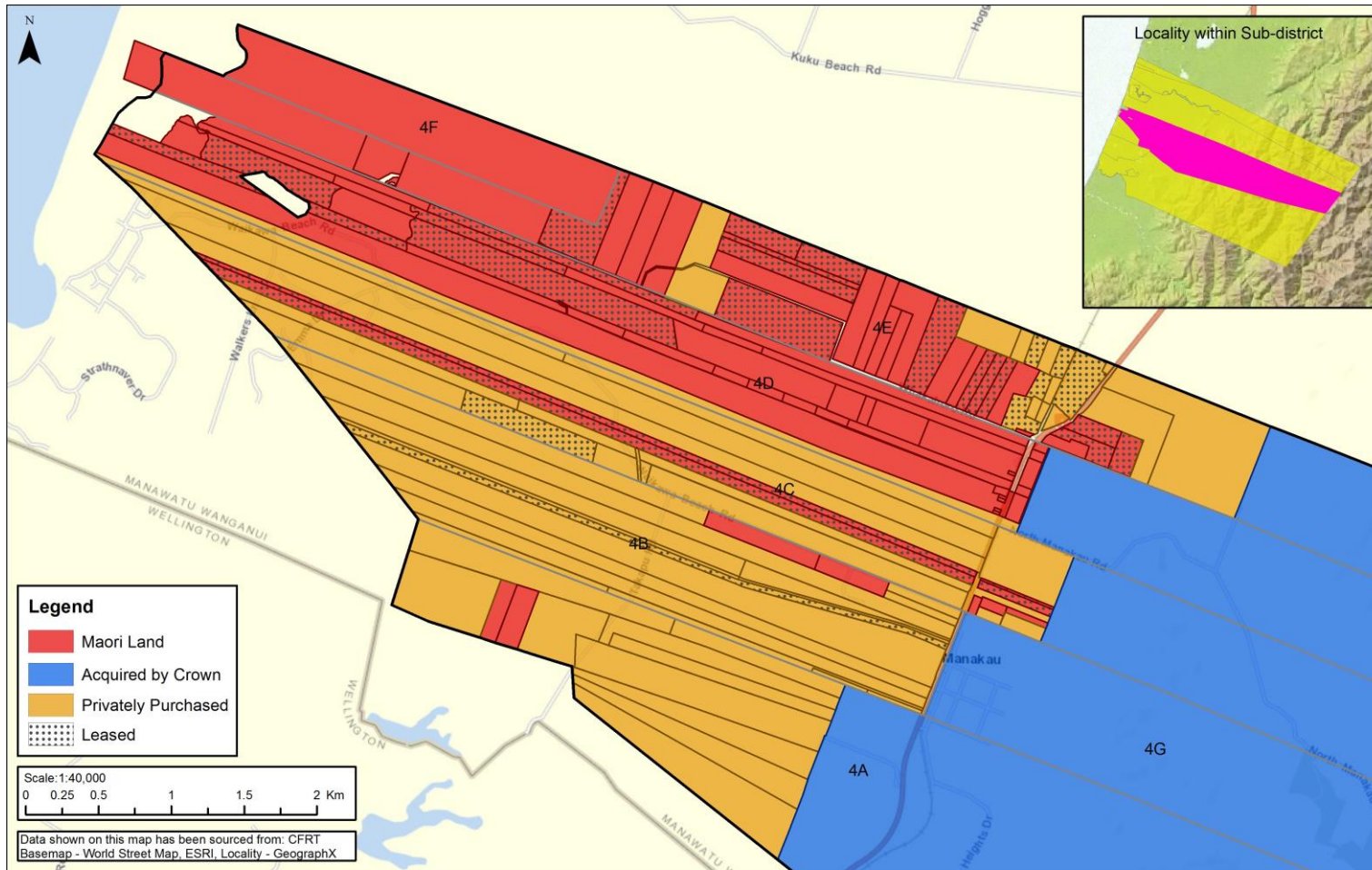
## **Twentieth Century Developments**

Over the two and half decades after 1900, the subdivision of the remaining Manawatu Kukutauaki No.4 blocks was ongoing with 42 rounds of partitions occurring. Over that time, 124 sections were created, most having single owners: 24 sections were under ten acres; a further 22 ranged from 10 to 20 acres. A further 35 ranged from over 20 to under 50 acres.

In contrast with the pre-1900 partitioning, the subdividing of the Manawatu Kukutauaki No.4 blocks after 1900 did occur within the context of increased private land purchasing. Between 1900 and 1925, 31 land purchases occurred involving 1,270½ acres . This purchasing continued to be focused in the southern Manawatu Kukutauaki No.4 blocks but there were also some acquisition of sections within the 4E block especially around the railway and highway routes. Families involved in acquiring several sections included the Tatum, Bevan and Drake families. By 1925, therefore, 1,867½ acres of Manawatu Kukutauaki No.4 remained in Maori ownership. This figure represents just 9.7% of the total original area of the Manawatu Kukutauaki No.4 block grouping.

For the next five years after 1925 partitioning continued primarily within the 4C and 4E blocks. The nine series of partitions created sections that mostly were under 20 acres in area and were held by single owners. Only a few other partitions occurred in the years after 1925 and through to 1950. In the five years after 1925, private purchasing continued with a further eight transactions occurring before 1930. Several of the same Pakeha purchasing families that had bought land previously were involved in these sales.

After 1925 a series of 16 purchases totalling 287½ acres occurred primarily undertaken by the Drake family. Purchasing left few southern blocks in Maori ownership. On the other hand 4F and 4D subdivisions remained intact with no purchases having occurred. In total, by 1950, 1,580 acres of Manawatu Kukutauaki No.4 remained in Maori ownership. This represented 8.2% of the original area of the Manawatu Kukutauaki No.4 block grouping.



Porirua ki Manawatu Inquiry District: **Manawatu Kuketauaki 4 (detail) - Tenure by 1950**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 074 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 70**

By 1950, 75 Manawatu Kukutauaki No.4 blocks remained in Maori ownership. Of these, 17 were under five acres and 12 were from 5-10 acres in area. Twenty blocks were between 10 and 20 acres in size. Other blocks ranged in size over 20 acres. The five largest blocks accounted for 778½ acres or 38.8% of all remaining Maori land.

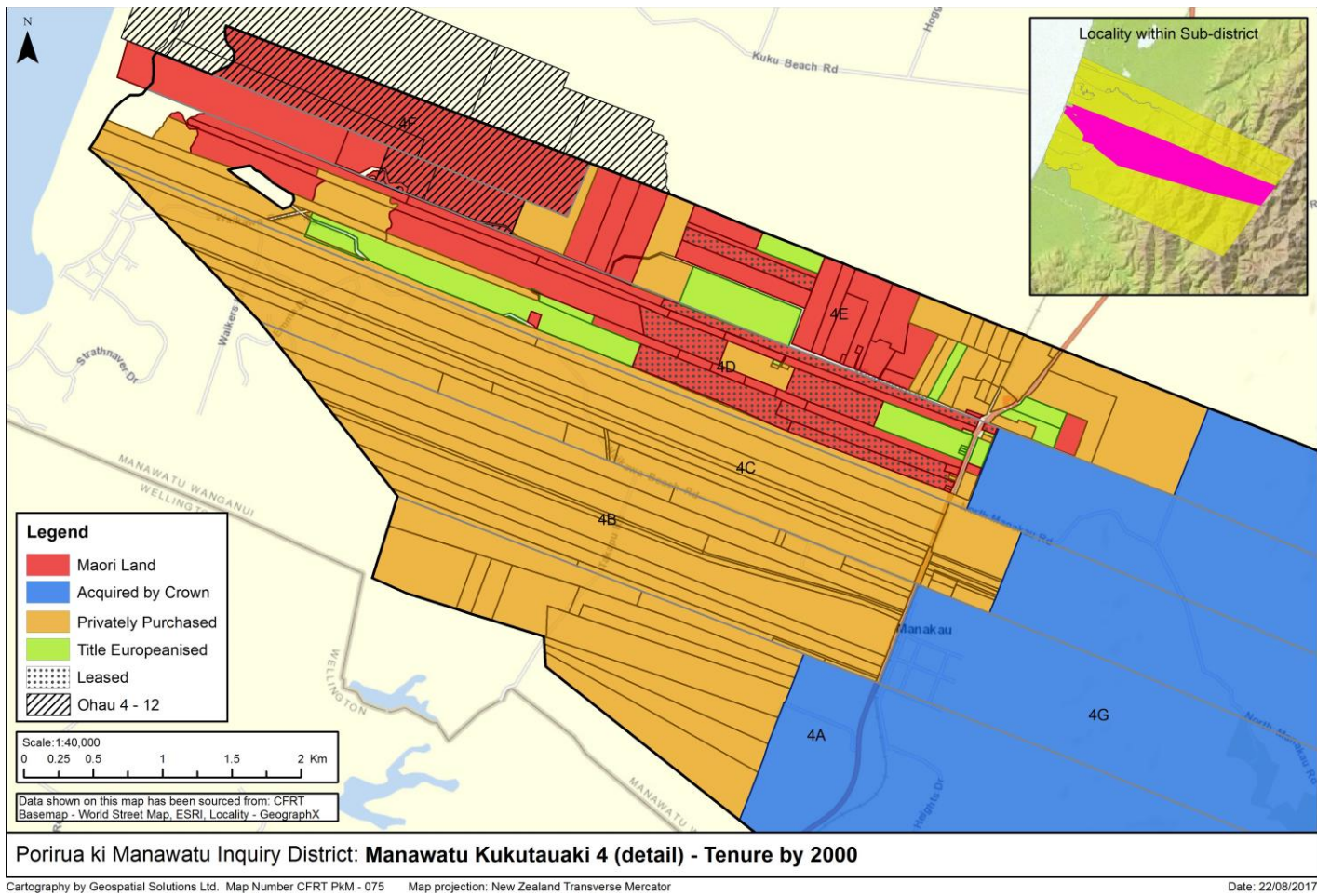
The early 1950s and early 1960s would see the last nine partitions within the Manawatu Kukutauaki No.4 block grouping. Several of the resulting sections were clearly houselots of less than an acre.

From 1950 to 1975, there were three series of private land purchases: from 1953 to 1958, the first half of the 1960s and several sales occurring between 1970 and 1975. The 23 sales that occurred often involved smaller sections of land. A total of 427½ acres was involved. Nevertheless, these sales continued to lessen the remaining estate. By 1975, only two sections remained in the southern blocks, purchasing expanded in 4E around the railway/highway hub and the first purchases in 4D occurred. In addition, a further 15 blocks involving 245¼ acres had their titles europeanised and they ceased to be Maori land. These sections were in the 4D and 4E blocks.

The two processes of private purchasing and title generalisation brought further impacts on Maori landholding within the Manawatu Kukutauaki No.4 block grouping. By 1975, 907¼ acres remained in Maori ownership - 4.7% of the original area of the Manawatu Kukutauaki No.4 block grouping.

After 1975, four small purchases occurred. With various title amalgamations, currently 920½ , acres of the Manawatu Kukutauaki No.4 block grouping remains in Maori ownership - 4.8% of the original area.





MAP 71

## *Pukehou*

The Pukehou block grouping lies to the immediate north of Otaki township and beach and south of Manakau. At various points, it runs from the coast to the Tararuas. The southernmost and largest block grouping in this sub-district, the 16 parent blocks of Pukehou have an actual area of 26,806a. 1r. 13.9p.<sup>38</sup> These parent blocks came into existence as a result of title hearings that took place in 1873 and 1874. The blocks had variable areas.

<b>Date</b>	<b>Block</b>	<b>a.</b>	<b>r</b>	<b>p.</b>
19 May 1873	Pukehou No.1	1685	0	0
19 May 1873	Pukehou No.2	1685	0	0
19 May 1873	Pukehou No.3	1685	0	0
22 May 1873	Pukehou No.4	4077	3	32
2 May 1874	Pukehou No.5A	5600	0	0
2 May 1874	Pukehou No.5B	2422	0	0
2 May 1874	Pukehou No.5C	2422	0	0
2 May 1874	Pukehou No.5D	1000	0	0
2 May 1874	Pukehou No.5E	1000	0	0
2 May 1874	Pukehou No.5F	138	1	0
2 May 1874	Pukehou No.5G	65	3	0
2 May 1874	Pukehou No.5H	5	0	0
2 May 1874	Pukehou No.5K	100	0	0
2 May 1874	Pukehou No.5L	4118	3	8
2 May 1874	Pukehou No.5M	50	0	0

The parent blocks Nos.1-3 are located in the north and east of the grouping. With the exception of some flat land lying to the west, in the Waitohu Valley, these blocks range from being hilly to mountainous. Pukehou No.4 extends from the Nos.1-3 blocks and runs out to the coast. The Pukehou 5B-E blocks are completely made up of hilly to mountainous countryside. Pukehou 5A, is an elongated block that extends from the eastern mountain boundary right through to the route of the railway and highway and therefore includes some flat arable land. The smaller parent blocks (5F, 5G, 5H, 5K, 5M) are clustered around the railway and highway routes. The large Pukehou 5L block, to the south and east occupies flat land, while the north and west of the block primarily is hilly land.

<sup>38</sup> This is the actual area of the block as calculated from surveyed derivative subdivisions. The original surveyed acreage for the 16 parent blocks of Pukehou was 27,125¾ acres (a difference of almost 320 acres).

### Almost total acquisition: 1875-1900

The first series of actions within the Pukehou block grouping was the purchasing of land by the Crown. Primarily in 1875 and 1876, but also in 1878 and 1881, nine significant purchases occurred.

Date	Block	a.	r.	p	Price paid	Proclaimed Waste Lands of the Crown
4 Feb 1875	Pukehou 1	2123	0	0	£200.0.0	21 Oct 1880
4 Feb 1875	Pukehou 2	2086	0	0	£200.0.0	21 Oct 1880
4 Feb 1875	Pukehou 3	2050	0	0	£200.0.0	21 Oct 1880
26 Oct 1881	Pukehou 4 [pt]	926	0	0	£359.5.0	17 Nov 1881
12 Sep 1878	Pukehou 5A [pt]	3400	0	0	£670.0.9	17 Nov 1881
16 Feb 1876	Pukehou 5B	2356	1	9	£220.0.0	21 Oct 1880
11 Feb 1876	Pukehou 5C	2314	0	39	£200.0.0	21 Oct 1880
28 May 1875	Pukehou 5D	1062	0	8	£87.10.0	21 Oct 1880
12 Jun 1875	Pukehou 5E	978	2	18	£90.0.0	21 Oct 1880

The Crown purchases totalled 17,296 acres (64%). Although almost two thirds of the Pukehou block grouping was acquired, the seven parent blocks that were completely acquired by Crown purchasing were eastern blocks and therefore primarily hilly to mountainous. Furthermore, the 3,400-acre part of Pukehou 5A that was acquired was located in the hilly eastern side of the block where it joined up with the purchased No.5B-E blocks. In the case of the 926 acres of Pukehou No.4 that was acquired by the Crown, while this too was located on the eastern side of the block, where it joined up with already purchased Nos.1-3 blocks, much of the No.4 land that was acquired was primarily flat land running just to the east of highway and railway routes.

If the impact of Crown purchasing between 1875 and 1881 was significant, the effect of private purchasing over the next 20 years would be the same. Although, in total, the land acquired by private buyers would be around half the total amount of the Crown purchases, the land involved mostly would consist of arable flat land.

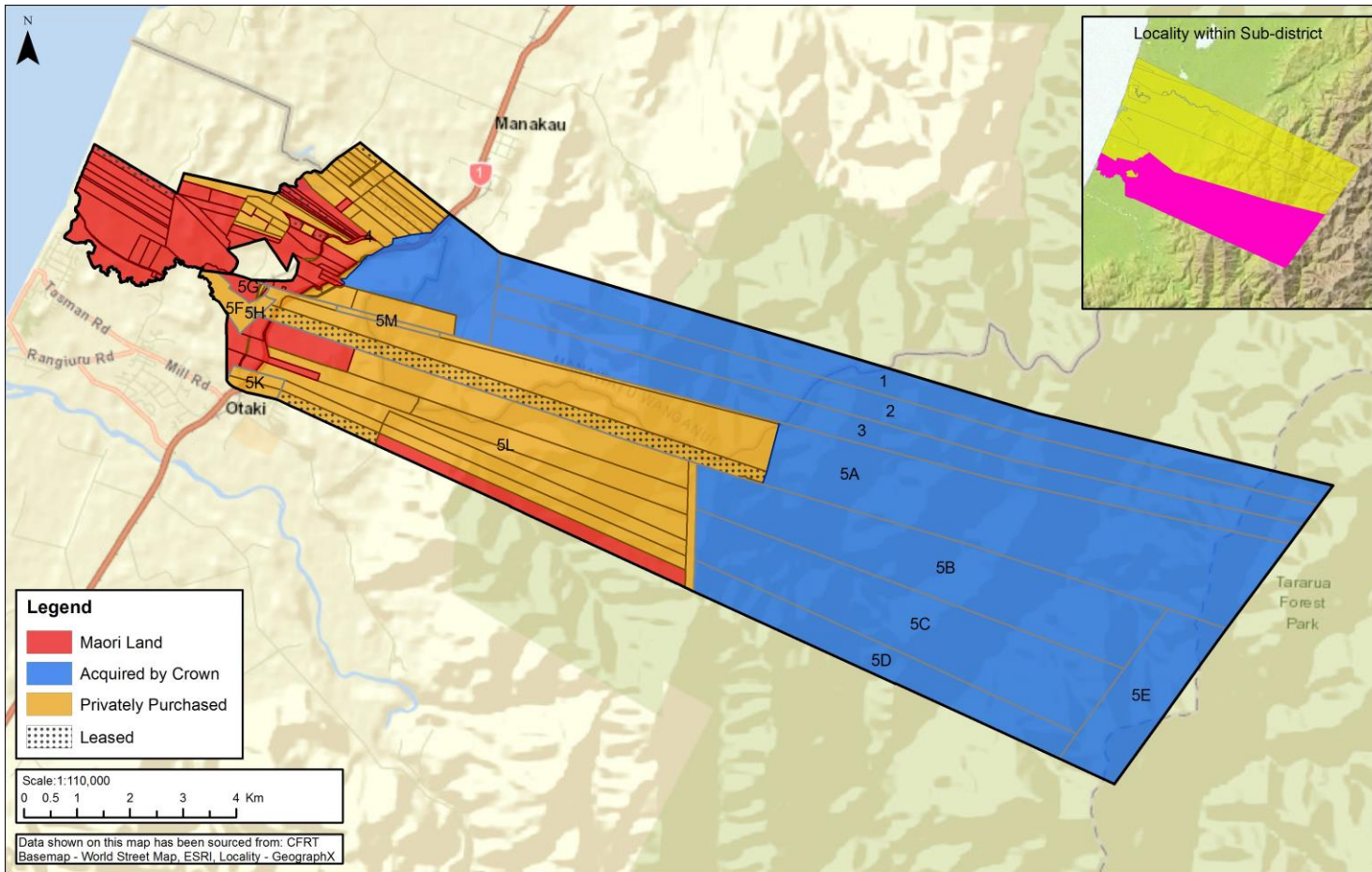
Private purchasing before 1900, however, acquired all of the smaller 5F, 5K and 5M parent blocks. A small amount of 5G was also acquired. (The rest of 5G was acquired by 1914). The remaining 5L block, originally of 4,118¾ acres, and which had been partitioned in 1887 into nine variously sized sections, also experienced private purchasing.

There had also been a number of developments within the Pukehou No.4 block. In 1881, the block was partitioned and the 926-acre 4A block was cut off to represent the Crown purchase. This left 3,151 acres (77.3%) in Maori ownership. The 1881 partition created a further eight subdivisions of various sizes. Within a very short time, however, these subdivisions again were partitioned. Between 1881 and 1900 a series of 20 partitions occurred which created 80 sections. Of these 13 were 10 acres or less and 23 were 11 to 20 acres.

This partitioning occurred within a flurry of private purchase activity. Between 1880 and 1900 there were 38 purchases of Pukehou No.4 subdivisions. The purchasing particularly focused on 4H subdivisions all but one of which were acquired. These acquired 4H sections were located in the north of Pukehou 4 to the west of the highway. Another set of sections that were almost totally acquired were located in Pukehou No.4F.

Another distinctive factor relating to all of the private purchasing that had occurred prior to 1900 was that a key purchaser was William Henry Simcox who acquired 22 of the 35 purchased blocks of land (ie. 671 acres of land).

Taking into account all of the Crown and private purchases between 1875 and 1900, a total of 24,253 acres had been acquired - 89.8% of the block grouping. Just 2,759 acres remained. (10.2%)



Porirua ki Manawatu Inquiry District: Pukehou - Tenure by 1900

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 076 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

MAP 72

#### **Pukehou 4: 1900-1925**

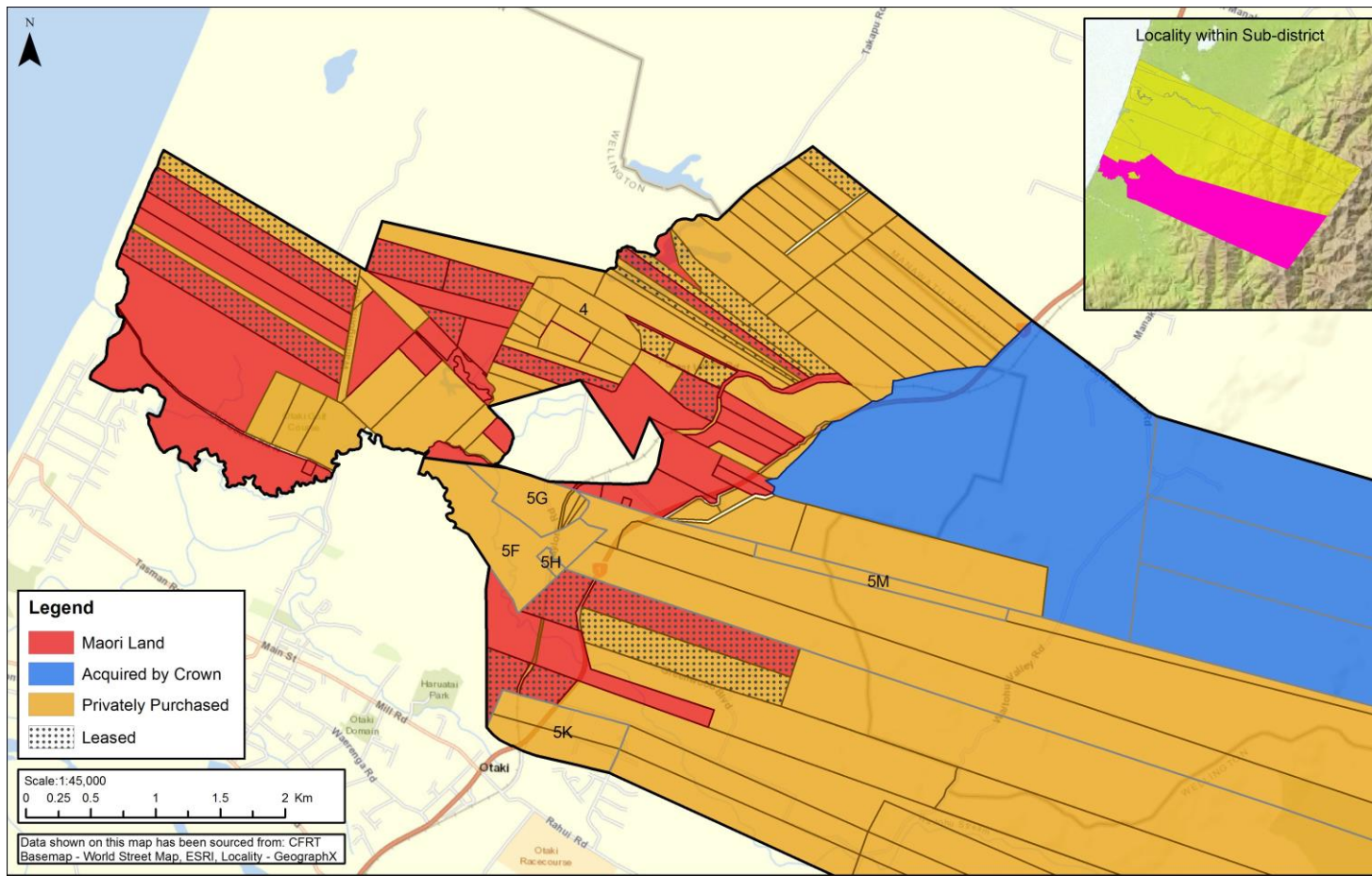
By 1900, only five Pukehou No.5 sections remained - two in 5G and 3 in 5L. By 1925 the two 5G sections were sold. Although the three 5L sections remained, they had lost almost 100 acres from a part sale in 1922. Therefore, after 1900 it was primarily Pukehou No.4 subdivisions that remained as Maori land.

After 1900, there was a less dramatic number of partitions with the Pukehou block grouping. Four rounds of subdivisions occurred over 1902-3, three more before 1920 and five in 1924-25. Several of these subdivisions involved private purchasers cutting out the interests they had acquired in a block.

The period from 1900 to 1925 saw a continuation of purchasing among Pukehou No.4 subdivisions. In total 24 private purchases occurred focused primarily in the 4C and 4G blocks. There were two periods of purchasing: 1910-15 (10 purchases) and 1922-1925 (9 purchases). In addition, members of the Simcox family accounted for 19 of the 24 purchases.

By 1925, the lands of Pukehou No.4 that remained in Maori ownership primarily was located towards the coast in the 4C, 4D and 4E blocks although a small cluster of Maori land lay to the west of the railway in the 4G and 4B blocks.

Across all of the Pukehou block grouping, by 1925 the 1,611 acres remaining in Maori ownership represented 6% of the original area of all Pukehou blocks.



Porirua ki Manawatu Inquiry District: **Pukehou (detail) - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 077 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 73**

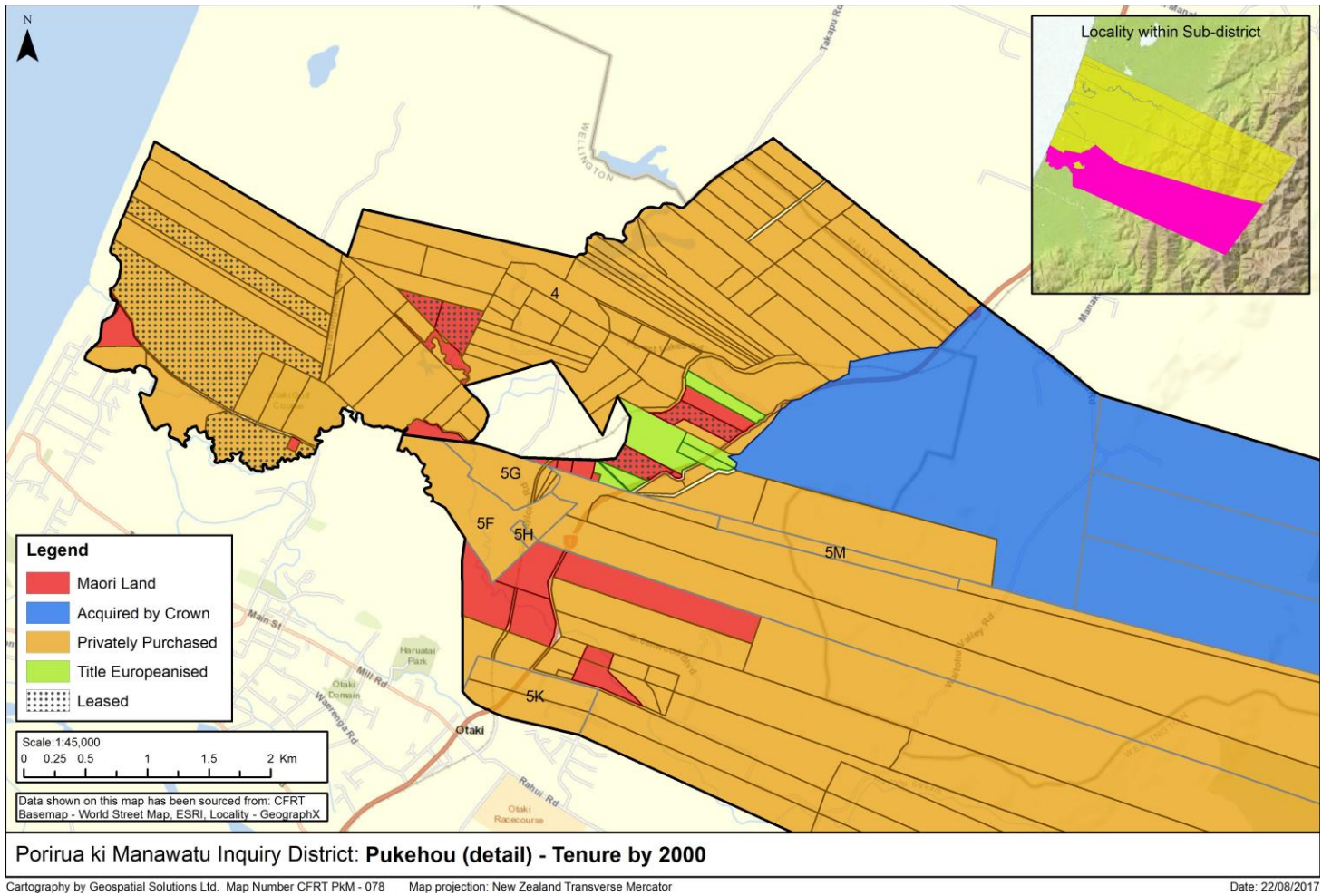
#### **Pukehou No.4: 1925-2000**

After the pronounced title and alienation activity of the period before 1925, over the next 25 years there was a dropping off of partitions and sales. Only five subdivisions occurred with none after 1933. In addition, there were only six private purchases of land. Once again, the Simcox family was predominant among these purchases. By 1950, across all of the Pukehou block grouping, the 1,508 acres remaining in Maori ownership represented 5.6% of the original area of all Pukehou blocks.

Between 1950 and 1975 there similarly was little title activity with only two further partitions occurring. On the other hand, the private purchasing of land blocks increased with 15 alienations occurring. Of these, eight purchases occurred from 1954 to 1958. Seven purchases occurred over the 1960s. The Simcox family was still involved but only in a handful of purchases. The new factor was the involvement of the Maori Trustee as agent in a number of the transactions. Many of the blocks towards the coast in Pukehou 4C, 4D and 4E were sold at this time. In addition to these purchases, the europeanisation of title affected five blocks accounting for 73½ acres. By 1975, just 708 acres of Pukehou was still in Maori ownership - 2.6% of the original area.

After 1975, and before 1990, there were further sales of small Pukehou blocks. Today, among the whole of Pukehou block grouping there are 425 acres of land in 18 blocks of land. This accounts for 1.6% of the original area of land.





**MAP 74**

### *Other Blocks*

Aside from the four blocks that dominate in this sub-district there is a handful a smaller primarily coastal blocks to consider. Aside from the very smaller blocks, which are considered together a a group, the three other blocks consist of one to two thousand acres in area and therefore are of a comparably large size.

### **Waiwiri**

One block for which title was granted ahead of the Manawatu-Kukutauaki series of hearings was Waiwiri (820 acres) the title for which awarded in April 1873 to ten owners. On 29 June 1887, the block was partitioned into an eastern division of 555 acres with twelve owners (67.7%) and a western division of 265 acres (32.3%) with five owners. The following day, according to available sources, the Waiwiri West block was purchased by John Kebbell. As the entry for Muhunoa and Kaingapipi show, Kebbell was a significant purchaser of land in those blocks prior to 1900. With the purchase of Waiwiri West, a contiguous coastal block of just over 1,250 acres was acquired by Kebbell running down through Kaingapipi and Muhunoa 3B. It also appears that in 1892, a block of almost  $108\frac{3}{4}$  acres (13.3% of original block), that subsequently was known for a short time as Waiwiri East 1C, was acquired by Walter Buller. (For maps showing the land tenure of Waiwiri, see Map Nos.53-56)

For the remaining Waiwiri East lands, from 1894, there was further title change as four rounds of subdivisions occurred. The partitioning began in 1894 when two small blocks were cut off Waiwiri East - No.2 (26 acres) and No.3 (12 acres) - and awarded to three and two owners respectively. Subsequently, in 1896, these blocks were partioned further into five sections of between 6 and 10 acres held by one or two owners. This left a comparatively large Waiwiri East No.1 in place (408 acres) with 11 owners which, in 1897, was divided to form a  $143\frac{3}{4}$ - acre block (1A) and a  $264\frac{1}{2}$ -acre block (1B).

Several of these Waiwiri East subdivisions were acquired soon after being created. In 1894 and 1895, Buller acquired Waiwiri East 2B, 3A and 3B. The sections, which were just 6 acres each, adjoined Buller's larger East [1C] acquisition. By 1900, therefore, 427¾ acres of the Waiwiri block remained in Maori ownership. (52.2%)

In 1903, the Kebbell family added to their Waiwiri West estate by acquiring the neighbouring East 1B block of 264½ acres. By 1903, therefore, just over 655 acres of the originally 820-acre block had been acquired by two settler families leaving just over 163 acres (19.9%) in Maori ownership. Thereafter, there were no further title changes or alienations of Waiwiri through to today. The Waiwiri East 1A block has largely been under lease since 1916. The Waiwiri East No.2 blocks have been leased over recent decades.

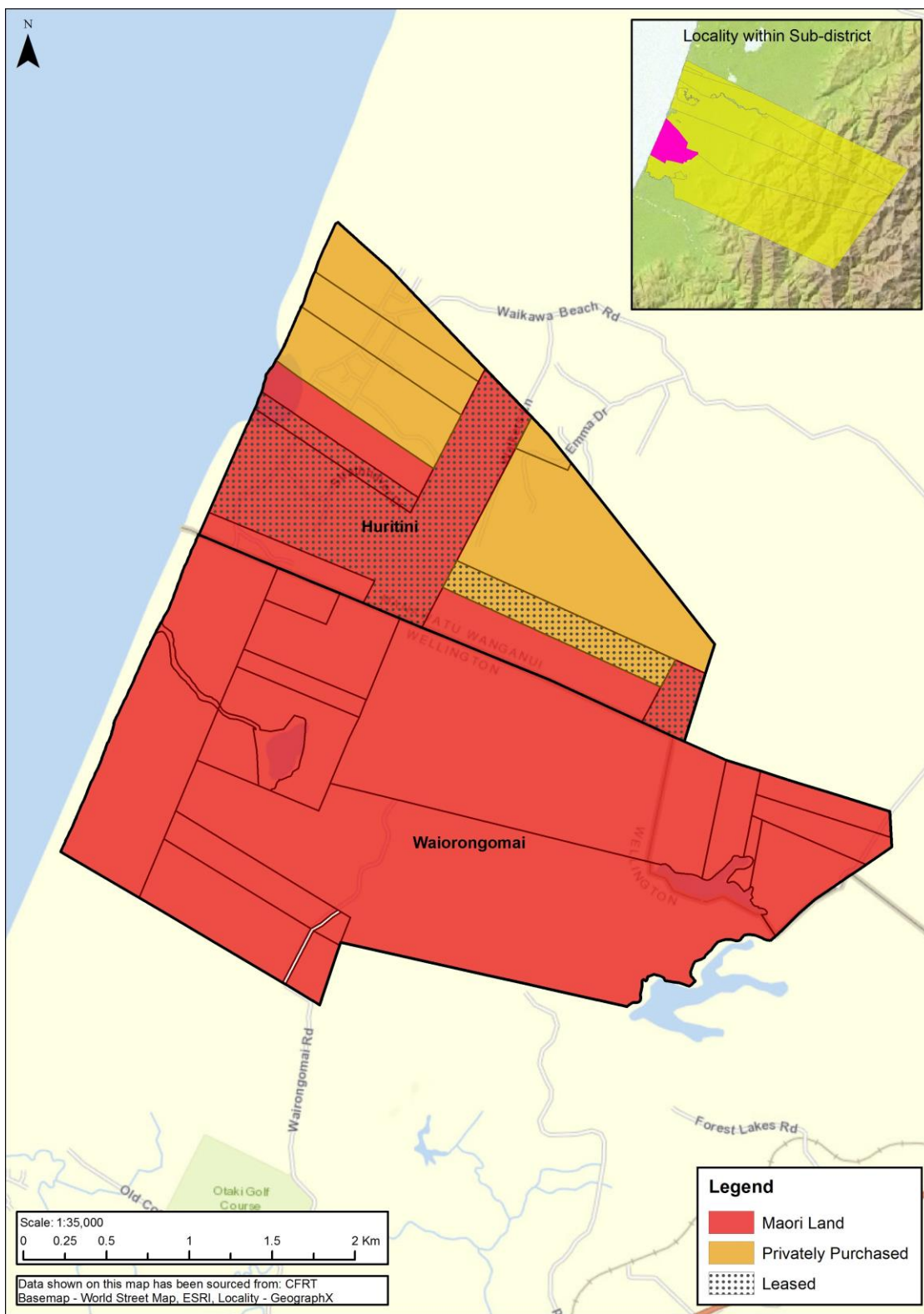
## **Huritini**

Huritini was another coastal block that went through the Land Court at an early date as title was awarded to ten owners for the 1073¾ -acre block in September 1870. Despite the early granting of a title, no further title or alienation activity occurred over the block for two decades. In 1891, a significant partitioning of the block created 11 subdivisions. Of these eight were less than 90 acres. (Three were thirty acres or less. The remaining five were between 60 and 90 acres in size.) The larger blocks included Huritini No.6 (just over 159 acres), No.2 (almost 225 acres) and No.1 (almost 299 acres). The six smallest blocks were held by sole owners. For other blocks the ownership numbers ranged from three to nine persons. Five years later the No.6 block was divided into 93½-acre and 37½-acre subdivisions.

Within five years of the partition, several of the blocks had been purchased - the two purchasers involved being Arthur Drake and Edward Halcombe Brown. Prior to purchase, most of these blocks had been under lease. By 1900, therefore, 521¾ acres had been acquired just over half. (48.9%)<sup>39</sup>

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<sup>39</sup> This percentage relates to actual area of the block. The proportion of original surveyed area is 48.4%.



Porirua ki Manawatu Inquiry District: Huritini and Wairongomai - Tenure by 1900

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 058 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

In 1901, Drake secured the 65-acre 3A block. Despite there being a break of almost a decade in land purchasing thereafter, from 1910 to 1920 the Drake family acquired a further seven sections (totalling 483¾ acres) several of which had been under lease. Subsequently, the Waikawa Beach settlement was developed on this land. By 1925, therefore, just 3.5% of the block remained in Maori ownership.<sup>40</sup> (37½ acres) Over the next one hundred years, this final Huritini section - 6B - has remained in Maori ownership.

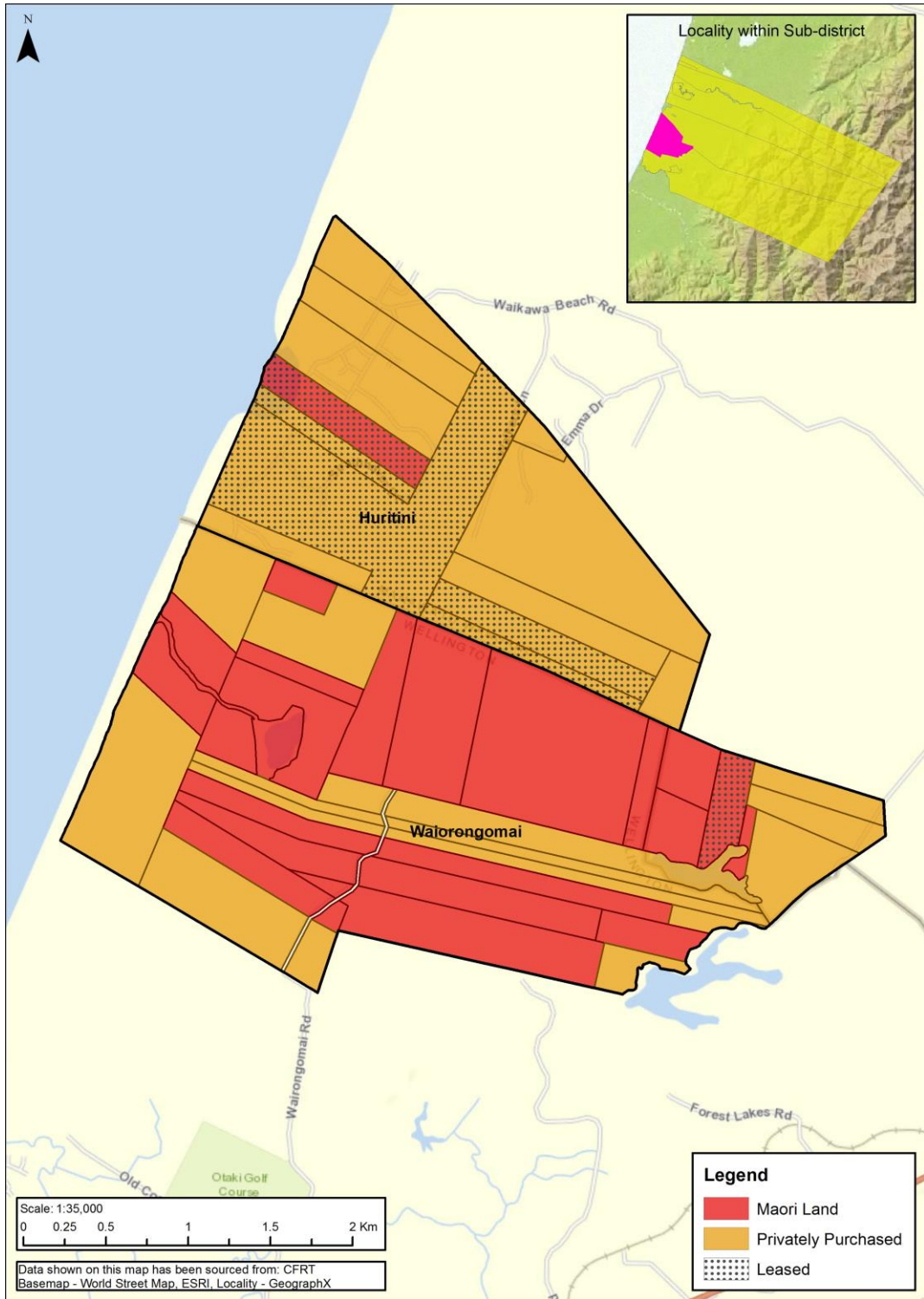
### **Waiorongomai**

One of the first blocks to be awarded title in this sub-district was the Waiorongomai block (originally surveyed at 1,963 acres) that was awarded title to 10 owners in 1869. Following the receipt of title, no further title or alienation activity is recorded against the block for more than two decades. In 1891, however, the block was partitioned into 10 subdivisions. One of the smallest of these, (No.10 of 25½ acres), was the Waiorongomai lake. Other comparatively small subdivisions were Waiorongomai No.4 of 20 acres and No.6 of 55 acres. Otherwise, three further blocks were over 100 acres and the remaining three were 267 acres with 47 owners (No.1), 493 acres with 20 owners (No.8) and 623 acres with seven owners (No.7). A few years later, in 1894, Waiorongomai No.9 (45 owners) was further divided into 9 sections ranging from 8 to 62 acres.

Despite this significant partitioning, it was not initially accompanied by any alienation activity and by 1900 the Waiorongomai block completely remained in Maori ownership.

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<sup>40</sup> This percentage relates to actual area of the block. The proportion of original surveyed area is also 3.5%.



Porirua ki Manawatu Inquiry District: Huritini and Waiorongomai - Tenure by 1925

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 059 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## MAP 76

The first recorded purchases in the block began after 1900 and centred on the smaller blocks of Waiorongomai No.9. Soon after, in 1908 and 1909, the two largest blocks were partitioned: No.7 into six sections (four of the largest being between 100 and 150 acres in size), and No.8 also in six sections (four of which were less than 60 acres leaving a larger 120-acre and a 222-acre blocks). Purchasing (by the Simcox family) began again in 1910 and continued for almost a decade. By 1925, 1,188  $\frac{3}{4}$  acres remained in Maori ownership. (60.1%)<sup>41</sup> Despite these purchases, a solid block of Maori land remained, stretching from Waiorongomai 8 sections through the remaining sections of 1, 2 and 3 (including the lake No.10). Another significant grouping of land remained around the Waiorongomai 7 sections. Little further occurred with the title or alienation of the Waiorongomai block after 1920:

- in November 1927, 8 acres of 9E was acquired by Helen Simcox
- in October 1934, Waiorongomai 3 (the block surrounding the lake) was partitioned into two sections A and B
- in September 1951, Waiorongomai 6 (55 acres) was purchased
- in July 1957, Waiorongomai 3A and 3B were again partitioned
- in February 1958, the Simcox family acquired 30 acres of Waiorongomai 7E
- in July 1971, the title of Waiorongomai 8C (24a. 0r. 4p.) was Europeanised

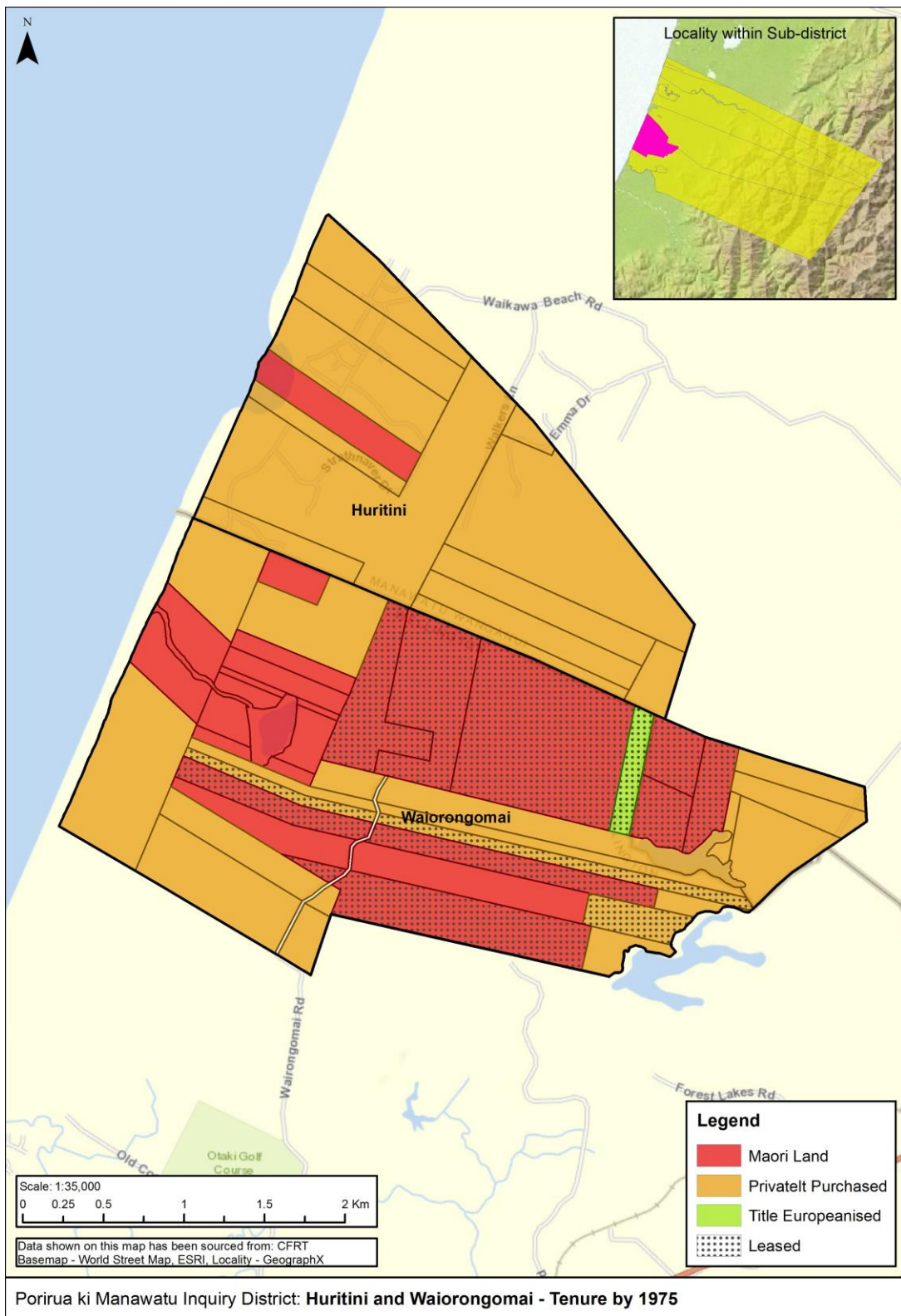
By 1950, therefore, 1,180 $\frac{1}{2}$  acres remained as Maori land. (59.7%)<sup>42</sup> By 1975, there were still 1,072 $\frac{3}{4}$  acres of Maori land. (54.2%)<sup>43</sup> Maori ownership within Waiorongomai has remained at this level. This means that for almost the last century, 17 near contiguous sections of Waiorongomai, consisting of almost 1,100 acres have remained in Maori ownership. Much of the Waiorongomai block has been under lease during the 20th century. A few blocks were leased during the 1910s and then in the 1930s. Since the 1950s, however, and continuing through in current times, almost all blocks have been leased.

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<sup>41</sup> This percentage relates to actual area of the block which was found to be 1,870 acres. The proportion of original surveyed area is 60.6%.

<sup>42</sup> This percentage relates to actual area of the block which was found to be 1,870 acres. The proportion of original surveyed area is 60.1%.

<sup>43</sup> This percentage relates to actual area of the block which was found to be 1,870 acres. The proportion of original surveyed area is 54.6%.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 060 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 77**



## Smaller Blocks

There are five blocks of less than 500 acres in this sub-district: Kaingapipi which surrounded by the Waiwiri block (See Map Nos.53-56); the cluster of the Angakakahi, Katihiku and Tahamata blocks (See Map Nos.58-62); and the Te Kotai blocks which is surrounded by the Manawatu Kukutauaki No.4 block grouping (See Map Nos.63-67).

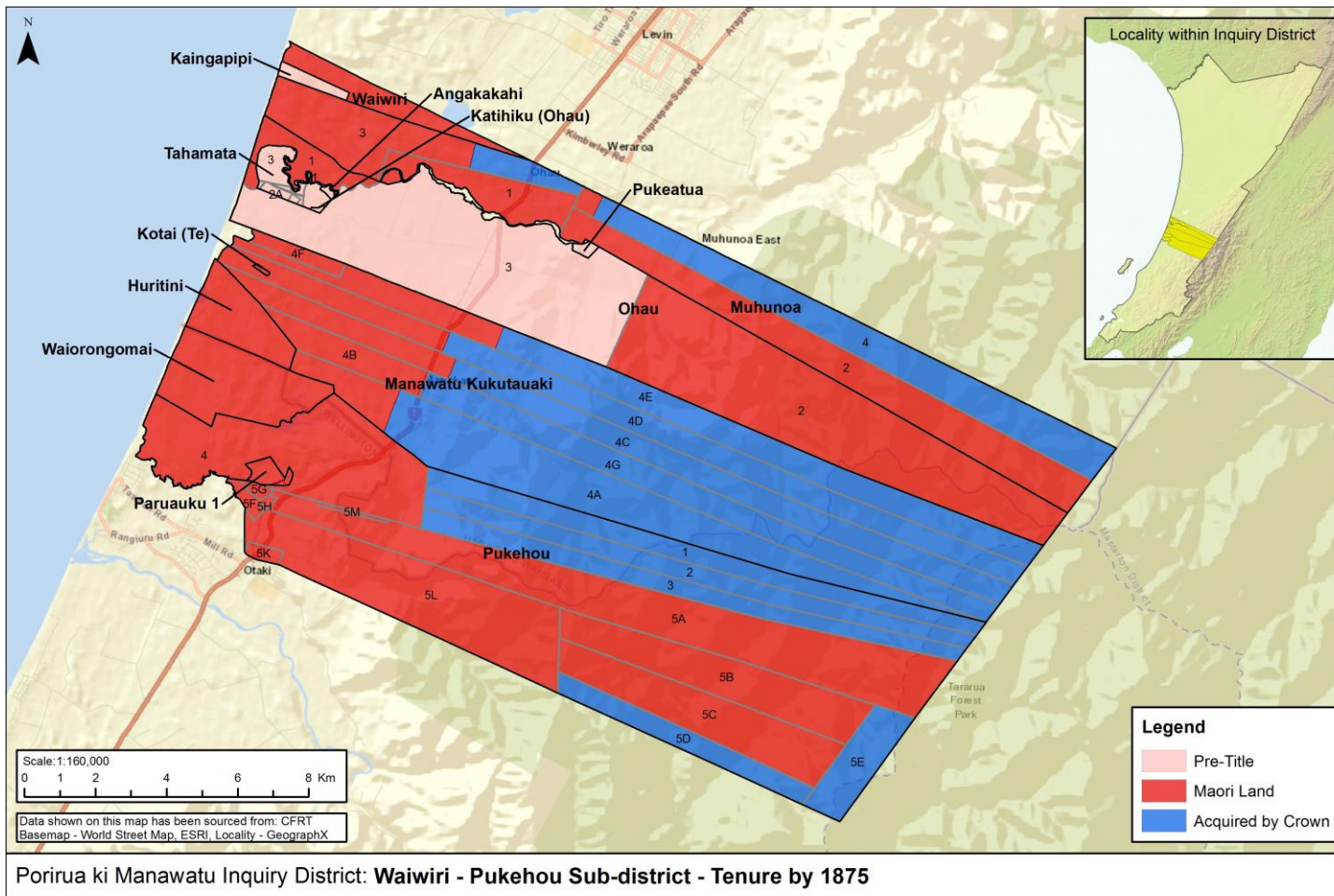
- **Angakakahi:** A small 21½-acre block located between Ohau No.1, Ohau No.3 and Tahamata blocks. In 1885, title was awarded to nine owners. No further title or utilisation information is available on the block which was eventually privately purchased in 1909.
- **Kaingapipi:** As the entry on Muhunua shows, John Kebbell was a significant purchaser within the Muhunua blocks from the mid-1870s through to 1900. One significant purchase of 1887 was the almost 817-acre Muhunua 3B, a coastal block, which lies to the immediate south of Kaingapipi. Prior to this purchase, however, it appears that Kebbell had also acquired Kaingapipi although there was clearly some controversy around this. The title for the 170-acre Kaingapipi block was awarded to nine owners in 1881 and the block partitioned into two sections in 1891. In 1894, however, an investigation by the Land Court found that the block had been sold to Kebbell more than twenty years earlier in July 1873. Therefore both blocks were awarded to Kebbell by the Court.
- **Katihiku:** This small block of just under 9 acres is situated between the Ohau No.3 and Tahamata blocks. Title was awarded in 1885 to two owners. Despite the small size of this block, it has remained in Maori ownership.

- **Te Kotai:** Te Kotai is a small 13-acre block located near the coast but which was completely landlocked by the much larger Manawatu Kukutauaki No.4D block. Te Kotai was awarded title in 1873. The land was awarded to one person. By 1892, however, the block had been sold.
- **Tahamata:** Tahamata is a coastal block located along the southern bank of the Ohau River. The block was awarded title in 1885 as five parent blocks which were surveyed as being 426½ acres although later subdivisions reveal the actual area of the block to be 461½ acres. Ownership numbers in the parent blocks ranged from six in the smaller blocks to 26 in the 190-acre Tahamata No.3 block. Before 1900, almost 12 acres was taken from Tahamata for roading purposes. Other than this, no alienation or title activity occurred in relation to Tahamata through to 1900. After 1900, partition of the No.1 block occurred in 1902 and 1916. The first purchase took place in 1923. By 1925, 415¾ acres (90.1%) of the block remained in Maori ownership. Over the next 25 years, there were no partitions but there was a further purchase of almost 29 acres. By 1950, therefore, the Tahamata block grouping had been reduced to 387¼ acres (83.9%). Most activity on the block occurred after 1950. The block was partitioned four times over the 1950s and 1960s. Usually this was to cut a sole interest off into a small section. In addition, four private transactions were completed by the one purchaser. In the late 1960s, the titles of two Tahamata sections were europeanised and ceased to be Maori land. By 1975, therefore, 237½ acres remained Maori land. (51.5% of the actual area of the block.) At some time before 1990, a further block was sold. Today, 205 acres remain as Maori land. (45.4% of the actual area of the block.) Several Tahamata sections have been under lease from the 1920s but an upswing in leasing to cover almost all unsold blocks was evident from the 1950s and 1960s.

### *District Grouping Analysis*

The Waiwiri to Pukehou sub-district stretches along the western coast from Waiwiri in the north to Otaki in the south with the eastern boundary being formed by the eastern boundary of the Inquiry District. With an area of 75,706 acres, the sub-district lies between the Horowhenua Blocks district grouping and the Otaki Blocks grouping. This district grouping consists of 12 blocks and block groupings with a total of 41 parent blocks. As noted previously, this sub-district is another area where the predominating factor is the establishment in 1873 of further Manawatu-Kukutauaki block groupings. In this area Manawatu-Kukutauaki No.4 and Ohau and Pukehou (which both began as Manawatu-Kukutauaki blocks) account for 80% of the sub-district. In addition to these blocks, other coastal blocks with different origins make up the other 20% of the area covered by this subdistrict.

As for other sub-districts, this brief analysis will further summarise the titling and alienation experience of the blocks and block groupings of this sub-district, it will present tables and maps that demonstrate this experience and commentary will be provided on similarities and differences within the sub-district as well as any discernible pattern or trends within blocks and between blocks.



**MAP 78**

## Block Statements

The following block statements are a further summary of the material presented on each of the blocks and block groupings of this sub-district. As noted previously, the intention of creating a further synopsis was to aid with analysis but it also provides a quick reference for report users as well.

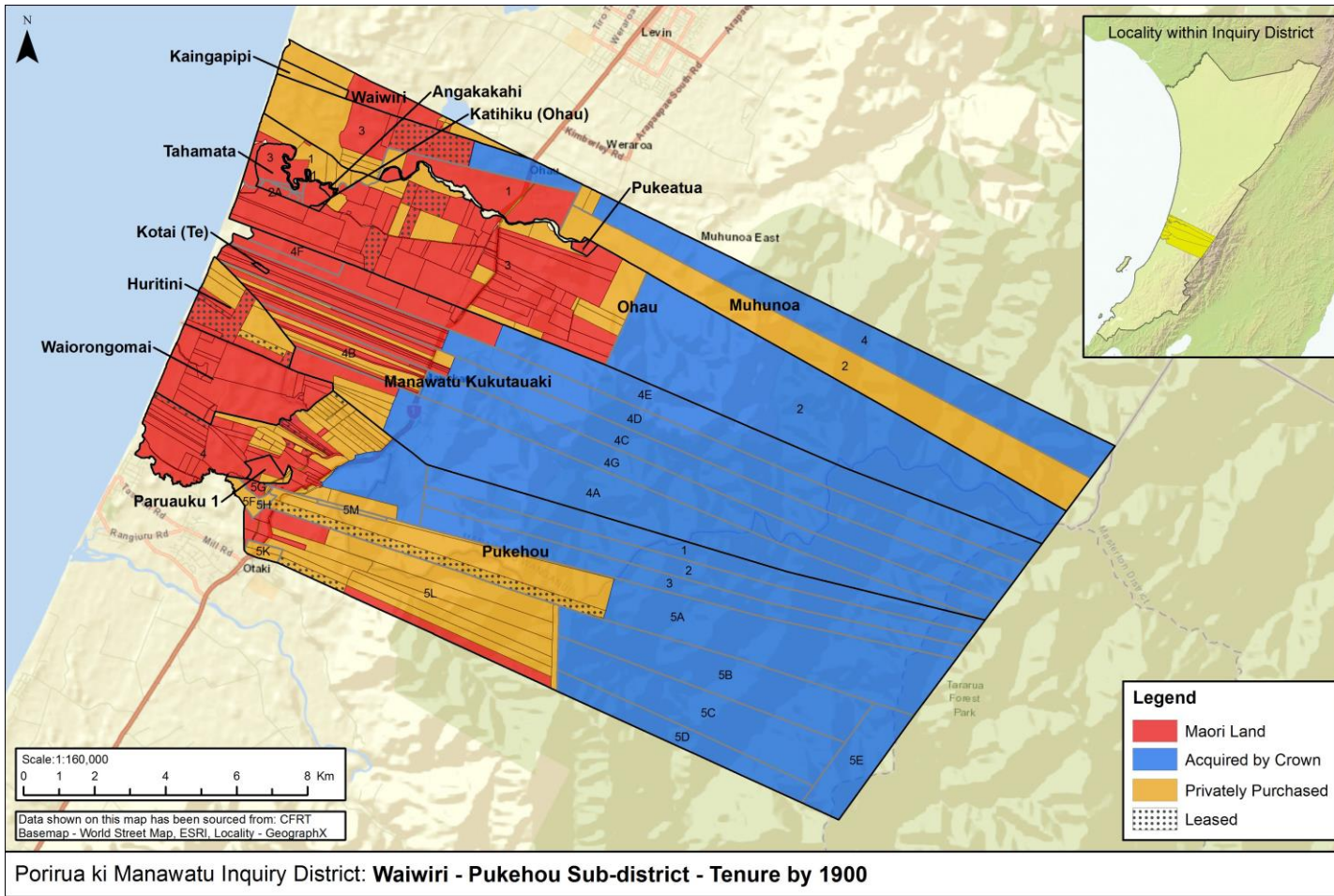
- **Muhunua:** At 10,616 acres, this is the fourth largest block in the sub-district. Following the awarding of title, the Crown was soon involved in land purchasing negotiations and by 1890 had acquired 37.3% of the block although most of the 3,960 acres acquired was located in the eastern hilly side of Muhunua. Private purchasing, within several of the parent blocks lead to a result of just 1,898 acres (17.9%) of the Muhunua blocks remaining in Maori ownership as of 1900. After 1900, a fair number of subdivisions took place within the block reducing section size dramatically. On the other hand, the land appeared to be owner-occupied with a fair amount of leasing after 1915. Nevertheless, purchasing from 1900 to 1925 continued to take a toll, with just 1,109 acres (10.4%) remaining in Maori ownership by 1925. Through to 1950 there were few purchases. On the other hand the leasing of land became prominent especially during the 1940s. Despite this, over the following decades of the 1950s and 1960s, the purchasing of land again rose as a feature. By 1975, just 735 acres remained and this reduced further to 123 acres by 2000 (1.2% of the original block). Over this period, any land that was unsold was probably held under leasehold.
- **Ohau:** the second largest block (14,764 acres) was awarded title as three parent blocks soon after which the Crown acquired the No.2 block. (6,361¼ acres or 43.1% of the total area of the block grouping). A further 1,125 acres of land was acquired through 22 private purchases before 1900 by which time 57.1% of Ohau had been acquired. Within the Ohau No.3 block, (originally 6,799 acres), partitioning was a significant feature both before and after 1900. As a result, sections became smaller, ownership numbers were low and, after 1900, private purchasing continued with more than 30 transactions occurring over the next two decades. By 1925, 4,483 acres (30.4% of the original area of the Ohau blocks) remained as Maori land. For the next two decades there was little title or alienation activity. After World War II, the partitioning again began and so did private purchasing. Total purchases from 1925 to 1950, therefore, involved almost 660 acres (a further 4.5% of the original block) Between 1950 and 1975, private purchasing, coupled with the europeanisation of title resulted in 2,579 acres remaining in Maori ownership. (17.5% of original total). By 2000, the amount of Maori land in Ohau reduced a little further to 2,022 acres remained (13.7% of the original area of the three Ohau blocks).
- **Manawatu Kukutauki No.4:** at 19,232 acres, the second largest grouping of blocks in the sub-district was awarded title in 1873 as seven parent blocks. By 1875,

15,061 acres (78.3%) of the Manawatu Kukutauaki No.4 block grouping was acquired by the Crown with awarded land being located in the east of the block. Post-purchase partitioning created smaller blocks often held by sole owners. Eight private purchases before 1900 involving 1033½ acres meant that 3,138 acres (16.3%) of the land remained in Maori ownership. Over the next few decades this would decline dramatically. Within the context of continued subdivision (42 rounds of partitions occurred between 1900 and 1925) a series of 31 land purchases involving 1,270½ acres were completed primarily by a few Pakeha families. By 1925, 1,867½ acres of Manawatu Kukutauaki No.4 remained in Maori ownership. This figure represents 9.7% of the total original area of the Manawatu Kukutauaki No.4 block grouping. Although some partitions and sales continued after 1925 (16 purchases totalling 287½ acres), a further resurgence in alienation began after 1950. When this was joined with the europeanisation of titles, a total of 907¼ acres remained in Maori ownership by 1975 - 4.7% of the original area of the Manawatu Kukutauaki No.4 block grouping. By 2000, 920 acres remained in Maori ownership - 4.8% of the original area.

- Pukehou: Awarded title by 1874 as 16 parent blocks, Pukehou, at 27,012 acres, was the largest block in the sub-district. Crown purchasing immediately acquired almost two thirds of the total area of the parent blocks although awards again were concentrated in the hilly eastern portion of the block. Private purchasing began immediately following the end of Crown purchasing. With 20 series of partitions occurring before 1900, a further 38 private purchases reduced the land in Maori ownership to 2,759 acres by 1900 (10.2% of the total original area). Much of this purchasing was accomplished by one Pakeha family. In the two and a half decades after 1900, a further 24 purchases occurred reducing the land in Maori ownership in 1925 to 1,611 acres (6% of the original area of all Pukehou blocks.) Little further alienation occurred over the next 30 years. From the mid 1950s through into the 1960s, however, with 6 purchases and the europeanisation of title, just 708 acres of Pukehou land remained in Maori ownership (2.6%) by 1975. Today, there is only 425 acres remaining (1.6%).
- Waiwiri: this 820-acre block was awarded a title in 1873. From the late 1880s, however, partitioning of the block and private purchases resulted in just under half of the block being alienated. One final, comparatively large purchase occurred in 1903 after which the remaining 163 acres has been held as Maori land.
- Huritini: Title to this 1066¾-acre block was awarded in 1870. During the 1890s, partitions and private purchases began. By 1900, 48.9% of the block had been acquired. Sustained purchasing recommenced in 1910. By 1925, therefore, just 3.5% of the block remained in Maori ownership. (37½ acres) This final block has remained as Maori land.
- Waiorongomai: Awarded title in 1869, nothing further happened with this block until 1891 when the block was partitioned into 10 sections. Private purchasing did not begin until 1910, however. By 1925, 1,188¾ acres remained in Maori ownership. (60.1%) Over the next fifty years the occasional purchase took place. By 1975, there were still 1,072¾ acres of Maori land (54.2%) and these have remained as Maori land. Much of the block has been under lease during the 20th

century. Since the 1950s, especially, and continuing through in current times, almost all blocks have been leased.

- Five smaller blocks also featured in this sub-district usually being located between the boundaries of the larger blocks/block groupings.
  - Angakakahi: this block of just over 21 acres was awarded title in 1885 and privately purchased in 1909
  - Kaingapihi: a single block of 170 acres, the land was sold in 1873
  - Katihiku: title was awarded to this 9-acre block in 1885. The block remains as Maori land
  - Te Kotai: a small 13-acre blocks that was awarded title in 1873 but was sold by 1892.
  - Tahamata: this block grouping of 461½ acres was awarded title in 1885. Comparatively little title or alienation activity meant that by 1925, 90.1% of the block remained in Maori ownership. It was until the 1950s that partitioning and purchasing began to significantly affect the area remaining as Maori land. By 1975, just under half of the block had been sold. Remaining sections were under lease. Today, 205 acres remain as Maori land. (45.4% of the actual area of the block.)



MAP 79



## Alienation Tables

As with other sub-districts, two sets of tables are presented to capture the alienation experience of the blocks and block groupings of the Waiwiri to Pukehou sub-district. The first set provides a record of remaining acreages of the blocks within the sub-district as at the benchmark dates selected for this project. The tables present actual acres and then percentages of what these areas represent when compared with the original acreage of a block or block groupings.

*Land remaining (acres only using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>Original</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Muhunoa	10616	6656	1898	1109	1017	735	123
Ohau	14763	14763	6337	4483	3824	2579	2022
Manawatu Kuketauaki 4	19232	4171	3138	1867	1580	907	920
Pukehou	27012	18713	2759	1611	1508	708	425
Waiwiri	820	820	427	163	163	163	163
Huritini	1066	1066	545	37	37	37	37
Waiorongomai	1976	1976	1976	1188	1180	1071	1071
Kaingapipi	170	170	0	0	0	0	0
Tahamata	461	461	426	415	387	237	209
Angakakahi	21	21	21	0	0	0	0
Katihiku	9	9	9	9	9	9	9
Te Kotai	13	13	13	13	0	0	0
<b>Totals</b>	<b>76159</b>	<b>48839</b>	<b>17549</b>	<b>10895</b>	<b>9705</b>	<b>6446</b>	<b>4979</b>

*Land remaining (% of original block using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Muhunoa	62.7	17.9	10.4	9.6	6.9	1.2
Ohau	100.0	42.9	30.4	25.9	17.5	13.7
Manawatu Kuketauaki 4	21.7	16.3	9.7	8.2	4.7	4.8
Pukehou	69.3	10.2	6.0	5.6	2.6	1.6
Waiwiri	100.0	52.2	19.9	19.9	19.9	19.9
Huritini	100.0	51.5	3.5	3.5	3.5	3.5
Waiorongomai	100.0	100.0	60.1	60.1	54.2	54.2
Kaingapipi	100.0	0.0	0.0	0.0	0.0	0.0
Tahamata	100.0	92.4	90.1	83.9	51.5	45.4
Angakakahi	100.0	100.0	0.0	0.0	0.0	0.0
Katihiku	100.0	100.0	100.0	100.0	100.0	100.0
Te Kotai	100.0	100.0	100.0	0.0	0.0	0.0
<b>Totals</b>	<b>64.1</b>	<b>23.0</b>	<b>14.3</b>	<b>12.7</b>	<b>8.5</b>	<b>6.5</b>

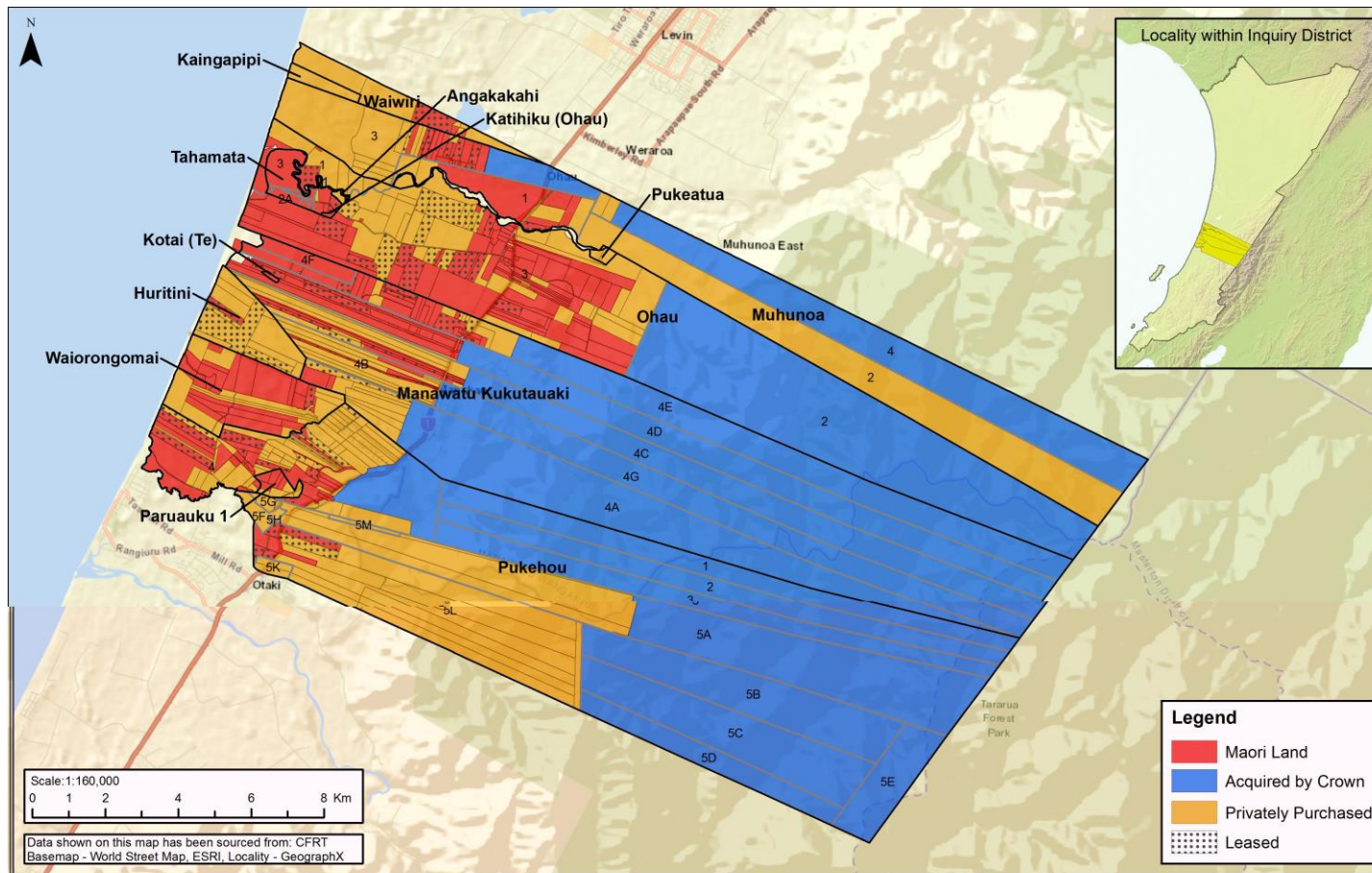
The second set of tables record the nature of alienation using for categories as well as recording the amount of land remaining as Maori land. These tables reflect the summaries provided in Part II at the end of each block/block grouping narrative. In addition, however, these figures have been turned into percentages to indicate what proportion of land within a block/block grouping was alienated by each category.

*Nature of alienation (acres only using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>Total area</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Muhunoa	10616	3960	6703	18	10	123
Ohau	14763	6361	5987	326	66	2022
Manawatu Kukuruaaki 4	19232	15061	3005	245		920
Pukehou	27012	17296	9198	73	18	425
Waiwiri	820		655		1	163
Huritini	1066		1026		2	37
Waiorongomai	1976		880	24		1072
Kaingapipi	170		170			
Tahamata	461		236	8	11	205
Angakakahi	21		21			
Katihiku	9					9
Te Kotai	13		13			
<b>Totals</b>	<b>76159</b>	<b>42678</b>	<b>27894</b>	<b>694</b>	<b>108</b>	<b>4976</b>

*Nature of alienation (% of original block)*

<b>Block/ Block Grouping</b>	<b>Total area (acres)</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Muhunoa	10616	37.3	63.1	0.2	0.1	1.2
Ohau	14763	43.1	40.6	2.2	0.5	13.7
Manawatu Kukuruaaki 4	19232	78.3	15.6	1.3		4.8
Pukehou	27012	64.0	34.1	0.3	0.1	1.5
Waiwiri	820		79.9		0.1	19.9
Huritini	1066		96.2		0.2	3.5
Waiorongomai	1976		44.5	1.2		52.2
Kaingapipi	170		100.0			
Tahamata	461		51.2	1.7	2.4	44.5
Angakakahi	21		100.0			
Katihiku	9					100.0
Te Kotai	13		100.0			
<b>Totals</b>	<b>76159</b>	<b>56.0</b>	<b>36.6</b>	<b>0.9</b>	<b>0.1</b>	<b>6.5</b>



Porirua ki Manawatu Inquiry District: Waiwiri - Pukehou Sub-district - Tenure by 1925

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 052 Map projection: New Zealand Transverse Mercator

Date: 22/08/201

MAP 80

## **Commentary**

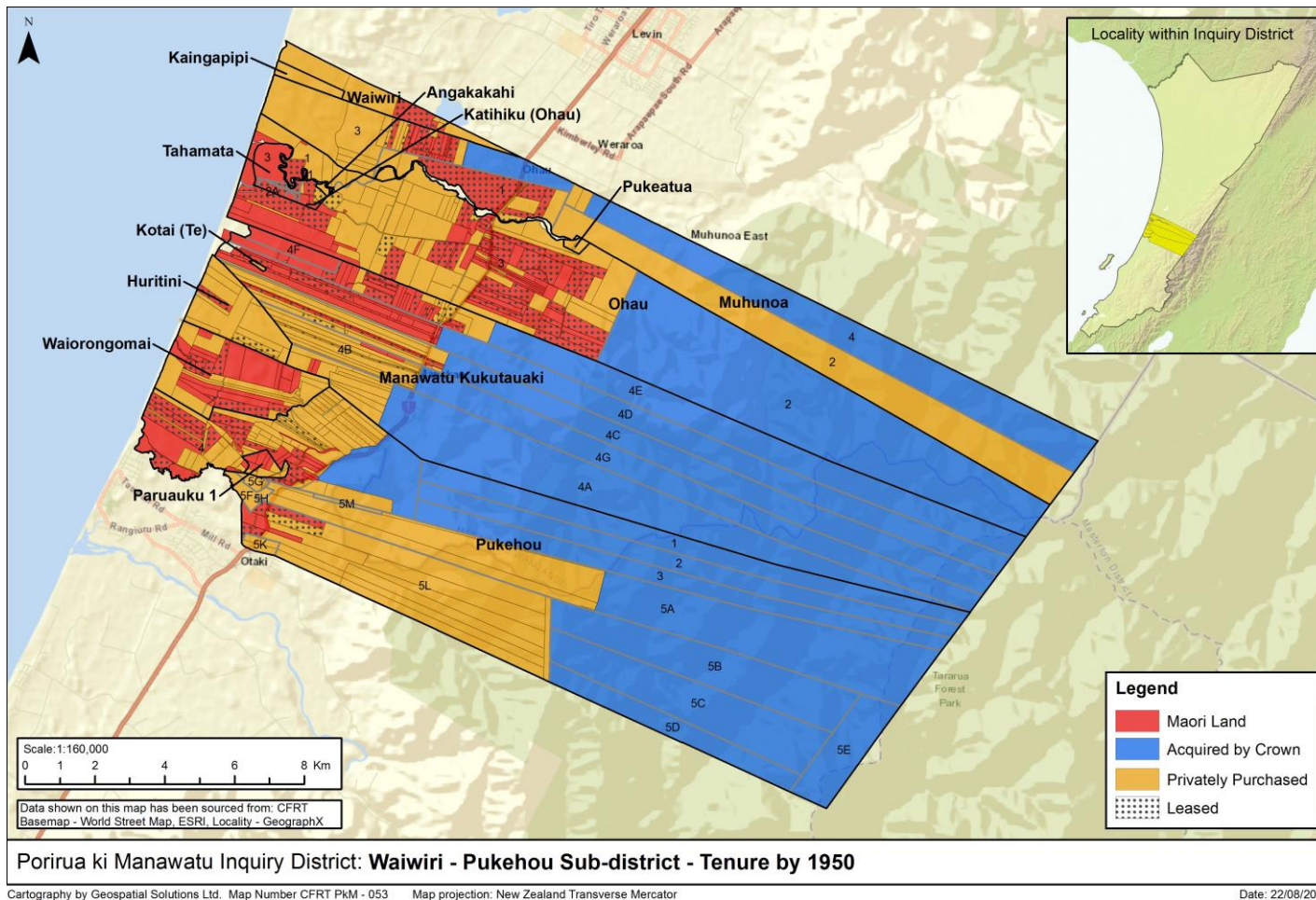
The four predominant blocks of Muhunooa, Ohau, Manawatu Kukutauaki No.4 and Pukehou all feature land blocks with in an elongated shape peculiar to this Inquiry District. This is especially pronounced in the lands situated to the south of Horowhenua, where blocks stretch from the coast to the mountains. This inevitably results in a situation where parent blocks are awarded as narrow strips of land.

### ***Early Title Developments***

Generally within this sub-district the titles for most of the land had been awarded area by 1875. In fact, the coastal blocks of Waiorongomai and Huritini received their titles in 1869 and 1870 respectively. In addition to the four largest blocks, the Waiwiri block received its title in 1873. This only left the clutch of small blocks near the mouth of the Ohau River (Angakakahi, Katihiku, Tahamata) that did not receive title until 1885. (An attempt for the Kaingapipi block to gain a title was blocked when it was deemed that the block had been sold in 1873).

Although as with most other sub-districts this is a district where a few block groupings with large areas appear to predominate, the impression is different when the nature of parent blocks is taken into account. The four largest block groupings have areas ranging from almost 11,000 acres up to almost 27,000 acres. If the parent blocks are viewed as representing the true functionality within the block grouping, the blocks are not so large. Parent blocks often are awarded to hapu or other descent groups. When the 29 parent blocks of Muhunooa, Ohau, Manawatu Kukutauaki No.4 and Pukehou are examined, and setting aside the small blocks of less than 500 acres, the functioning land unit ranges in area from 1,000 acres up to 7,000 acres.

As will be noted below, the four largest blocks groupings underwent a short but significant period of Crown purchasing in the 1870s. Thereafter, for three of these blocks there was a significant degree of partitioning before 1900. In Manawatu Kukutauaki No.4, post-purchase partitioning created increasingly smaller blocks often held by sole owners. Within the Ohau No.3 block, (originally 6,799 acres), partitioning was also a significant feature before 1900. In Pukehou, there were 20 series of partitioning occurring before 1900



MAP 81

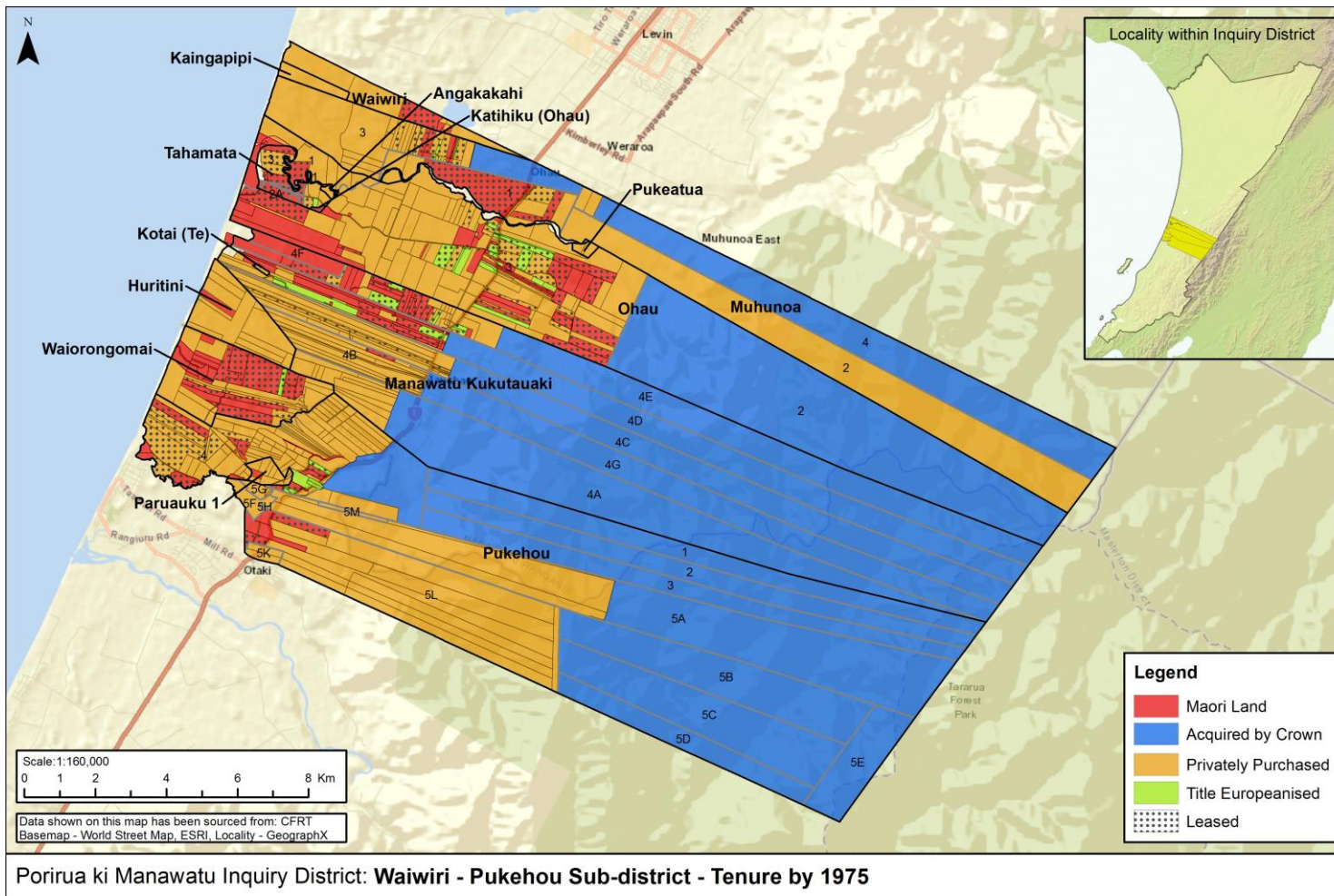
### *Crown Purchasing*

The blocks in this subdistrict share the same experience of Crown purchasing as within the other sub-districts - an intensive period of deed signing around 1875 with titles awarded by 1881. The location of the Crown awards was among the hills and mountains that make up the eastern parts of each of the affected blocks although in the case of Manawatu Kukutauaki No.4 and Pukehou the western parts of the Crown award extend up to the railway line and include flat lands suitable for settlement.

There was some variation in the way that the purchased Crown lands were awarded. In all blocks there are examples of whole parent blocks being situated in the eastern part of a block grouping and, as a result, being completely acquired by and awarded to the Crown. In other cases, particularly with Manawatu Kukutauaki No.4, where parent blocks stretched from the coast to the mountains, there was the requirement of a partition hearing to cut out the Crown's interest at which time it was focused onto the eastern side of the parent block.

The Crown purchasing was focused into a short timeframe after which it is not a feature of the ongoing block histories. While in some sub-districts there might be a small degree of subsequent Crown purchasing, this was not the case in the subdistrict.

Therefore, Crown purchasing was focused only on the four larger blocks that passed through the Court in 1873 and 1874. Across the four blocks, a total of 42,678 acres were purchased, 56% of this sub-district. Within the block groupings Manawatu Kukutauaki No.4 and Pukehou lost the most amount of land (15,061 and 17,396 acres respectively) and the greatest proportion of land (78.3% and 64% respectively). (Muhunua lost just over a third of the original area and Ohau just under half.)



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 054 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## MAP 82

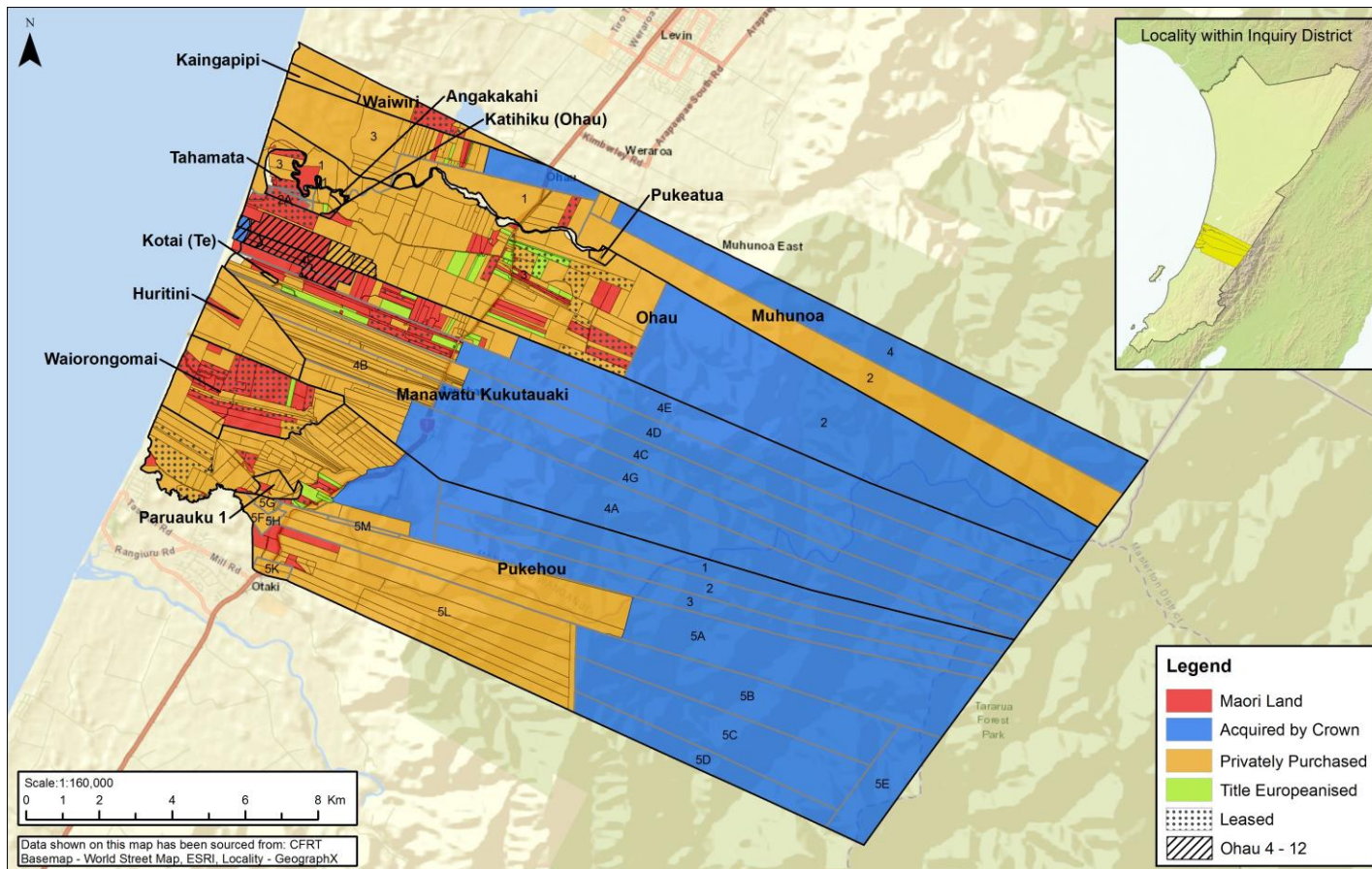
### *Early private purchasing*

As was common within other subdistricts, the Crown purchasing of the 1870s was followed by significant private purchasing during the 1880s and 1890s. Some blocks were affected more than others. The actions of one purchaser - James Kebbell - acquired a further 45% of the Muhunua block leaving, by 1900, only 18% remaining as Maori land. Kebbell acquired the inland eastern parts of the block that had not been acquired by the Crown, but also a more valuable western coastal estate. The purchasing he completed in Muhunua, when combined with his complete acquisition of the neighbouring Kaingapipi block as well as his purchase of a significant adjacent chunk out of western Waiwiri (and a smaller foray into Ohau 1), meant that a significant coastal estate had been created by 1900.

Another block grouping strongly affected by private purchasing before 1900 was the Pukehou block where most of the southern lands adjacent to the Crown estate and east of the railway line were acquired by 1900 as the result of 35 private purchases. More importantly, significant inroads were made into the Pukehou No.4 block which lay to the immediate west of the railway line. Once again, a significant single purchaser was responsible for the acquisition of this land - Frances Simcox. Combined with the Crown purchasing, by 1900 just over 90% of the Pukehou block was no longer Maori land.

Despite being one of the smaller blocks of the sub-district, pre-1900 private purchasing also began in the smaller 1073-acre coastal Huritini block resulting in just under half of the block being acquired by the turn of century. On the other hand, within the remaining two large neighbouring block groupings, there was comparatively little private purchasing before 1900. In Ohau, just 2,062 acres was purchased leaving a significant bloc of land in Maori ownership. (Lands purchased within Ohau tended to adjoin those already acquired in neighbouring Muhunua). To the south, despite the Crown having acquired more than three quarters of the Manawatu Kukutauaki No.4 in the east, only a further 1,001 acres were acquired by private interests by 1900. Once again, these purchased areas adjoined land acquired either in Pukehou No.4 or the Huritini block. As for the 1,976 coastal block of Waiorongomai, which adjoined blocs of Maori land remaining in Huritini to the north, or Pukehou No.4 to the south, there were no purchases at all prior to 1900.





Porirua ki Manawatu Inquiry District: Waiwiri - Pukehou Sub-district - Tenure by 2000

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 055 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

MAP 83

By 1900, therefore, 77% of the lands within this subdistrict (58,610 acres) had been alienated. More than two thirds of this (42,678 acres) had been acquired by the Crown although the greater majority of this, perhaps three quarters, involved hilly to mountainous land. Private purchasing had begun also although the impact varied across blocks. Although arguably the more valuable part of western and coastal Manawatu Kukutauaki No.4 remained in Maori ownership as of 1900, nevertheless almost 85% of this block grouping had been acquired. With Pukehou, although a coastal block remained which formed a bloc with the unpurchased Waiorongomai block, the impact of Crown and private purchasing was the acquisition of just over 90% of the block by 1900.

### ***20th Century purchasing***

For those blocks that experienced a higher degree of purchasing before 1900, the change of legislative regime after 1909 that produced an open market in private purchasing meant that further significant alienation occurred. In Pukehou, over the two and a half decades after 1900 a further 22 purchases continued to reduce the land in Maori ownership down to 1,611 acres in 1925. (6% of the original area of all Pukehou blocks.) The land purchasing had occurred in the south of the block grouping until there were only one or two sections in Pukehu No.5 and southern Pukehou No.4 began to go out of Maori ownership.

Similarly, in Muhunua, purchasing occurred within the context of land subdivision which, after 1900, reduced section sizes dramatically. Although leasing was increasingly beginning to feature in the block, from 1900 to 1925 the remaining Maori land reduced almost by half until by 1925 there was just 1,109 acres (10.4%) remaining in Maori ownership.

Just as partitioning had increased in Muhunua and Pukehou with private purchasing following close behind, in Manawatu Kukutauaki No.4, despite there having been little private purchasing between 1880 and 1900, after 1900 and before 1925 there were 42 rounds of partitions. Associated with these, a few key Pakeha families undertook a series of 32 land purchases with the result that by 1925 just half of the land remaining in Maori ownership after post-Crown purchasing was still in Maori title. (1,867 acres). Most of the land acquired was in the southern

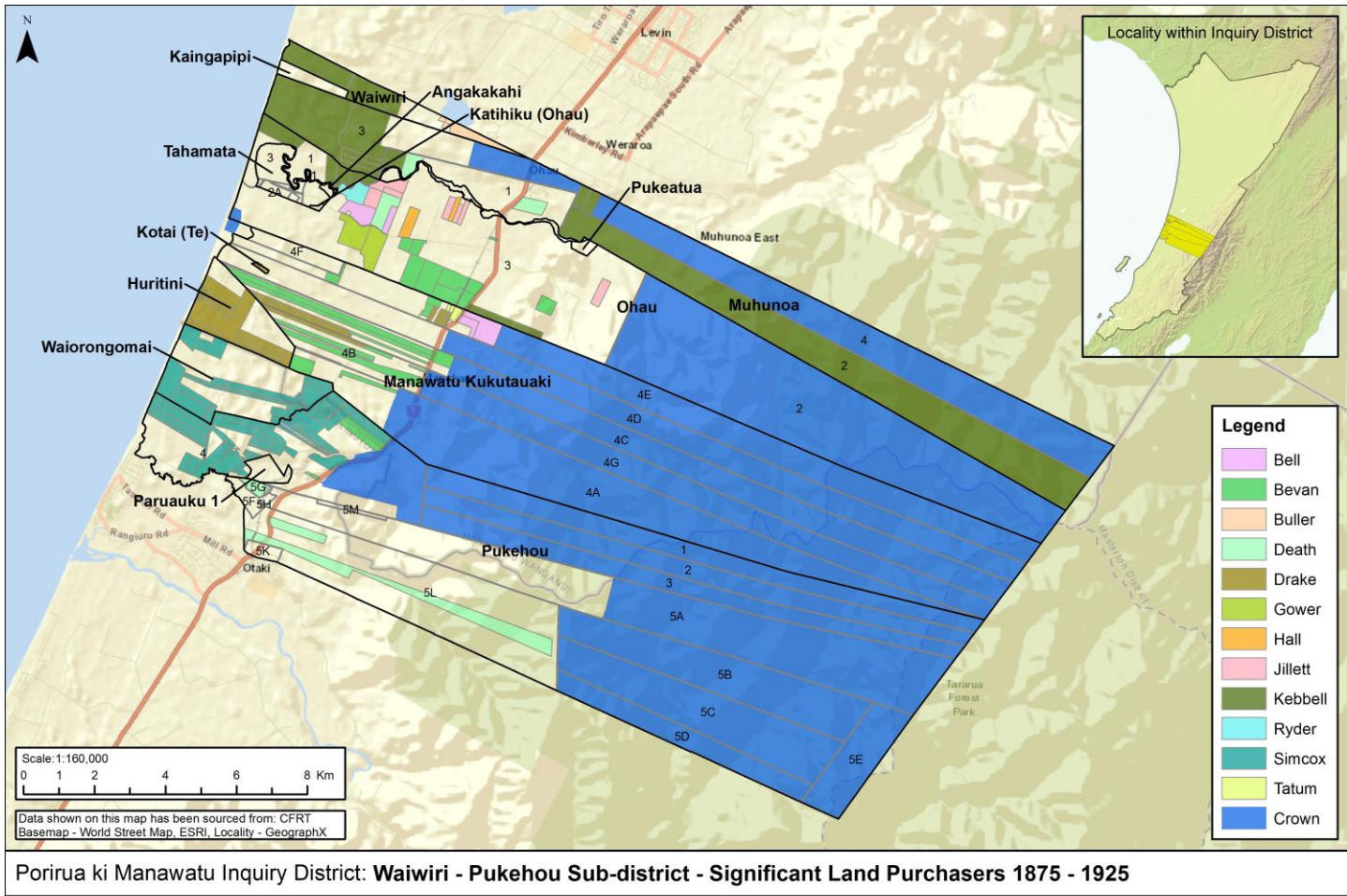
half of Manawatu Kuketauaki No.4B where it was adjacent to Huritini, a block where only 3% of the original area remained in Maori ownership by 1925. (37 acres)

Ohau had been another block where owners had resisted private Pakeha purchasing in the 19th century. After 1900, however, partitioning was a significant feature in Ohau No.3 with more than 30 transactions occurring over the two decades after 1900. With almost 2,000 acres selling, by 1925, 4,483 acres remained as Maori land - around 30% of the original area of the Ohau blocks.

Among the smaller blocks of this sub-district, there were varying fortunes. In Tahamata, very few sales occurred meaning that by 1925 less than 10% of the block had been sold. On the hand, all 21 acres of the neighbouring Angakakahi had been privately purchased in 1909. In Waiorongomai, despite much of the block being leased, private purchasing began in 1910 with the result that by 1925 almost 40% of the block had been acquired. In Waiwiri, a final purchase in 1903 left just 163 acres has been held as Maori land. (20%)

Despite this heightened activity of purchasing from 1900 to 1925, for the next few decades through to 1950, there were few purchases although the leasing of land became prominent.

After 1950, however, another significant round of purchasing occurred with dramatic effect. From 1,017 acres in 1950, only 123 acres of Muhunua remains as Maori land today - a drop of 88%. The 3,824 acres remaining in Ohau in 1950 had been reduced today to 2,022 acres located in two blocs - on the coast and to the east of the state highway and railway. Of the 1,508 acres of Maori land remaining on the coast in Pukehou No.4 in 1950, there are 425 acres today - just 1.6% of the original area for this block grouping. The northern half of Manawatu Kuketauaki No.4 at the coast has been retained as Maori land (920 acres) where it joins with the remaining Ohau coastal lands. In addition, a small bloc of land has remained at Waiorongomai where 54.2% of the land (1,071 acres) remains.

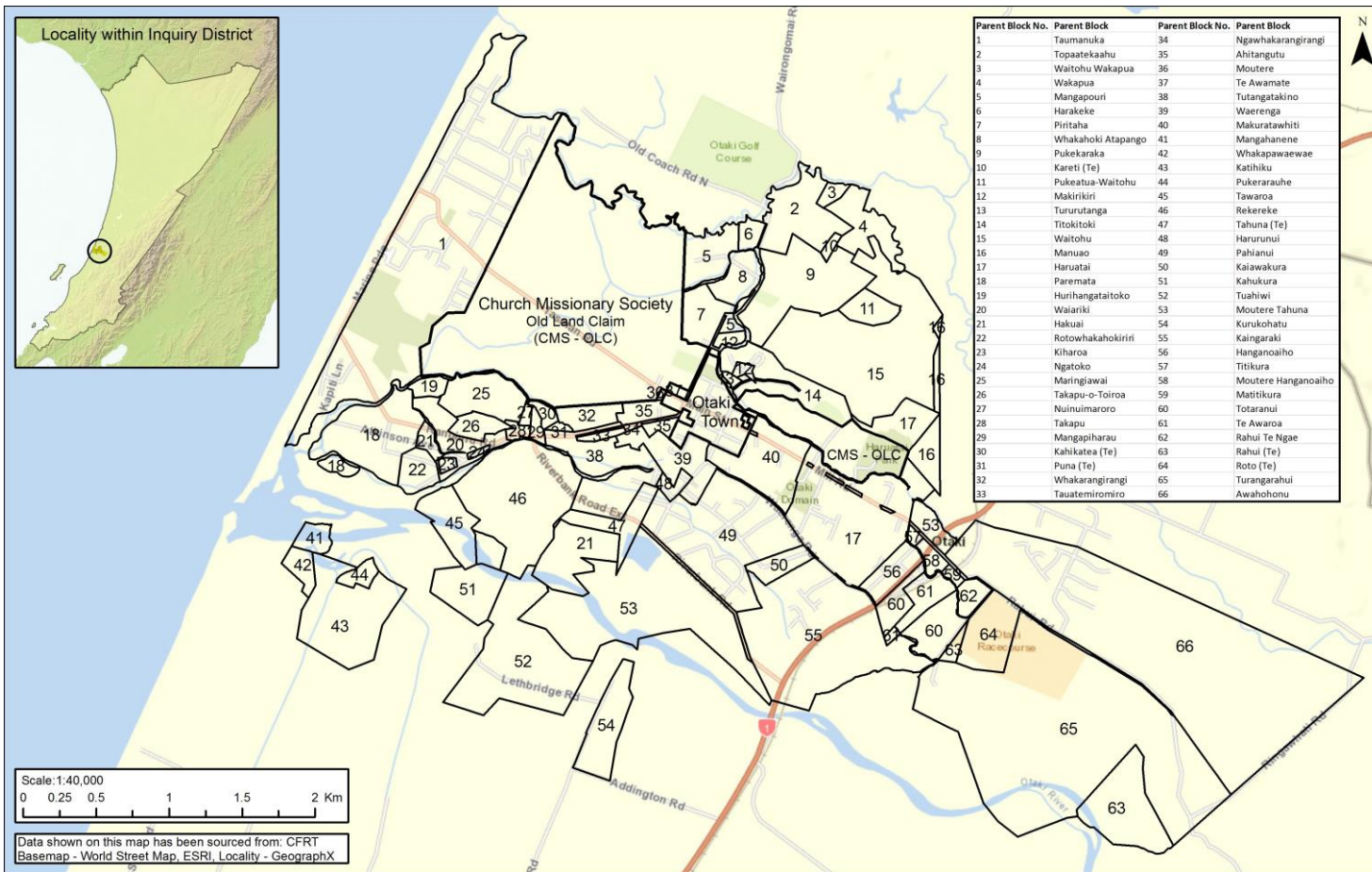


MAP 84

## The Otaki Blocks:

One area within the Inquiry District that has a markedly different tenure profile than any of the other districts is the Otaki Blocks sub-district. A small enclave between the giant blocks south of Horowhenua, the Otaki Blocks sub-district is located on the western coast extending from what is now the Otaki Beach village, down to the mouth and estuary of the Otaki River. From here it runs inland, through the original Otaki township, through to the highway. At this point, there is an area that extends north up to what today is the Otaki golf course and west of the highway to the Otaki racecourse and the northern suburb of Waitohu. Although most of the sub-district is north of the Otaki River a handful of the small blocks that are located south of the river are also included. Within this subdistrict lies dozens of variously sized blocks, with most tending towards being very small in area. These blocks are so numerous and small, that a different methodology is required to provide a summary of the tenure and alienation picture in this subdistrict. Whereas the approach for other sub districts has been to write a short summary for each block before aggregating the analysis to form a view of trends and patterns, summarising the short and simple history of dozens of very small blocks would achieve little clarity. Instead, it has been decided that the district can best be described by examining it quantitatively as a collection of blocks. This will be followed by a few case study summaries where these are merited by unusual features or events occurring within a block. The quantitative analysis and case study summaries included in this draft are preliminary only. Further work will be done in both areas before the next draft is submitted.

The following map records these block groupings and parent blocks.



Parent Block No.	Parent Block	Parent Block No.	Parent Block
1	Taumanuka	34	Ngawhakarangi
2	Topatekaahu	35	Ahitangutu
3	Waitohu Wakapua	36	Moutere
4	Wakapua	37	Te Awamate
5	Mangapouri	38	Tutangatano
6	Harakeke	39	Waerenga
7	Piritaha	40	Makurawhiti
8	Whakahoki Atapango	41	Mangahanene
9	Pukekarakā	42	Whakapawaewae
10	Kareti (Te)	43	Kathiku
11	Pukeatua-Waitohu	44	Pukeraraue
12	Makirikiri	45	Tawaroa
13	Tururutanga	46	Rekereke
14	Titokitoki	47	Tahuna (Te)
15	Waitohu	48	Harurunui
16	Manuao	49	Pahianui
17	Haruatai	50	Kaiawakura
18	Paremata	51	Kahukura
19	Hurihangaitoko	52	Tuahiwi
20	Waiairiki	53	Moutere Tahuna
21	Hakuaui	54	Kurukohatu
22	Rotowhakahokiriri	55	Kaingaraki
23	Kiharoa	56	Hanganoaoho
24	Ngatoko	57	Titikura
25	Maringiawai	58	Moutere Hanganoaoho
26	Takapu-o-Toiroa	59	Mattikura
27	Nuiniumaroro	60	Totaraniui
28	Takapu	61	Te Awaroa
29	Mangapiharau	62	Rahui Te Ngae
30	Kahikatea (Te)	63	Rahui (Te)
31	Puna (Te)	64	Roto (Te)
32	Whakarangi	65	Turangarahui
33	Tautemiromiro	66	Awahohonu

**Porirua ki Manawatu Inquiry District: Otaki Sub-district**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 085 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 85**

### *Area and Number of Blocks*

The total area of the Otaki block sub-district is 3,574¼ acres. Within this area, there are 66 blocks or block groupings. There are 340 parent blocks within the subdistrict. The parent blocks range from the smallest of less than an acre, to the largest of 460 acres. As the following table shows, the greatest number of parent blocks are small in size:

Area range	No. of blocks	% of total No. (ie 340 blocks)	Total Area (acres)	% of total No. (ie 3574.25 acres)
1 acre or less	82	24.1	43.75	1.2
1¼ - 2 acres	65	19.1	103.00	2.9
2¼ - 5 acres	71	20.9	251.25	7.0
5¼ - 10 acres	47	13.8	337.75	9.5
10¼ - 20 acres	42	12.4	633.00	17.7
20¼ - 55 acres	27	7.9	899.50	25.2
60 acres +	6	1.8	1306.00	36.5
<b>Totals</b>	<b>340</b>		<b>3574.25</b>	

Therefore, just under a quarter of the parent blocks are an acre or less in size. Almost two thirds are 5 acres or less. More than three quarters are 10 acres or less.

Naturally, large numbers of small sections have little impact on total areas. Therefore, six of the largest blocks account for more than a third of the area of the Otaki Blocks sub district. With one exception, these blocks are on the outskirts of the subdistrict either at Otaki Beach (Taumanuka) or to the east of the railway line (Awahonuhonu, Turangarahui). At the next level, the 27 blocks that range from 20 to 55 acres account for another quarter of the area of the Otaki Blocks sub district. These blocks are found through the sub-district.

Having established that the large majority of blocks are under five acres, an assessment can be made of when these blocks were given title.

### *Date of Title*

As with area, the 340 parent blocks within the Otaki Blocks sub-district exhibit a wide variety of difference in relation to the time when title was awarded with the earliest blocks receiving titles in 1867 and the last blocks receiving titles in 1977. The following table presents analysis of the timing of original titles:

<b>Date range</b>	<b>No. of blocks</b>	<b>% of total No. (ie 340 blocks)</b>	<b>Total Area (acres)</b>	<b>% of total No. (ie 3574.25 acres)</b>
1867-1875	66	19.4	454.25	12.7
1876-1885	144	42.3	2349.75	65.7
1886-1895	65	19.1	428.25	12.0
1896-1905	36	10.6	151.50	4.3
1906-1977	29	8.6	190.50	5.3
<b>Totals</b>	<b>340</b>		<b>3574.25</b>	

The above table shows that a number of blocks passed through the Land Court prior to 1875. These 66 blocks represent almost a fifth of the total number of parent blocks in the Otaki sub-district and more than an eighth of land area. It was the following decade, however, that most Otaki blocks received their titles with 144 blocks (42.3%) with an area of almost 2,350 acres (almost two thirds of the subdistrict) being involved. By 1886, therefore, almost two thirds of the blocks with almost 80% of the land area had been given title through the Land Court. Despite this representing these majority figures, there were still a comparatively large number of blocks that did not receive title until the 1890s and thereafter.



### *Subdivision*

Clearly a high percentage of the Otaki parent blocks were already of a small size when title was originally given. It would be thought, therefore, that there was little room for further subdivision. This generally appears to be the case. From the 340 original parent blocks, a comparatively low number of partitions came into effect - a further 444 blocks in total.

Despite the lower level of subdivisions after original title had been granted, in a situation where almost two thirds of the parent blocks are five acres or less and three quarters are ten acres or less, it would be suspected that any further partition would tend to create sections that were of a small size. The following table verifies that this was the case.

Area range	No. of blocks	% of total No. (ie 444 blocks)
1 acre or less	206	46.4
1¼ - 2 acres	68	15.3
2¼ - 5 acres	80	18.0
5¼ - 10 acres	40	9.0
10¼ - 20 acres	26	5.9
20¼ - 60 acres	18	4.0
Over 60 acres	6	1.4
<b>Totals</b>	<b>444</b>	

The table suggests the small amount of subdivisions that did occur were not just focused on the breaking up of bigger blocks, as might be expected, but that it also must have taken place within sections that already were small. As a result, almost half of the sections created were one acre or less in area and almost 80% were less than five acres.

## *Alienation*

In a situation where the greatest majority of parent blocks or their subdivisions were small blocks, primarily held by few or sole owners, it might be expected that a high level of alienation might take place. The following table traces alienation within the Otaki Blocks sub-district.

<b>Date range</b>	<b>Acres Alienated in period</b>	<b>Proportion of original total area (3574.25 acres)</b>	<b>Acres Alienated in total</b>	<b>% of original total area (3574.25 acres) alienated in total</b>	<b>Acres Remaining</b>	<b>% of original total area (3574.25 acres) remaining</b>
1867-1875	120.50	3.4	120.50	3.4	3453.75	96.6
1876-1887	607.75	17.0	728.25	20.4	2846.00	79.6
1888-1900	940.00	26.3	1668.25	46.7	1906.00	53.3
1901-1912	325.75	9.1	1994.00	55.8	1580.25	44.2
1913-1925	443.25	12.4	2437.25	68.2	1137.00	31.8
1926-1950	212.25	5.9	2649.50	74.1	924.75	25.9
1951-1975	502.50	14.1	3152.00	88.2	422.25	11.8
1976-2000	260.75	7.3	3412.75	95.5	161.50	4.5

The table indicates that in relation to area, the most significant periods of alienation were from 1876-1887, 1888-1900 and 1913-1925. By 1900, almost half of the Otaki estate had been sold. While in general terms this is dramatic and in keeping with alienation patterns within the Inquiry District, for an area of small blocks with few owners it is less than might be expected. A spurt in purchasing after 1912 and during the 1950s and 1960s is also consistent with what has been seen within the rest of the Inquiry District.

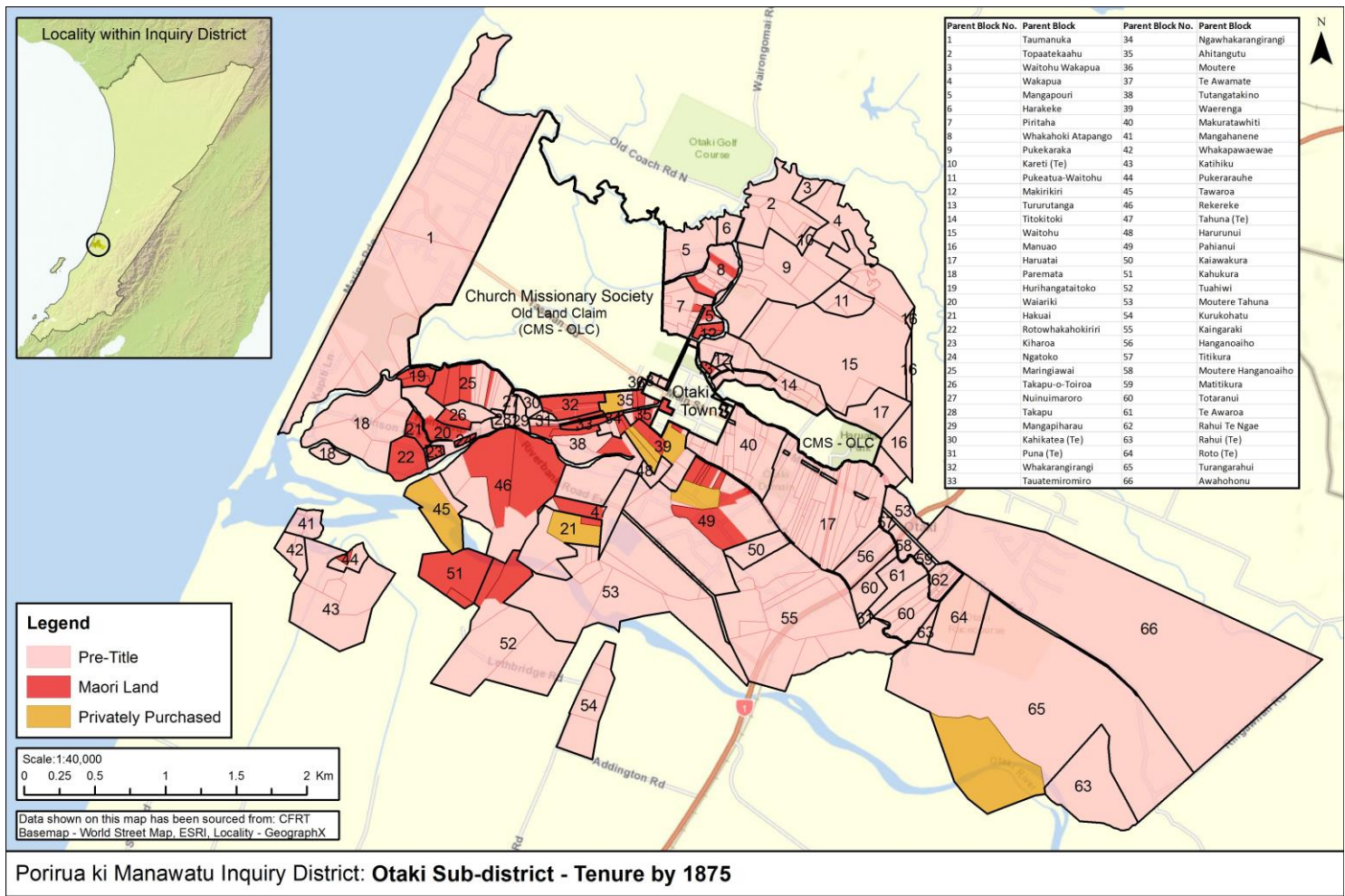
With the majority of blocks in this sub-district being small in size, area is not the only useful indicator to reveal the nature of alienation. As each parent block of subdivision represents a landholding interest of a whanau or individual, the number of blocks sold is also important to consider.

With some many property units (more than 700 over time) within such a small area (3,574 acres) coming into existence as parent blocks or subdivisions at different times and then selling at varying times as well, it is far more difficult to get a gauge on the location of lands being sold.

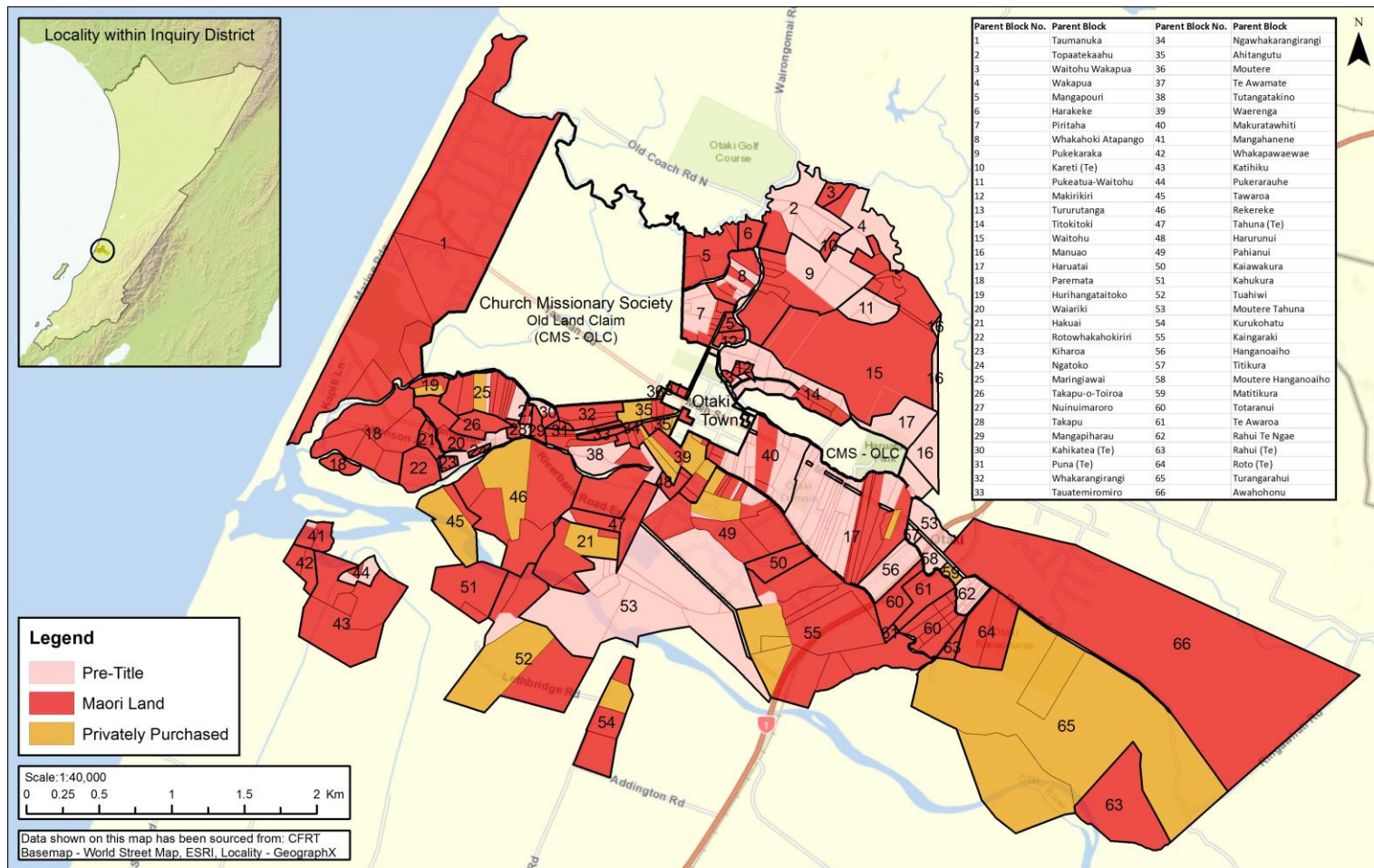
By 1900, the main areas sold lay:

- to the east of the railway/highway
- among blocks north of the Otaki River and south of the town (in the vicinity of today's Riverbank Rd, Moy Place and Totara Rd)
- to the west of the town, but not Otaki Beach (in the vicinity of today's Old Coach Rd., Rangioru Rd and south of the old course of the Otaki River)
- and just immediately southwest of the town (in an area between today's roads Rangioru Rd. to Lemon St south of Warenga Rod.)
- in the northern suburbs (in an area in the vicinity of Bennett's Road and Convent Road)

By 1925, purchasing had continued to expand in the areas noted above, especially to the east of the railway/highway, to the west of the town (including now the southern end of Otaki Beach) and in the northern suburbs. Through to 1950 purchasing made headway further up the Otaki as well as in the blocks to the south of the town. The period after 1950 saw purchasing complete the acquisition of Otaki beach and most of the northern suburb and well as purchasing in the town.



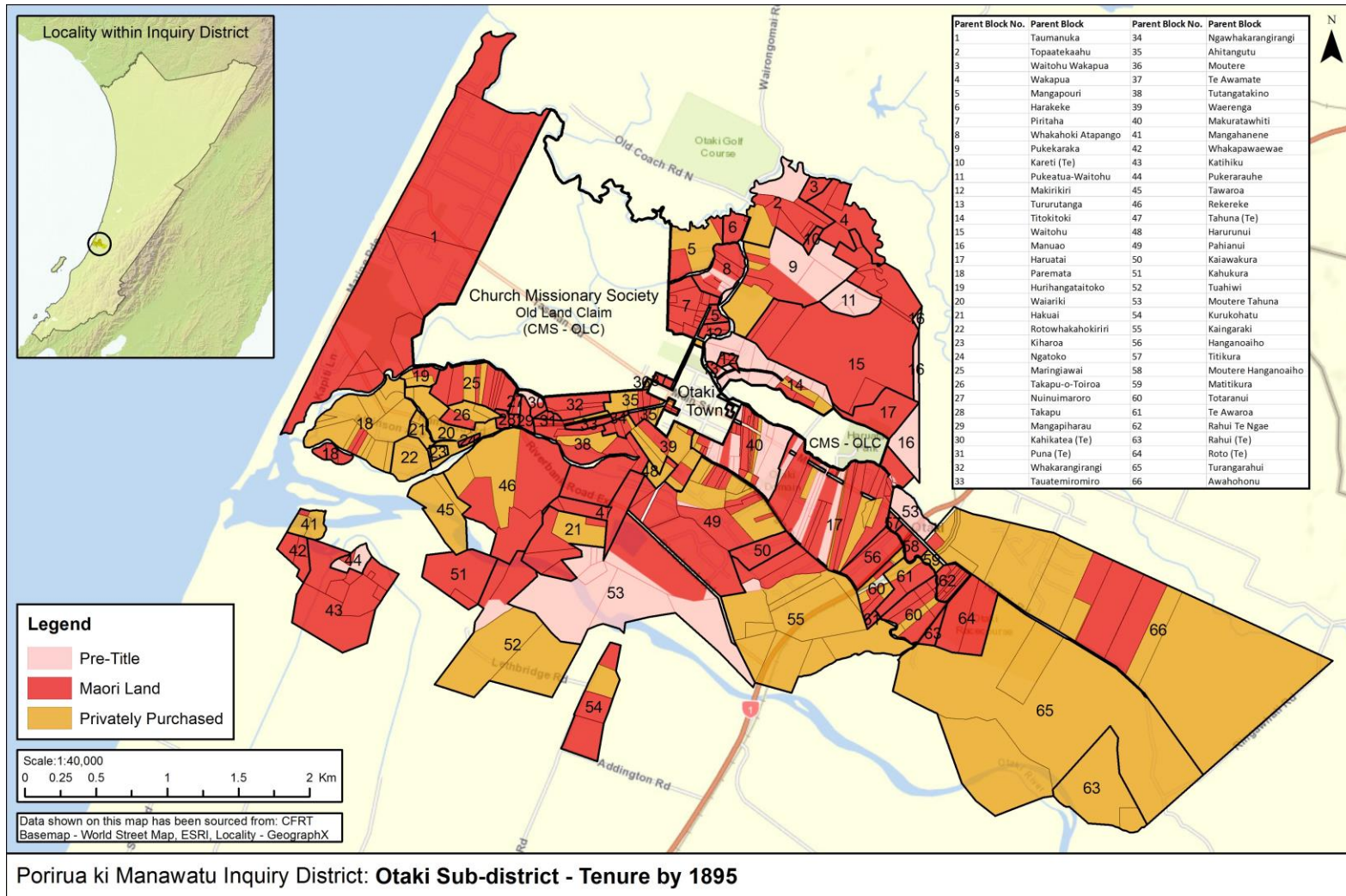
MAP 86



Porirua ki Manawatu Inquery District: Otaki Sub-district - Tenure by 1885

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 080 Map projection: New Zealand Transverse Mercator

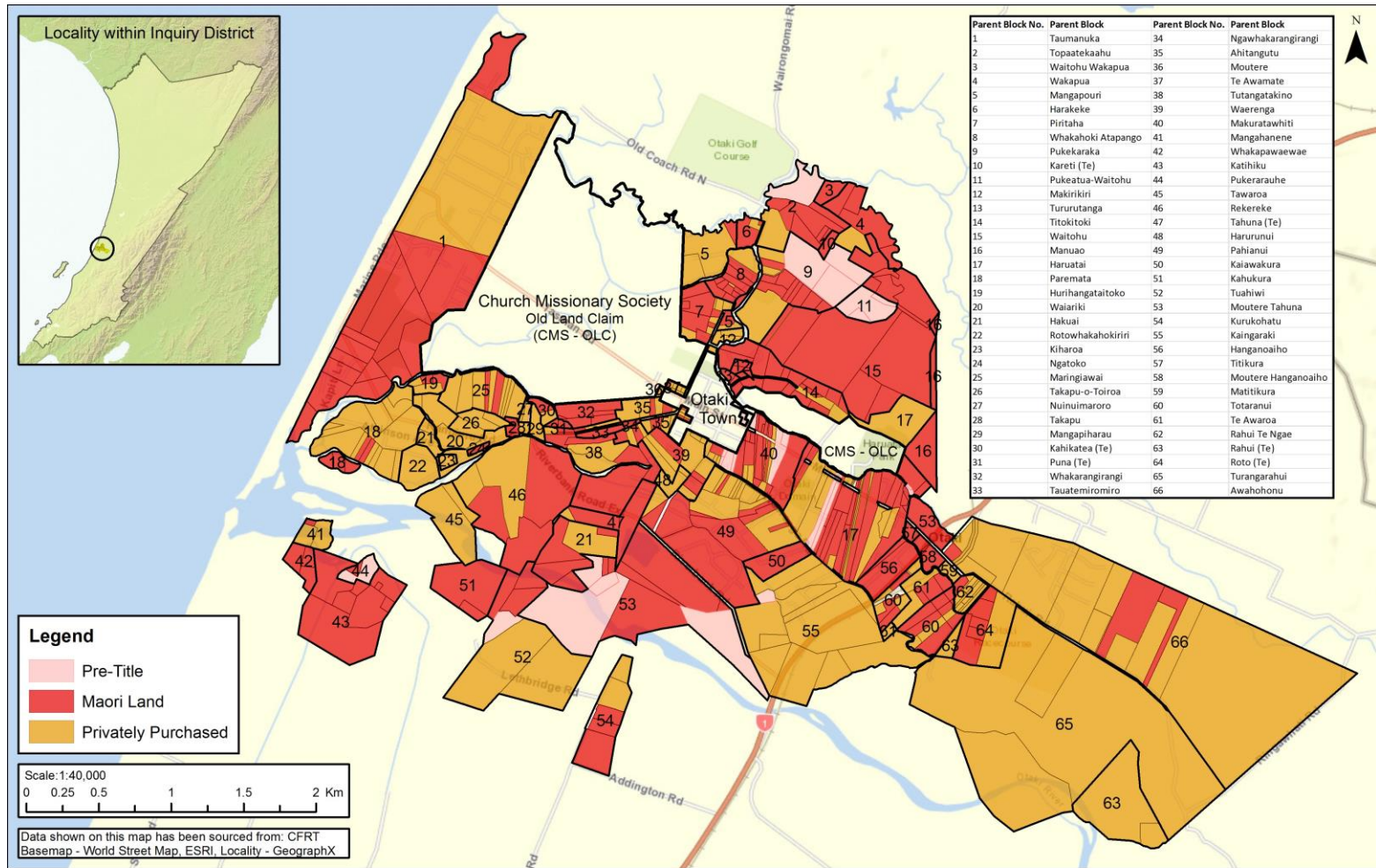
Date: 22/08/2017



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 081 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

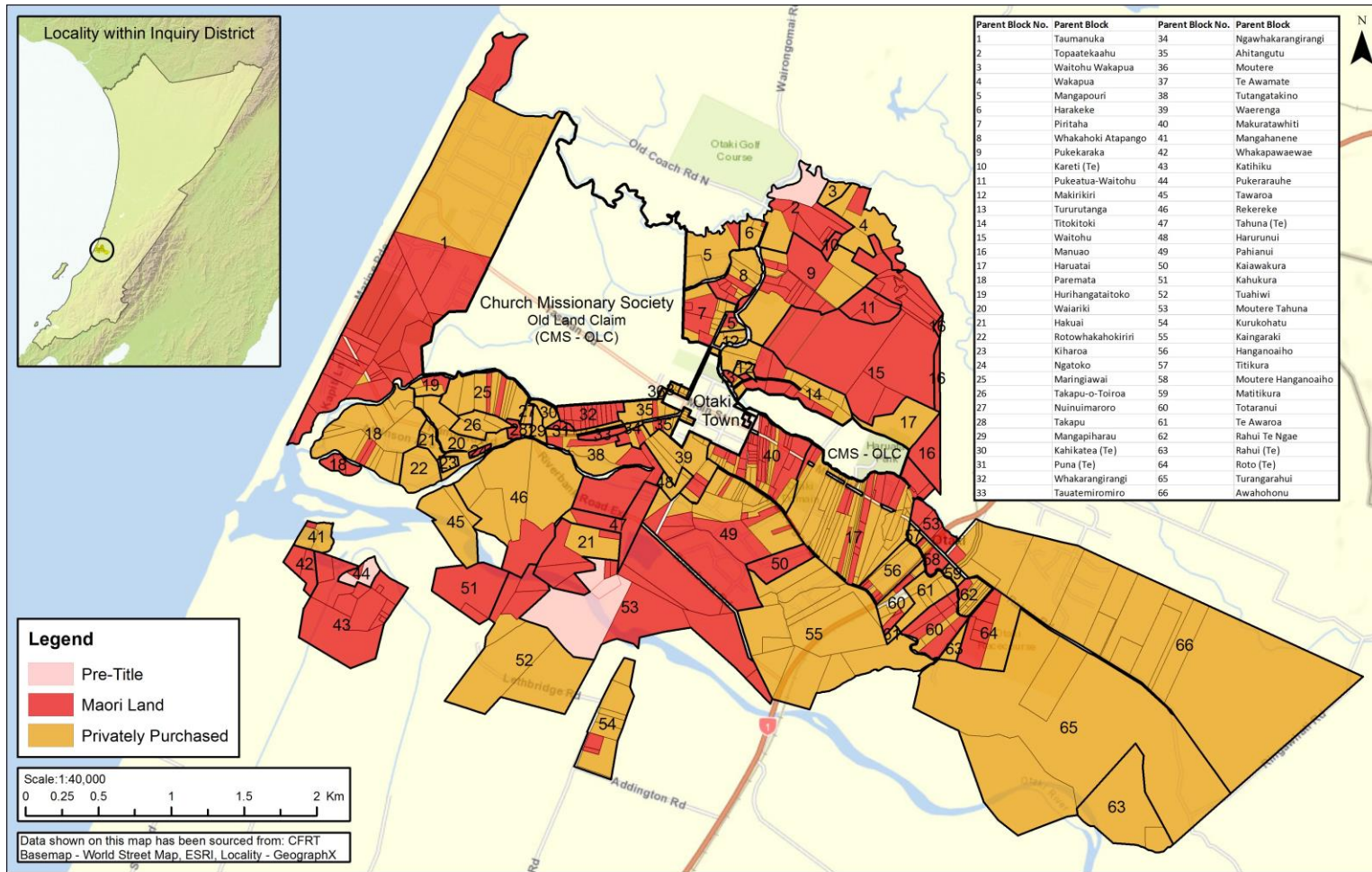
## MAP 88



**Porirua ki Manawatu Inquery District: Otaki Sub-district - Tenure by 1905**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 082 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



Porirua ki Manawatu Inquery District: Otaki Sub-district - Tenure by 1915

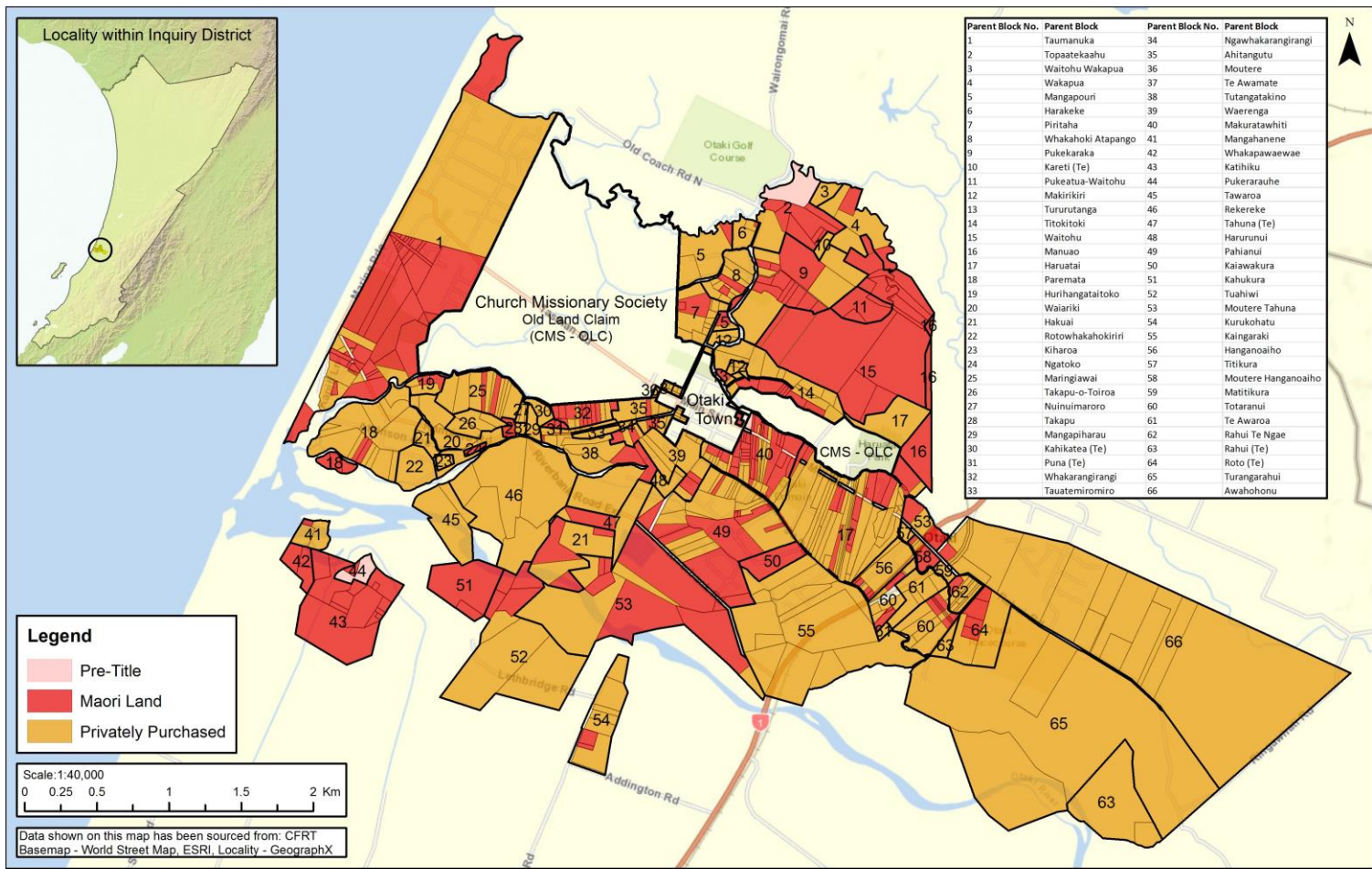
Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 083

Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

MAP 90



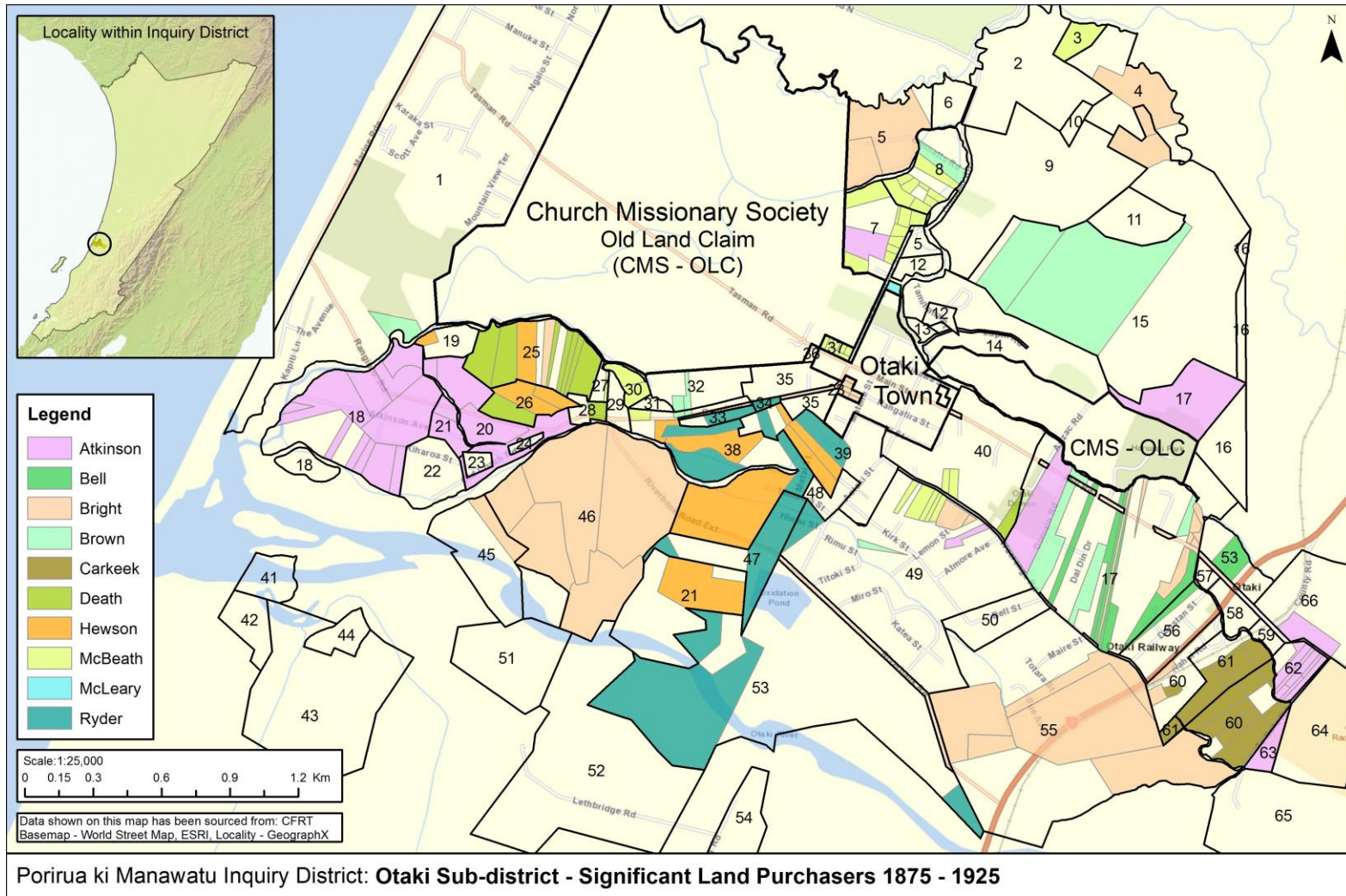


Porirua ki Manawatu Inquiry District: Otaki Sub-district - Tenure by 1925

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 084 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## MAP 91



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 086 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 92**

## **Taumanuka**

The Taumanuka block grouping is located on the coast north of the Otaki River estuary and rivermouth and occupies the area today known as Otaki Beach village. Taumanuka was awarded title as six parent blocks in 1880. Aside from the 176-acre No.1 block, the other subdivisions ranged from 12 to 78 acres. The area of these blocks when surveyed totalled 355½ acres. The actual area of the block as revealed by the subsequent surveying of subdivisions comes to 412¼ acres.

For the next two decades, no alienations occurred within the block. By 1900, however, there had been three series of subdivisions rendering leaving most of the 17 sections in existence in the block to less than 40 acres with a number being under ten acres.

Between 1900 and 1925, a further 17 rounds of subdivisions occurred, eight of these after 1920. These particularly occurred within the Nos. 2 and 3 blocks. The majority of the sections created were under five acres with most being house lots ranging from two acres to ¼ acre. (After 1925, only two further subdivisions occurred - one in 1926 and the other in 1962).

Accompanying the partitioning of the block was the beginning of private land purchases. The first purchase occurred in 1915. Between 1920 and 1925, however, a further seven purchases occurred all focused on the southern end of the block just north of the Otaki rivermouth on the sections of the No.3 block. As these purchases involved comparatively small sections, by 1925 350¾ acres (85.1% of the actual area of the block) remained in Maori ownership.

After 1925, a few more private purchases occurred among No.3 blocks sections. The most significant impact came from the a Crown purchase in 1930 and a series of 11 purchases in June 1931 undertaken by the Crown for the King George V Memorial Fund Board (a children's charity, set up by legislation with close Government support) for the establishment of the Otaki Children's Health Camp. The Crown's purchases focused on

the southern half of the block acquiring sections within the No.2 and 3 blocks. Although no further purchases occurred within Taumanuka for the next 20 years, by 1950 236¼ acres remained in Maori ownership.

### **Turangarahui**

This block grouping which totals just over 504 acres is situated to the east of the Otaki town blocks and lay to the south of Rahui Road. The four parent blocks variously were given title between 1874 and 1881. The predominating block was Turangarahui No.2 which was 365 acres in size. After a partition in 1881 Turangarahui No.2B remained a large block of almost 303 acres. By 1893, however, all five subdivisions in this grouping had been purchased with James Gear acquiring Turangarahui Nos.2A and 2B (365 acres) and Te Rahui 2A (52 acres).

### **Awahonuhonu**

The fourth block located on the outskirts of Otaki township, lying to the east and situated to the north of Ranui Road, is the Awahonuhonu block of almost 457 acres. Title to the block was awarded in 1885. Aside from a partition in 1887, primarily to exclude to Railway Reserves of around 1¾ acres in total, the main partitioning of the block occurred over a decade between 1891 and 1902 when six series of partitions occurred creating a total of 13 subdivisions. Although a 220-acre A3s.5 block remained after this subdivision, there were 20 owners on the title. Otherwise, five blocks were under ten acres with other subdivisions ranging from between 12 and 50 acres in area.

These subdivisions were occurring within the context of nine private purchases occurring between 1892 and 1897 which included the A3s.5 block. By 1900, therefore, just 67¼ (14.7%) acres of Awahonuhonu land remained in Maori ownership. Several different purchasers were involved. Predominant amongst them, however, was Edward Halcombe Brown who made four purchases accounting for almost 340 acres (74.4%) of the block.

Three of the remaining four subdivisions were less than 10 acres in size with a further 28¼ acre section. By 1925, three of these had been acquired (1903, 1913, 1914), leaving only the A4 section of 2¼ acres (0.5%) which remained in Maori ownership until 1958.

## Waihoanga to Ngarara

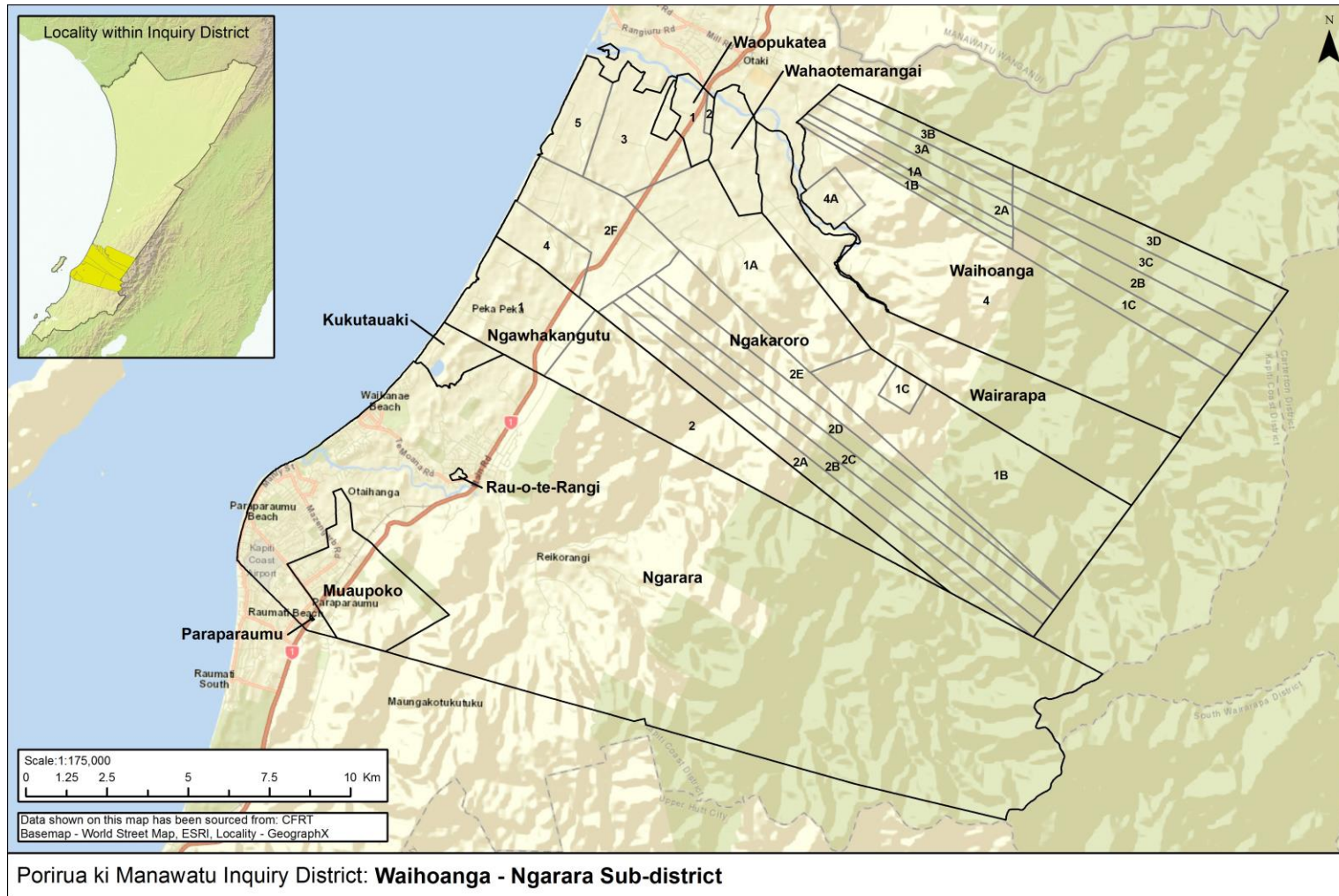
This sub-district grouping lies between the Southern Blocks district grouping and the Otaki Blocks grouping. This district grouping consists of 9 blocks and block groupings with a total of 32 parent blocks.

Block Grouping	Area <sup>44</sup> (acres only)	Parent Block (s)	Area <sup>45</sup> (acres only)
Muaupoko	2,634	Muaupoko	2,634
Kukutauaki 1	951	Kukutauaki 1	951
Ngakaroro	26,886	Ngakaroro 1A	4,444
		Ngakaroro 1B	6,139
		Ngakaroro 1C	300
		Ngakaroro 2A	1,933
		Ngakaroro 2B	1,933
		Ngakaroro 2C	1,933
		Ngakaroro 2D	1,933
		Ngakaroro 2E	1,933
		Ngakaroro 2F	2,536
		Ngakaroro 3	1,869
		Ngakaroro 4	913
		Ngakaroro 5	1,020
Ngarara	45,250	Ngarara	45,250
Ngawhakangutu	6,980	Ngawhakangutu No.1	2,537
		Ngawhakangutu No.2	4,443
Waihoanga	19,320	Waihoanga No.1A	466
		Waihoanga No.1B	480
		Waihoanga No.1C	1381
		Waihoanga No.2A	874
		Waihoanga No.2B	1427
		Waihoanga No.3A	797
		Waihoanga No.3B	734
		Waihoanga No.3C	1454
		Waihoanga No.3D	1527
		Waihoanga No.4	9750
		Waihoanga No.4A	430
Wairarapa	6,100	Wairarapa	6,100
Waopukatea	683	Waopukatea No.1	619
		Waopukatea No.2	64
Wahaotemarangai 1	1,113	Wahaotemarangai 1	1,113
<b>Total</b>	<b>109,917</b>		<b>109,917</b>

The following map records these block groupings and parent blocks.

<sup>44</sup> The figures shown in this column are the totals of the areas shown in the parent block column.

<sup>45</sup> The figures shown in this column are the original surveyed acreages of parent blocks. These will differ, to varying degrees, from the actual acreages for these blocks that result from totalling up the areas of surveyed subdivisions. It is these actual acreages that are used as the basis of calculations for the block summaries that follow. The reason for adopting original acreage in this initial table is to provide an initial point of reference. This is necessary, as the actual acreages only emerge over time as a block is subdivided into smaller parcels. As the title situation is fluid until the final subdivisions, the original surveyed acreages are useful when introducing the blocks in this sub-district.



**MAP 93**

## *Ngarara*

The Ngarara Block was awarded title in 1873 as one parent block with a surveyed area of 45,250 acres.<sup>46</sup> On 14 January 1874, the Crown purchased the eastern hilly portion of the block, (sometimes named Maunganui), which was surveyed at 15,750 acres. (35.3% of original block)<sup>47</sup> The remaining area, surveyed at the time as 29,500 acres, became known as Ngarara West. In 1887, this block was intensively partitioned. A petition lodged against the result of the partition was investigated first by Select Committee and secondly by an appointed Commission of Inquiry. As a result, both the title and partition of Ngarara West was reheard in 1890. Thereafter, further petitions and appeals meant that the partitioned titles were only really all settled by 1900. The result was a significant partitioning of the block.<sup>48</sup>

- Ngarara West A      79 subdivisions:      7,316a. 1r. 3p.
- Ngarara West B      10 subdivisions:      1,534a. 3r. 3p.
- Ngarara West C      41 subdivisions:      21,879a. 0r. 0p.

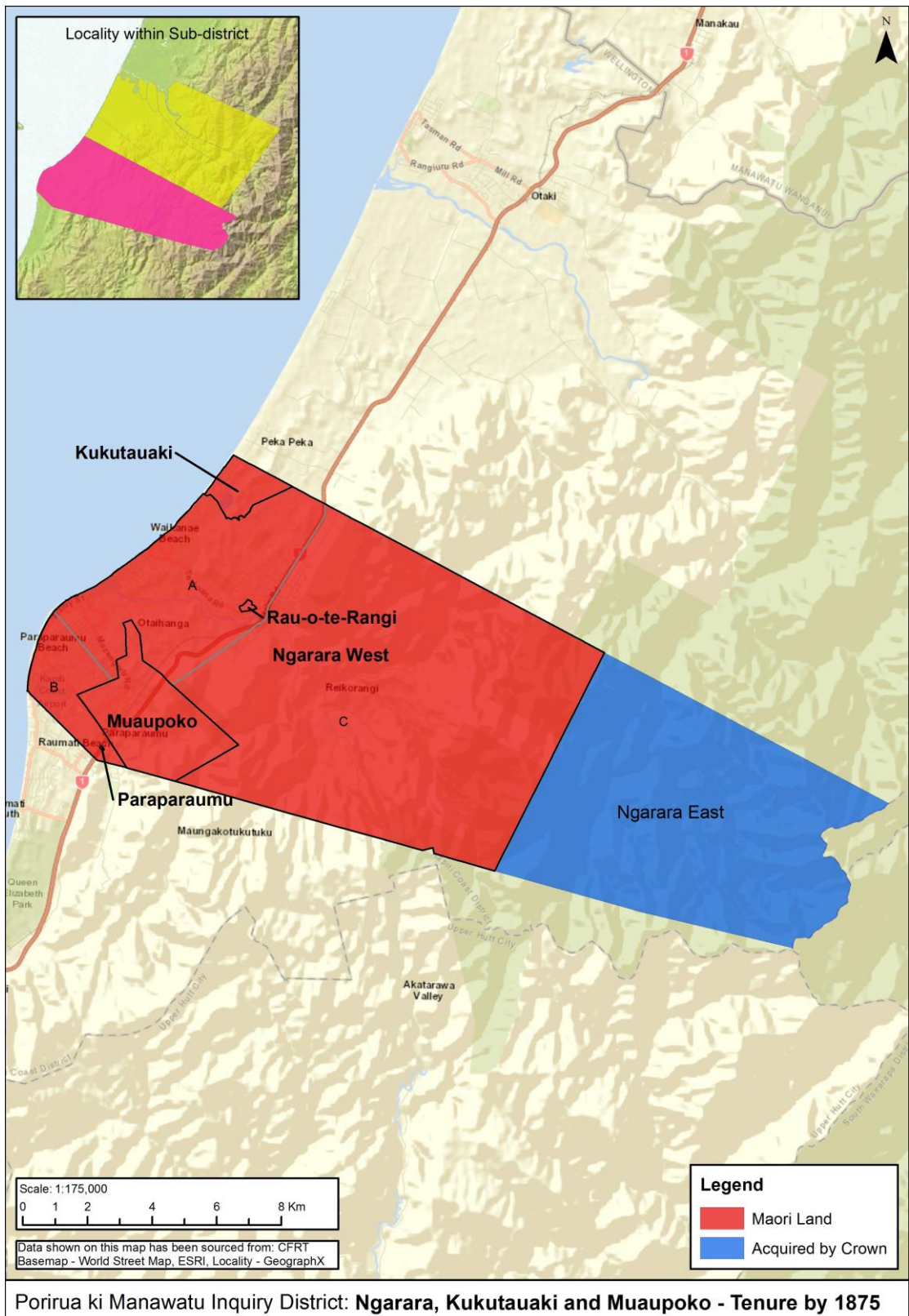
Each of these sub-groupings had distinctive features when established as well as distinct subsequent patterns of alienation.

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<sup>46</sup> As noted in the narrative Summary for this block in Part II, a figure for the actual area of this block has been adopted for this report based on the totalling up of the areas of surveyed subdivisions. For this block, the actual figure is 45,570 a. 1r. 13p. In the following summary, this is the area used as a basis for calculation of land remaining or land alienated.

<sup>47</sup> This percentage of based on the actual block size of just over 45,570 acres. If the originally surveyed area is used, the land alienated accounted for 34.8%.

<sup>48</sup> The areas shown below are totals of the subdivisions as surveyed at the time title was granted. In all cases, when further subdivision occurs over time and greater accuracy is achieved, the total of all surveyed subdivision provides a slightly lesser figure for each group: viz A = 6880.1.16.9: B = 1410.3.79: C = 21,527.0.28.2. It is these figures, regarded for the purposes of this report as the actual area for these blocks, that are used as the basis of calculation for this summary when the A/B/C subdivisions are considered.



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**MAP 94**



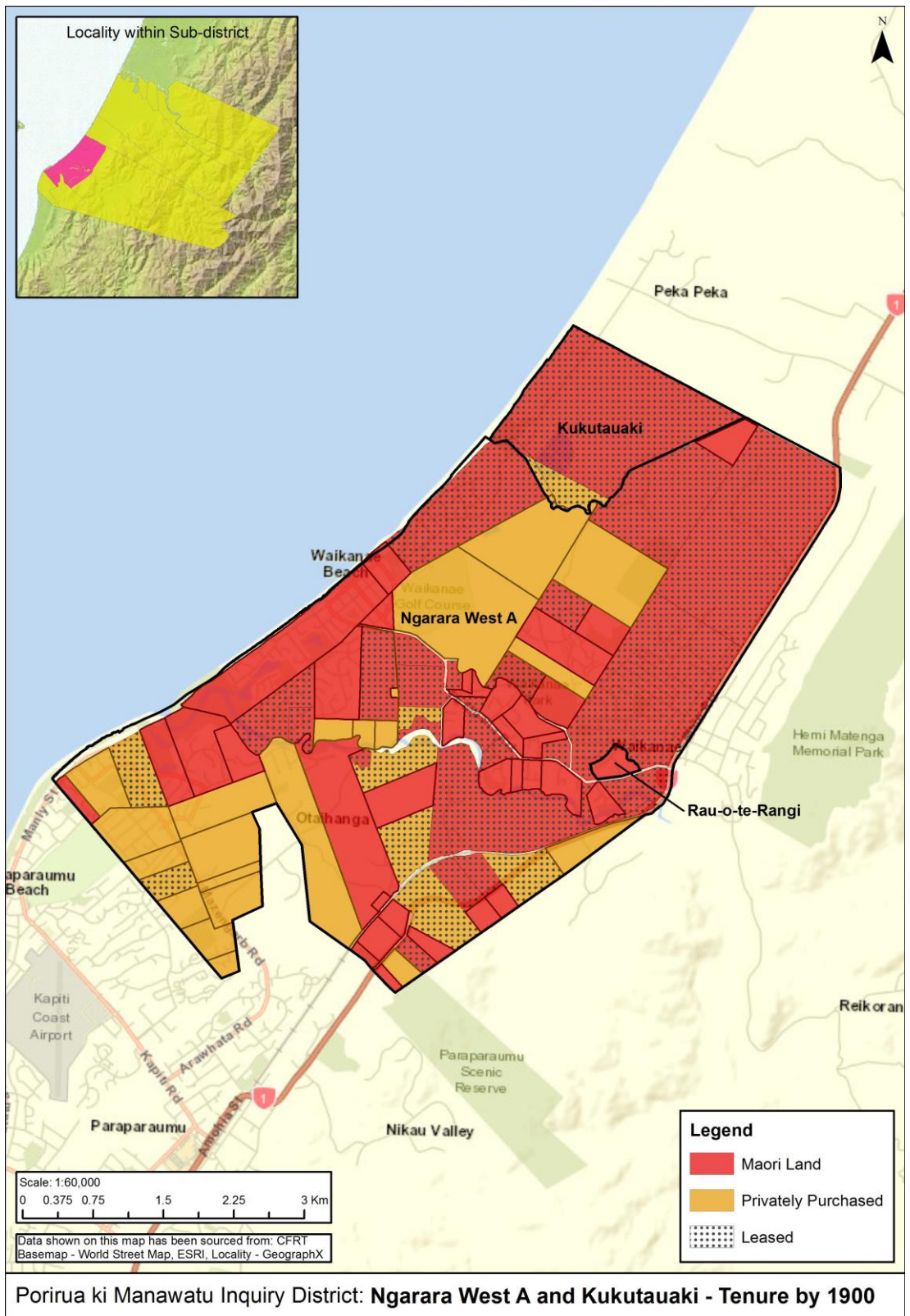
## **Ngarara West A**

As noted above, by 1900 Ngarara West A has the largest number of subdivisions. It is located in an area that today is mostly east of State Highway 1 and extends to the coast. From south to north, Ngarara West A covers an area that runs from Papaparaumu Beach north of Martin Road, through Otaihanga to include all of Waikanae. Around 24 of the 79 subdivisions created in 1890 were between 9 and 25 acres with one 2-acre section. A further 26 sections ranged from 26 to 60 acres in area. Fifteen sections were between 65 and 120 acres in size. This left 12 sections mostly between 180 and 300 acres in size with three large sections of just over 579, 679 and 1000 acres respectively. When numbers of owners of these sections are examined, 36 of the sections were awarded to sole owners and 18 others to groups of two or three owners. The largest number of owners in one section was 13. It is also clear that various owners were awarded more than one subdivision.

In the aftermath of title finally being settled in 1890, a swathe of private purchases occurred over the next decade. By 1900, 25 of the 78 partitioned sections had been acquired. Families featuring as multiple land purchasers were the Field, Elder and Morrison families. Both smaller and larger sections were acquired. When a map for 1900 is examined, it can be seen that the purchases were concentrated in three areas: north of Papaparaumu Beach; around Otaihanga (both sides of the railway); and towards Waikanae Beach, just back from the coast.<sup>49</sup> Nine leases were organised prior to 1900 and although a few were preludes to purchases, most appear to have seen out their term.

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<sup>49</sup> Purchasing focused on four large sections: A37 (315 acres), A38 (194 acres), A41 (41½ acres) and A45 (180¼ acres).



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Date: 22/08/2017

**MAP 95**

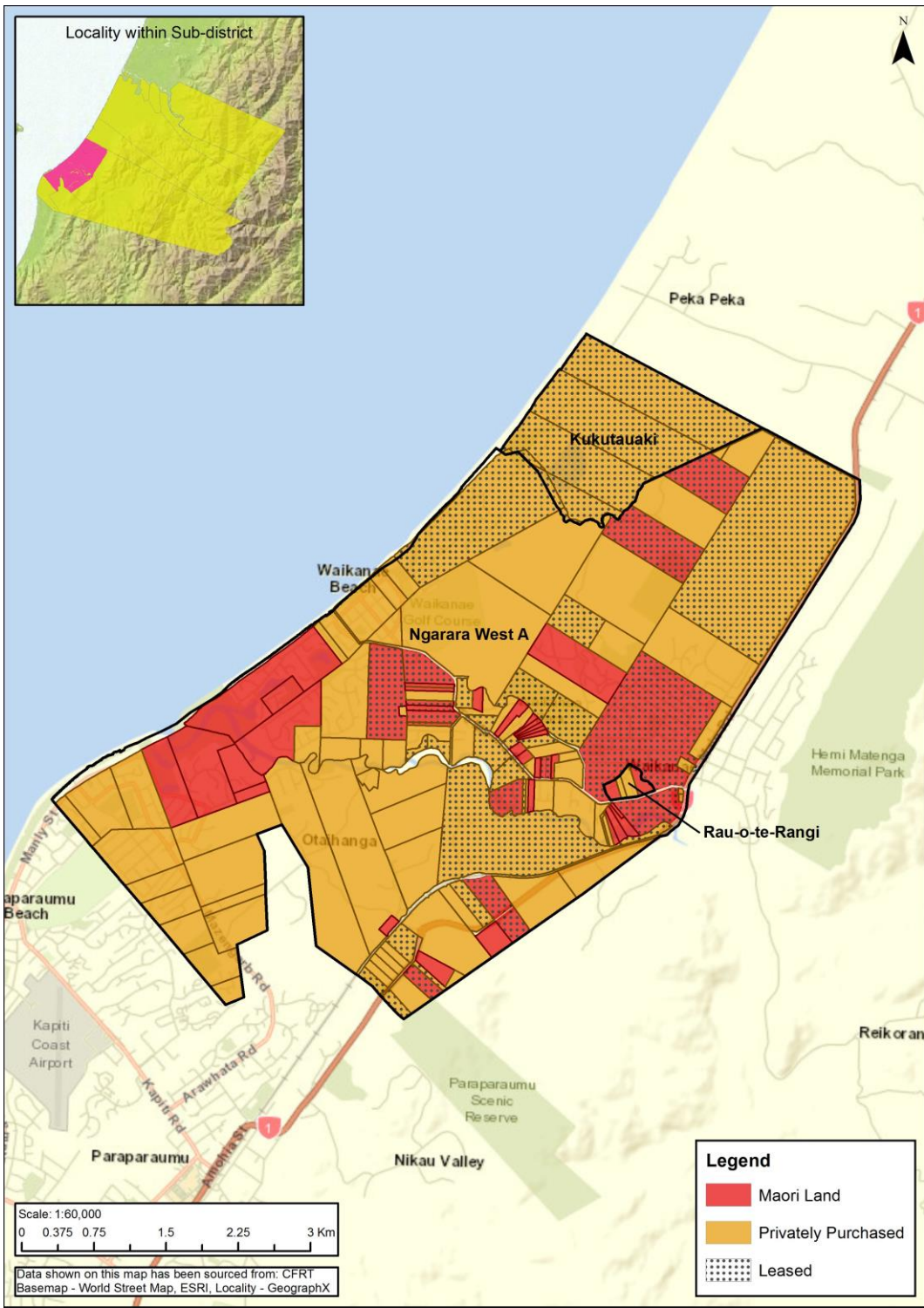
### *1900-1925*

After 1900, significant partitioning occurred within the Ngarara West A block. Nineteen of the 53 remaining sections as at 1900 were partitioned into 69 sections. Of these 69 sections, 39 were less than 10 acres in size. The predominant location of these smaller sections was along both sides of what is today Te Moana Rd, Waikanae, the main accessway from the railway to the coast. Although the partitioning often awarded sections to sole owners or small groups of two to three owners, ownership numbers were building up in blocks presumably through successions. By the 1920s, several subdivided sections are recorded as having more than 20 or 30 owners on the titles.

Alongside the post-1900 subdivision was the continuation of private land purchasing. This purchasing tended to concentrate in areas where pre-1900 purchasing had occurred.

- northern Paraparaumu Beach: Four further sections were purchased: (A9 (100a.), A12 (15a.), A13 (20a.) A67/68 (80a.))
- Otaihanga: continuation of purchasing both sides of the railway. This included among the newly subdivided sections south and east of the railway, but also on the western side too where the most significant purchase was the section A59B (217¾ acres) and the riverside A3 (310 acres).
- Waikanae Beach. Acquisitions were around those sections initially acquired, but purchasing had spread west to acquire all beach frontage north of today's Waimea Rd (ie A76 (35a.) and A36 265a.)) and also towards the Ngarara West's northern boundaries where the large A79 (679½ a) and A45 (180 ¼a.) blocks and part of A77 were acquired.

In addition, a new location for purchasing had emerged. This focused on the newly subdivided and often small sections running along Te Moana Rd.



Porirua ki Manawatu Inquiry District: **Ngarara West A and Kukutauaki - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 011 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 96**

By 1925, of the 93 sections that existed and came into existence over the 1900-1925 period, 56 were acquired by purchase. The predominant purchasing group by far was the Field family who acquired 30 of these sections.

After 1900 and before 1925, 13 leases involving 391 acres were arranged with only four of these appearing to be preludes to purchasing. With one of the leases accounting for 313 acres, the remaining leases involved only small areas of land.

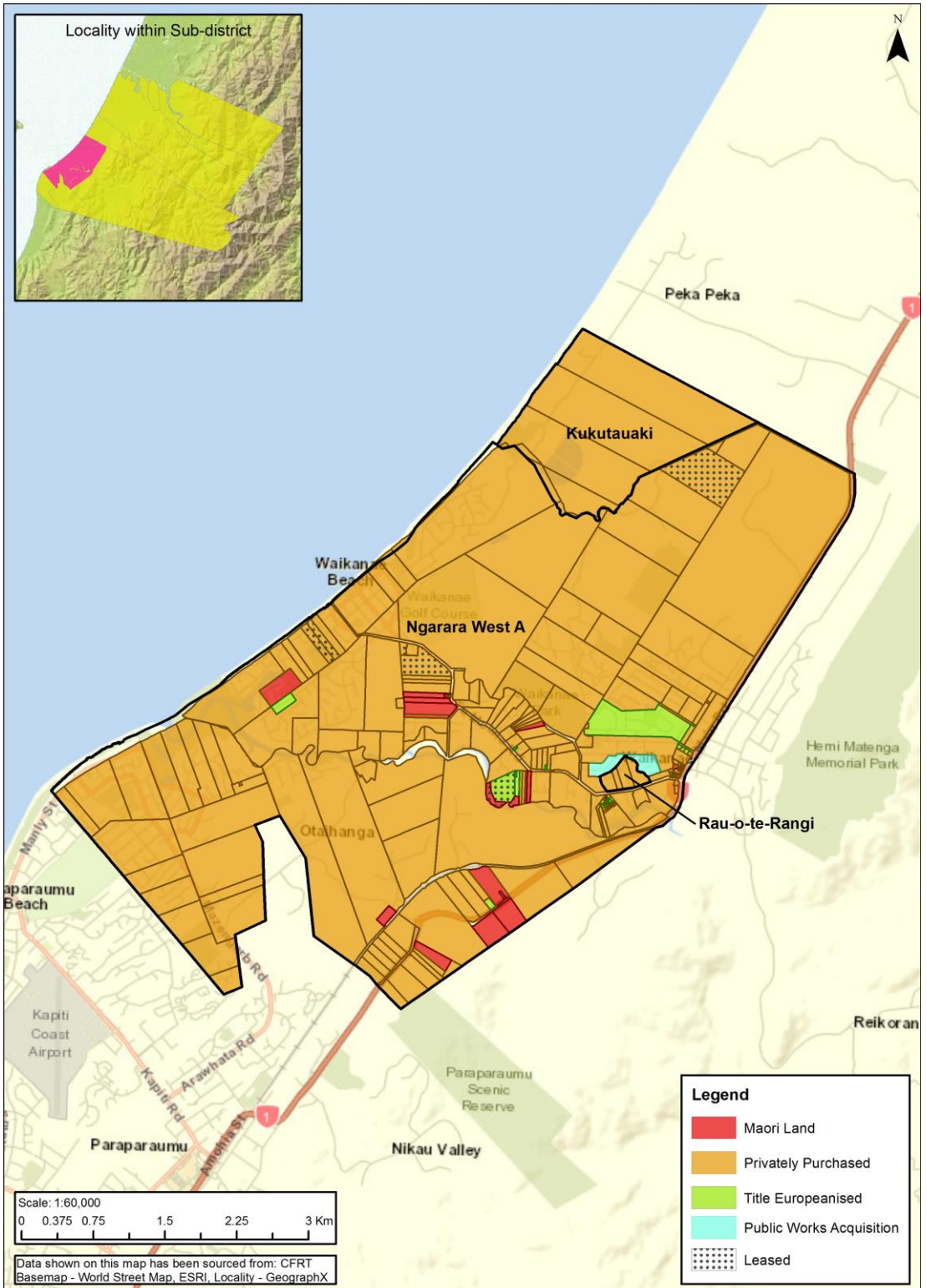
### *1925 to 1950*

During the years 1925 to 1950, title and purchasing activity within Ngarara West A dropped away somewhat. Nine series of partitions occurred primarily in the late 1920s resulting mostly in the creation of blocks of less than 5 acres in size.

Between 1925 and 1950 fourteen private purchases occurred, all but five occurring in the 1940s. Further A14 sections were acquired along Waikanae Beach as well as additional sections along Te Moana Road. Retained Maori land was clustered in two areas.

- southern Waikanae Beach especially around the estuary and mouth of the Waikanae River.
- along Te Moana Road, but especially closer to the railway line. Predominant in the area was the large A78 block (579½ acres) occupying what is now the site of Waikanae township

Between 1925 and 1950, 14 new leases involving just under 1,110 acres were arranged. Five leases within the A78 section accounted for almost 800 acres of this total. The leases were very short term - 5 years - and involved the an area of land which can be estimated as around 300 acres only.



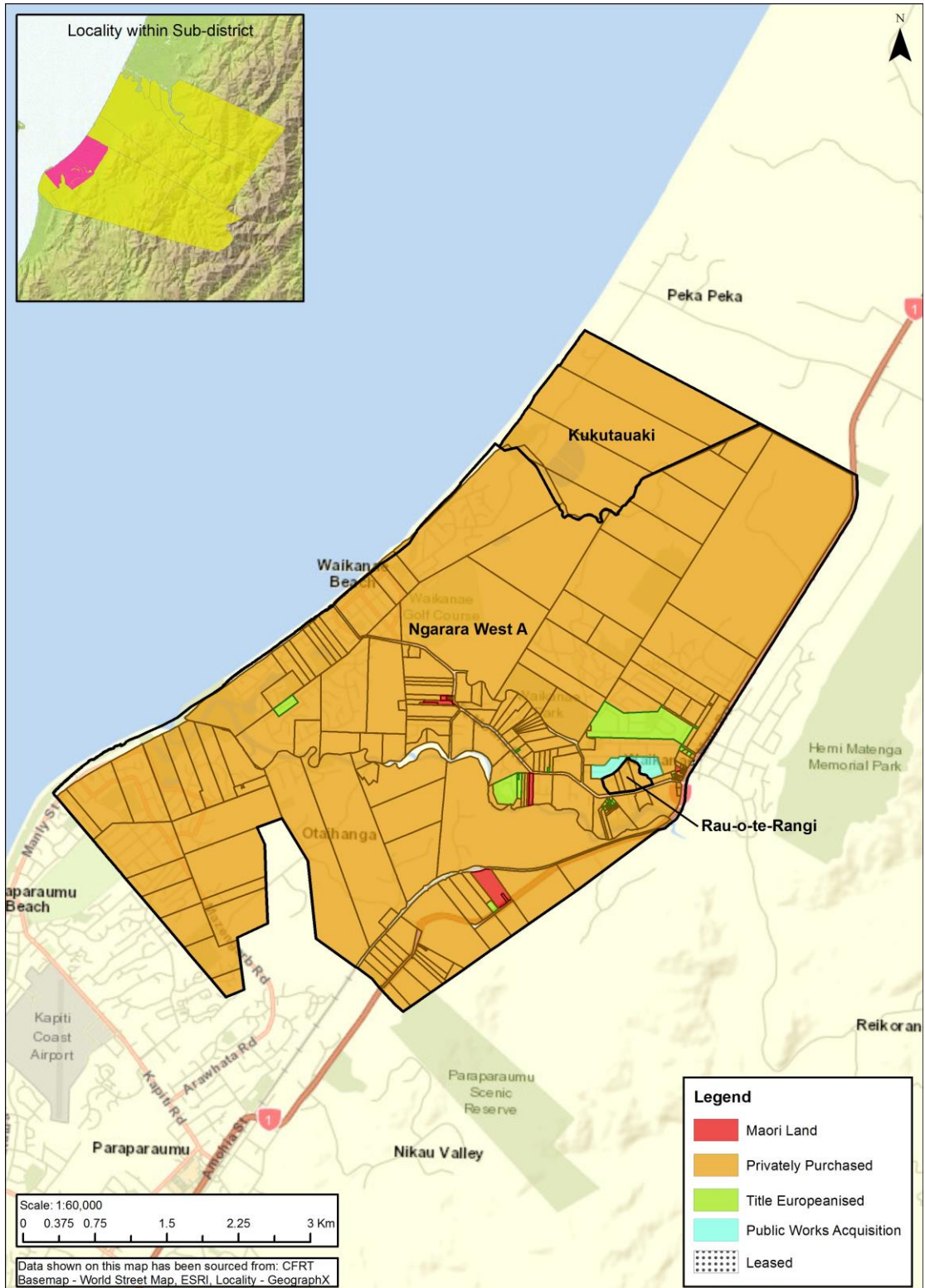
Porirua ki Manawatu Inquiry District: Ngarara West A and Kukutauaki - Tenure by 1975

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 012 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

### *After 1950*

As at 1950, 45 Ngarara West A sections remained in Maori ownership. Of these, 22 were under five acres and a further 8 were between 5 and 10 acres. In the period through to 1975 there would be further partitioning of many of the remaining larger sections. One of the most intensive example of partitioning is of the A3C block of  $6\frac{3}{4}$  acres (adjacent to A78), breaking up into 17 quarter-acre sections in 1953. The most significant development, however, was the breaking up of A78 into almost 50 sections which proceeded within the context of the township of Waikanae being developed over the 1960s and 1970s. From an undivided block of  $579\frac{1}{2}$  acres in 1950, today there is just two sections totalling less than an acre where the marae is located. Other Ngarara West A sections also experienced a dramatic rate of alienation.



Porirua ki Manawatu Inquiry District: **Ngarara West A and Kukutauaki - Tenure by 2000**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 013 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

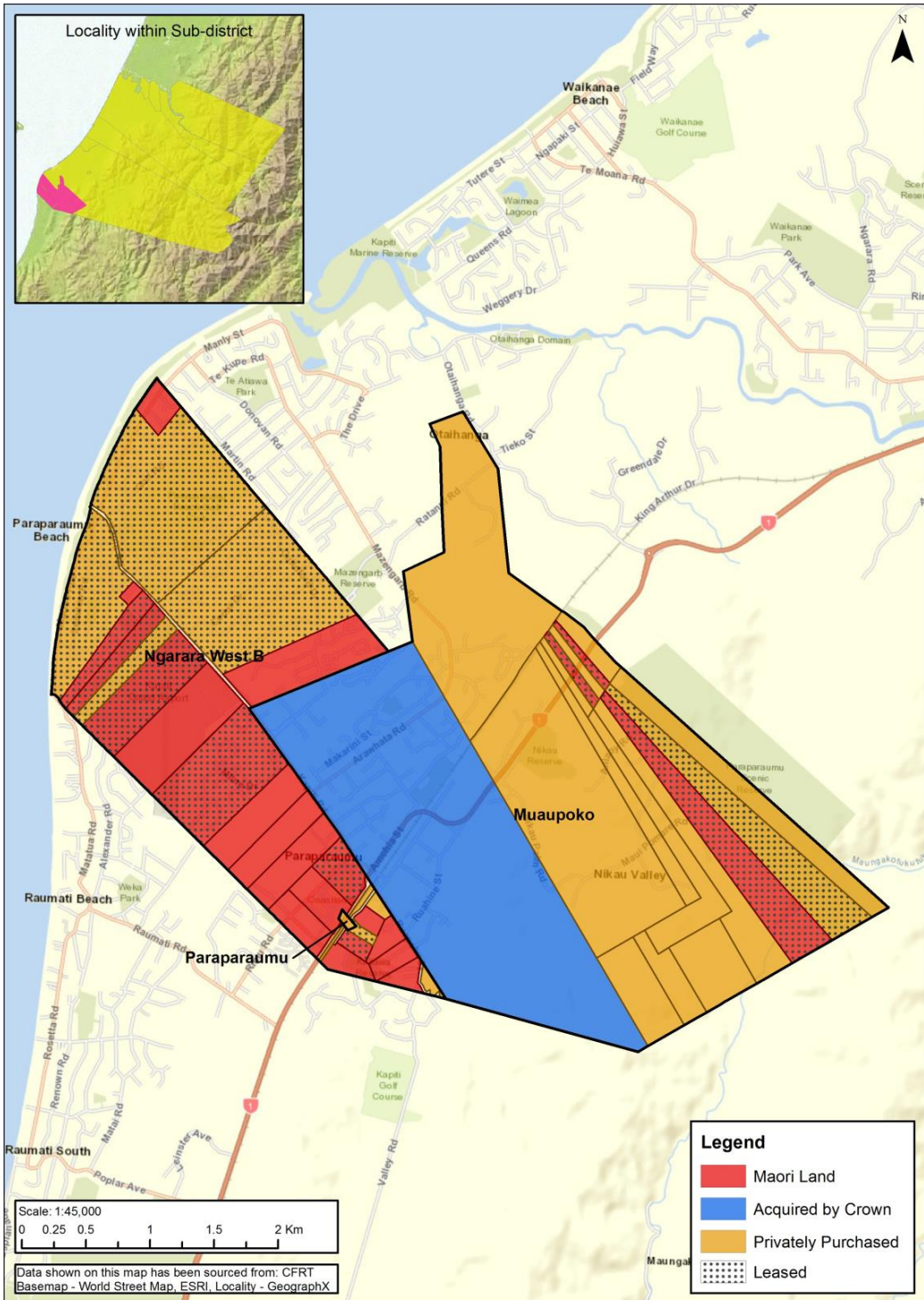


## **Ngarara West B**

The ten Ngarara West B sections (1,534¾ acres in total) were generally larger in size than those of Ngarara West A. Although two blocks were just 4 and 20 acres respectively, the others ranged in area from 86 to 300 acres. Nine of the 10 subdivisions were awarded to sole owners. Ngarara West B is located in an area east of today's State Highway One, stretching around the Muaupoko block to run from what is now Paraparaumu township to Paraparaumu Beach village north of Ihakara Street.

No purchases of Ngarara West B sections had occurred by 1900. After 1900, and by 1912, half of Ngarara West B blocks had been again partitioned. The larger B2, B3 and B7 subdivisions were partitioned to create sections of 29 to 46 acres. Almost all of these sections were held by one to three owners. The partitioning of B1, located near the main road and railway, created smaller sections of 4 to sixteen acres. Despite this partitioning, comparatively few purchases resulted. Nevertheless, the six purchases that did occur in the period from 1900 to 1925 involved 696 acres of land. The purchases of the larger B6, B8 and B7 subdivisions occurred towards the coast. The McLean family was predominant in acquiring these blocks. In addition, two B1 sections near the railway were also acquired. By 1925, therefore, 826¼ acres of Ngarara B remained - 58.6% of the original block.

Only two leases of Ngarara West B sections prior to 1900 have been located by research conducted to date although there is further work to be done in the area of Ngarara West leases. Before the 1920s, however, six new leases involving less than 300 acres came into effect. In two cases, the leases could be seen as preludes to land purchases. In the other cases, the leases probably lasted their full term.



**Porirua ki Manawatu Inquery District: Ngarara West B and Muaupoko - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 015 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

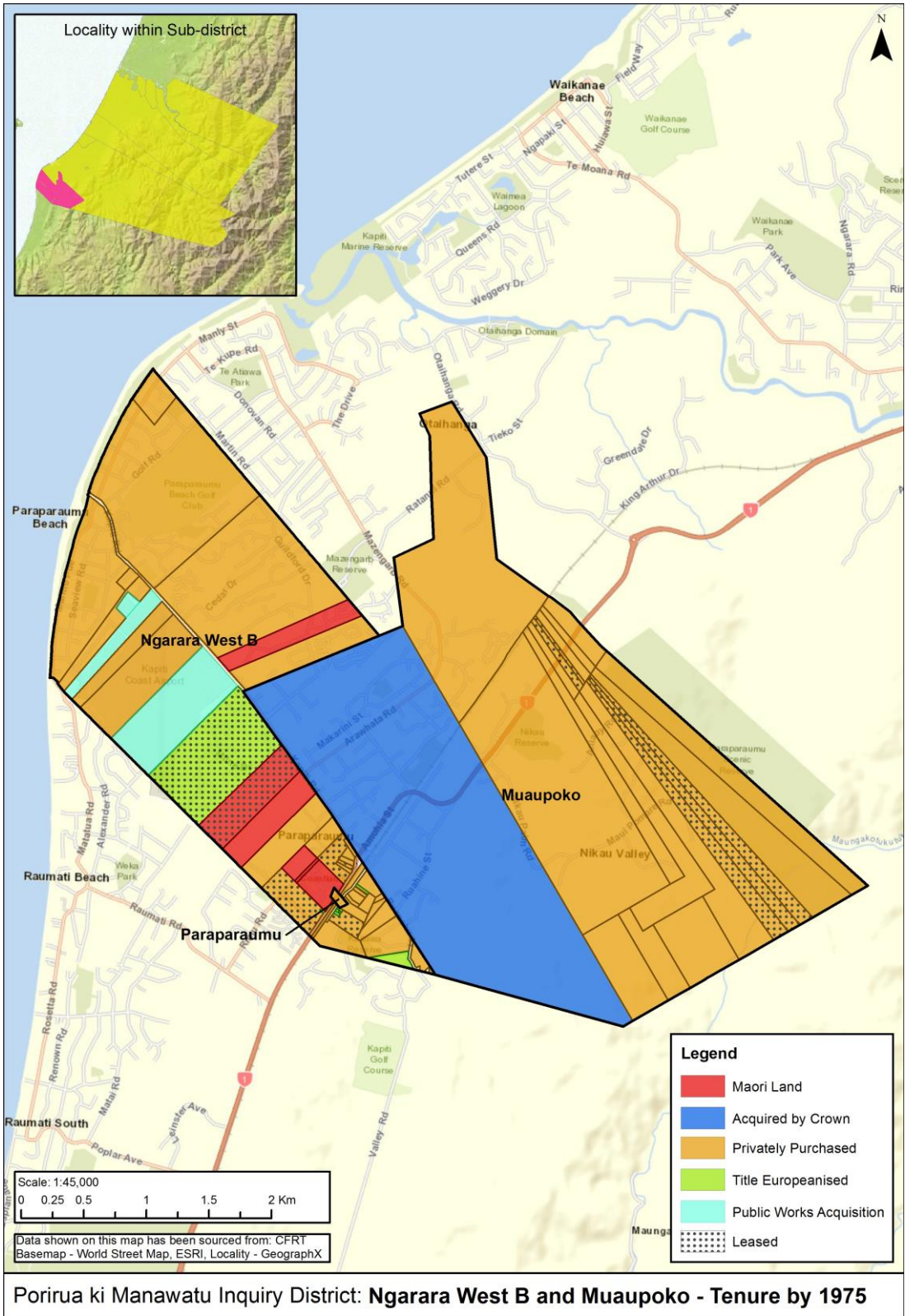
**MAP 99**

Between 1925 and 1950 there was no further partitioning of Ngarara West B. Three land acquisitions occurred, however, involving 125¾ acres of land. Although this included the purchasing of a beach and a town section, most of the land loss came about through the public works taking of B7s.1 (90 acres) for an aerodrome. By 1950, 700¼ acres (49.6%) of Ngarara West B block remained in Maori ownership. During the 1940s, two new leases began, involving around 125 acres.

The period after 1950 is a significant one for Ngarara West B. A dozen series of partitions occur, especially among the B1 and B2 blocks located near the railway line, highway and the developing town of Paraparaumu. As a result, most sections created are less than 5 acres and, by the 1960s, are often less than an acre in area. In some sections, ownership numbers had been built up by successions to title with a few blocks having from eight to 19 owners.

Within the context of this partitioning 21 private purchases also occur. The names of several of the purchasers indicates the acquisition of land around a township for suburban or commercial purposes. Purchasers include Puteuru Timberyards, Lumsdon Homes, Paraparaumu Developments Ltd, Coastal Freighters Ltd and the Roman Catholic Archdiocese.

In addition to land purchasing, between 1967 and 1972, several Ngarara West B sections experienced the compulsory Europeanisation of title brought in under the Maori Affairs Amendment Act 1967 where titles held by four persons or less could be automatically changed to being General Land. The land was not alienated from Maori, but was no longer deemed to be Maori land. Eight titles were affected involving 178 acres of land. Although mostly sections of less than an acre were involved, the inclusion of the 150-acre B4 section increased the area affected.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 016 Map projection: New Zealand Transverse Mercator

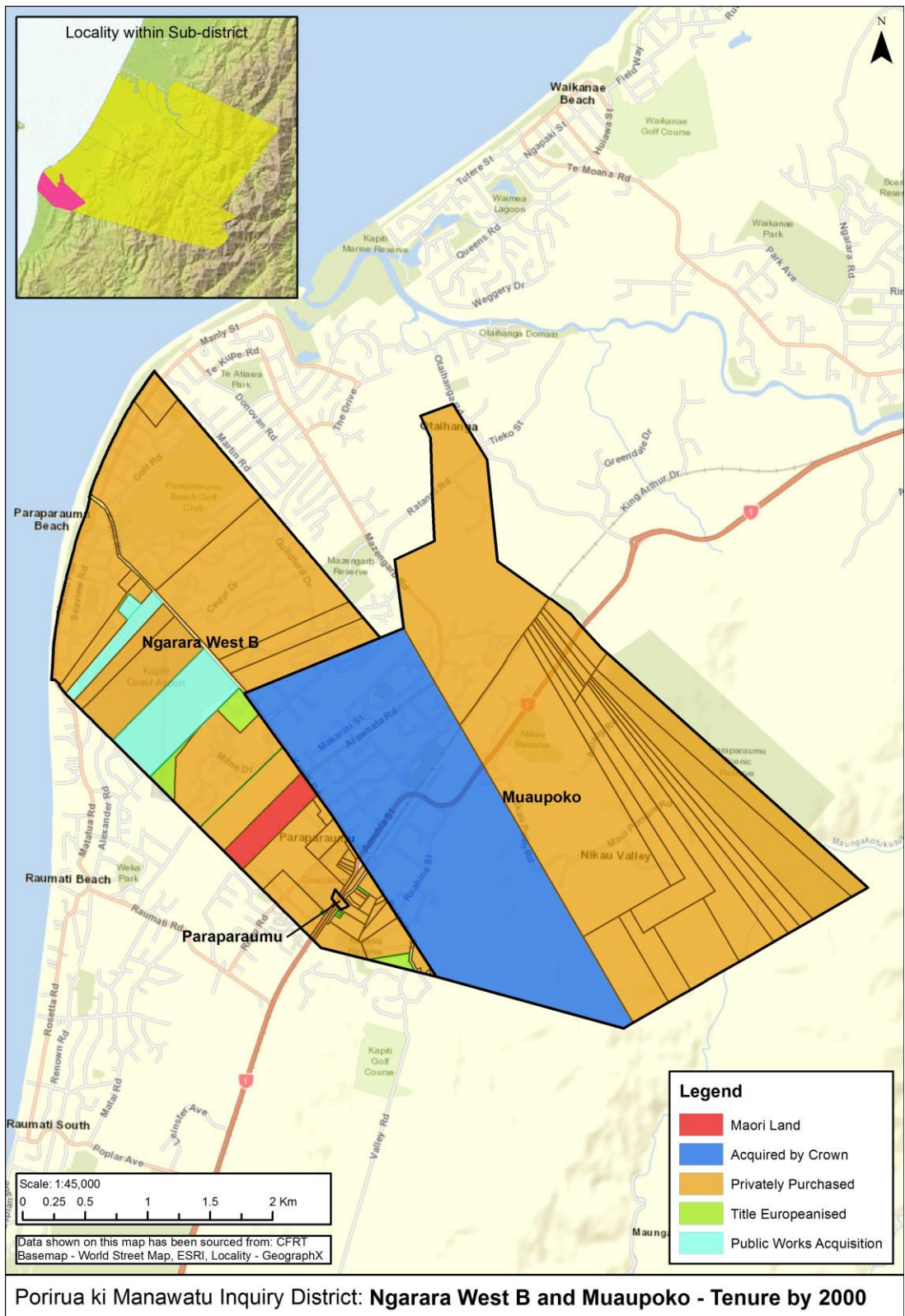
Date: 22/08/2017

**MAP 100**

Therefore, through the combined processes of private purchasing and title changes, a further 418<sup>3</sup>/<sub>4</sub> acres went out of Maori ownership between 1950 and 1975 leaving only 281<sup>1</sup>/<sub>2</sub> acres remaining from the original Ngarara West B block. (20%)

In 1950 and 1960, eight new leases had begun involving around 380 acres of land. In five cases, however, the leases did not see out their term as the land was purchased.

Alienation continued after 1975. By 1990 there was no Maori land left in Ngarara West B. The exact date of alienation for the remaining ten sections of land has not yet been confirmed by research conducted to date. These blocks were Maori land in the early 1960s but are no longer so having been presumably alienated before 1990 and the passing of the Te Ture Whenua Act. The likelihood is that sales occurred during the 1960s and 1970s as the township at Paraparaumu and the surrounding suburban land continued to grow.



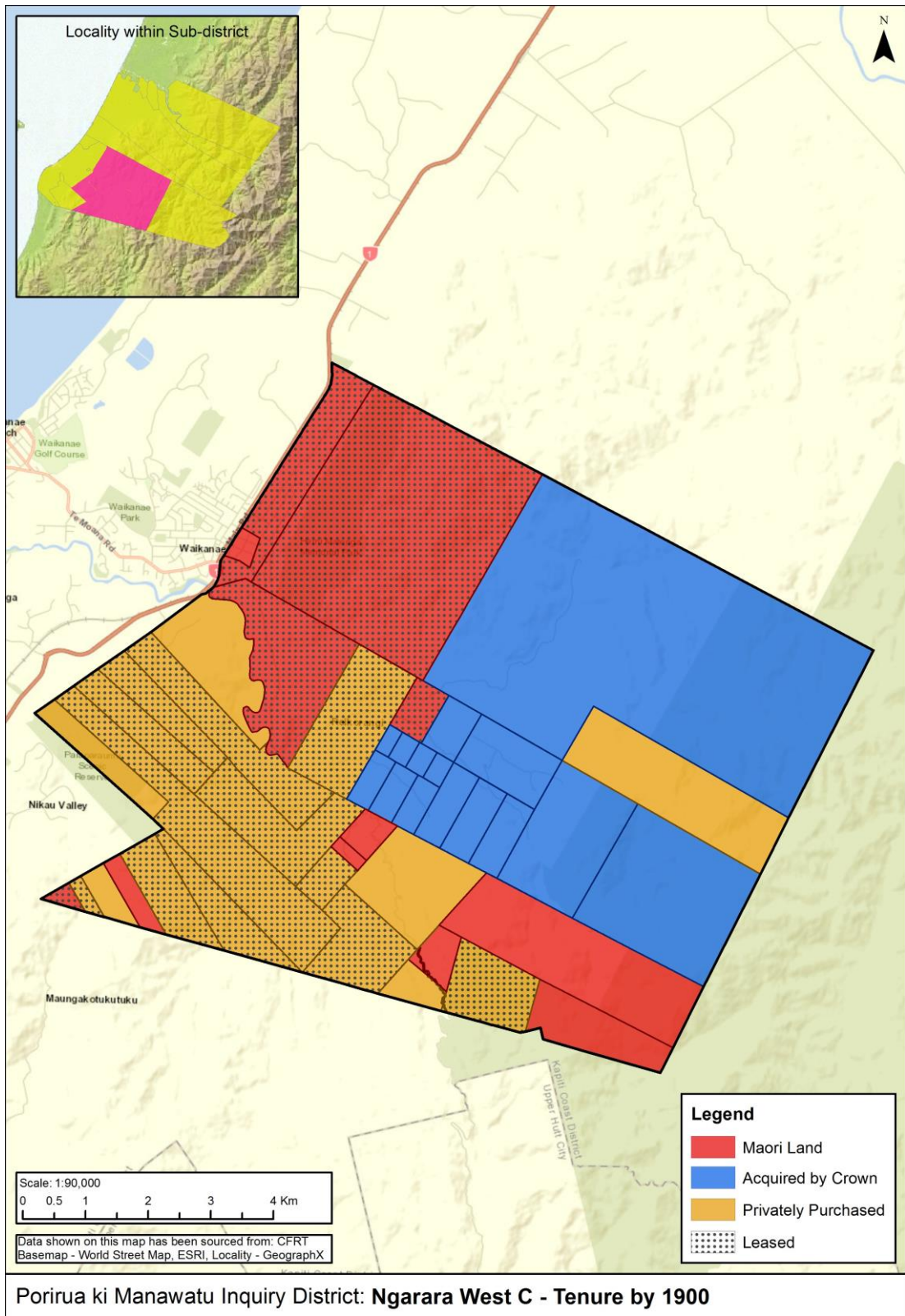
MAP 101

## **Ngarara West C**

Ngarara West C (21,527 acres) lies to the west of the route of State Highway 1 and stretches from an area located just to the north of Paraparaumu through to the north of Waikanae. The Ngarara West C blocks run eastwards towards the Crown purchase block (subsequently known as Ngarara East). With the exception of flat land immediately to the east of the highway and around the riverflats alongside the Waikanae River as it flows through the Reikorangi Valley, Ngarara West C land is hilly extending into the Tararua Forest Park. Not surprisingly the Ngarara West C sections created in 1890 tended to be much larger in size than other parts of Ngarara West. In addition to the very large C41 block of 8,818 acres, seven other sections of between 600 and 1100 acres in size accounted for just over half of the total acreage of Ngarara West C. A further nine sections ranged from 300 to 550 acres in size and 15 sections were 100 to 300 acres in size. The nine remaining sections of between 30 and 90 acres were located either alongside the highway or on the Reikorangi Valley riverflats. Of the 41 sections of Ngarara West C, 26 were awarded to sole owners with a further five being awarded to ownership groups of 2 or 3 persons.

With a few exceptions only, there was virtually no further partitioning among this group of blocks. Instead, there was a significant degree of early purchases. The only post-1890 Crown purchasing of Ngarara West land focused on the C subgroup. Fourteen sections were acquired (Nos.26-39) totalling 3,242 acres as well as 5,000 acres from the C41 block. Together, the 8,242 acres of Crown purchased land (38% of the actual area of the Ngarara West C subgrouping) formed a bloc of land in the hills to the east of Waikanae township and down into the Reikorangi Valley. This bloc of Crown land linked up with the previously Crown purchased Ngarara East.

In addition to Crown purchasing, private purchases were also occurring in the decade after 1890 with 15 sections being acquired with a total area of 5,383 acres (24%). The Field family completed five of these purchases and the Elder family another five. The effects of Crown and private purchasing was that by 1900 only 11 of the 41 original subdivisions remained totalling 8,254 acres (38% of the original area of Ngarara West C).

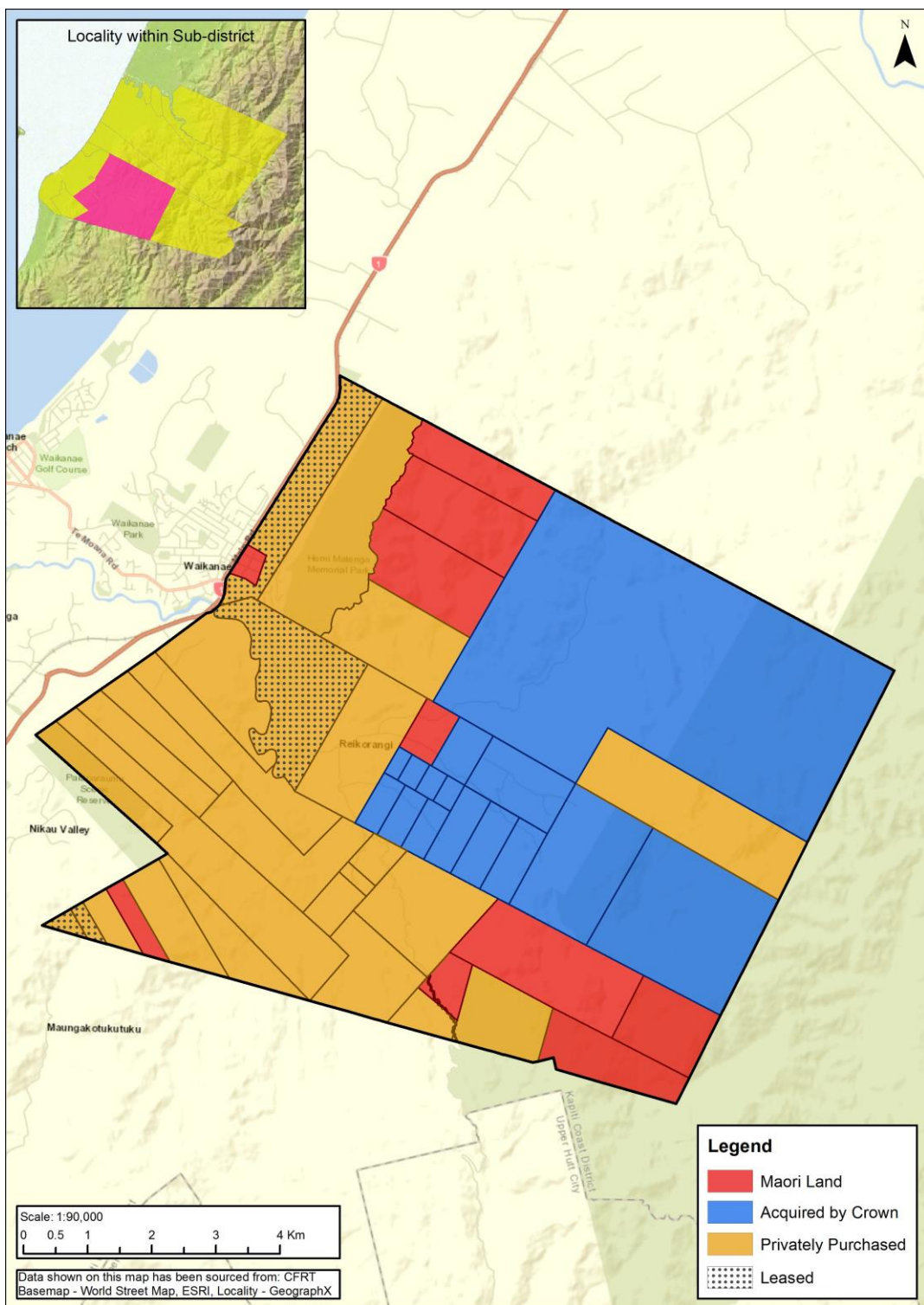




There had been six leases of Ngarara West C blocks arranged during the 1890s, but five of these were short term essentially being preludes to the private purchase of the blocks. Few other leases have been arranged. Two were arranged in the 1920s, again as preludes to purchases and another in the 1970s. Further research is being done on the leasing of Ngarara West C.

Between 1900 and 1925, in addition to the minor subdivision of C15, the residual land in C41 was partitioned into five lots. Private purchasing continued over this period and several of these large C41 subdivisions were acquired in addition to the purchase of several other smaller Ngarara West C blocks. The Field and Elder family again featured as purchasers. By 1925, therefore, just under 3,873 acres remained (18%) of Ngarara West C blocks.

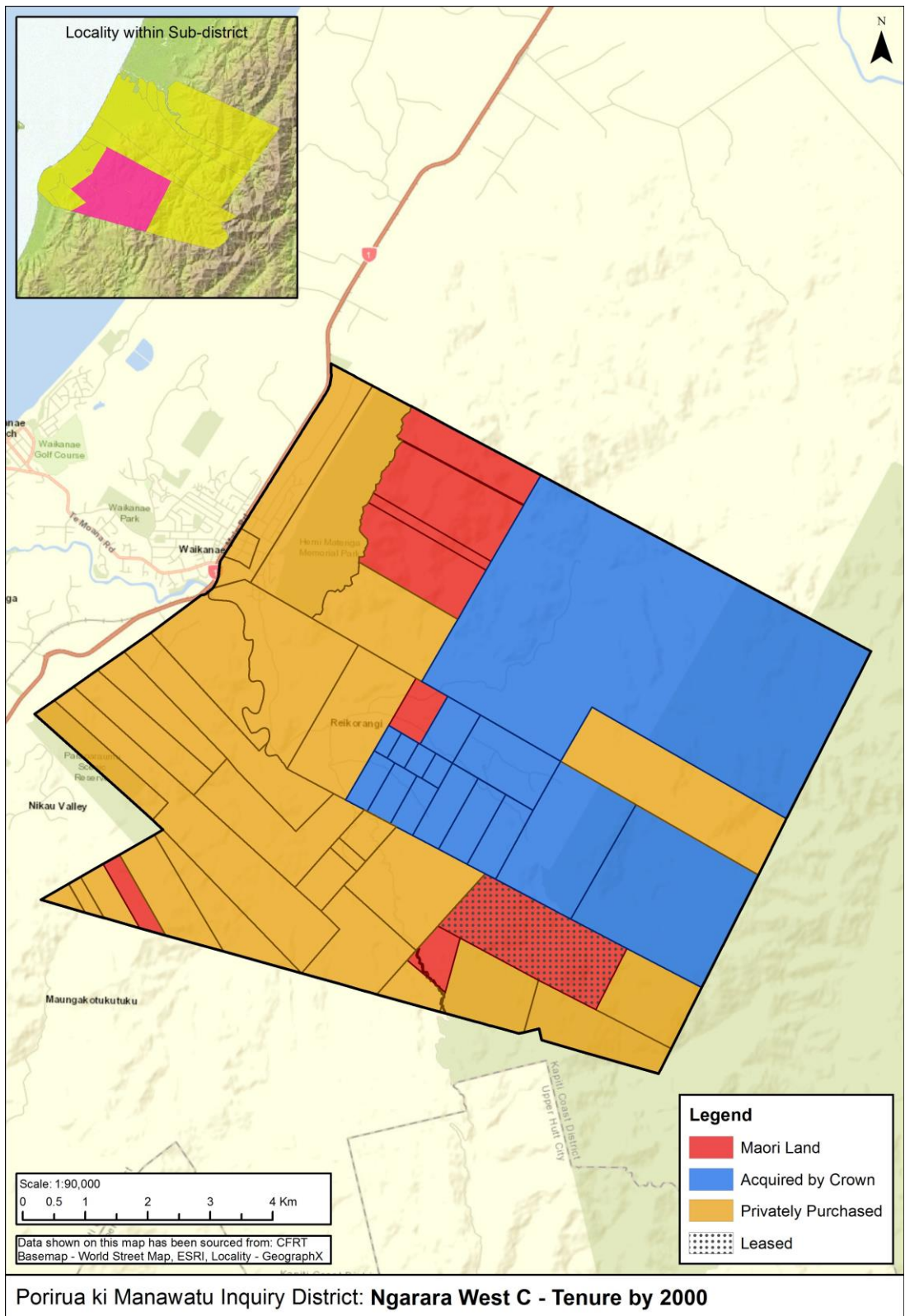
Over the next 25 years through to 1950, only one purchase occurred of 367 acres. Therefore, by 1950, just under 3,506 acres remained (16.3%). This remained the situation through to 1960 and possibly into the 1970s. At some before 1990, however, a further area 1,114 acres was sold leaving 2,391 acres of Ngarara West C (11.1%) remaining as Maori land today.



**Porirua ki Manawatu Inquiry District: Ngarara West C - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 019 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017



**MAP 104**

## **Alienation Overview**

In summary, taking all types of alienation across all Ngarara blocks (A, B and C), the following is the result as measured by land remaining in Maori ownership:

	<b>Original</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Ngarara (acres remaining)	45828	30078	11140	4779	3942	2730	2068
% of original block area		65.6	24.3	10.4	8.6	6.0	4.5

## *Ngakaroro*

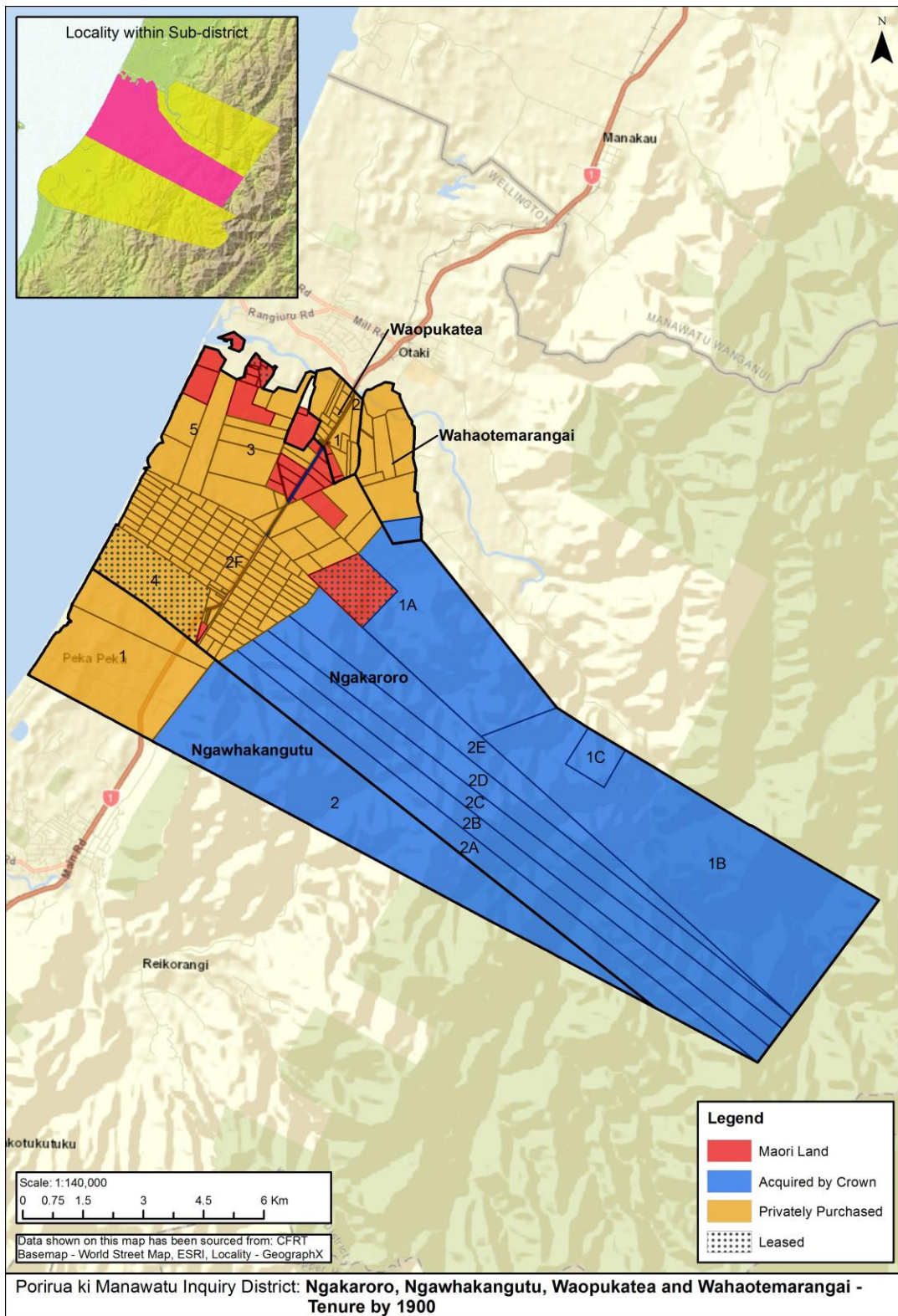
The Ngakaroro block grouping, with a total actual area of 27,088 acres, emerged from an 1874 title investigation as 12 distinct parent blocks with ownership numbers ranging from four to ten persons and some owners appearing in more than one block. Reflecting a distinct pattern in this inquiry district, the eastern part of the Ngakaroro block grouping, which primarily consisted of hilly to mountainous terrain, was concentrated into distinct blocks. In the case of Ngakaroro, the 1B, 1C, 2A, 2B, 2C, 2D, and 2E blocks fully consisted of hill land. In total, these blocks totalled 16,104 acres of the block's total area. In addition, as will be noted below, much of the 1A block (4,444 acres) was also hill country.

Beginning from December 1874 and extending through to 1876, the Crown purchased the 1B, 2A, 2B, 2C, 2D and 2E blocks. In January 1879, the 1C block also was acquired. The Crown had also been involved in negotiations over the 1A block as well and its interests were cut out during an October 1881 partition case. As with all the other Ngakaroro blocks that had been acquired by the Crown, the purchased area of the 1A block consisted almost entirely of hill country leaving the flatlands of 1A in Maori ownership. The Crown block was 1A1, a little under 2,838 acres.

In total, the Crown's purchasing of land, which began in 1874 and ended in 1881, acquired 19,045½ acres or 70.3% of the total Ngakaroro block grouping. This left in Maori ownership, the remaining area of 1A (1,653¾ acres) and the following parent blocks:

- 2F: 2,536 acres
- 3 1,869 acres
- 4 913 acres
- 5 1,020½ acres
- 6 142 acres

The history of the six remaining blocks will be considered.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 024 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## MAP 105

## **Ngakaroro 1A Blocks**

In the aftermath of Crown purchasing, almost all remaining blocks, with the exception of No.4, were subdivided in 1881. In the case of the 1A block, as noted above, the Crown's purchased interest was partitioned out into the 1A1 subdivision. Almost all of the remaining unpurchased area of Ngakaroro No.1A lay to the east of the railway and state highway and was located in the area of today's Arcus and Catley Roads extending up to the end of Old Hautere Road.

As a result of the 1881 partitioning, eight other 1A blocks came into existence nearly all with single owners although one block had three owners. The largest subdivision was the 501-acre 1A7 block which partly consisted of low foothills land with the rest being the same flatland that made up the other 1A sections. The next largest section was the 369-acre 1A9 block. The remaining seven flatland blocks ranged between 50 and 196 acres.

These blocks soon were under negotiation by private interests. By 1886, Frederick Bright had acquired 1A2, 1A3 and 1A5 blocks. During the 1890s, other purchasers acquired 1A4, 1A9 and part of 1A6 (48 out of 189 acres). The part of 1A6 that was purchased was the only part of post-1881 1A blocks that lay to the west of the railway line. It subsequently became the site of the Te Horo village. By 1900, therefore, just three blocks remained totalling  $765\frac{3}{4}$  acres or 47.7% of the area of the 1A block that had remained in Maori ownership as at 1881.

Soon after 1900, two of the remaining blocks were acquired. By 1905, 1A7 and 1A8 had been purchased. In 1913, the remaining part of 1A6 was partitioned into three sections. By 1925, therefore, just  $135\frac{3}{4}$  acres remained (8.5% of the area of the 1A block that remained in Maori ownership as at 1881.) These 1A6 sections, however, which lie across the railway line from Te Horo village, remain in Maori ownership today. These blocks have been under lease for most of their history.

## **Ngakaroro 2F and 4**

The parent blocks 2F and 4 are being considered together for two reasons. Firstly because they are adjacent blocks located on the coast in the southern part of the Ngakaroro block grouping. Secondly, because they both have a history which saw significant alienation by 1900. There is a difference between the blocks in how this occurred however.

The Ngakaroro No.4 (913 acres) story is very straightforward. The only block that did not partition in 1881, the entire block was purchased by the Manawatu Wellington Railway Co. Ltd. on 2 July 1898.

There was also significant purchasing involved in Ngakaroro No.2F (2,536 acres) as well, but the picture is more complicated. When this parent block was partitioned in 1881, orders were issued for ninety seven 25-acre sections and one 16-acre section each held by sole owners. In addition, an 86-acre 'Reserve' section was created. All of these sections were surveyed. In 1891, the Reserve block was partitioned into ten sections ranging between 4 and 16¼ acres.

The very next year, however, all of the 25-acre sections were acquired in what appears to be a single transaction undertaken by James Gear. The following year, 1893, all of the 2F Reserve sections were acquired in a purchase completed by John Gillies. By 1900, therefore, all but 16 acres of Ngakaroro 2F had been acquired (99.4%). The small 2F98 block, which was partitioned in 1896, subsequently was acquired in 1908.



### **Ngakaroro 3**

The Ngakaroro No.3 block lies between Ngakaroro Nos.5 and 1A. The greater proportion of the block lies to the east of the railway line although a small area is situated on the west.

As a result of 1881 partitioning, railway reserves were set aside and seven blocks came into existence. Although sections 3F, 3G and 3H were between 16 and 25 acres, and 3C was 88 acres, the remaining blocks were larger: 3A and 3D were each 359 acres in size and 3B was 968 acres. All of this area was coastal flat land. Several of the blocks were held by one or two owners only, although the larger 3D block had 13 owners and the 3B block upwards of 40 owners.

By the 1890s, private purchasing of these blocks had begun. Between 1889 and 1896, James Gear acquired the 3A block. He also acquired most of the 3B block. This block had subdivided into seven sections in 1891 and by 1900 Gear had acquired five sections and another purchaser one further section leaving only 3B7 (181¼ acres), located to the immediate south of the Otaki River, in Maori ownership.

The 3B7 block adjoined the 3C and 3F blocks. In 1898 the 3C block was partitioned into 11 sections ranging from houselots of ¾-acre to 2 acres, to somewhat larger sections of 15 to 35 acres. The smaller sections usually had from one to three owners, but the larger sections, despite all being less than 40 acres, had ownership numbers ranging two to a dozen persons.

Elsewhere in Ngakaroro 3 there had been private purchasing. The 3D block had subdivided in 1889 and 1896 into nine sections ranging from 30 to 60 acres. By 1900, Archibald Hall had acquired two of these sections. The rest remained in Maori ownership. With the unsold 3G and 3H sections, they formed a bloc of Maori land running either side of the railway line to the north of Te Horo village.

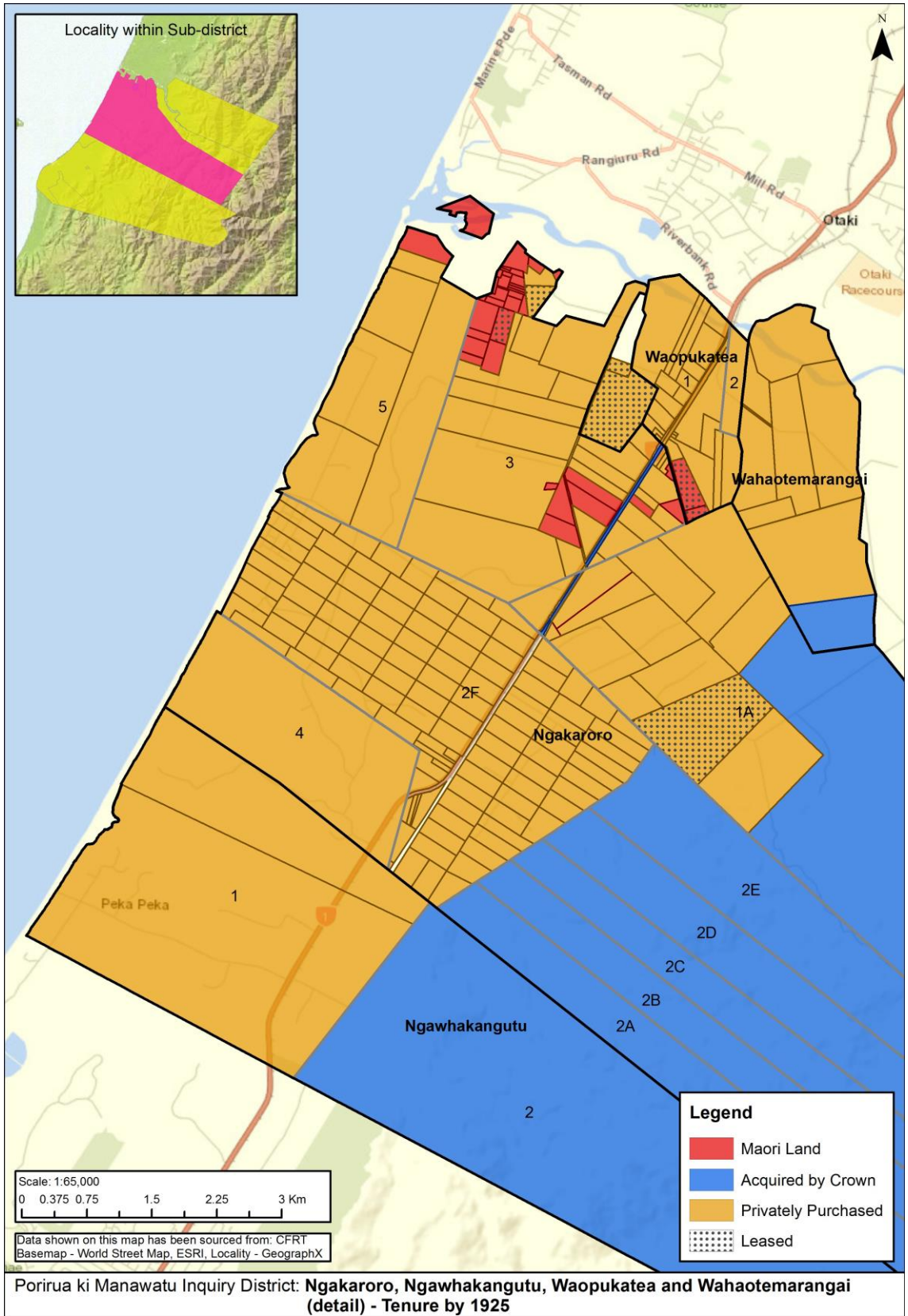
Taking into account all of the private purchasing that had occurred, by 1900 a total of 698 acres (37.9%) of Ngakaroro 3 remained in Maori ownership.

Between 1900 and 1925, 13 further sections of Ngakaroro 3 were purchased leaving 376¼ acres in Maori ownership (20.3%) The post-1900 purchasing had mainly occurred within the 3D sections where almost a dozen purchases had occurred. The 3B7/3C/3F bloc of Maori land had not been affected much by this purchasing although two 3C sections totalling 40 acres, nearly half of the block had been acquired. The remaining 3C sections had gone through a few rounds of partitions until all blocks were under 5 acres and most were held by sole owners.

Between 1925 and 1950, very little title activity occurred and no purchases were undertaken.

During the 1950s and 1960s, a few partitions occurred within the 3B7 and 3D1 blocks. In addition, a few small blocks are recorded as being sold. Only two small blocks totalling less than two acres experienced the europenisation of title arising from the Maori Affairs 1967 Amendment Act. By 1975, therefore, 307½ acres (16.7%) remained in Maori ownership.

Nevertheless, a large number of blocks, recorded as Maori land in the 1960s, ceased to be Maori land by 1990 at which time 144½ acres (7.9% of the original block) remained as Maori land. This included several Ngakaroro blocks that were amalgamated with other blocks in 1977 and became known as Katihiku X.



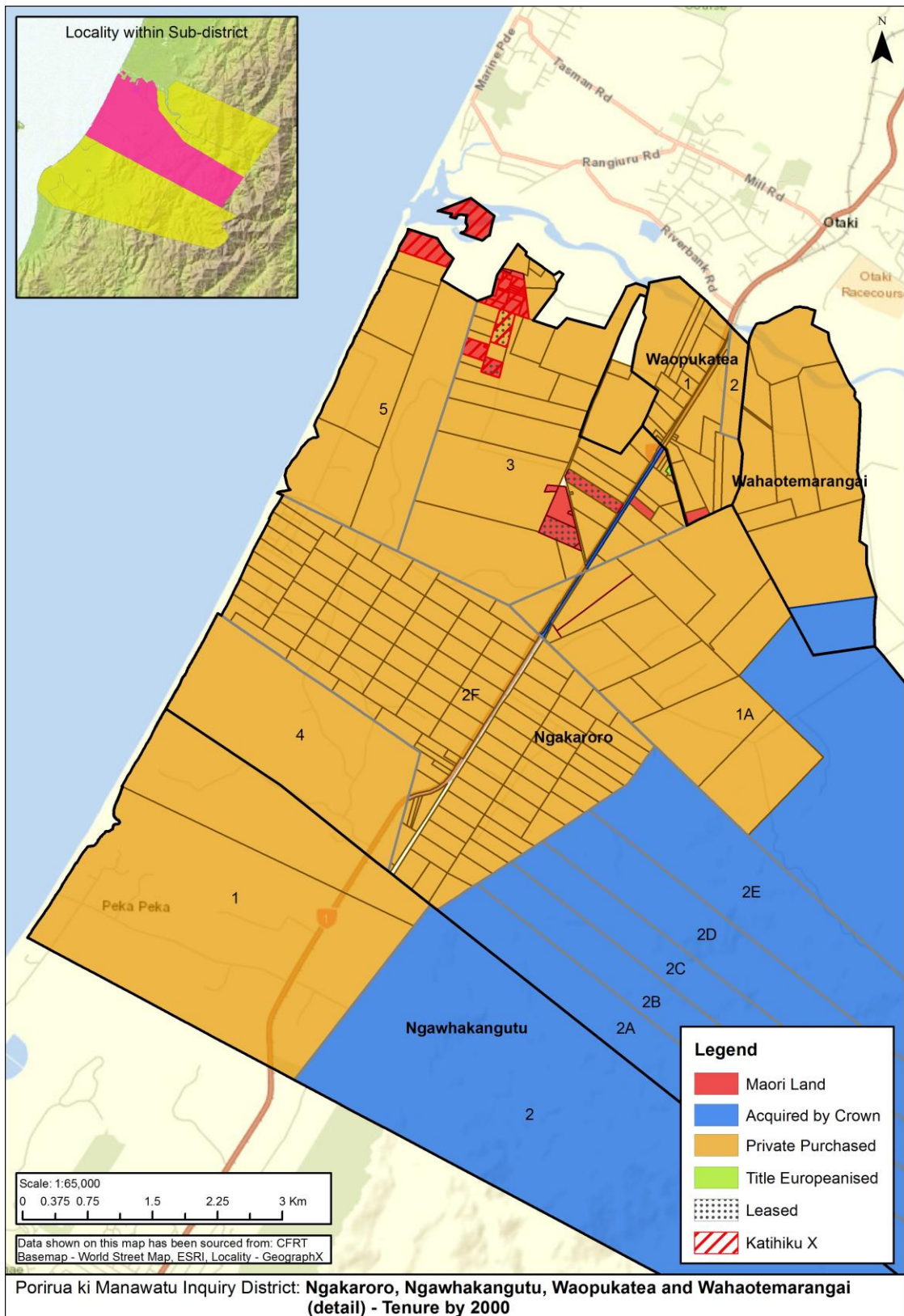
**MAP 106**

## Ngakaroro 5

Ngakaroro No.5 is a coastal block that lies to the north of 2F and runs up to the southern side of the Otaki River. The post-1881 history is somewhat straightforward. As a result of the 1881 partition case, the block was subdivided into four subdivisions, three that ranged between 204 and 208 acres and a larger 401-acre Ngakaroro 5A block. Three blocks had sole owners while 5D had three owners only. For the next fourteen years, there was no further title activity. During the first half of the 1880s, James Gear acquired the 5A-C blocks and 133 acres of the Ngakaroro 5D block. The remaining unpurchased part of 5D, which sat to the south of the Otaki River, was 71¼ acres in size. Therefore, 93% of the Ngakaroro 5 block had been acquired by 1900.

The remaining part of 5D remained unchanged until 1915 when it was partitioned into two equal sections of 35¾ acres. The southern 5D2 block was purchased in 1923 meaning that by the benchmark year of 1925, only 3.5% of the original Ngakaroro 5 block remained in Maori ownership. The final section has remained in Maori ownership although in 1977 5D1 was amalgamated and became part of the Katihiku X block.

Across the Ngakaroro blocks, land loss was as follows: by 1875, with three Crown purchases having occurred, 5,902¼ had been alienated or 21.8% of the total areas of the block grouping. By 1900, 25,477 ¾ acres had been purchased (ie 19,045½ acres by the Crown and 6,432¼ acres purchased privately) or 94%. By 1925, 26,608 ¼ acres (98.2%) had been alienated and this remained the situation as at 1950. By 1975, (with five purchases and two title conversions) the total alienated increased slightly to 26,676 acres (98.5%). Two small purchases in 1983 increased to 26,694.25. (98.5%). Today, 344 ¼ acres remain Maori land.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 026 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

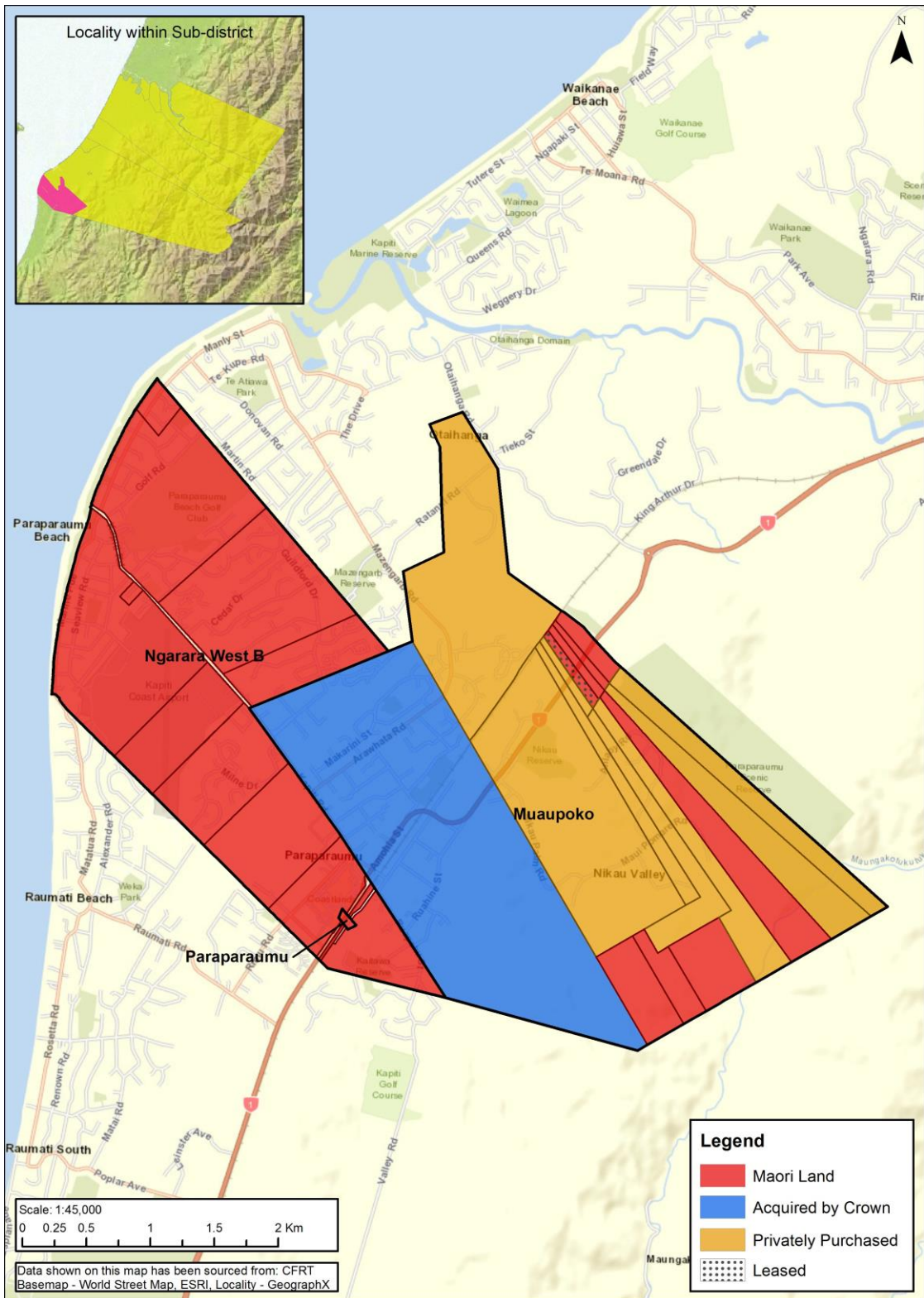
### *Other Blocks*

The Waihoanga to Ngarara sub-district differs from the others in that it has just two predominant block groupings, but then has a series of seven other blocks or block groupings a number of which involve comparatively large blocks. Despite the size of these larger blocks, their title and alienation history is usually short and simple. The smaller blocks, however, are usually a bit more complex.

### **Muaupoko**

One of the first blocks in this sub-district for which title was awarded, Muaupoko was comprised of 2,629 acres. It was situated as an enclave within what would later be surveyed as the Ngarara block. Soon after title was awarded in June 1873, the Crown acquired a part of the block which, when later surveyed, was found to contain 983 acres. This represented an alienation of 37.3% of the block's original area. Subdivision activity within the remainder of the block in 1885 and 1887 created ten sections. When orders for these were issued in July 1887, four of the blocks were awarded to Pakeha presumably to reflect purchases that had taken place. Hannah Field acquired the 380-acre A1 block, and Henry Samuel Hadfield the A7, A8 and A9 blocks. In addition, Henry Hadfield also acquired the Muaupoko B block in 1887. These purchases totalled just over 948 acres of the block and increased the area of land alienated within the block to 73%.

The remaining area of just over 710 acres remaining in Maori ownership was located in five blocks. One of these was a 20-acre block and three others were just 10 acres each. The most significant block remaining in Maori ownership was A2 of just over 660 acres and held by six owners in 1885. The block lay to the southeast of the other remaining blocks. Much of A2 was located in the area today known as Nikau Valley. By 1900, A2 had been partitioned into seven sections four of which were between 100 and 150 acres in areas. Two of these larger sections had been sold. The purchasers again were Hannah Field and Henry Hadfield. By 1900, therefore, just under  $357\frac{3}{4}$  acres remained or 13.6% of the original block.



**Porirua ki Manawatu Inquery District: Ngarara West B and Muaupoko - Tenure by 1900**

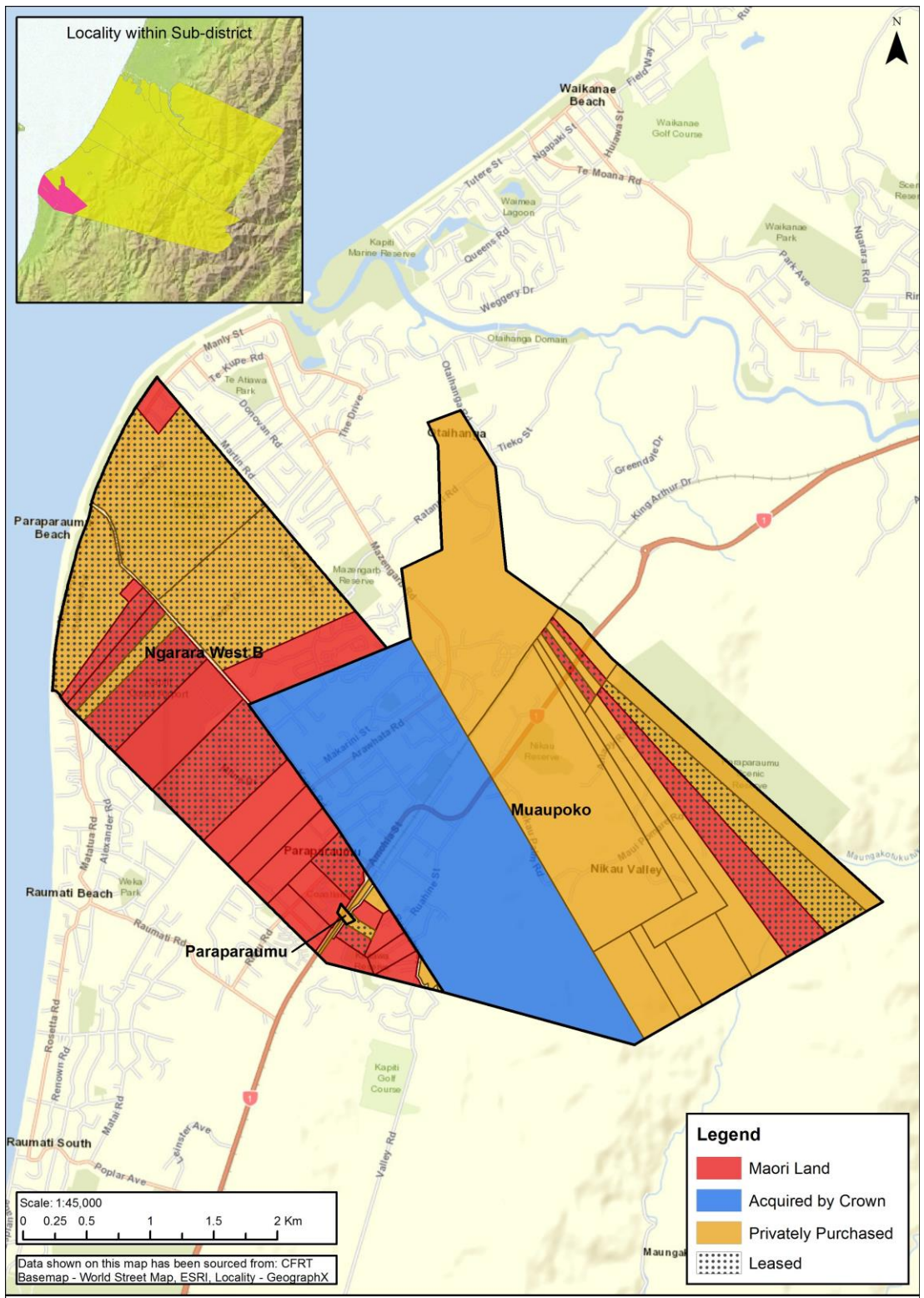
Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 014 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

From 1900 to 1925, there were no further subdivisions within the Muaupoko block. Further purchasing did occur, however. With three purchases in 1916 and two further in the first half of the 1920s totalling almost 192 acres, only three sections remained in Maori ownership by 1925 - two of 10-acre sections and one of the larger Nikai Valley A2 sections. The total remaining in Maori ownership was 156 acres - just 5.9% of the original block. The purchasers again were from the Hadfield and Field families.

The last subdivisions for Muaupoko occurred in 1926 creating three small blocks of between 3 and 10 acres by the highway and three sections of just over 45 acres in Nikau Valley. These remained in Maori ownership for the next 20 years. With one section selling in 1946 and all remaining five sections in 1952, Maori ownership within Muaupoko had come to an end by 1955. Five of the six sections were again acquired by the next generation of the Hadfield family in the form of Henry Samuel Hadfield.





Porirua ki Manawatu Inquiry District: **Ngarara West B and Muaupoko - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 015 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## **Kukutauaki**

The Kukutauaki No.1 block (651¼ acres), a coastal block situated between Waikanae and Pekapeka beach, received title as one parent block in April 1874. Thereafter, no title activity was recorded for 23 years. In 1897, just under 50 acres were cut away to form the 1A block. This block was sold two years later. By 1900, therefore, 601½ acres remained in Maori ownership. (92.4% of the original block)

The only other title activity was when the remaining 1B block of just over 601 acres, was subdivided into three fairly even-sized blocks in 1908. (218 acres, 216 acres, 167 acres). This was the last subdivision on the block. All of these remaining blocks were purchased either in 1909 or 1913. (To view the development of tenure for Kukutauaki, see Map Nos.91-94)

## **Ngawhakangutu**

The Ngawhakangutu block grouping took the distinct form of a block that was triangular in shape, extending from the coast at Pekapeka Beach to an inland boundary in the hilly back country. The two parent blocks, for which title was awarded in April 1874, together comprised just over 6,980 acres in area. The ownership in both blocks was the same forshadowing the Crown purchase of the inland Ngawhakangutu No.2. This occurred in February 1876. The 4,443 acres of land included in this purchase accounted for 63.7% of the Ngawhakangutu block grouping.

The partition of Ngawhakangutu No.1 into two sections in December 1878 was to recognise the purchase of almost 647 acres by James Howard Wallace. Within five years, the remainder of the block, recorded as Ngawhakangutu No.1 South, was acquired by Alexander John Hadfield. (To view the development of tenure for Ngawhakangutu, see Map Nos.101-103)

## **Wairarapa**

The northern tip of the Wairarapa block begins to the east of State Highway 1 with the northern and southern boundaries extending eastwards into the hilly country that forms that eastern boundary of the Inquiry District. It is an elongated block - a shape that is common in this Inquiry District. Through much of the block's length runs both the Otaki River and the Otaki Gorge Road.

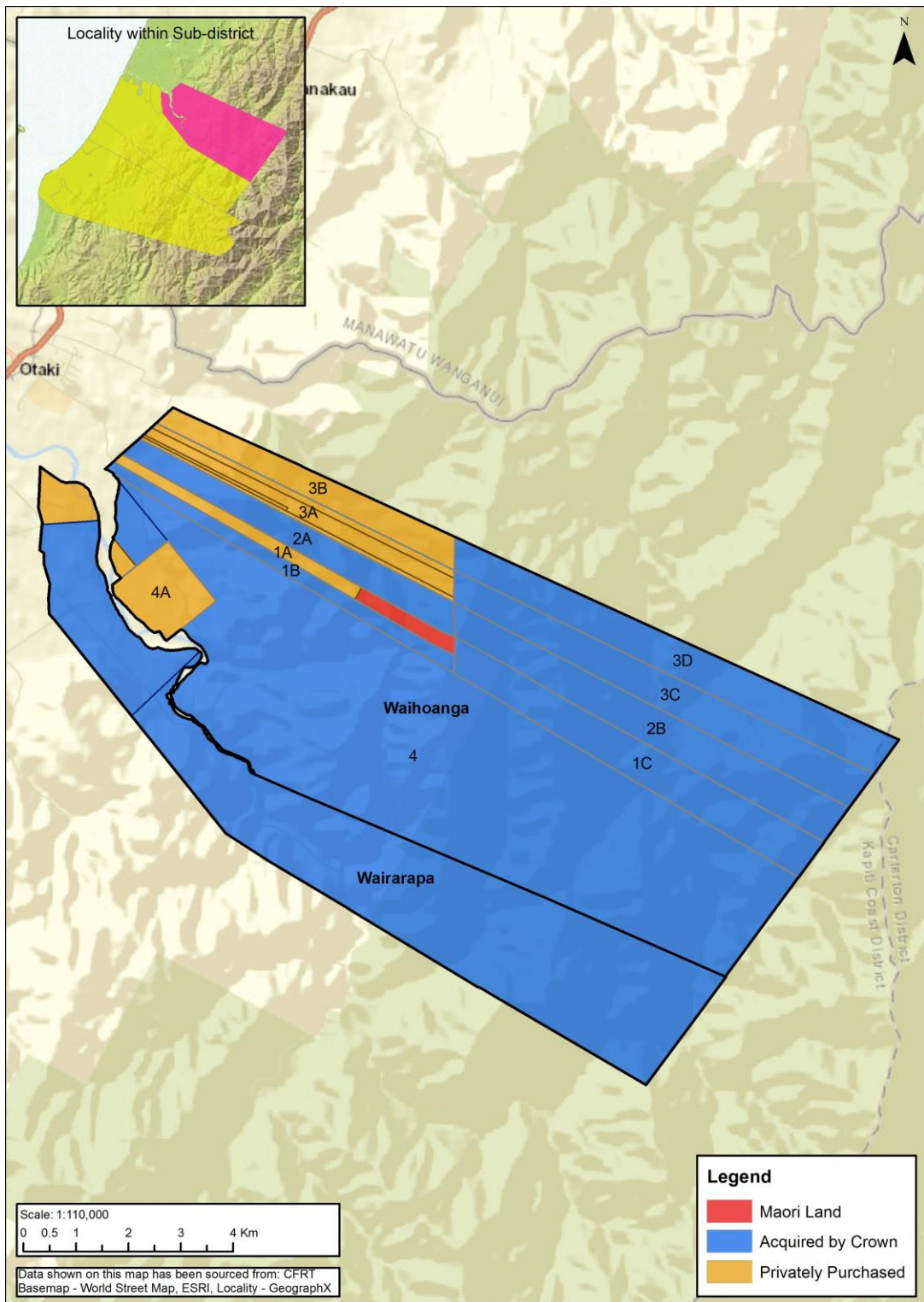
The title to the Wairarapa block was awarded in April 1874. Within nine months, the Crown had purchased 5,050 acres (83.3%) of the block the area acquired being focused on the hilly back country of the block. Although two reserves were created at the time of purchase, the larger reserve of 1,050 acres was acquired by the Crown by 1877 leaving just 200 acres (3.2%) of the original acreage in Maori ownership.

The small 200-acre reserve was sold in two parts the first occurring in 1878 within the context of one of the block's two owners experiencing bankruptcy. The remaining owner sold the last interest in the block in 1881.

## **Waihoanga**

The large 19,232-acre grouping of Waihoanga blocks is located in an area to the east of Otaki township, extending eastwards almost to the boundaries of the Tararua Forest Park. Generally speaking, the Waihoanga blocks lie between the Otaki River and the Waitohu Stream. With the exception of around 500 acres of riverflats on the Otaki River in the vicinity of Rahui and Waimanu Roads, the rest of the block consists of hilly countryside.

The block grouping consists of 11 parent blocks the titles for which were granted during April 1874. Almost half of the block grouping is accounted for by the Waihoanga No.4 block of 9,750 acres which was located in the southern half of the block grouping. In the northern half of the grouping four blocks (1C, 2B, 3C, 3D), each of around 1500 acres, ran down the eastern and more mountainous side. On the western side of hill country were located five smaller parent blocks (1A, 1B, 2A, 3A, 3B) that ranged between 400 and 800 acres.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 022 Map projection: New Zealand Transverse Mercator

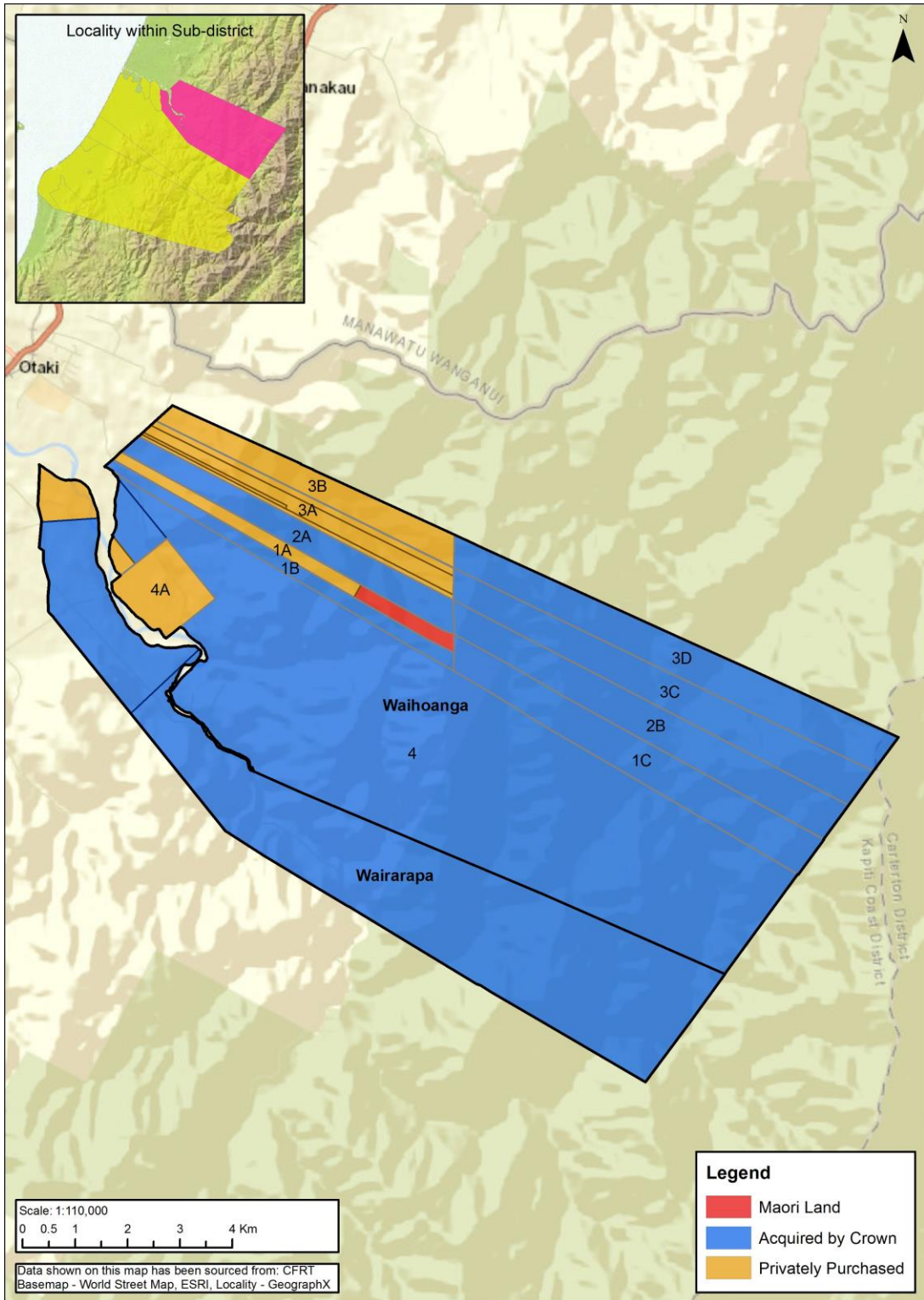
Date: 22/08/2017

Despite almost all of Waihoanga consisting of hill country, it was almost completely acquired by the Crown within five years of title being awarded: beginning with Waihoanga No.4 in December 1874, Waihoanga 2A (874 acres) and 2B (1427 acres) in January and November of 1875; Waihoanga 3D (1527 acres) in February 1876; Waihoanga 3C (1454 acres) in September 1879 and Waihoanga 1B (480 acres) and 1C (1391 acres) in December 1879. By 1880, therefore, the Crown had acquired 16,856 acres (87.6%) of the grouping. No further Crown purchasing occurred thereafter.

The Crown's purchasing total includes 200 acres of a 250-acre reserve initially set aside from the purchase of Waihoanga No.4. The remaining 50 acres was granted to its owners as a European title. A second reserve of 430 acres, which in 1876 was given its own title of 4A, encapsulated the Otaki River flats area noted above. By 1880 it appears that this had been sold to private interests.

By 1880, therefore, just 1,896 acres of Waihoanga (10.3%) in three parent blocks remained. Over the next decade, three series of partitions occurred. These took place, however, within the context of further private purchasing occurring from 1885 to 1891. This purchasing acquired all of the remaining Waihoanga blocks with the exception of the 150-acre 1A2 block. Frederick Bright had been a predominant purchaser acquiring four subdivisions (796 acres) and the Wellington Manawatu Railway Co. acquired the 734-acre 3B subdivision. By 1891, therefore, 99.2% of the Waihoanga block grouping had been purchased.

As for the landlocked Waihoanga 1A2, it remained in Maori ownership for a further 58 years until 1947 when it was acquired by the Odmins timber company.



Porirua ki Manawatu Inquiry District: **Waihoanga and Wairarapa - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 023 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 111**

## **Waopukatea**

The Waopukatea grouping of blocks, which lies to the south of Otaki, consists of two parents blocks totalling almost 622¼ acres which both received title on 1 April 1874. The Waopukatea No.1 block, at almost 619 acres, predominates. With the 64-acre Waopukatea No.2 block (10.3% of the total acreage) being held by one owner only, and selling just months after title was awarded, it is possible that there was some relationship as to why a distinct smaller block was created. (To view the development of tenure for Waopukatea, see Map Nos.101-103)

The remaining Waopukatea No.1 kept intact for 17 years after the awarding of title apart from the subtraction of a 15-acre railway reserve in 1881. In 1891, however, a significant partitioning occurred of Waopukatea No.1 leading to the creation of 24 variously sized blocks. At least 16 of these blocks were awarded to one or two owners only. Four of the blocks were under two acres in size; ten ranged from 7 to 15 acres; eight were from 17 to 40 acres. This left a larger block of just over 70 acres (East 1A7) held by 11 owners and a 141-acre West 1A13 held by five owners. This was the only partitioning within Waopukatea.

From 1896 to 1899, all of the 14 Waopukatea West subdivisions, (including the larger West 1A13 block), were acquired by Archibald Hall. Over the same period five of the ten Waopukatea East subdivisions were acquired primarily by Alexander Small. By 1900, therefore, just over 37¼ acres (5.9%) of the original Waopukatea blocks remained in Maori ownership.

Before 1925, three of the remaining four Waopukatea East sections were acquired leaving 29¾ acres (4.8%) in Maori ownership. The 30-acre Waopukatea East 1A2A was purchased in 1967 leaving one block of just over 7 acres (1A2) that remains in Maori ownership today. (1.2%)

## **Wahaotemarangai**

Lying to the east of the Waopukatea grouping, the Wahaotemarangai No.1 block consists of almost 1,136 acres for which title was awarded in 1874. In 1885, the block was partitioned into six subdivisions ranging from 120 to 300 acres. Immediately prior to this subdivision, the Crown had purchased 120 acres (10.6%) of the block which was formed into Wahaotemarangai 1A when the block was partitioned. This section was located in the far south of the block along the Otaki Gorge Road. As such, it joined up with neighbouring purchases made by the Crown in adjacent blocks of Ngakaroro to the west and Wairarapa to the east.

All of the remaining Wahaotemarangai subdivisions were purchased in the years following the 1885 partition: 1B in 1885 (217½ acres), 1F in 1886 (300 acres), 1C in 1887 (217½ acres), 1D in 1895 (154½ acres), 1E2 in 1897 (51½ acres) and 1E1 in 1898 (103 acres). (To view the development of tenure for Wahaotemarangai, see Map Nos.101-103)



## *District Grouping Analysis*

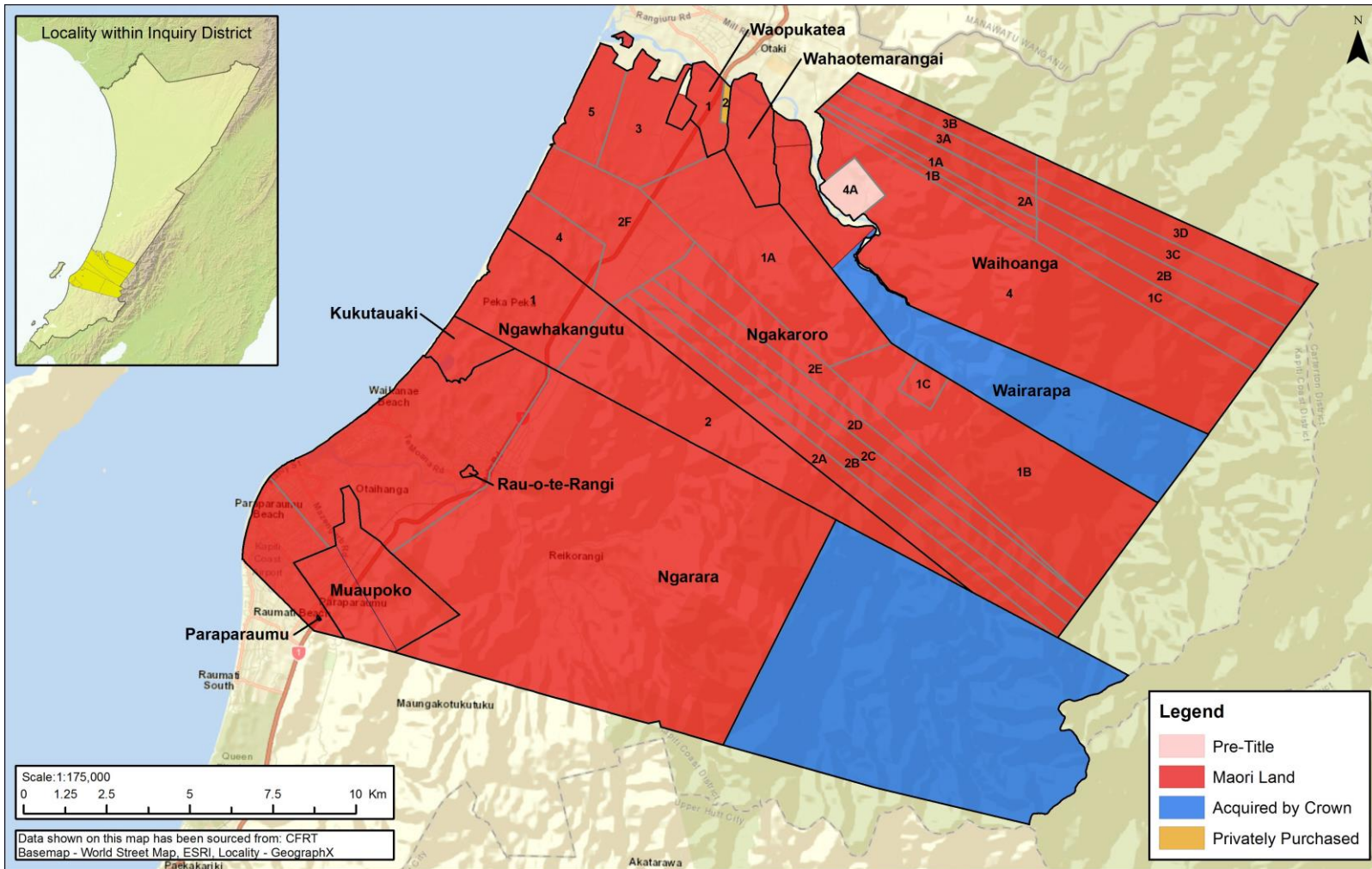
The Waihoanga to Ngarara sub-district stretches along the western coast from south of the Otaki River in the north to Raumati in the south with the eastern boundary once again being formed by the eastern boundary of the Inquiry District. With an area of 110,144 acres, the sub-district lies between the Otaki Blocks enclave and the Waiwiri to Pukehou sub-district in the north and the Southern Blocks sub-district in the south. The Waihoanga to Ngarara sub-district consists of 9 blocks or block groupings with a total of 32 parent blocks.

As for other sub-districts, this brief analysis will further summarise the titling and alienation experience of the blocks and block groupings of this sub-district through a series of block statements, it will present tables and maps that demonstrate this experience and will provide commentary on evident similarities and differences within the sub-district as well as any discernible pattern or trends within and between blocks.

### **Block Statements**

The following block statements are a further summary of the material presented on each of the blocks and block groupings of this sub-district. As noted previously, the intention of creating a further synopsis primarily is to aid with analysis but it also provides a quick reference for report users as well.

- Kukutauaki 1: a medium sized block of 651 acres for which title was awarded in 1874. Before 1900 just under 50 acres was privately purchased. (92.4% of the original block) By 1925, the remaining subdivisions of the block were privately purchased.



Porirua ki Manawatu Inquiry District: **Waihoanga - Ngarara Sub-district - Tenure by 1875**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 006 Map projection: New Zealand Transverse Mercator

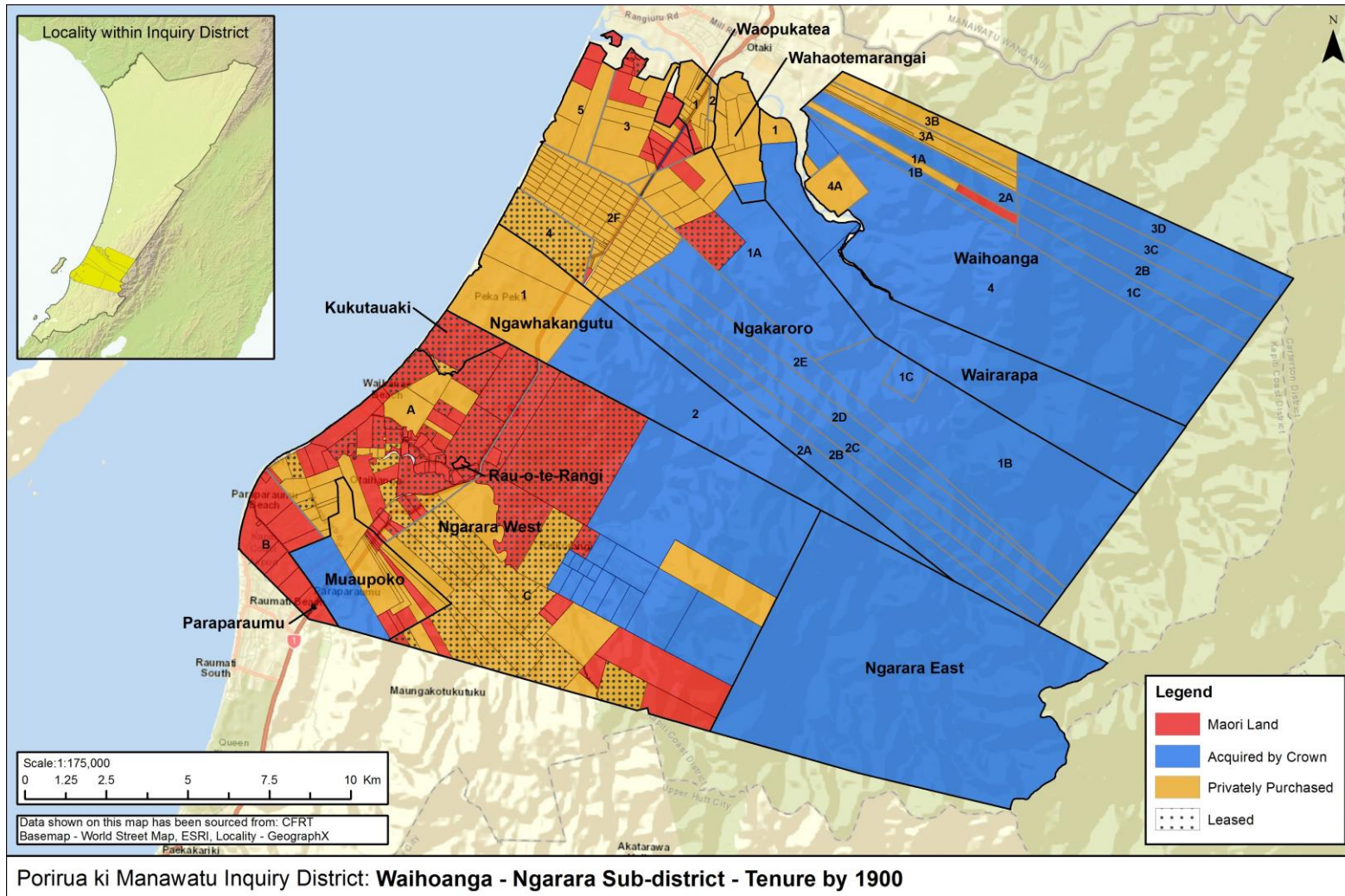
Date: 22/08/2017

- Muaupoko: a large sized block of 2,629 acres for which title was awarded in 1873. At the beginning of its history more than a third of the block was acquired by the Crown. Private interests acquired a further 49.1% of the block by 1900. Over the next two decades, further purchasing within the few remaining subdivisions left only 166 acres (6.3%) in Maori ownership. Although there was little purchasing occurring over the 1930s and 1940s, the 1950s saw private purchasers acquire the remaining 145 acres. Almost all purchases were accomplished by two Pakeha families.
- Ngarara: At 45,828 acres, the largest block in this sub-district. Due to controversy over the title, although the original title was granted in 1873, effective subdivisions were not available until 1890. In the meantime, however, a Crown purchase in 1874 alienated just over a third of the block. When subdivisions were granted in 1890, they were granted as part of Ngarara A, B or C. For such a large block, and because these three groups have different characteristics, analysis is useful to consider under the three groupings:
  - Ngarara West A: (7,316a.) The large number of 78 sections, saw a myriad of small parcels being created in 1890 with sole or few owners in each. In addition, partitioning would continue. With such small sections and low owner numbers, the alienation of land would be expected. It primarily took the form of private purchasing that acquired 25 of the 78 partitioned sections by 1900 involving 2,903 acres - just under 40% of the block. After 1900, significant partitioning occurred within the Ngarara West A block and private purchasing also continued. Purchasing activity dropped away for two decades, but recommenced in the 1940s with a few purchases taking place after the War. It would be the establishment of Waikanae township from the 1950s onwards and the growth of surrounding suburbs that would see only 335 acres (4.8%) of Ngarara West A remaining in Maori ownership by 1975 and just 42 acres (0.6%) by 2000.
  - Ngarara West B: (1,534a.) located in the southwestern part of the Ngarara West block. With only 10 subdivisions being granted, primarily to sole or small ownership groups, alienation might be expected but little resulted before 1900. Over the next 25 years, however, almost 700 acres were acquired leaving just over 826 acres in Maori ownership (58.6%) as at 1925. Between 1925 and 1950, most of the land loss within Ngarara West B occurred through the public works taking of B7s.1 (90 acres) for an aerodrome. From the 1950s onwards, the issue facing Ngarara West B owners was the growth of Paraparaumu township. By 1975 only a fifth of the original block remained (281 acres). As progress continued with the establishment of the town, purchasing continued until today there is no Maori land remaining in Ngarara West B.
  - Ngarara West C: (21,879a.) located in the eastern half of Ngarara West, the land involved in the 41 Ngarara West C sections is primarily hilly. The

sections, therefore, are much larger than elsewhere in Ngarara West. Despite the lower quality of land for arable purposes, almost immediately after title was awarded in 1890 the Crown acquired 8,242 acres (38%) next to the block it had formerly acquired in 1874. Private purchasers were also interested in the land acquiring a further 5,383 acres (24%) before 1900. Private purchasing interest remained and transactions occurred through to 1925 at which time 3,873 acres (18%) remained in Maori ownership. Sporadic purchasing occurred over the next six decades gradually reducing the area remaining in Maori ownership to 1,114 acres (11.1%)

- Ngakaroro: at 27,088 acres, the second largest block of the subdistrict. Although title was awarded to 12 parent blocks in 1874, Crown purchasing which followed soon thereafter acquired several of these blocks. By 1881, the Crown had acquired 70.3% of the Ngakaroro block grouping (19,045½ acres), all of it located in the hilly to mountainous areas that lay in the eastern half of the block grouping. Five sets of blocks remained after the Crown's purchasing:
  - the 1A subdivisions (1,653¾ acres): As a result of partitioning in 1881 eight 1A blocks came into existence nearly all with single owners. These blocks soon were under negotiation by private interests. By 1900, three blocks totalling 765¾ acres remained in Maori ownership. Further purchasing after 1900 resulted in just 135¾ acres being Maori land as at 1925 (8.5% of the area of the 1A block that remained in Maori ownership as at 1881.) These blocks have remained Maori land.
  - 2F (2,536 acres): In 1881, the block was partitioned into 98 sections all but one of which was 25 acres in size with one owner each. An 86-acre reserve was also created. Almost immediately, these sections and reserves were almost completely purchased. By 1900, all but 16 acres of Ngakaroro 2F had been acquired (99.4%). The 16 acres were acquired in 1908.
  - 3 (1,869 acres): in 1881, seven subdivisions were created. Private purchasing began and by 1900 a total of 653 acres (34.9%) of Ngakaroro 3 remained in Maori ownership. With further purchasing occurring after 1900, by 1925 just 323 acres (17.3%) remained in Maori ownership. After 1960, purchasing renewed until by 1990 238.5 acres (12.8%) remained in Maori ownership.
  - 4 (913 acres): completely purchased in 1898
  - 5 (1,020½ acres): in 1881, four subdivisions were created. Before 1885, three sections were privately purchased and part of the fourth section. Therefore, 93% of the Ngakaroro 5 block had been acquired by 1900. A further 35 acres of the remaining blocks were purchased in 1923. Only 3.5% has remained in Maori ownership.

Across the Ngakaroro blocks, land loss was as follows: by 1875, with three Crown purchases having occurred, 5,902 $\frac{1}{4}$  had been alienated or 21.8% of the total areas of the block grouping. By 1900, 25,477  $\frac{3}{4}$  acres had been purchased (ie 19,045 $\frac{1}{2}$  acres by the Crown and 6,432 $\frac{1}{4}$  acres purchased privately) or 94%. By 1925, 26,608  $\frac{1}{4}$  acres (98.2%) had been alienated and this remained the situation as at. 1950. By 1975, (with five purchases and two title conversions) the total alienated increased slightly to 26,676 acres (98.5%). Two small purchases in 1983 increased to 26,694.25. (98.5%). Today, 344  $\frac{1}{4}$  acres remain Maori land.

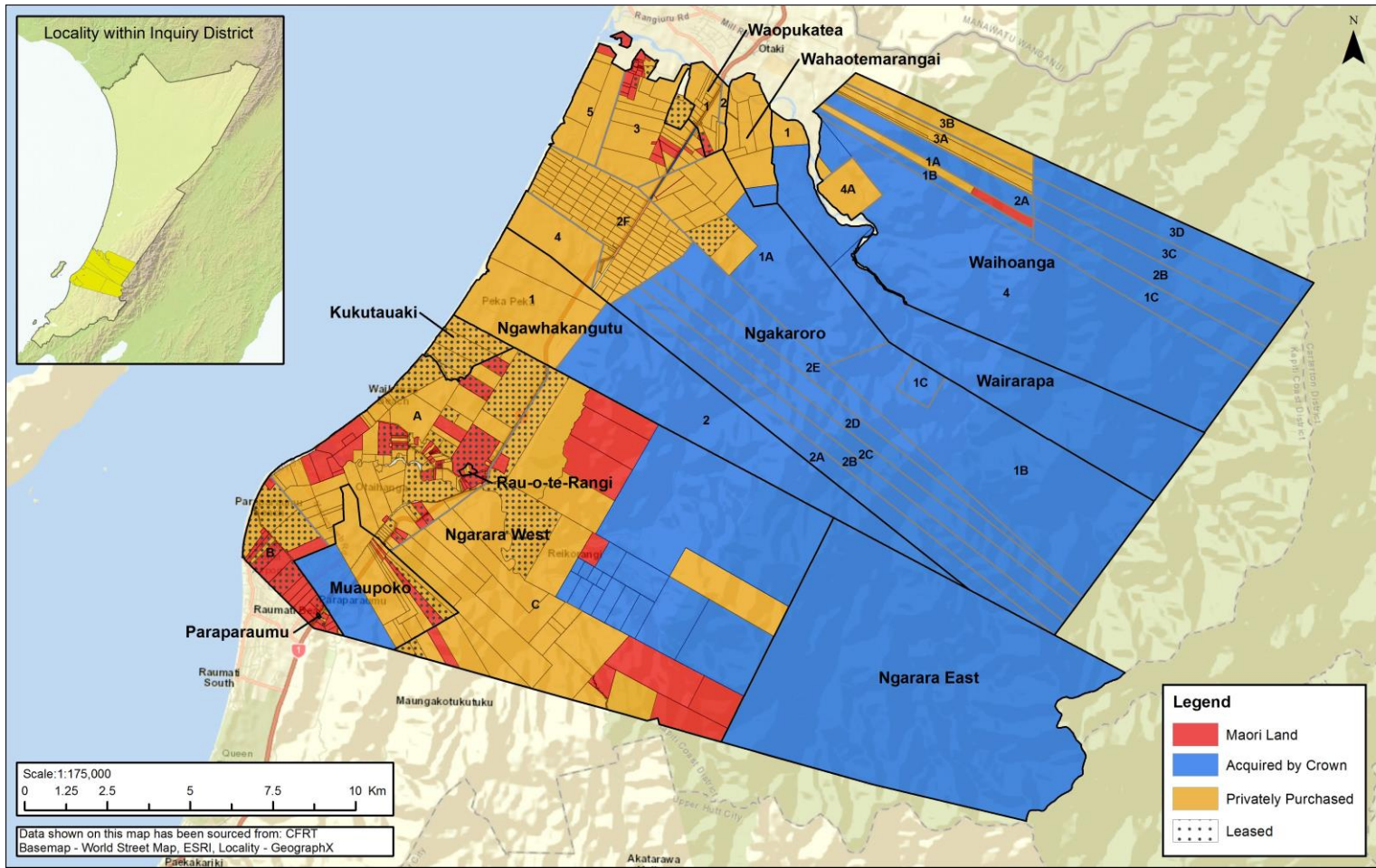


Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 005 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

## MAP 113

- Ngawhakangutu: a large block of 6,980 acres with title being awarded in 1874. As with several other blocks in this Inquiry District that extend in an elongated form from west to east, the Crown undertook an early 1876 purchase of almost two thirds of the block most of which consisted of hilly back country. Two further private purchases occurring by 1883, however, acquired the remaining coastal part of the block.
- Wairarapa: A large block of 5,050 acres, almost all of which (with the exception of around 200 acres) was hilly country. Soon after title was awarded in 1874, the Crown acquired 5,050 acres and then 1,050 acres of one of the reserves set aside from purchasing. By 1877, just 200 acres (3.2%) of the original acreage remained in Maori ownership. The 200-acre reserve of flat land was acquired by 1881.
- Waihoanga: Despite being a very large block grouping of 19,232 acres, almost all of this land was hilly to mountainous in terrain. Despite there being 11 parent blocks which were awarded title in 1874, the subsequent history of these blocks is fairly straightforward with 16,856 acres (87.6%) of the block being acquired by the Crown within five years of titles being awarded and private purchasers acquiring a further 1,746 more acres between 1885 and 1891. These two series of purchasing acquired 99.2% of the block before 1900 leaving one small 150-acre landlocked block to remain in Maori ownership until 1947 when it also was acquired.
- Waopukatea: consisting of two parent blocks of almost 683 acres in total, this block, which lay immediately to the south of Otaki township, remained almost unchanged for 17 years after title was awarded in 1874. During this time, one purchase and the setting aside of a railway reserves accounted for 12.7% loss of land from Maori ownership. In 1891, however, a significant subdividing of the block into 25 sections was followed by a number of private purchases. By 1900, only 37¼ acres, (9.8%) of the block remained in Maori ownership. Another series of private purchases reduced this to just 29¾ acres (4.8%) by 1925. With one further purchase in 1967, just 7 acres of Waopukatea remain in Maori ownership today. (1.2%)
- Wahaotemarangai 1: a second medium-sized block located on the outskirts of Otaki lying to the south of the town. Consisting of almost 1,136 acres, titles were awarded in 1874 followed by a partition of the block into six subdivisions in 1885. The Crown purchased 120 acres in the south of the block. The remaining five sections were privately purchased before 1900.



Porirua ki Manawatu Inquiry District: **Waihoanga - Ngarara Sub-district - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 004 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 114**



## Alienation Tables

As with the other sub-districts, two sets of tables are presented to capture the alienation experience of the blocks and block groupings of the Waihoanga to Ngarara sub-district. The first set provides a record of remaining acreages of the blocks within the sub-district as at the benchmark dates selected for this project. The tables present actual acres and then percentages of what these areas represent when compared with the original acreage of a block or block groupings.

*Land remaining (acres only using actual block acreages)*

<b>Block/ Block Groupin</b>	<b>Original</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Muaupoko	2634	2634	357	156	146	0	0
Ngakaroro	27088	21186	1611	480	480	412	394
Ngarara	45828	30078	11140	4779	3942	2730	2068
Kukutauaki 1	651	651	601	0	0	0	0
Ngawhakangutu (1&2)	6980	6980	0	0	0	0	0
Wairarapa	6300	1050	0	0	0	0	0
Waihoanga	19232	5314	150	150	0	0	0
Waopukatea	622	558	37	29	29	7	7
Wahaotemarangai 1	1136	1136	0	0	0	0	0
<b>Totals</b>	<b>110471</b>	<b>69582</b>	<b>13896</b>	<b>5594</b>	<b>4597</b>	<b>3149</b>	<b>2469</b>

*Land remaining (% of original block using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Muaupoko	100.0	13.6	5.9	5.5	0.0	0.0
Ngakaroro	78.2	6.0	1.8	1.8	1.5	1.4
Ngarara	65.6	24.3	10.4	8.6	6.0	4.5
Kukutauaki 1	100.0	100.0	66.2	66.2	0.0	0.0
Ngawhakangutu (1&2)	100.0	0.0	0.0	0.0	0.0	0.0
Wairarapa	16.7	0.0	0.0	0.0	0.0	0.0
Waihoanga	37.4	0.8	0.8	0.0	0.0	0.0
Waopukatea	90.6	5.9	4.8	4.8	1.1	1.1
Wahaotemarangai 1	100.0	0.0	0.0	0.0	0.0	0.0
<b>Totals</b>	<b>63.0</b>	<b>12.6</b>	<b>5.1</b>	<b>4.2</b>	<b>2.9</b>	<b>2.2</b>

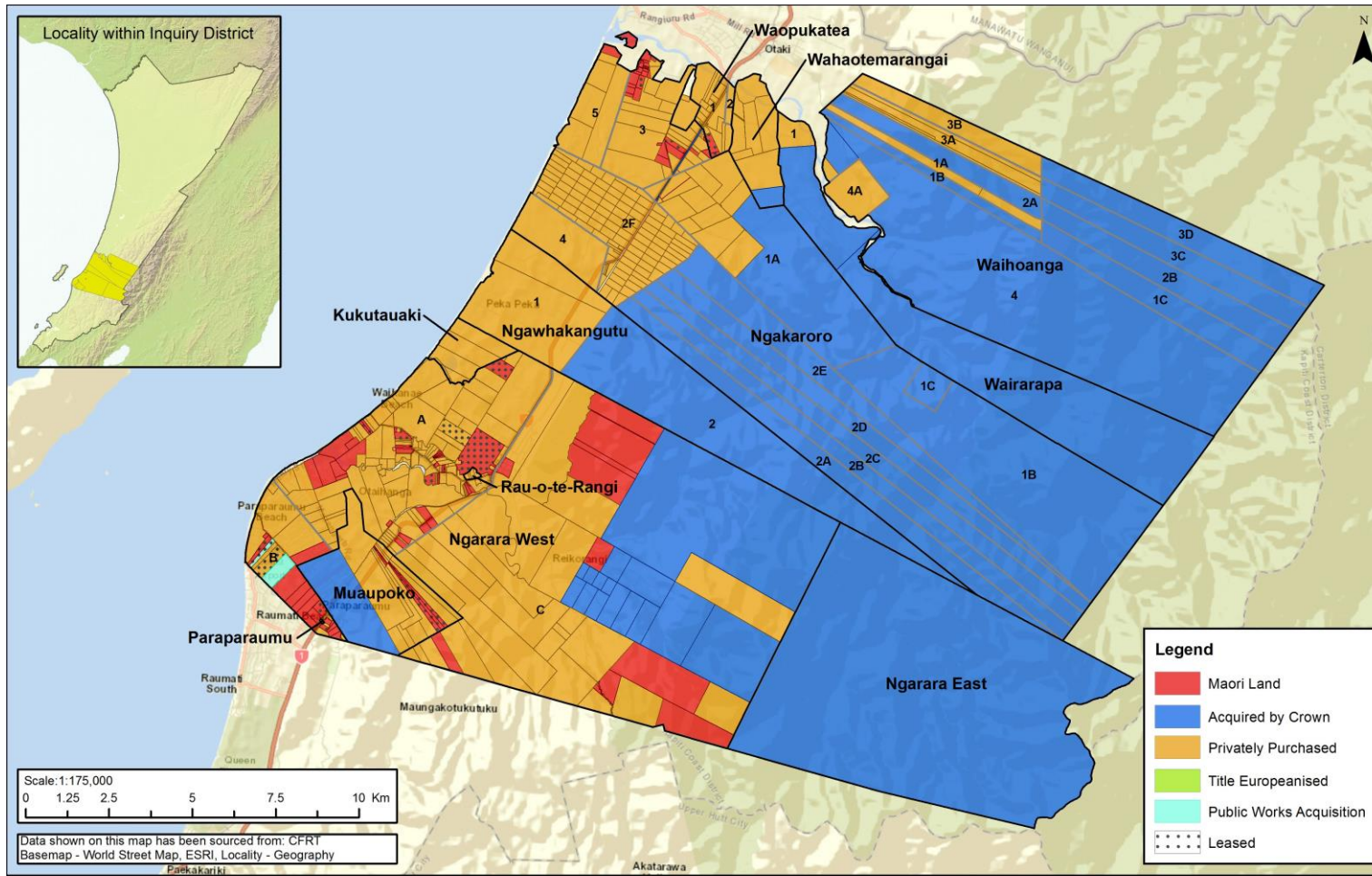
The second set of tables record the nature of alienation using for categories as well as recording the amount of land remaining as Maori land. These tables reflect the summaries provided in Part II at the end of each block/block grouping narrative. In addition, however, these figures have been turned into percentages to indicate what proportion of land within a block/block grouping was alienated by each category.

*Nature of alienation (acres only using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>Total area</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Muaupoko	2634	983	1651			
Kukutauaki 1	651		651			
Ngakaroro	27088	19045	7647	1	49	344
Ngarara	45828	23992	19260	260	247	2068
Ngawhakangutu (1&2)	6980	4443	2537			
Wairarapa	6300	6100	200			
Waihoanga	19232	16856	2326	50		
Waopukatea	622		599		15	7
Wahaotermarangi 1	1136	120	1016			
<b>Totals</b>	<b>110471</b>	<b>71539</b>	<b>35887</b>	<b>311</b>	<b>311</b>	<b>2419</b>

*Nature of alienation (% of original block)*

<b>Block/ Block Grouping</b>	<b>Total area (acres)</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Muaupoko	2634	37.3	62.7			
Kukutauaki 1	651		100.0			
Ngakaroro	27088	70.3	28.3		0.2	1.2
Ngarara	45828	52.4	42.0	0.6	0.5	4.5
Ngawhakangutu (1&2)	6980	63.7	36.3			
Wairarapa	6300	96.8	3.2			
Waihoanga	19232	87.7	12.0	0.3		
Waopukatea	622		96.3		2.4	1.1
Wahaotermarangi 1	1136	10.6	89.4			
<b>Totals</b>	<b>110471</b>	<b>64.8</b>	<b>32.5</b>	<b>0.3</b>	<b>0.3</b>	<b>2.2</b>



Porirua ki Manawatu Inquiry District: **Waihoanga - Ngarara Sub-district - Tenure by 1950**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 003 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 115**

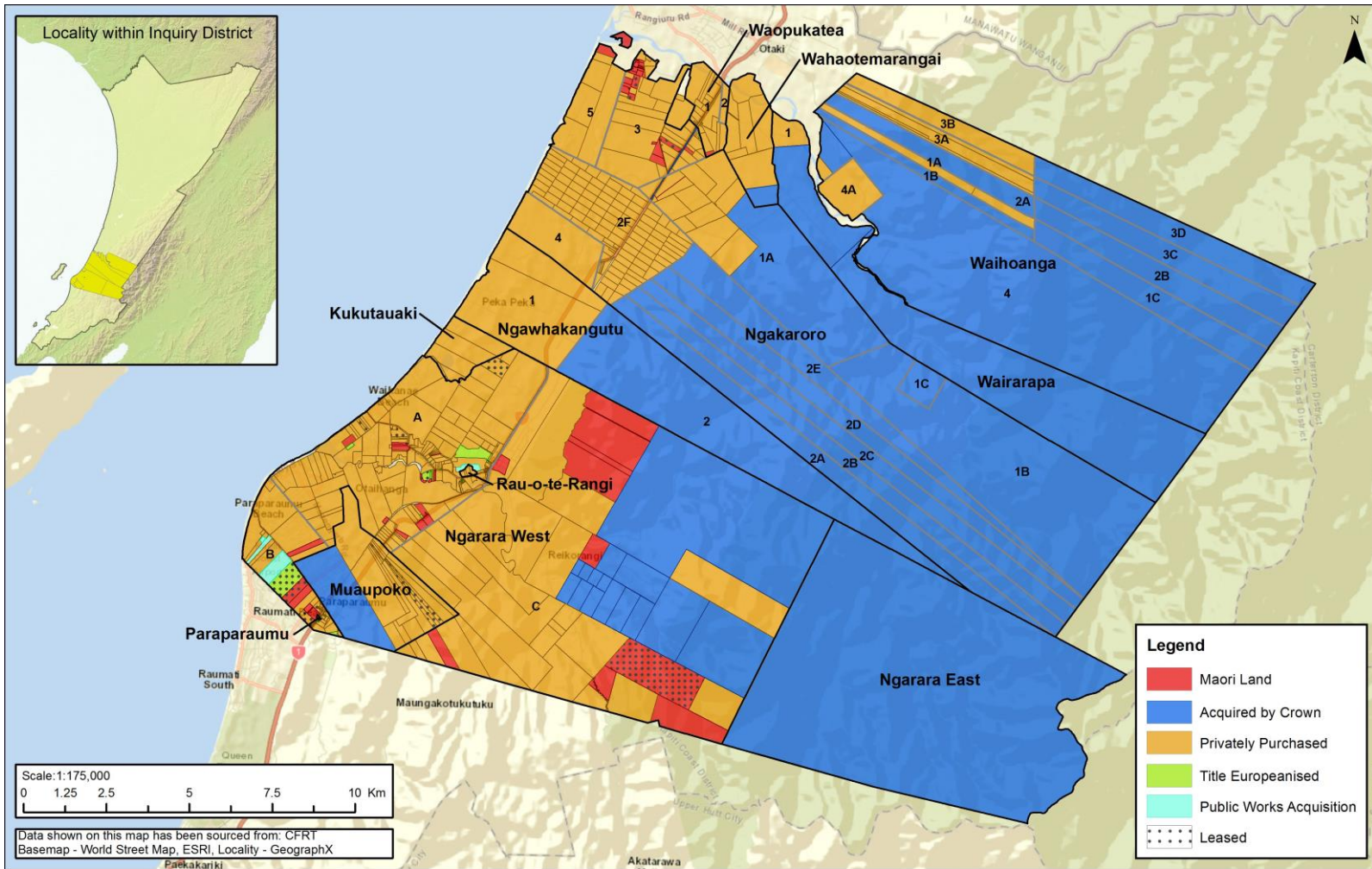
## **Commentary**

As is the case with most of the sub-districts within the Inquiry District, the Waihoanga to Ngarara sub-district is dominated by large block groupings (Waihoanga, Wairarapa, Ngakaroro, Ngawhakangutu and Ngarara). Once again, the land pattern of having elongated blocks running in an west to east /coast to mountains profile applies although in this sub-district there are variations to the theme. Firstly, the Waihoanga and Wairarapa block groupings, although extending through to the eastern boundary of the Inquiry District, do not run out to the coast and are, in fact, fully comprised of hill and mountainous land. As for the near-triangular Ngawhakangutu block, its widest point is on the coast and the vertex is inland although not all the way through to the eastern boundary of the Inquiry District. For the largest blocks, however, both Ngakaroro and Ngarara conform to the usual model seen elsewhere in the Inquiry District of a coast to mountain block grouping.

### ***Early Title Developments***

Whereas the Manawatu and the Waiwiri to Pukehou sub-districts are dominated by the hearing of the seven Manawatu-Kukutauaki blocks, this feature does not affect the Waihoanga to Ngarara sub-district. On the other hand, all of the titles in this sub-district, even for the four smaller blocks, were awarded at an early date, either 1873 or 1874.

The elongated west to east titles of parent blocks, seen in several other sub-districts, is reflected in the Waihoanga and Ngakaroro block. Ensuring that distinct parent blocks are established made up only of the hill and mountainous portion of a block grouping is evident in Ngakaroro and Ngawhakangutu block groupings.



Porirua ki Manawatu Inquiry District: **Waihoanga - Ngarara Sub-district - Tenure by 1975**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkM - 002 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

A similar pattern seen in other sub-districts is exhibited in Waihoanga to Ngarara. Although the total size of each block grouping is comparatively large, ranging from 6,000 to 45,000 acres, the awarding of titles as parent blocks creates much smaller units. Although a few parent blocks range from 4,000 to 6,000 to 10,000 acres (usually eastern hilly blocks) most are between 400 and 2,500 acres in size. The significant exception to this pattern, is the Ngarara block awarded as a single 45,250-acre parent block. On the other hand, when, an initial partition is achieved by 1890, the result is the creation of 130 sections many of those in Ngarara West A being less than 25 acres.

Although there was a degree of partitioning in Ngakaroro Nos.3 and 5, Waopukatea and Wahaotemarangai before 1900, the most significant and unique example of subdivision occurred in Ngakaroro 2F (2,536 acres) which was partitioned into 98 25-acre evenly-shaped sections awarded to single owners. The intention behind this subdivision, however, was short-lived (see below).

### ***Crown Purchasing***

Yet again, the presence of significant Crown purchasing before 1880 is evident in the Waihoanga to Ngarara sub-district as well. Another general pattern seen in other sub-districts was adhered to and the awards of Crown purchasing were located in the eastern part of the sub-district and primarily consisted of hilly or mountainous land. In this subdistrict, there were variations, however. As both the Waihoanga and Wairarapa blocks almost entirely consisted of eastern hill land, the Crown purchasing of this type of land meant that almost all of these blocks were acquired by 1880. In Wairarapa this meant 6,100 acres out of 6,300 acres (96.8%) and in Waihoanga this meant 16,856 out of 19,232 acres. (87.7%).

The western boundary of Crown land formed by the purchases in Waihoanga and Wairarapa was followed further down the district into the Ngakaroro and Ngawhakangutu blocks. Whole parent blocks located in the hill lands east of the route of the railway line were acquired in both blocks. The exception was Ngakaroro 1A, which included flat land in its western areas and subsequently had to be partitioned to cut out the Crown's eastern acquisitions. In Ngawhakangutu, the land

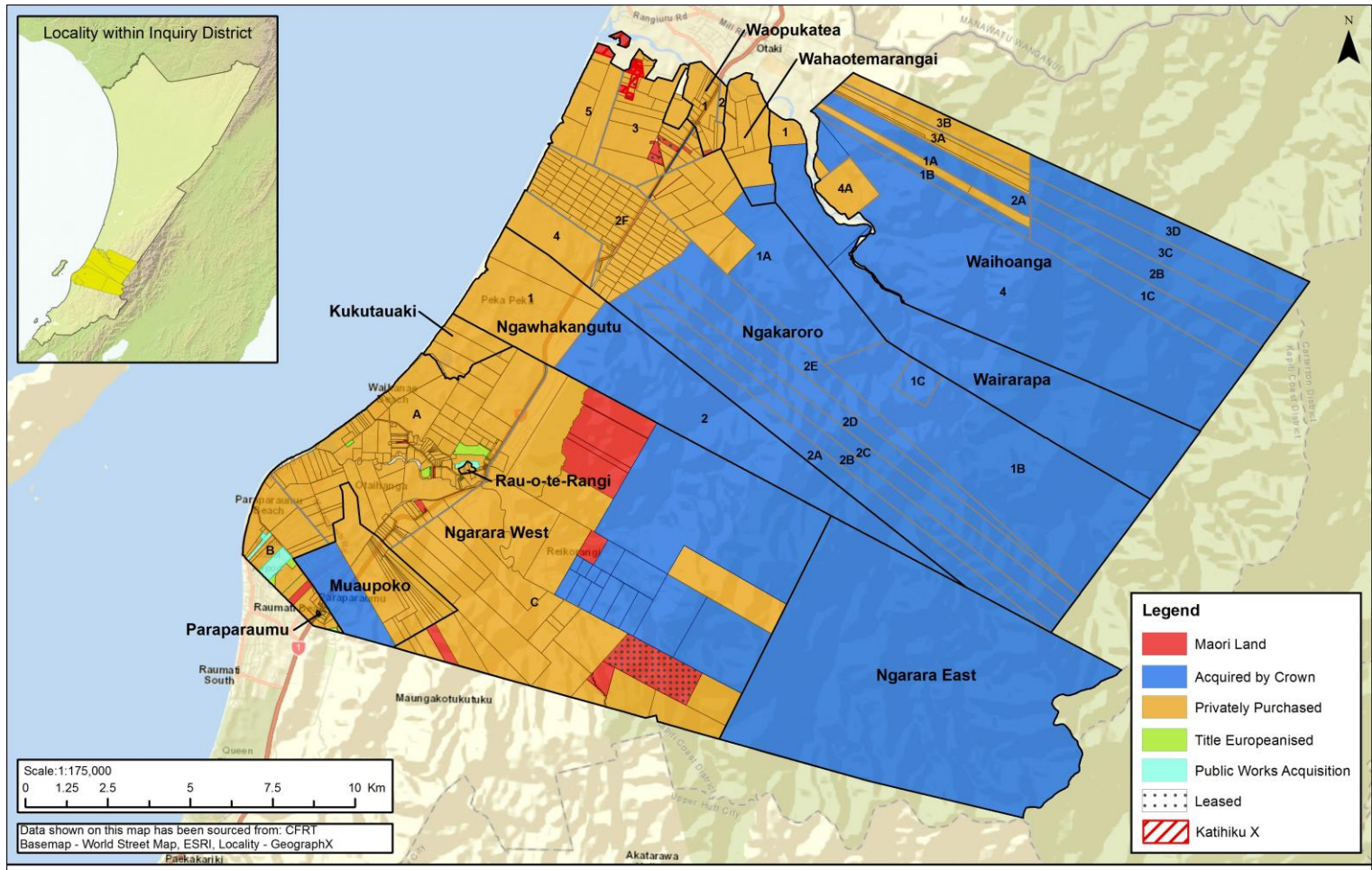
acquired by the Crown totalled 4,443 acres (63.7% of the block). In Ngakaroro, the seven parent blocks acquired by the Crown, as well as part of 1A, totalled 19,045 acres. (70.3% of the block).

The Ngarara block initially reflected a different pattern due to the smaller area acquired by the Crown as the Ngarara East block. Although all of the 16,000 acres was in mountainous land, the purchase did not include all of the eastern hilly land. More was to be acquired by 1900, however. (See below)

In the Waihoanga to Ngarara sub-district there are two variations to the usual Crown purchasing pattern seen in other sub-districts. One is the acquisition of 37.3% (983 acres) of the Muaupoko block. Although this occurred within the same pre-1880 timeframe as the other purchases, the land involved was valuable flat land located on both sides of the route of the railway line.

The next exception is the secondary round of Crown purchasing that occurred within the Ngarara West block after 1880. This took place immediately after the completion of the 1890 partition with the focus being on the hilly and mountainous lands of Ngarara West C where they adjoined the previously purchased Ngarara East block. By 1900, the Crown had acquired a further 8,242 acres (38% of Ngarara West C). The 1874 and 1890s purchases resulted in 23,992 acres of Ngarara being acquired by the Crown before 1900. (52.4% of the original block).

By 1900, whilst acknowledging that the Crown awards were focused on the eastern hill lands of the subdistrict, the total acreage acquired nevertheless was 71,539 acres (64.8% of the sub-district).



Porirua ki Manawatu Inquiry District: **Waihoanga - Ngarara Sub-district - Tenure by 2000**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 001 Map projection: New Zealand Transverse Mercator

Date: 22/08/2017

**MAP 117**



### *Early private purchasing*

As with most other sub-districts, private purchasing followed close on the heels of Crown purchasing. The Wairarapa and Waihoanga blocks, in which Crown purchasing had acquired more than 80% and almost 75% respectively, were almost completely acquired by private purchase by 1900 despite being hilly land. The last 200 acres of Wairarapa were purchased and all but 150 acres of the Waihoanga block was acquired (The last landlocked section sold in 1947).

Significant inroads were also made into the more valuable western lands that had been left out of the Crown purchasing. In Ngawhakangutu, where 36% of the block remained by the coast, both remaining sections were acquired before 1885. (2,537 acres) Private purchases also occurred in the two smaller blocks of this sub-district that lay just to the south of Otaki. Both Waopukatea and Wahaotemarangai 1 had experienced one significant subdivision prior to 1900. In addition to the Crown purchase of the southern part of the block, all of the six sections of Wahaotemarangai 1 were acquired. Private purchasing also was heavy amongst the 25 sections within Waopukatea with almost 95% of the block being acquired by 1900 and leaving just 37 acres in Maori ownership.

Particularly hit by private purchasing was the Ngakaroro block with several of the purchases occurring in the 1890s. After Crown purchasing, 7,861 acres (29%) of the block grouping remained as Maori land. By 1900, this had been reduced by private purchasing to 1,611 acres only (just under 6% of the original block). All of parent block Ngakaroro No.4 and almost all of 2F were acquired, the later of which, as noted above, had been intensively subdivided into 98 25-acre sections held by sole owners. The three remaining Ngakaroro parent blocks that formed a bloc of coastal land south of the Otaki River extending to both sides of the railway line also experienced significant private purchasing until only a cluster of sections remained in the north of the block grouping. Three Pakeha families were particularly prominent in making these purchases and building an adjoining estate. The Ngakaroro 1A subdivisions (1,653¾ acres) were

reduced to 765¾ acres (46.2% of the original): Ngakaroro 3 (1,869 acres) to 698 acres (37.9%); Ngakaroro 5 (1,020 acres) to 72 acres (7%).

By 1900, it was the Ngarara Block that had maintained the largest area of Maori land in the subdistrict (11,140 acres). This does not mean that there had not been any private land purchasing, however. Following the Crown's purchasing, private interest also acquired land in the Ngarara West C block. In addition to the 38% acquired there by the Crown, a further 24% (5,383 acres) was acquired primarily by two Pakeha families.

No purchasing occurred in Ngarara West B, however. On the other hand, several purchases occurred in neighbouring Ngarara West A (7,316 acres) where one Pakeha purchaser acquired 25 of the 78 partitioned sections. In total, 2,903 acres - just under 40% of the block - was acquired. This purchasing spilled over into the Muaupoko block, (which was surrounded by the Ngarara West blocks), where a further 44% of the 2,634-acre block was acquired. Joined with the previous Crown purchase, by 1900 there was just 357 acres (13.6%) of the block in Maori ownership.

With the complete alienation of several blocks and block groupings in this subdistrict, significant acquisition within Ngakaroro and large scale purchasing within the eastern areas of Ngarara, it is not surprising to see that of the 110,144 acres in this subdistrict, by 1900 Crown and private purchasing had reduced the area held in Maori ownership to just 13,896 acres (12.6% of the original area). By 1900, a small cluster of Ngakaroro, Wahaotemarangai 1 and Waopukatea blocks remained in the north of the sub-district. Nevertheless, a fairly large estate of 13,896 acres of valuable coastal land was held within the Ngarara block.

### *20th century purchasing*

The two main blocs of Maori land remaining in this sub-district continued to experience private purchasing for the two and a half decades after 1900. Over this period, land held in Maori ownership halved from 13,896 acres in 1900 to 5,594 acres in 1925. This also meant that by 1925, within this subdistrict, just 5.1% of land remained in Maori ownership.

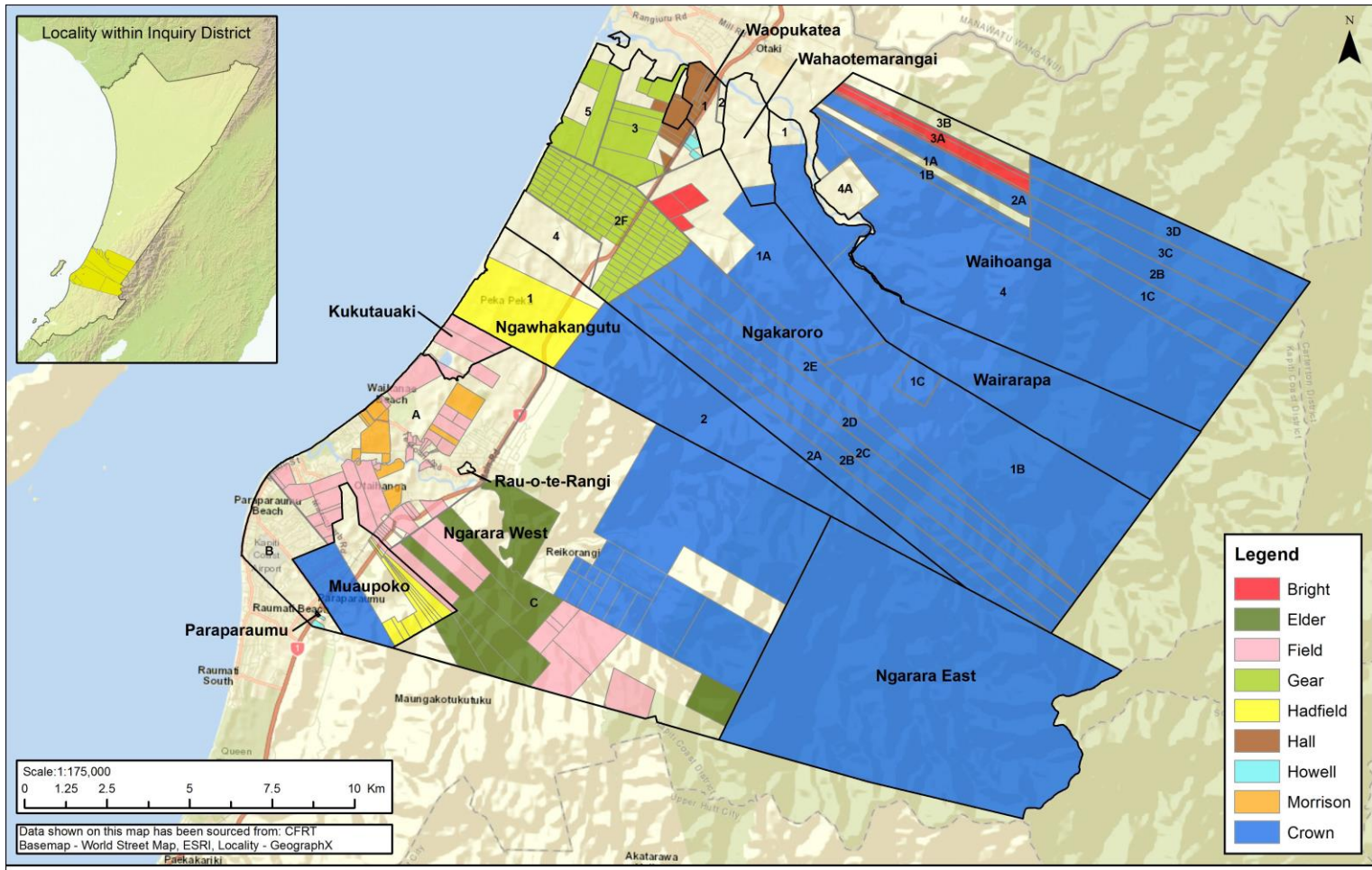
In the northern cluster of blocks, reduced the area of Maori land significantly. In Ngakaroro, the area of Maori land as at 1900 was reduced by two thirds from 1611 to 480 acres by 1925. All of the remaining Ngakaroro 1A sections were sold as well as some coastal Ngakaroro 5 sections.

The Ngarara block also experienced dramatic purchasing between 1900 and 1925 that reduced this estate almost by more than half (from 11,140 acres to 4,779 acres). In the hill country of Ngarara West C sections, purchasing continued through to 1925 at which time 3,873 acres (18%) remained in Maori ownership. For the first time, purchasing began in Ngarara West B during this period. Almost 700 acres were acquired leaving just over 826 acres in Maori ownership (58.6%).

As noted previously, after 1900 significant partitioning occurred within the Ngarara West A block and private purchasing continued acquiring a further 2,641 acres by 1925 and leaving just 24.3% (1,774) of the original block in Maori ownership. Finally, in the small block adjacent to Ngarara West there was change with Muaupoko significantly reducing by two thirds from 486 to 157 acres.

The 1930s and 1940s are usually decades when, within the context of the Great Depression and World War II, there is little purchasing of Maori land. Nevertheless, the Maori land in this district fell from 5,594 acres in 1925 to 4,597 acres in 1950.

The period after 1950 saw comparatively significant purchasing in this sub-district which reduced the estate to 3,149 acres in 1975 and to 2,469 acres by 2000. As part of this series of purchasing, the remaining 5.5% of the Muaupoko block (145 acres) was acquired during the 1950s and 1960s as the settlement of Paraparaumu township increased. The increase of Waikanae township led to a similar result in Ngarara West A with only 335 acres (4.8%) of land remaining in Maori ownership by 1975 and just 42 acres (0.6%) by 2000. The growth of suburbs around Raumati and Paraparaumu Beach, saw a similar alienation process in Ngarara West B with the result that no Maori land remains there today. Although 2,756 acres remains as Maori land within this sub-district, 88.3% of it is located in the hill lands of Ngarara West C. The remainder consists of a few sections in Ngakaroro Nos.3 and 5 totalling 316 acres (or 1.2% of the original block grouping).



Porirua ki Manawatu Inquiry District: **Waihoanga - Ngarara Sub-district - Significant Land Purchasers 1875 - 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKM - 007 Map projection: New Zealand Transverse Mercator Date: 22/08/2017

**MAP 118**

## Southern Blocks:

This sub-district grouping is the southernmost in the Inquiry District lying south of the Waihoanga to Ngarara sub-district. This district grouping consists of 22 blocks and block groupings with a total of 41 parent blocks.

<b>Block Grouping</b>	<b>Area <sup>50</sup> (acres only)</b>	<b>Parent Block (s)</b>	<b>Area <sup>51</sup> (acres only)</b>
Haukopua	1,451	Haukopua East	715
		Haukopua West	735
		Haukopua urupa	1
Hongoeka	575	Hongoeka	575
Kahotea	188	Kahotea No.1	96
		Kahotea No.2	77
		Kahotea No.3	15
Kapiti	4,453	Te Mingi (Kapiti No.1)	34
		Maraetakaroro (Kapiti No.2)	757
		Kaiwharawhara (Kapiti No.3)	375
		Rangatira (Kapiti No.4)	1575
		Rangatira (Kapiti No.4A)	50
		Rangatira (Kapiti No.4B)	10
		Waiorua (Kapiti No.5)	1589
		Waiorua (Kapiti No.5A)	4
		Waiorua (Kapiti No.5B)	50
		Waiorua (Kapiti No.5C)	2
		Motungarara	3
		Tahoramaurea	3
		Tokomapuna	1
Kenepuru	129	Kenepuru No.1A	24
		Kenepuru No.2	9
		Kenepuru No.2AB	24
		Kenepuru No.3A	24
		Kenepuru No.4A	24
		Kenepuru No.5A	24
Koangaumu	298	Koangaumu	298
Komangarauatawhiri A	359	Komangarauatawhiri A	359
Mahinawa	41	Mahinawa [No.3073]	3
		Mahinawa No.1	38
Motuhara	262	Motuhara	262
Onepoto	65	Onepoto	65
Paekakariki	134	Paekakariki No.1	49
		Paekakariki No.2	85
Popoteruru	11	Popoteruru	11
Puka (Te)	60	Puka (Te)	60

<sup>50</sup> The figures shown in this column are the totals of the areas shown in the parent block column.

<sup>51</sup> The figures shown in this column are the original surveyed acreages of parent blocks. These will differ, to varying degrees, from the actual acreages for these blocks that result from totalling up the areas of surveyed subdivisions. It is these actual acreages that are used as the basis of calculations for the block summaries that follow. The reason for adopting original acreage in this initial table is to provide an initial point of reference. This is necessary, as the actual acreages only emerge over time as a block is subdivided into smaller parcels. As the title situation is fluid until the final subdivisions, the original surveyed acreages are useful when introducing the blocks in this sub-district.

Pukerua	2,872	Pukerua	2,872
Taupo	2,577	Taupo No.1	2,561
		Taupo No.2	10
		Taupo No.3	3
		Taupo No.4	3
Tunopo	94	Tunopo	94
Tutaeparaikete	46	Tutaeparaikete	46
Waimapihi	435	Waimapihi	435
Wainui	155	Wainui	155
Wairaka	584	Wairaka	584
Wairere	847	Wairere	847
Whareroa	278	Whareroa Pa	18
<b>Total</b>	<b>15,914</b>		<b>15,914</b>

Within this sub district, the 22 blocks can be grouped into four sets of geographical groupings:

- **Kapiti Island**
- **Wainui Reserves:** Whareroa reserves, Wainui reserves, Ramaroa, Te Puka, Paekakariki
- **Pukerua Blocks:** Tunopo, Pukerua, Waimapihi, Wairaka, Haukopua, Hongoeka, Motuhara, Taupo
- **Porirua Blocks:** Kahotea, Onepoto, Koangaumu, Korohiwa, Komangarauatawhiri A, Wairere, Tutaeparaikete, Popoteruru, Mahinawa, Kenepuru <sup>52</sup>

The following map records these block groupings and parent blocks.

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<sup>52</sup> Porirua Blocks not included in this draft but that will feature in the final report are Korohiwa and Takapuwhia



Porirua ki Manawatu Inquery District: **Southern Blocks Sub-district**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PkM 136 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017



## *Blocks Statements*

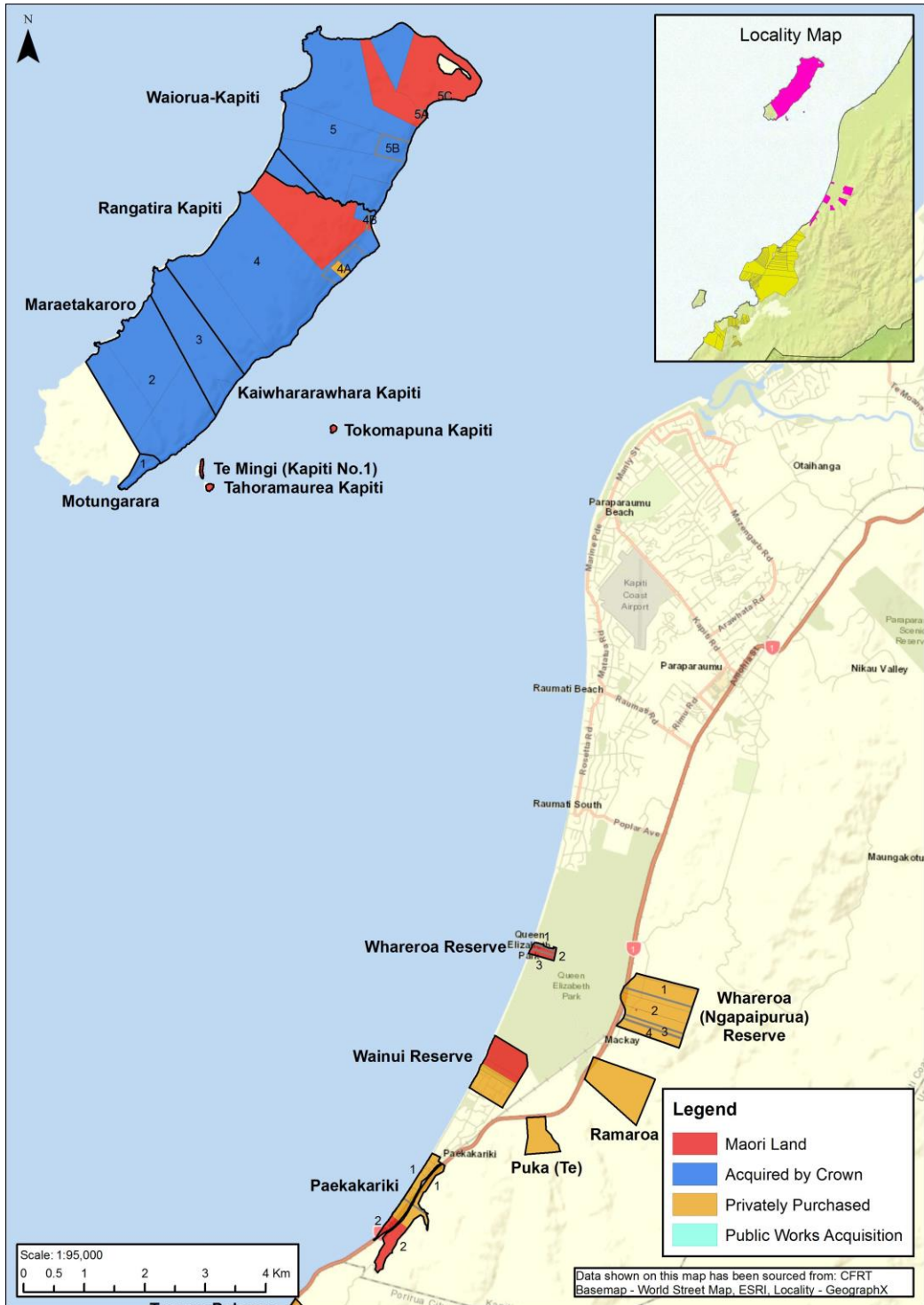
Several of the other sub-districts include large blocks with complicated and extended title and alienation histories. Two levels of summary are therefore required: a more detailed summary presenting title and alienation data within benchmark periods for each large blocks and, in a separate analysis section, a series of short block statements to capture the essence of what occurred with a block over time.

Within the Southern Blocks sub-district, most of the 22 blocks range from small to medium in size, their title history is uncomplicated (with few subdivisions occurring) and their alienation occurring quickly and involving few transactions. Given this, there is little need for an initial block-by-block summary. Instead, a series of block statement will be presented that effectively capture the developments occurring within each of the 22 blocks.

In this subdistrict no blocks experienced alienation before 1875. Therefore, the following block statements identify developments by and from 1900 onwards.

### *Kapiti*

- Kapiti (4,268 acres): The largest block grouping in this sub-district, by 1900, none of the block had been sold. By 1925, Crown purchasing had acquired 85.3% all of the block. (3,640 acres) Crown purchasing continued. By 1950, 437 acres remained and by 1975 just 41 acres (1%). All but twelve acres of this purchased land was acquired by the Crown.



Porirua ki Manawatu Inquiry District: Kapiti and Wainui Reserves -Tenure by 1925

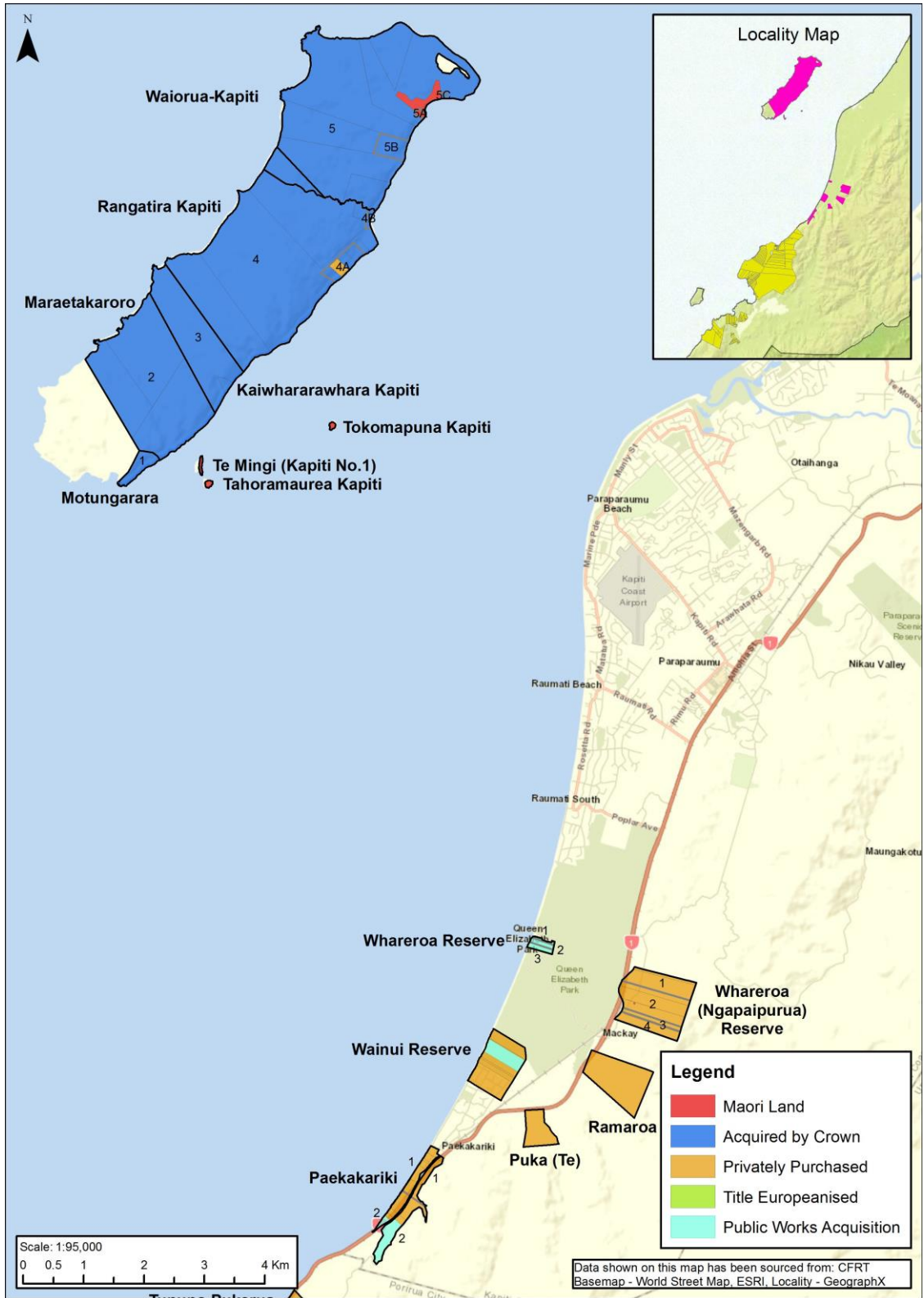
Cartography by Geospatial Solutions Ltd. Map Number CFRT - PkM 132 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

MAP 120

### *Wainui blocks*

- Paekakariki (135 acres): This block was acquired over a longer period of time than many other blocks in this sub-district. By 1900, only 8 acres had been sold. By 1925, however, a further 77 acres were privately purchased leaving 37% of the block in Maori ownership. The rest of the block was alienated with 11 acres acquired by 1950. By 1975, the remaining 39 acres had been taken for railway purposes.
- Puka (Te)(60 acres): By 1900, none of the block had been sold but by 1925 all of the block was privately purchased.
- Wainui (157 acres): By 1900, none of the block had been sold. By 1925, 73 acres had been acquired. (47.6%) By 1950 a further 31 acres was privately purchased and 37 acres taken by the Crown under the 'better utilisation' clause of public works legislation leaving only 10.5% of the block remaining in Maori ownership. By 1975, all of the block had been acquired.
- Whareroa (276 acres): By 1900, none of the block had been sold but by 1925 all but 19 acres (6.9%) of the block had been acquired. By 1950, these remaining Whareroa Pa sections were taken by the Crown under the 'better utilisation' clause of public works legislation.



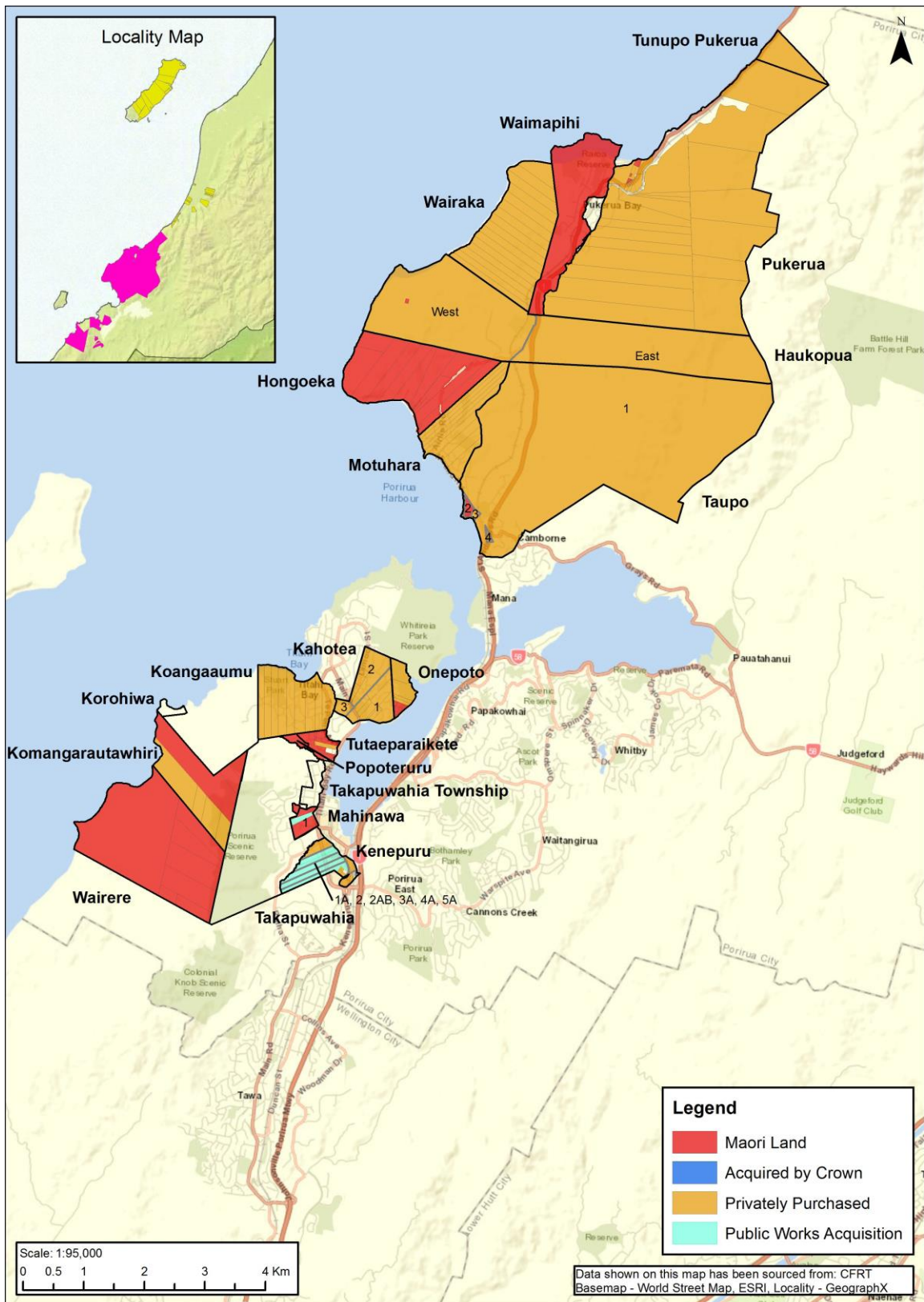
**Porirua ki Manawatu Inquiry District: Kapiti and Wainui Reserves -Tenure by 1975**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 133 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

### *Pukerua blocks*

- Haukopua (1,451 acres): by 1900, all but 1 acre of the block was privately purchased. The 1 acre remains Maori land today.
- Hongoeka (568 acres): This block grouping retained the most land and proportion of land of any in this sub-district accounting for 91% of the remaining Maori land in the Southern Blocks sub-district. By 1925, no land had sold from Hongoeka. By 1950, 61 acres had been purchased and by 1975 a further 65 acres had gone out of Maori ownership through the europeanisation of title.
- Motuhara (265 acres): By 1900, all of the block was privately purchased .
- Pukerua (2,606 acres): The largest block in this subdistrict, by 1900 a total of 800 acres (30.7%) had been privately purchased. By 1925, all but four acres had been acquired through private purchasing. This reduced over time to less than an acre remaining in Maori ownership.
- Taupo (2,580 acres): The second largest block in this subdistrict, by 1900 all but ten acres had been acquired through private purchasing. By 1950, none of the block remained in Maori ownership.
- Tunopo (94 acres): By 1900, none of the block had been sold but by 1925 all of the block was privately purchased.
- Waimapihi (435 acres): By 1950, none of the block had been sold but by 1975 all of the block was privately purchased.
- Wairaka (584 acres): By 1900, 87.5% of the block had been sold to private purchasers and by 1925 the remaining 73 acres were also privately purchased.



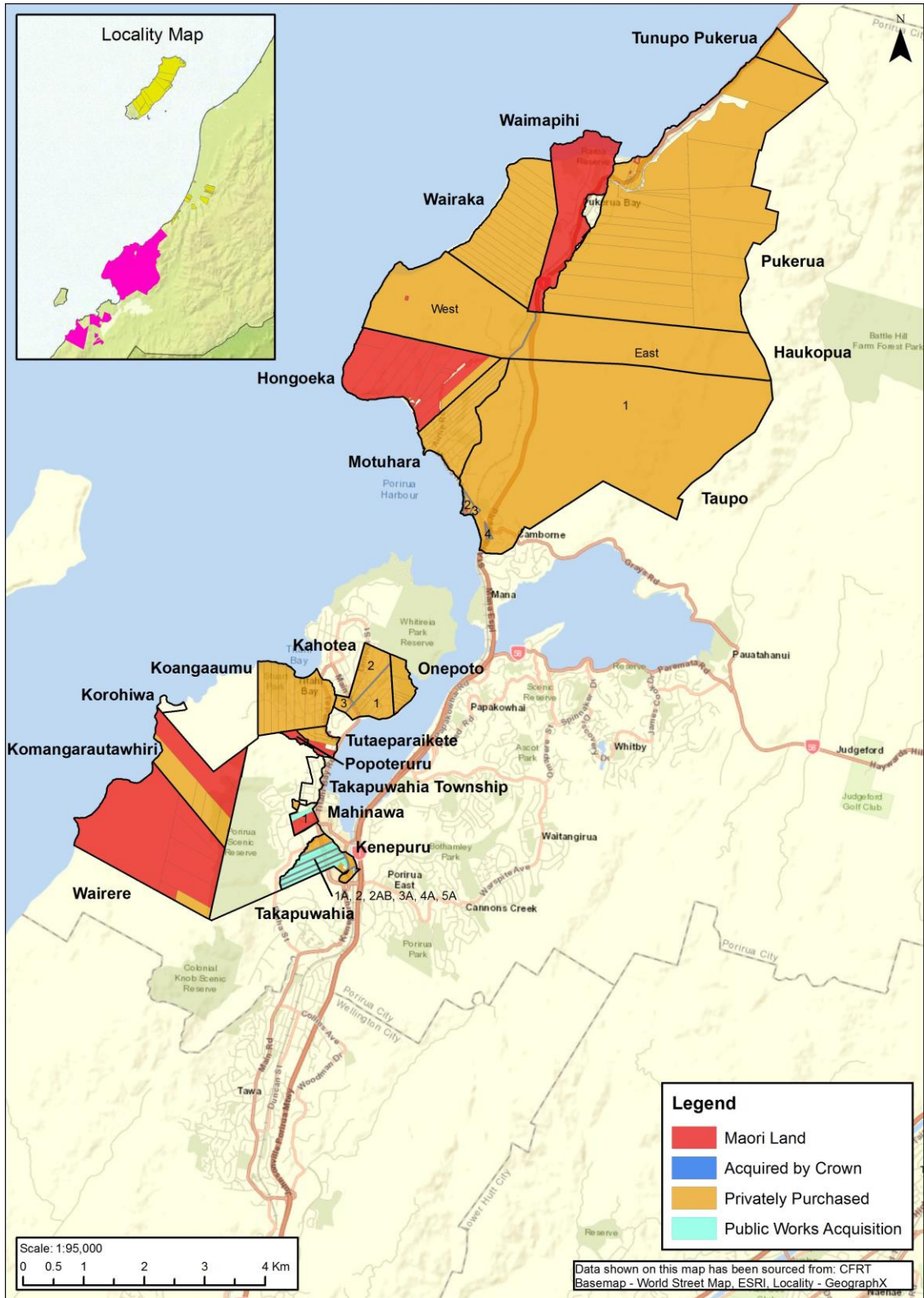
**Porirua ki Manawatu Inquiry District: Pukerua and Porirua Reserves - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PkM 134 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

### *Porirua blocks*

- Kahotea (188 acres): By 1900, 16 acres only of the block had been sold but by 1925 all of the remaining land was privately purchased.
- Kenepuru (126 acres): By 1900, 31 acres of the block was privately purchased. By 1925, the remaining area was taken for public works purposes.
- Koangaumu (302 acres): By 1900, all of the block was privately purchased .
- Komangarauatawhiri A (360 acres): By 1900, all of the block was privately purchased.
- Mahinawa (41 acres): By 1900, none of the block had been sold. By 1925, 7 acres had been acquired and by 1950 a further 10 acres. By 1975, all of the remaining 24 acres had been acquired. This included a small 9-acres purchase by the Crown.
- Onepoto (62 acres): By 1900, none of the block had been sold but by 1925 all but 6 acres (9.2%) of the block had been privately purchased. By 1950, the whole block was alienated.
- Popoteruru (11 acres): By 1950, none of the block had been sold but by 1975 all of the block had been taken for state housing purposes.
- Tutaeparaikete (46): By 1900, none of the block had been sold. By 1925, 6 acres had been acquired (14.1%) and by 1950 a further 24 acres. By 1975, all of the bock had been acquired. This included a small 9-acres purchase by the Crown.
- Wairere (846 acres): By 1925, none of the block had been sold. By 1950, 28 acres only of the block had been sold but by 1975 all of the remaining land was purchased.



**Porirua ki Manawatu Inquiry District: Pukerua and Porirua Reserves -Tenure by 1975**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 135 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

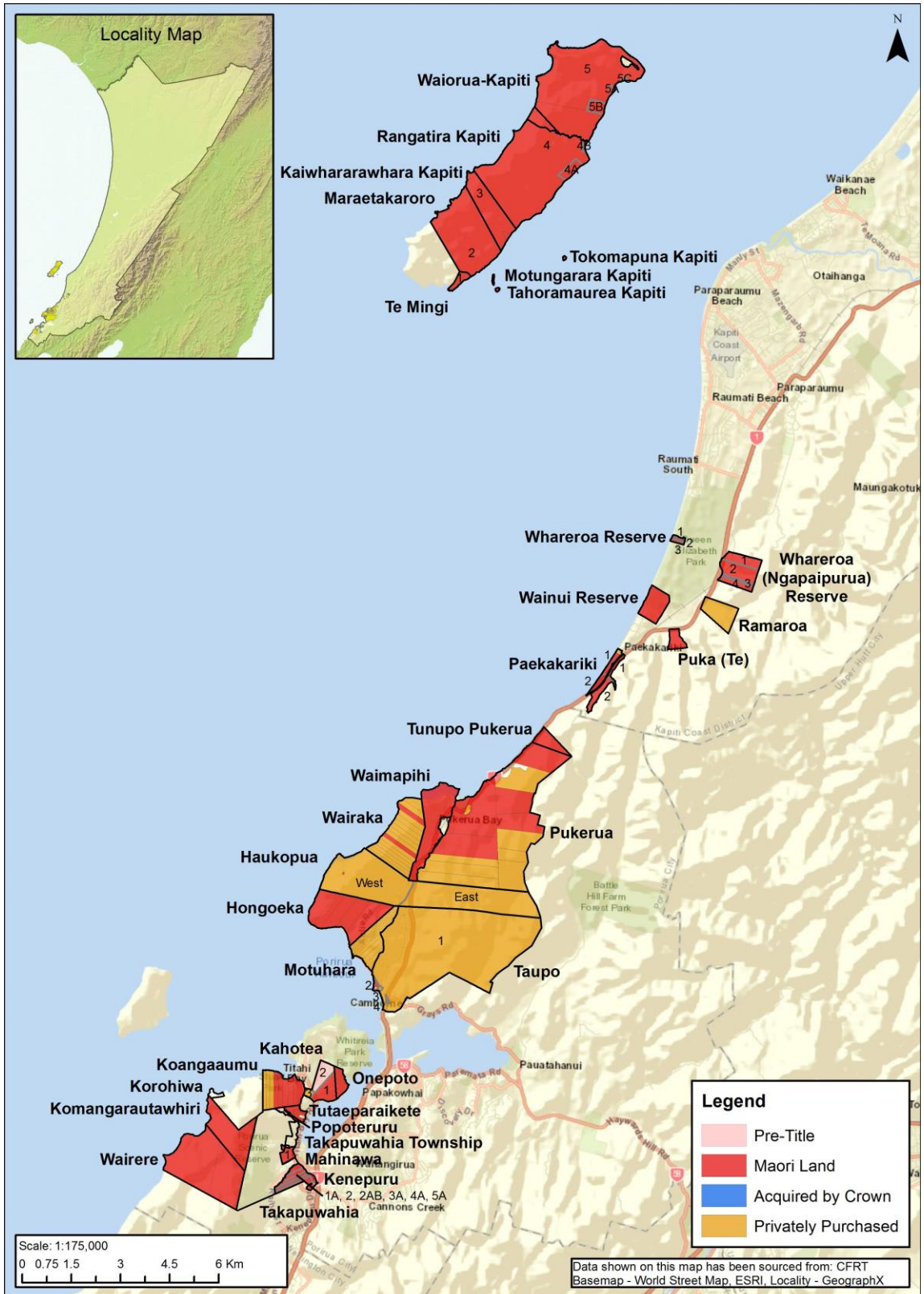


## *Alienation Tables*

As with the other sub-districts, two sets of tables are presented to capture the alienation experience of the blocks and block groupings of the Southern Blocks sub-district. The first set provides a record of remaining acreages of the blocks within the sub-district as at the benchmark dates selected for this project. The tables present actual acres and then percentages of what these areas represent when compared with the original acreage of a block or block groupings.

*Land remaining (acres only using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>Original</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Haukopua	1451	1451	1	1	1	1	1
Hongoeka	568	568	568	568	501	440	440
Kahotea	188	188	172	0	0	0	0
Kapiti	4268	4268	4268	628	437	41	41
Kenepuru	126	126	95	0	0	0	0
Koangaumu	302	302	0	0	0	0	0
Komangarauatawhiri A	360	360	0	0	0	0	0
Mahinawa	41	41	41	34	24	0	0
Motuhara	265	265	0	0	0	0	0
Onepoto	62	62	62	5	0	0	0
Paekakariki	135	135	127	50	39	0	0
Popoteruru	11	11	11	11	11	0	0
Puka (Te)	60	60	60	0	0	0	0
Pukerua	2606	2606	1806	4	3	2	1
Taupo	2580	2580	10	10	0	0	0
Tunopo	94	94	94	0	0	0	0
Tutaeparaikete	46	46	46	39	15	0	0
Waimapihi	435	435	435	435	435	0	0
Wainui	157	157	157	84	16	0	0
Wairaka	584	584	73	0	0	0	0
Wairere	846	846	846	846	818	0	0
Whareroa	276	276	276	19	0	0	0
<b>Totals</b>	<b>15461</b>	<b>15461</b>	<b>9148</b>	<b>2734</b>	<b>2300</b>	<b>919</b>	<b>483</b>



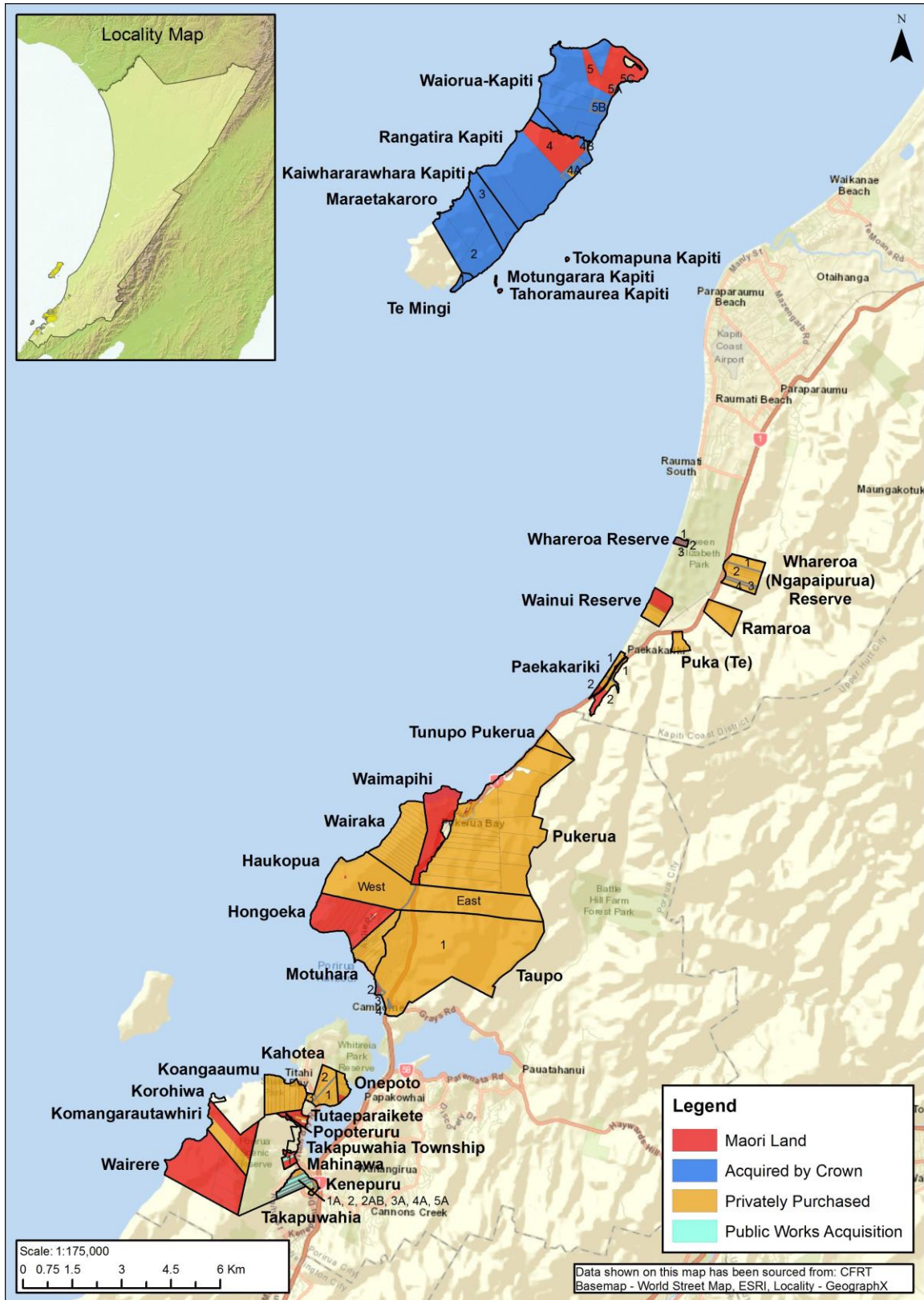
Porirua ki Manawatu Inquiry District: **Southern Blocks Sub-district -Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 127 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

*Land remaining (% of original block using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Haukopua	100.0	0.1	0.1	0.1	0.1	0.1
Hongoeka	100.0	100.0	100.0	88.3	77.6	77.6
Kahotea	100.0	91.6	0.0	0.0	0.0	0.0
Kapiti	100.0	100.0	14.7	10.2	1.0	1.0
Kenepuru	100.0	0.0	0.0	0.0	0.0	0.0
Koangaaumu	100.0	0.0	0.0	0.0	0.0	0.0
Komangarauatawhiri A	100.0	0.0	0.0	0.0	0.0	0.0
Mahinawa	100.0	100.0	82.4	58.8	0.0	0.0
Motuhara	100.0	0.0	0.0	0.0	0.0	0.0
Onepoto	100.0	100.0	9.2	0.0	0.0	0.0
Paekakariki	100.0	94.1	37.0	28.9	0.0	0.0
Popoteruru	100.0	100.0	100.0	100.0	0.0	0.0
Puka (Te)	100.0	100.0	0.0	0.0	0.0	0.0
Pukerua	100.0	69.3	0.2	0.1	0.1	0.1
Taupo	100.0	0.4	0.4	0.0	0.0	0.0
Tunopo	100.0	100.0	0.0	0.0	0.0	0.0
Tutaeparaikete	100.0	100.0	85.9	33.7	0.0	0.0
Waimapihi	100.0	100.0	100.0	100.0	0.0	0.0
Wainui	100.0	100.0	53.4	10.5	0.0	0.0
Wairaka	100.0	12.5	0.0	0.0	0.0	0.0
Wairere	100.0	100.0	100.0	96.6	0.0	0.0
Whareroa	100.0	100.0	6.9	0.0	0.0	0.0
<b>Totals</b>	100.0	59.2	17.7	14.9	5.9	3.1



Porirua ki Manawatu Inquiry District: **Southern Blocks Sub-district -Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PkM 128 Map projection: New Zealand Transverse Mercator

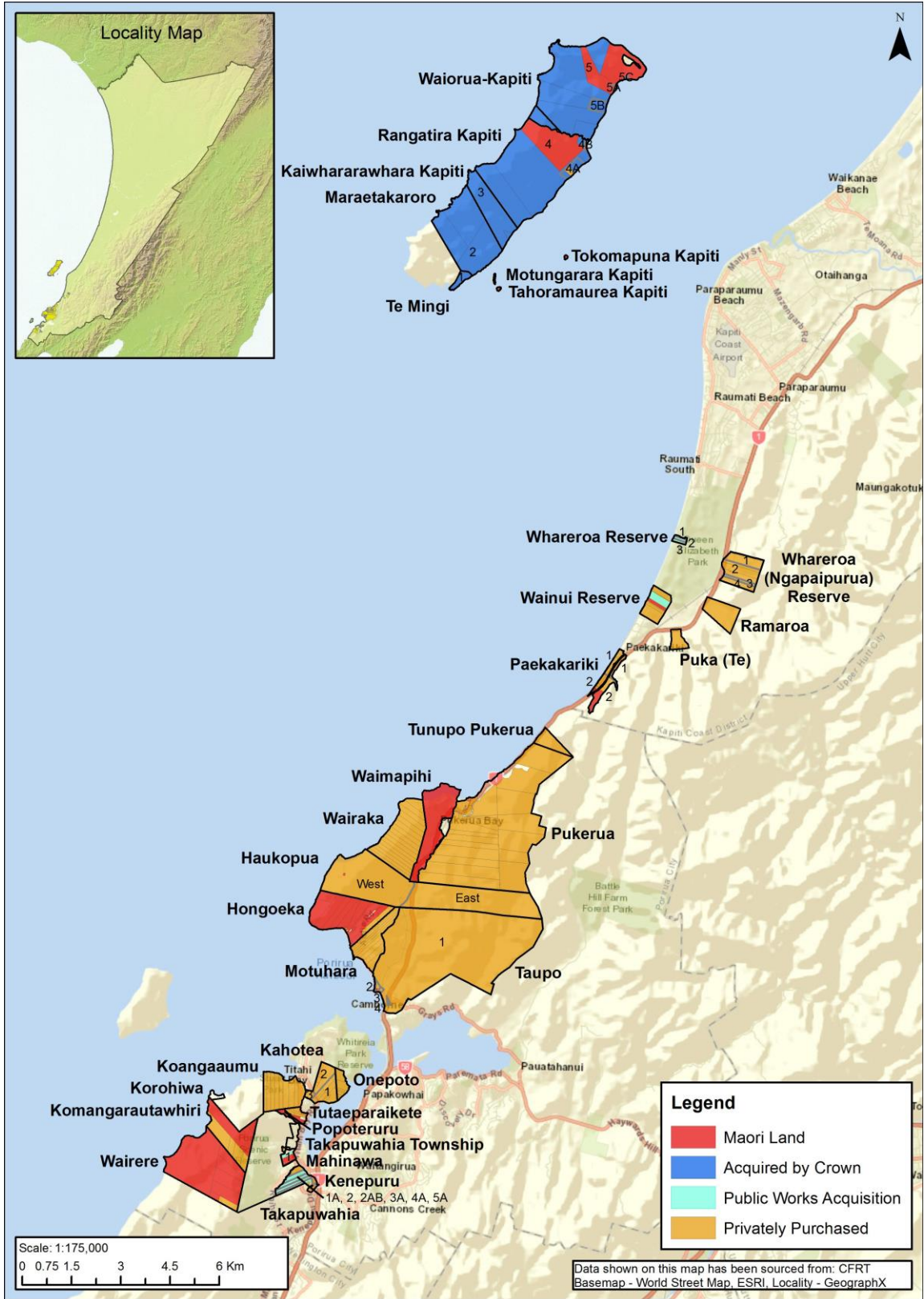
Date: 30/05/2017

The second set of tables record the nature of alienation using for categories as well as recording the amount of land remaining as Maori land. These tables reflect the summaries provided in Part II at the end of each block/block grouping narrative. In addition, however, these figures have been turned into percentages to indicate what proportion of land within a block/block grouping was alienated by each category.

*Nature of alienation (acres only using actual block acreages)*<sup>53</sup>

<b>Block/ Block Grouping</b>	<b>Total area (acres)</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Haukopua	1451		1450			1
Hongoeka	568		61	65		441
Kahotea	188		188			
Kapiti	4268	4213	12			42
Kenepuru	126		34		91	
Koangaumu	302		302			
Komangarauatawhiri A	360		360			
Mahinawa	41	5	11		24	
Motuhara	265		265			
Onepoto	62		62			
Paekakariki	135		96		39	
Popoteruru	11				11	
Puka (Te)	60		60			
Pukerua	2606		2604	1		1
Taupo	2580		2579			1
Tunopo	94		94			
Tutaeparaikete	46	9	37			
Waimapihi	435		435			
Wainui	157		120		37	
Wairaka	584		584			
Wairere	846		846			
Whareroa	276		257		19	
<b>Totals</b>	15461	4227	10457	66	221	486

<sup>53</sup> NB: the totals of the five columns setting out how land was acquired, do not add up to the total acreage column due to acre-only titles being presented. Instead there is a shortfall of 4 acres.



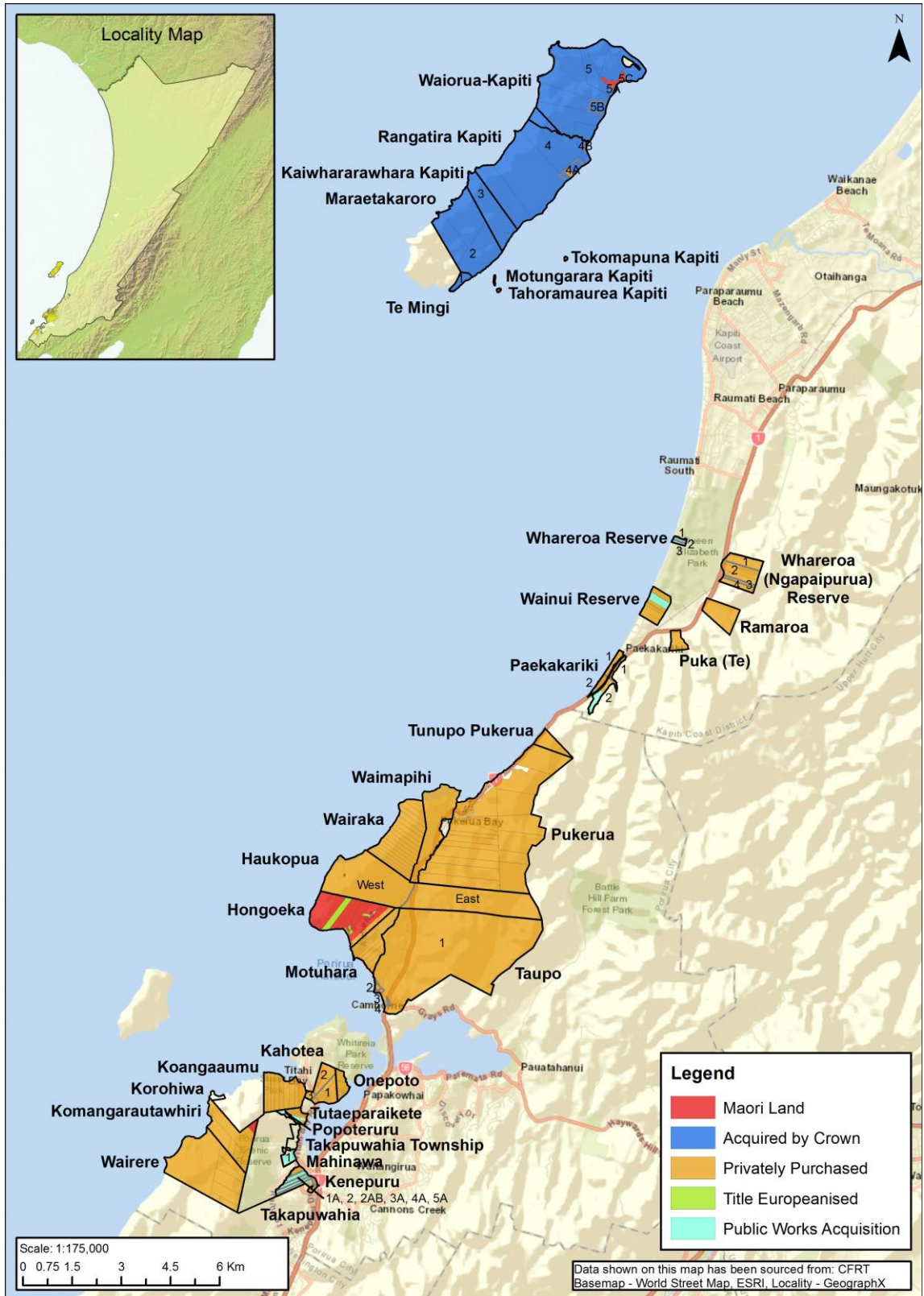
**Porirua ki Manawatu Inquiry District: Southern Blocks Sub-district -Tenure by 1950**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PkM 129 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

*Nature of alienation (% of original block)*

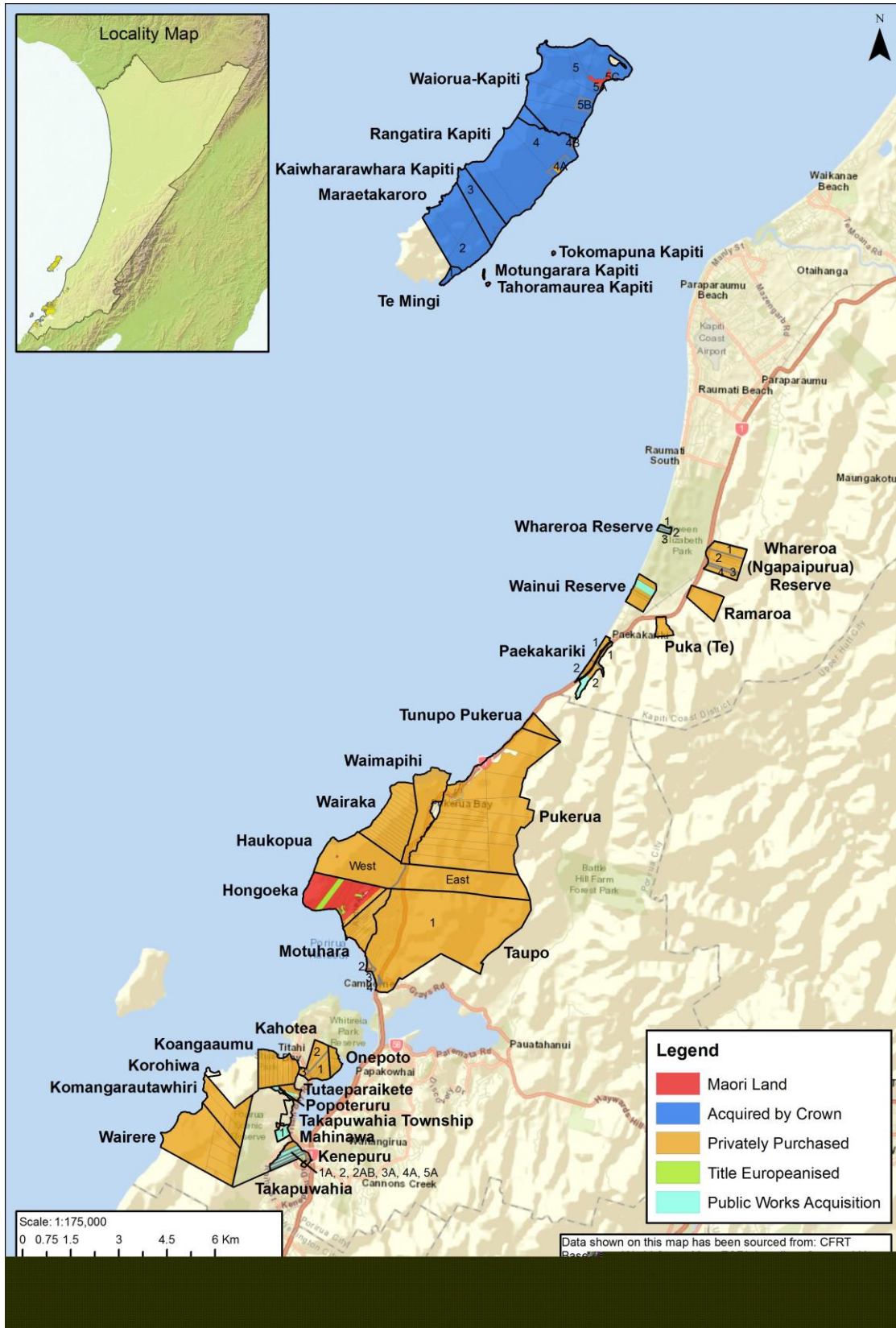
<b>Block/ Block Grouping</b>	<b>Total area</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Haukopua	1451		99.9			0.1
Hongoeka	568		10.7	11.4		77.6
Kahotea	188		100.0			
Kapiti	4268	98.7	0.3			1.0
Kenepuru	126		27.0		72.2	
Koangaumu	302		100.0			
Komangarauatawhiri A	360		100.0			
Mahinawa	41	12.2	26.8		58.5	
Motuhara	265		100.0			
Onepoto	62		100.0			
Paekakariki	135		71.1		28.9	
Popoteruru	11				100.0	
Puka (Te)	60		100.0			
Pukerua	2606		99.9			
Taupo	2580		100.0			
Tunopo	94		100.0			
Tutaeparaikete	46	19.6	80.4			
Waimapihi	435		100.0			
Wainui	157		76.4		23.6	
Wairaka	584		100.0			
Wairere	846		100.0			
Whareroa	276		93.1		6.9	
<b>Totals</b>	15461	27.3	67.6	0.4	1.4	3.1



Porirua ki Manawatu Inquery District: **Southern Blocks Sub-district -Tenure by 1975**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PkM 130 Map projection: New Zealand Transverse Mercator Date: 30/05/2017





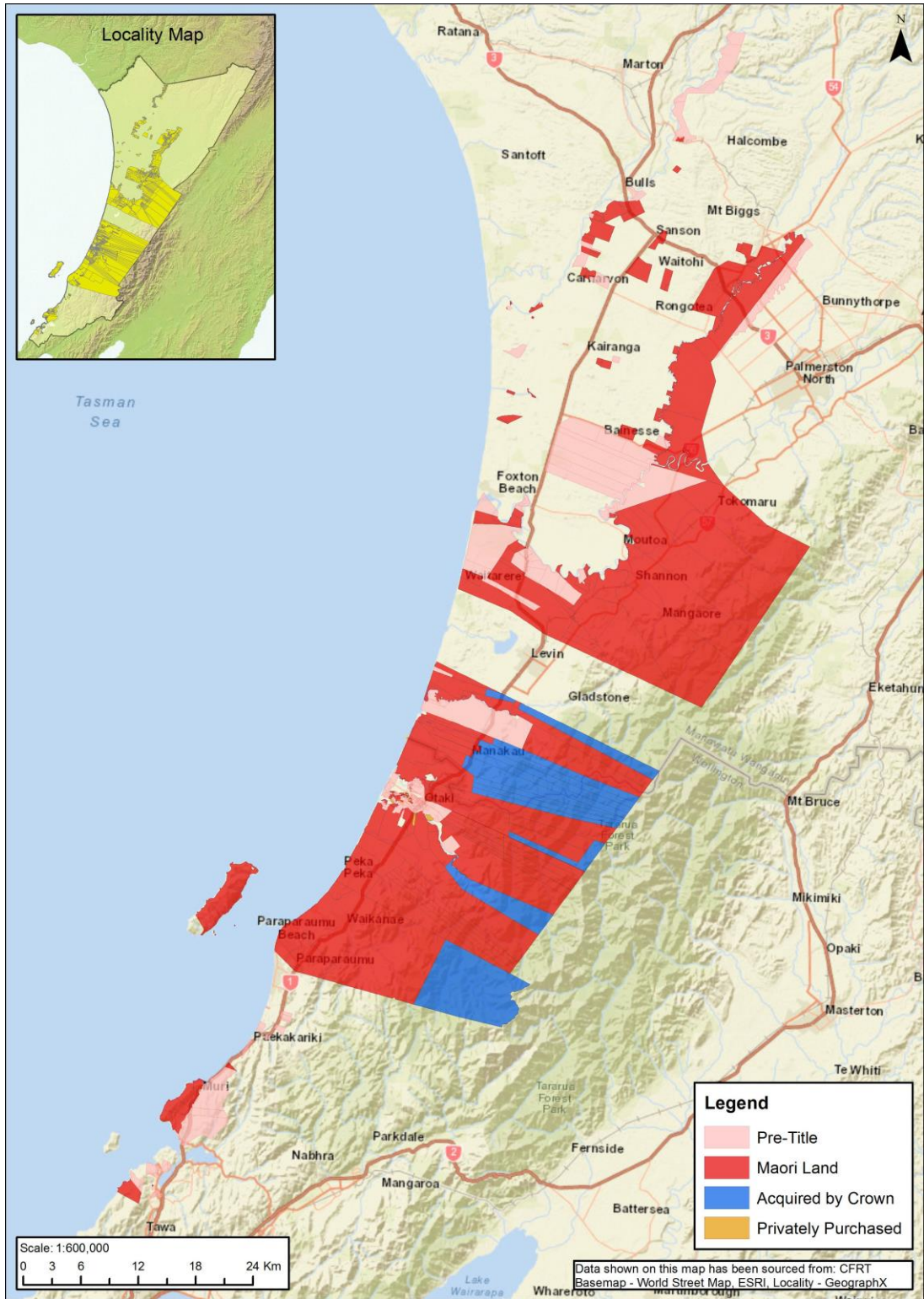
MAP 128

### **Inquiry District Commentary:**

Having presented summaries and analysis for all seven sub-districts, some observations can be made respecting the whole Inquiry District. In making these observations, all the caveats recorded in the Introduction to this report and with the sub-district summaries need to be borne in mind. The especially relate to areas where research is ongoing and where results presented in this report must be viewed as indicative until the final research and vetting of the report and its data is complete. Nevertheless, with the presentation of a comparatively complete draft, some useful observations can be made.

The following observations are primarily related to title and alienation histories of the blocks within the Inquiry District. Matters to do with utilisation, such as land use through leasing or development and the administrative vehicles used to manage land, will be addressed in time for the final report.

Regarding the observations made in relation to title and alienation histories of the blocks within the Inquiry District, the timeframes taken to compile the block data as presented in Volume II and III



**Porirua ki Manawatu Inquiry District: Tenure by 1875**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 120 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

**MAP 129**

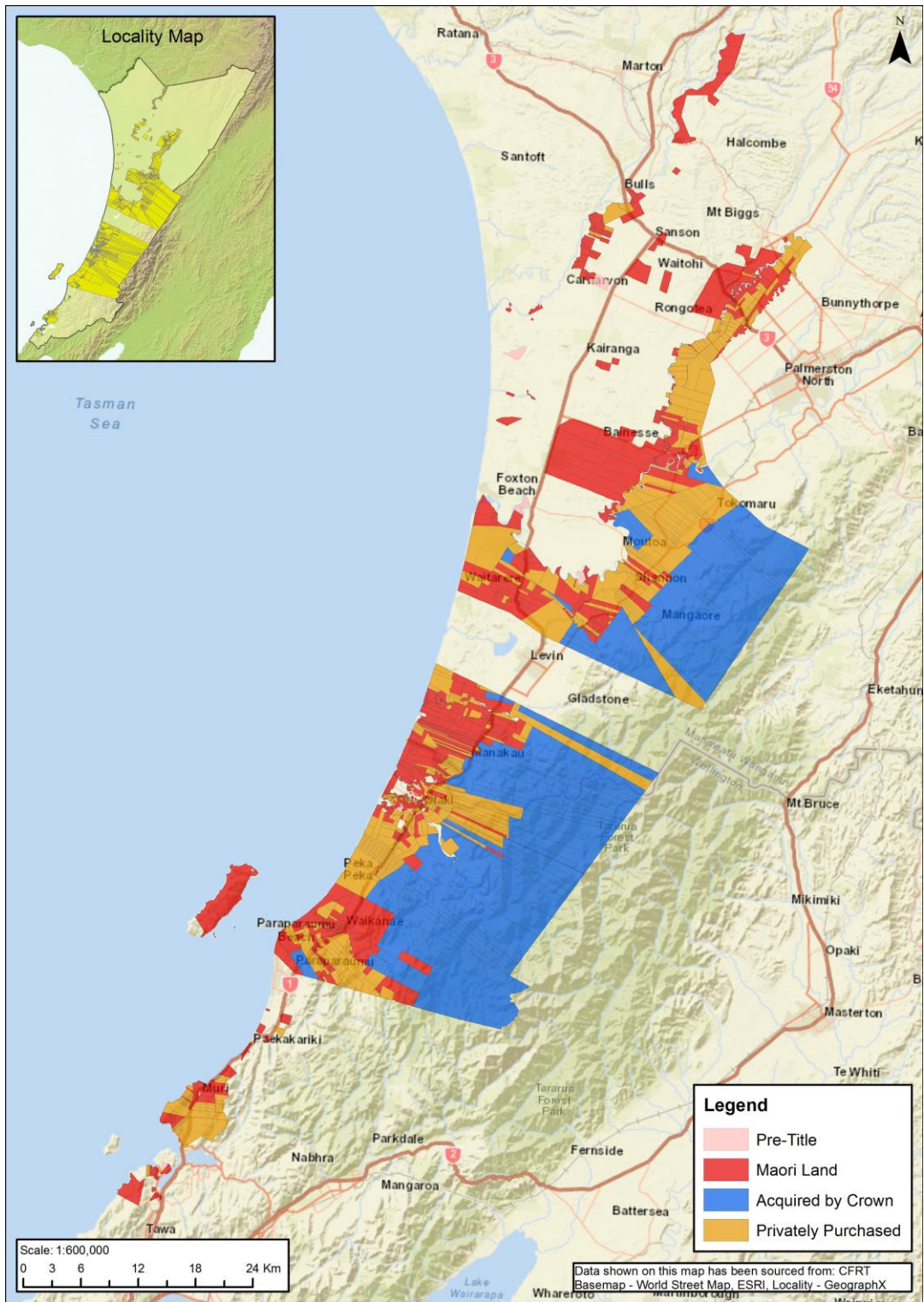
### *Sub-Districts*

As noted in the Introduction to this report, the use of sub-districts have been a key mechanism through which data can be reviewed and assessed. Seven sub-districts have been identified. The basis for creating these sub-districts is set out fully within the Introduction

<b>Sub-District</b>	<b>Area</b>	<b>%</b>
Rangitikei-Manawatu	60,677	14.3
Manawatu	104,660	24.7
Horowhenua	52,640	12.4
Waiwiri to Pukehou	76,159	18.0
Otaki Blocks	3,574	0.8
Waihoanga to Ngarara	110,471	26.1
Southern Blocks	15,461	3.7
<b>Totals</b>	<b>423,642</b>	<b>100.0</b>

When comparing these sub-districts, there are three types within the Inquiry District:

- a collection of small blocks that make up the Otaki Blocks sub-district
- two sub-districts where major pre-1867 Crown purchases leave a residual collection of Maori within the area (ie Rangitikei-Manawatu sub-district and Southern Blocks sub-district)
- remaining districts where the entire area is full of Maori land that received title through the Land Court Process (ie Manawatu, Horowhenua, Waiwiri to Pukehou, Waihoanga to Ngarara)



**Porirua ki Manawatu Inquiry District: Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 121 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

**MAP 130**

## *Title Histories*

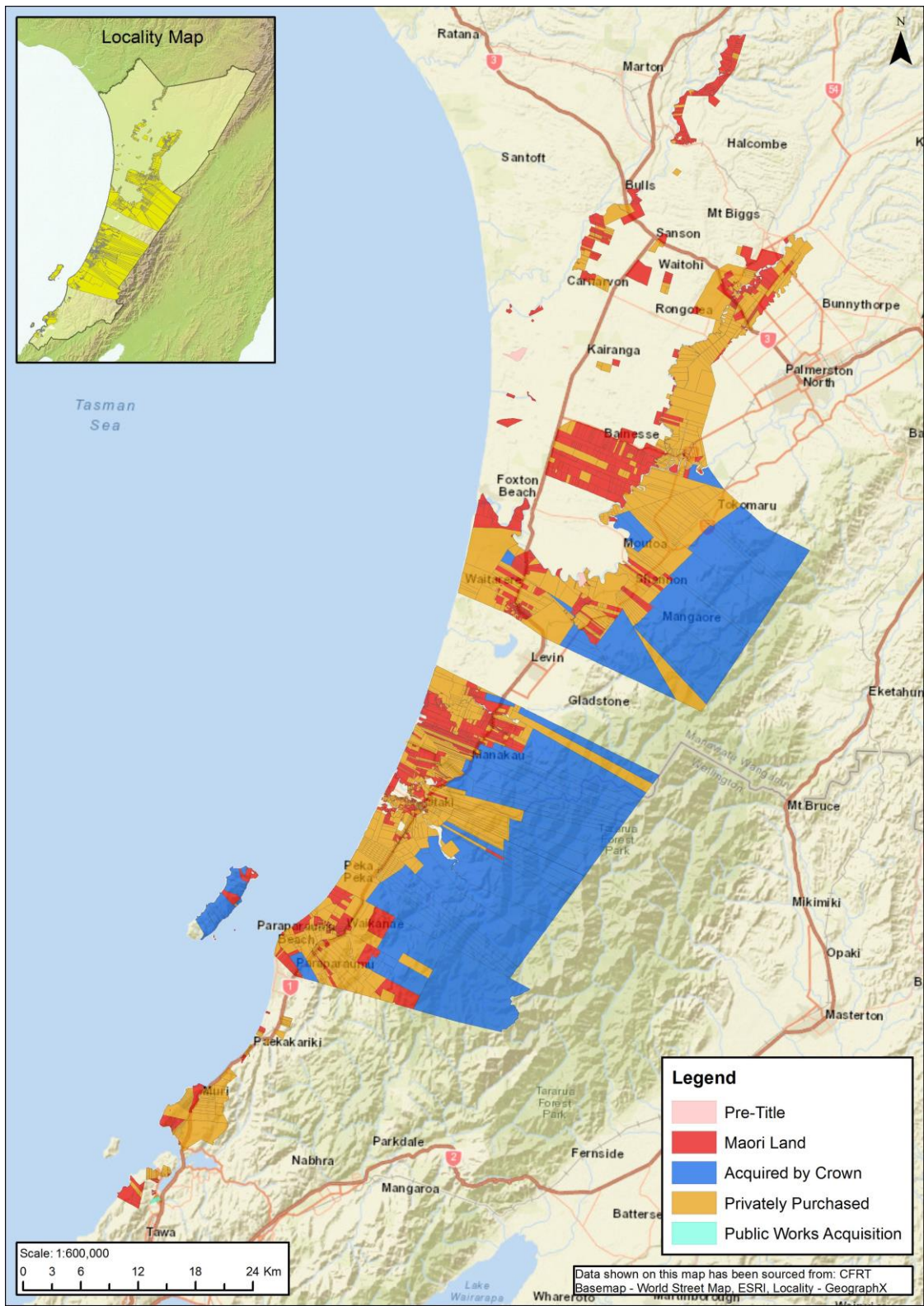
The following table records the block grouping and parent blocks within each sub-district:

<b>Sub-District</b>	<b>Area</b>	<b>No. of Block Groupings</b>	<b>No. of Parent Blocks</b>
Rangitikei-Manawatu	60,677	8	28
Manawatu	104,660	28	67
Horowhenua	52,640	1	1
Waiwiri to Pukehou	76,159	12	41
Otaki Blocks	3,574	66	340
Waihoanga to Ngarara	110,471	9	32
Southern Blocks	15,461	22	48
<b>Totals</b>	<b>423,642</b>	<b>146</b>	<b>557</b>

## ***Blocks***

The type of sub-district tends to shape the nature of blocks. With a few exceptions only, the Otaki sub-districts is made up of dozens of block grouping consisting of hundreds of very small parent blocks. The Crown purchase reserves sub-districts consist of medium sized block groupings, the Southern Blocks sub-district having only 22 with a total area of just 15,461 acres while the Rangitikei-Manawatu sub-district has 60,677 acres. The remaining sub-districts are dominated by a few very large block groupings that account for most of the land in the sub-district and which all received titles in the early 1870s. The predominating process was the hearing of the Manawatu-Kukutauaki block, which not only created several Manawatu-Kukutauaki block groupings, but also blocks such as Ohau and Pukehou. In addition, the Horowhenua and Ngarara blocks were heard separately but again before 1875.

Within the sub-districts where the giant block groupings that predominate and account for most of the land area, are always a small collections of various other blocks, ranging from medium or small acreages, that are located around and in-between the giant blocks. These smaller blocks have varied titled histories, some passing through the Court at the same time as the giant blocks, some earlier and several not receiving title until the 1880s and 1890s.



**Porirua ki Manawatu Inquiry District: Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 122 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

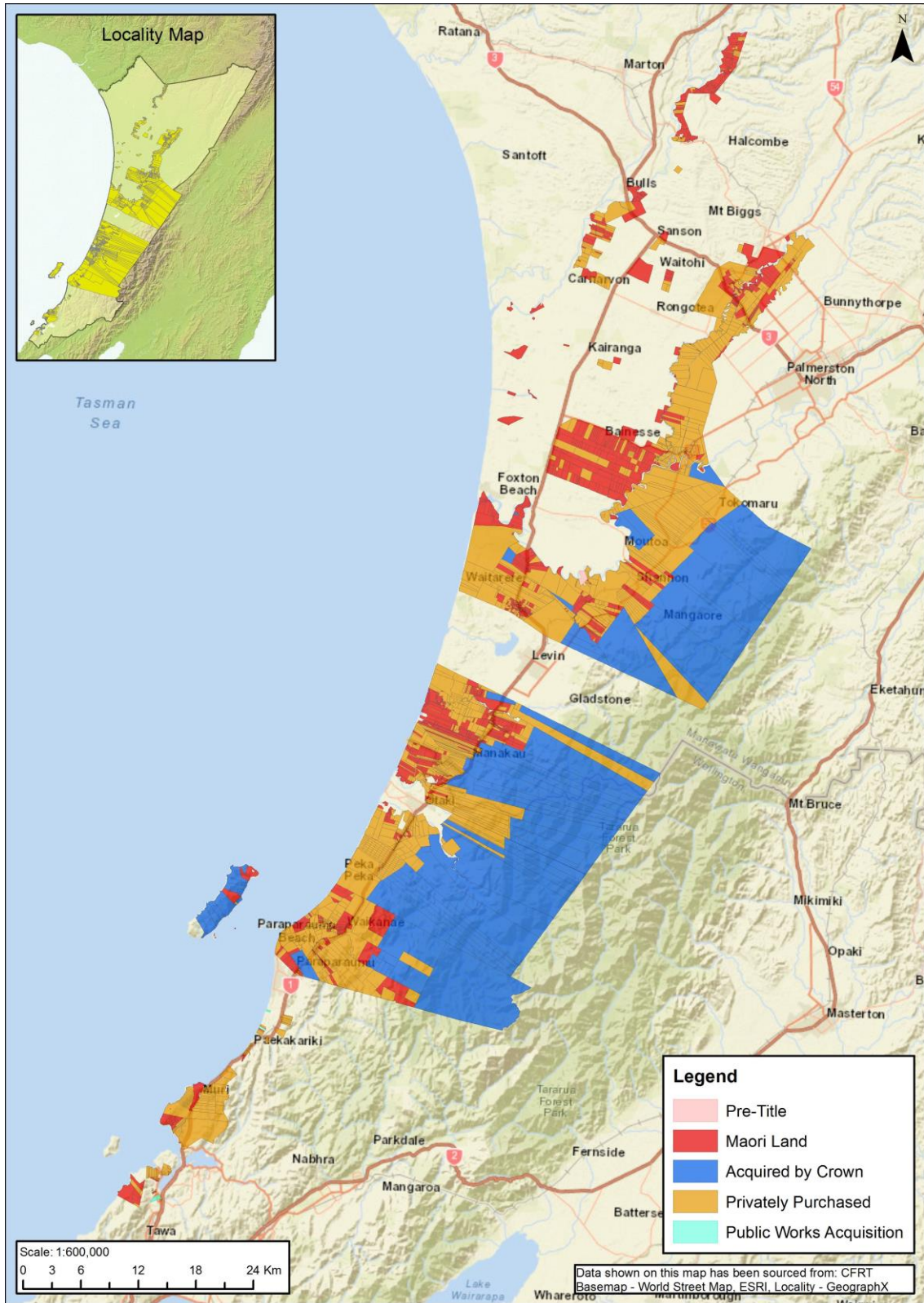
Within the giant blocks, however, the parent blocks that actually received titles (as distinct from the block groupings that may have been the starting point when title was heard), are obviously much smaller and often are comparable in area to the other miscellaneous blocks within the sub-district.

### *Subdivisions*

As the date in Volumes II and III indicate, and as the summaries and analysis in this volume note, for almost all significant blocks within this Inquiry District the partitioning of land was an ongoing process. In some cases, it is evident that the subdividing of land occurred within the context of land alienation. Sometimes this was a reflection of people cutting out their interests as a preparatory step to a land sale which often would occur within a short space of time from the partition occurring. In other cases, the partitioned block is awarded in the name of the purchaser thereby finalising the process of a purchase.

Despite the link between the partitioning of land and its alienation being one that would be expected, it is also evident in a number cases and for a number of blocks, there would be a high level of subdivision that was occurring despite there being little or no alienations occurring. This high level of subdivision was either heightened in certain periods or was almost ongoing. For certain blocks, it was the 1880 to 1900 period that saw the most partitioning. For others it was the 1900 to 1920 period. Uniformly, across the Inquiry District there was little or no partitioning over the 1930s and 1940s. Some level of subdivision did occur again during the 1950s and even the early 1960s, but it was at a comparatively low level. Once again, from the 1970s onwards, the subdivision of land was a rare occurrence.





**Porirua ki Manawatu Inquery District: Tenure by 1950**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 123 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

### *Degree of Land Alienation*

The following tables record the degree of alienation and the overall impact within each sub-district as well as overall within the Inquiry District.

#### *Land remaining (acres only using actual block acreages)*

<b>Sub-District</b>	<b>Original</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Rangitikei-Manawatu	60,677	60,658	34,359	19,281	17,944	11,778	8,470
Manawatu	104,660	104,642	16,144	8,164	6,838	2,191	1,692
Horowhenua	52,640	52,640	20,662	13,186	10,624	7,699	6,049
Waiwiri to Pukehou	76,159	48,839	17,549	10,895	9,705	6,446	4,979
Otaki Blocks	3,574	3,453	1,906	1,137	924	422	161
Waihoanga to Ngarara	110,471	69,582	13,896	5,594	4,597	3,149	2,469
Southern Blocks	15,461	15,461	9,148	2,734	2,300	919	483
<b>Totals</b>	<b>423,642</b>	<b>355,275</b>	<b>113,664</b>	<b>60,991</b>	<b>52,932</b>	<b>32,604</b>	<b>24,303</b>

#### *Land remaining (% of original block using actual block acreages)*

<b>Block/ Block Grouping</b>	<b>1875</b>	<b>1900</b>	<b>1925</b>	<b>1950</b>	<b>1975</b>	<b>2000</b>
Rangitikei-Manawatu	100.0	56.6	31.8	29.6	19.4	14.0
Manawatu	100.0	15.4	7.8	6.5	2.1	1.6
Horowhenua	100.0	39.3	25.1	20.2	14.6	11.5
Waiwiri to Pukehou	64.1	23.0	14.3	12.7	8.5	6.5
Otaki Blocks	96.6	53.3	31.8	25.9	11.8	4.5
Waihoanga to Ngarara	63.0	12.6	5.1	4.2	2.9	2.2
Southern Blocks	100.0	59.2	17.7	14.9	5.9	3.1
<b>Totals</b>	<b>83.9</b>	<b>26.8</b>	<b>14.4</b>	<b>12.5</b>	<b>7.7</b>	<b>5.7</b>

#### *Land passing out of Maori title in each benchmark period (acres only using actual block acreages)*

<b>Sub-District</b>	<b>Original</b>	<b>By 1875</b>	<b>1876-1900</b>	<b>1901-1925</b>	<b>1926-1950</b>	<b>1951-1975</b>	<b>1976-2000</b>
Rangitikei-Manawatu	60,677	19	26299	15078	1337	6166	3308
Manawatu	104,660	18	88498	7980	1326	4647	499
Horowhenua	52,640	0	31,978	7,476	2,562	2,925	1,650
Waiwiri to Pukehou	76,159	27320	31290	6654	1190	3259	1467
Otaki Blocks	3,574	121	1,547	769	213	502	261
Waihoanga to Ngarara	110,471	40889	55686	8302	997	1448	680
Southern Blocks	15,461	0	6,313	6,414	434	919	436
<b>Totals</b>	<b>423,642</b>	<b>68,367</b>	<b>241,611</b>	<b>52,673</b>	<b>8,059</b>	<b>20,328</b>	<b>8,301</b>

The tables show that the period up to 1875 was one where across the seven sub-districts 68,366 acres (16.1%) of Maori land had been acquired by purchase. Aside from the 121 acres of private purchases in the Otaki Blocks sub-district, the remainder essentially consists of Crown purchases within the Wairiri/Pukehou and Waihoanga/Ngarara sub-districts. The block in which Crown purchases were secured before 1875 included Muhunua, Manawatu Kukutauaki No.4, Pukehou, Waihoanga and Ngarara.

The Crown purchase process that began before 1875 continued in the decade thereafter. From this time, private purchasing also began. From, 1875 to 1900, therefore, 241,611 acres of land was acquired, or 57% of the Maori land within the Inquiry District as at 1867. In terms of land area, it is the Manawatu sub-district that accounts for the highest land loss by far - 88,498 acres or 37% of the total land acquisition in the Inquiry District for this period. Within the Manawatu sub-district, this acreage represented almost 85% of Maori land. In the Waihoanga/Ngarara sub-district, the pre-1875 purchasing continued with the result by 1900 that a further 55,686 acres had sold. By 1900, therefore, just over 12% of the sub-district remained in Maori ownership. In both the Horowhenua sub-district and the Waiwiri/Pukehou sub-district just short of 32,000 acres each had been alienated in the 1875-1900 period. As there had been purchasing prior to 1875 in the Waiwiri/Pukehou sub-district, by 1900 77% of Maori had been alienated. Within Horowhenua, where purchasing had not begun until after 1875, 60% of the block was still held by Maori owners.

Although all sub-districts experienced purchasing prior to 1900, but for the remaining three sub-districts the total area and proportion of purchase was lower. In the Southern Blocks sub-district, which effectively consisted of reserve land from Crown purchases, 6,313 acres had been alienated leaving almost 60% of the sub-district in Maori ownership. In the Rangitikei-Manawatu sub-district, which also consisted of reserve land from Crown purchases, despite 26,299 acres being sold, this had almost completely been concentrated in the Aorangi and Carnarvon block groupings. Only 56.6% of land in the sub-district remained in Maori title as at 1900. In the Otaki sub-district just 1,547 acres had been purchased but this represents almost half the area of the sub-district.

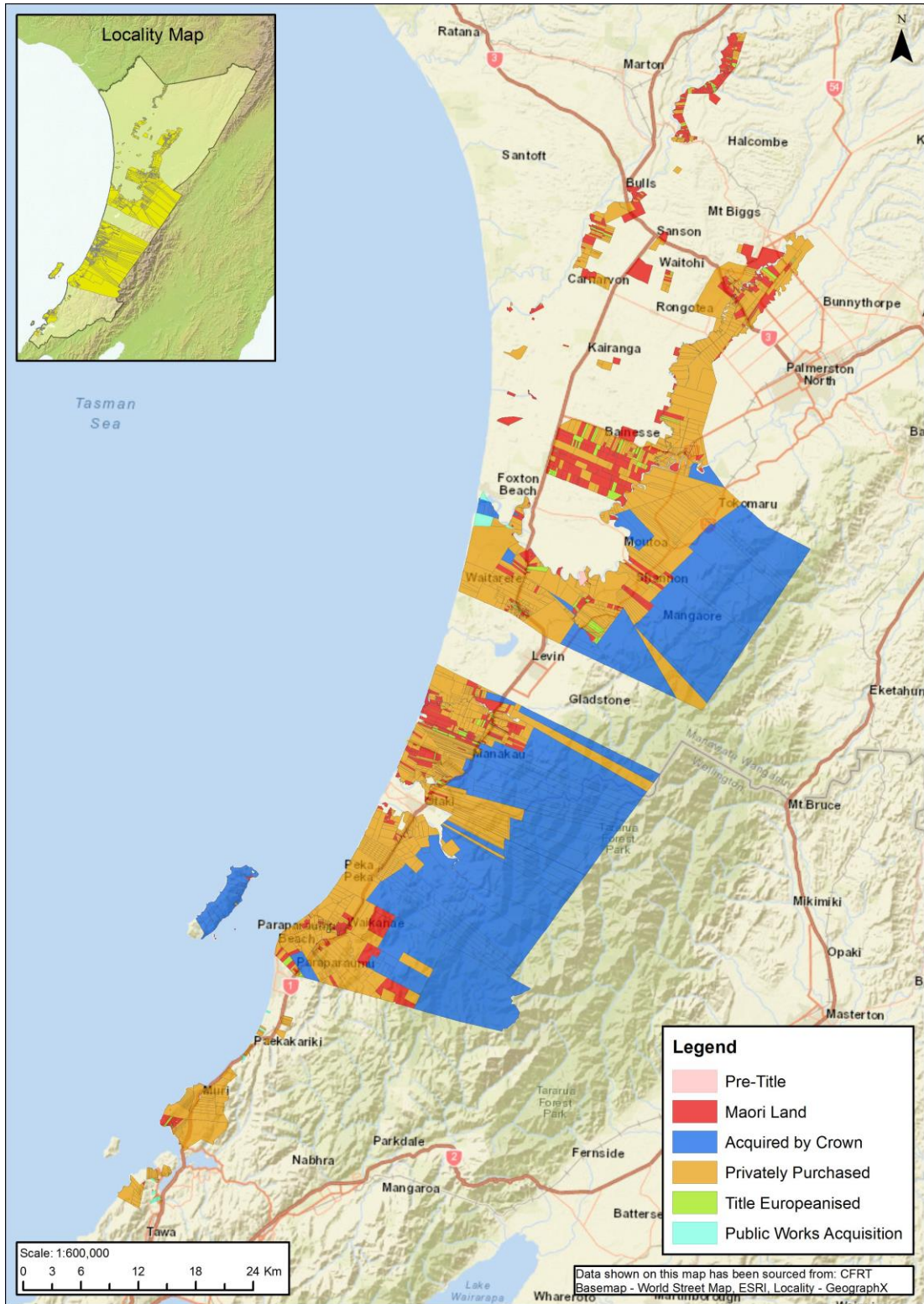
As noted below, when the nature of alienation is discussed in greater detail, the period between 1900 and 1925 is one where there was a resurgence of private purchasing as a result of legislative change. As a result, 52,673 acres of Maori land was purchased across the Inquiry District - a further 12.4%. Added to the pre-1900 total, 85% had been alienated by 1925. All districts were affected. In areas where there had already been a significant degree of purchasing prior to 1900, the alienation had continued. Although, by 1900, only 13,896 acres remained in the Waihoanga-Ngarara subdistrict (which originally had consisted of 110,471 acres), by 1925 this remaining acreage more than halved down to the 5,594 acres. This district had the lowest retention rate by 1925 - 5.1%. Similarly, the Manawatu sub-district, which had declined from an original area of 104,660 acres down to 16,144 acres in 1900, also halved the amount of land remaining in Maori ownership with just 8,164 acres remaining in 1925 - 7.8% of the original.

In the 'reserve' subdistricts of Rangitikei-Manawatu and Southern Blocks, the alienation rate remained very steady. In the former sub-district, whereas 26,299 acres were purchased in the 25 years between 1876 and 1900, a further 15,078 acres was purchased between 1900 and 1925. In the Southern Blocks, the amounts were 6,313 (1876-1900) and 6,414 (1901-1925). Therefore, among the Southern Blocks, only 17.7% (2,734 acres) of land originally Maori in 1875 remained in Maori title in 1925. In Rangitikei-Manawatu, where there had been more land initially, almost 31.8% still remained in 1925.

In the Waiwiri-Pukehou and Horowhenua sub-districts, both areas which had seen comparatively high level of purchasing before 1900, there was something of a slowing in the rate of acquisition with both districts each losing between 6,500 and 7,500 acres of land in Maori title between 1901 and 1925 (compared with almost 32,000 acres each in the previous 25 years). Despite this slowed purchasing rate, by 1925 Waiwiri-Pukehou only had 14.3% (10,895 acres) remaining in Maori title whilst in Horowhenua it was 25.1% or 13,186 acres.

Over the next 75 years land in Maori ownership continued to reduce. Even in the 1926-1950 period, an era usually associated with a virtual halt in Maori land purchasing, a total of 8,059 acres was privately purchased reducing the amount remaining in Maori ownership down to 12.5% of the 1867 totals. An upswing in land passing out of Maori ownership is evident in the 1951 to 1975 period when 20,328 acres went out of Maori title. Although around a quarter of this related to the europeanisation of title, (see below), nevertheless the remaining total of just

over 15,000 acres were primarily private land purchases. By the year 2000, across the Inquiry District 24, 303 acres remained - 5.7% of the 1867 totals. The fact that for some sub-districts, the percentage of remaining land was higher than this inquiry district average (Rangitikei-Manawatu 14.0%; Horowhenua 11.5%), means that conversely, for others, the land alienation impact was much greater than the inquiry district average. For example, in the Manawatu subdistrict, which had held the second highest area of land among the subdistricts (104,660 acres), there was only 1,692 acres by 2000 - 1.6% of the original title. Similarly, the Waihoanga/Ngarara sub-district, with the originally largest area of 110,471 acres, retained 2,469 acres in Maori ownership - 2.2% of the original area. In districts where there had been little land area in the first place, around 3-5% remained which translates into small acreages: 483 acres in the Southern Block sub-district and 161 in the Otaki Blocks sub-district.



**Porirua ki Manawatu Inquiry District: Tenure by 1975**

Cartography by Geospatial Solutions Ltd. Map Number CFRT - PKM 124 Map projection: New Zealand Transverse Mercator

Date: 30/05/2017

## *Nature of Land Alienation*

Aside from examining the degree of land and title alienation and the timing of this land loss, this report has also collected information on the processes associated with the alienation. The following tables record the final result on the nature of land and title alienation recorded in area and as a proportion of original area as at 1867.

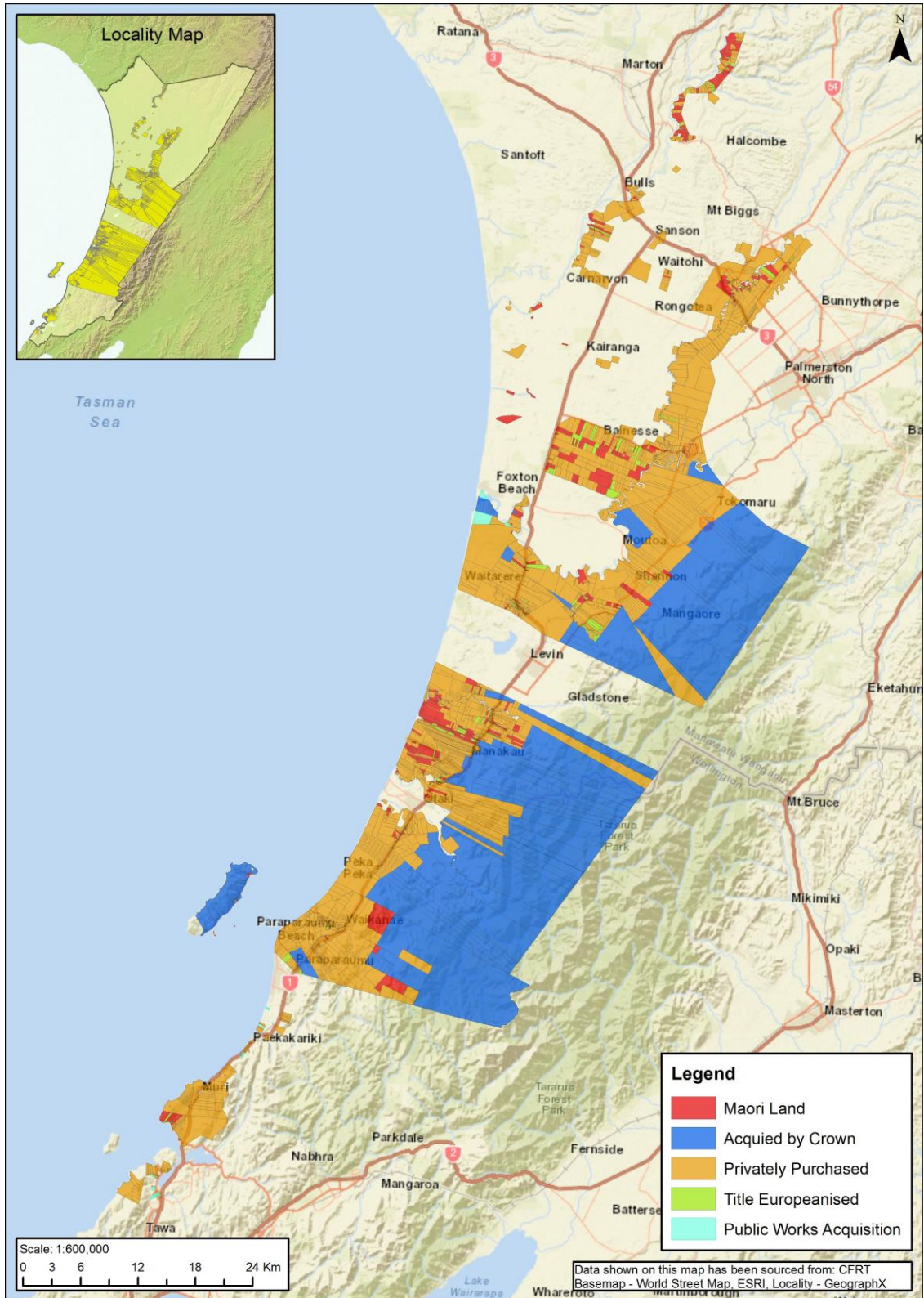
*Nature of alienation (acres only using actual block acreages)*<sup>54</sup>

<b>Block/ Grouping</b>	<b>Block</b>	<b>Total area (acres)</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Rangitikei-Manawatu		60,677	389	49,585	2,552	13	8,129
Manawatu		104,660	48,311	53,136	826	1,129	1,674
Horowhenua		52,640	25,378	20,251	846	116	6,049
Waiwiri to Pukehou		76,159	42,678	27,894	694	108	4,976
Otaki Blocks		3,574	18	3,383	12		161
Waihoanga to Ngarara		110,471	71,539	35,887	311	311	2,419
Southern Blocks		15,461	4,227	10,457	66	221	486
<b>Totals</b>		<b>423,642</b>	<b>192,522</b>	<b>200,593</b>	<b>5,307</b>	<b>1,898</b>	<b>23,894</b>

*Nature of alienation (% of original block)*

<b>Block/ Block Grouping</b>	<b>Total area</b>	<b>Crown</b>	<b>Private</b>	<b>Title</b>	<b>Other</b>	<b>Maori Land</b>
Rangitikei-Manawatu	60,677	0.6	81.7	4.2	0.0	13.4
Manawatu	104,660	46.2	50.7	0.8	1.1	1.6
Horowhenua	52,640	48.2	38.5	1.6	0.2	11.5
Waiwiri to Pukehou	76,159	56.0	36.6	0.9	0.2	6.5
Otaki Blocks	3,574	0.5	94.7	0.3		4.5
Waihoanga to Ngarara	110,471	64.8	32.5	0.3	0.3	2.2
Southern Blocks	15,461	27.3	67.6	0.4	1.4	3.1
<b>Totals</b>	<b>416,340</b>	<b>45.4</b>	<b>47.3</b>	<b>1.3</b>	<b>0.5</b>	<b>5.6</b>

<sup>54</sup> NB: the totals of the five columns setting out how land was acquired, do not add up to the total acreage column due to acre-only titles being presented. Instead there is a shortfall of 4 acres.



**Porirua ki Manawatu Inquiry District: Tenure by 2000**  
 Cartography by Geospatial Solutions Ltd. Map Number CFRT - PkM 125 Map projection: New Zealand Transverse Mercator Date: 30/05/2017



### *Crown Purchasing*

Across the Inquiry District, Crown purchasing accounts for the acquisition of 192,522 acres or 45.4% of the remaining Maori land within the Inquiry District as at 1867. Crown purchasing accounted for varying degrees of alienation within the different sub-districts. Both Manawatu and Horowhenua, at 46.2% and 48.2% respectively, are fairly close to the Inquiry District average. Other districts are somewhat lower. In the Southern Blocks sub-districts the 4,227 acres acquired by the Crown - primarily on Kapiti Island - represents 27.3% of the land in the sub-district. In Rangitikei-Manawatu and Otaki Blocks sub-district, Crown purchasing is negligible and represents less than 1.% of each district - 389 acres and 18 acres respectively. Conversely, for other areas the impact of Crown purchasing was higher. In Waiwiri/Pukehou it accounted for 56% of the sub-district's area; in Waihoanga/Ngarara it was 64.8%.

When considering Crown purchasing from the angle of which sub-districts contributed most acreage acquired by the Crown, the Waihoanga/Ngarara subdistrict at 71,539 accounts for 37.2% of all land purchased by the Crown. The two nearest subdistricts were Manawatu (25.1%:48,311 acres) and Waiwiri/Pukehou (22.2%:42,678 acres). The 25,378 acres acquired by the Crown from the Horowhenua Block account for 13.2% of Crown purchasing. In the remaining three sub-districts (Rangitikei-Manawatu, Otaki Blocks, Southern Blocks) in total account for around 4,500 acres of land purchased by the Crown but this is less than 3% of the total area of Crown purchases.

The two most observable features in respect of Crown purchasing are:

- that the bulk of it and the largest purchases occurred between 1870 and 1885.
- that the land awarded the Crown as a result of these purchases was located on the eastern aide of the Inquiry District in areas that were mountainous and very hilly

As with all general observations there are a number of exceptions and examples showing different features.

- Several significant Crown purchases occurred after 1885. These were either generally significant in that a comparatively large amount of land was involved, or they were comparatively significant in that entire or nearly all of the area of a smaller block was acquired.
- The land acquired was located in more valuable flatland areas.

### ***Private Purchasing***

As the tables above indicate, in total area across the entire Inquiry District, the private purchasing of Maori land was as significant a process as the purchase of land by the Crown. The significant differences, which indicates that the impact of private purchasing was greater, are that the land involved in private purchasing is concentrated in the higher value western side of the Inquiry District and that rather than occur with a short period of time, private purchasing, although not continuous in that there were various significant periods, was ongoing from the 1880s to the 1980s. Generally speaking, when compared with Crown purchasing, the area of each private purchase was many times smaller. To achieve the near-same total overall area of Crown purchases this means that compared with less than a hundred separate Crown purchases having occurred within the Inquiry District, there were many, many hundreds of private purchases.

An examination of time periods of heightened private purchasing shows that in the two decades prior to 1900, and somewhat unique to this Inquiry District, there was a high degree of private purchasing occurring throughout the whole District. As sub-district analysis in this volume has shown, this was heightened in some sub-districts and further within particular blocks within subdistricts. As also has been shown, for the pre-1900 purchases, often a limited number of purchasers were involved with these each completing a number of purchases usually of adjacent or near-adjacent land blocks which aggregated up into comparatively significant estates of hundreds of acres.

Another significant period of private purchasing occurs between the benchmark years of 1900 and 1925. Within this time period, the years 1909 to 1920 account for most of the purchasing as this represents the decade after which the 1909 Native Land Act came into effect which ushered in a environment of a lightly regulated open market for the purchasing of Maori land.

The third period of increased private purchase activity is that between the benchmark years of 1950 and 1975 with the years 1950 to 1965 being those when most purchasing occurred. Compared with the other two eras of heightened private purchasing, the amount of land acquired is quite a bit less, but it is arguable that the significance of the impact of purchasing during this era is that land which had been retained by generations of owners for three quarters of a century, could no longer be held by the owners either because of their economic or personal circumstances, or because the increased ownership numbers made returns from land uneconomic. The sales of the 1950s and early 1960s, therefore, represent a watershed in the retention of land.

### ***Title Europeanisation***

As indicated in the tables above, the europeanisation of title, which primarily occurred within the brief period of 1967 to 1975, did not, as a general total, account for a large area of land. It was significant, however, in that the sections involved often represented land that had been held onto for more than a century after title was initially awarded with generations of owners being able to withstand any pressures to sell. Of course, the europeanisation of title does not mean in and of itself that the land was alienated. (Before the finalisation of the report it is hoped that some effort can be made into assessing what became of land put into general title.) It does, however, stand for an act of compulsion undertaken by the Crown in the way that Maori owners held their land.

As noted within this report, there were some blocks and block grouping that were disproportionately affected by title europeanisation. This largely occurred due to the stage that title individualisation had reached and land as the title to land was automatically changed where there were four owners or less.

### *Land Takings*

The myriad of specific land takings that occurred throughout the Inquiry District is being catalogued and analysed by a specific technical overview report. This report, however, has tended to record the taking of land where whole blocks are involved. Again, although in total the are involved is comparatively small, where they did occur there could be a significant impact.

## **B: Land Occupation and Utilisation Case Study Analysis**

The Introduction to this report has fully explained the structure and content of Part I:B of this report which takes the land occupation and utilisation data of Part III and translates it into more readily understandable information. As noted, Part I:B presents Sections based on the five case study blocks selected for analysis. Within the Sections, the data summary and analysis will be presented as follows:

- a descriptive summary of data in Part III on the title, leasing and sales that occurred within the case study block between 1885 and 1925. Maps that accompany this narrative will show the block appellations as at 1900 and 1925 thereby depicting the extent of subdivision that had occurred. Another set of maps will show the land tenure as at 1900 and 1925 depicting what land has been sold or remained as Maori land and which lands had been under lease. In addition to the 1900 and 1925 appellation maps, other tenure maps might be presented to depict the situation between these two dates especially if a dramatic change had occurred.
- Landholder Case Study: with the title, alienation and utilisation data having been presented within chronological time periods, a major chunk of the summary and analysis aims at showing land holding patterns with the case study blocks. One way in which this is done by summarising the data under significant landholder case studies. The landholding case studies describe the nature of the estate, how it grew (and, in some cases, declined), whether it was financed through mortgages, what improvements were made to the land and the rising values that resulted.
- Themes: Having presented a summary of developments on each block and predominant landholder case studies, the data for each case study block is reviewed within several themes that can be extracted or developed from the available data:
  - Pakeha Occupation: this section is to provide an overview of Pakeha occupation on a block aside from the predominant landholder case studies with the emphasis on summarising the overall situation and identifying patterns.

- Maori occupation: the focus is on identifying those Maori who directly occupy their land and describing their circumstances.
- Mortgages: a record of mortgages, as recorded for either Maori or Pakeha land owners, is presented where there is information.
- Built Improvements: The data has shown that almost without exception, the various sections within the five blocks selected as case studies experienced some degree of land improved - clearing, grassing, fencing. the focus of this section is on assessing built improvements.
- Land Values: Data relating to rising land values is presented as well as mapping showing land values as at 1907, 1914 and 1921.

Having presented the data for each land occupation and utilisation case study, a summary and commentary subsection will be presented at the end of Part I:B. The objective to draw out and tightly summarise the features and developments of land occupation and utilisation for each case study block but the aim is also to compare these result across case study blocks to ascertain where there are similarities or differences and whether it can be noted that there are any broad patterns or trends.

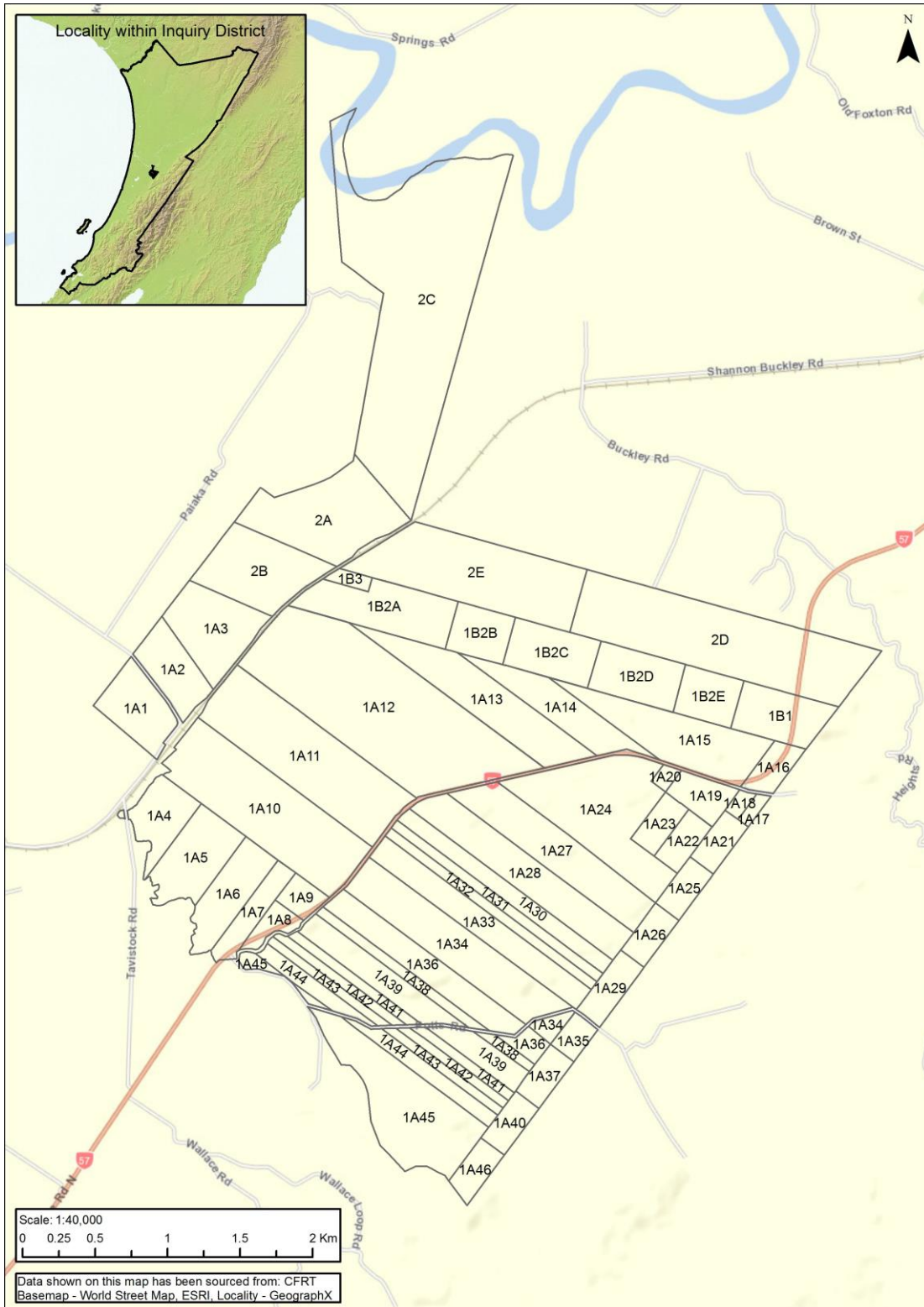
### **Manawatu Kukutauaki No.3:**

As noted previously in this Part of the report, Manawatu Kukutauaki No.3 block had an original total area of 11,130 ¼ acres. Title was awarded in 1873 and given as a single parent block. In 1875, a Crown purchase was negotiated of Manawatu Kukutauaki No.3 land with the result that 7,400 acres were acquired (66.5%). The Crown award was taken in the southeastern part of the block and primarily consisted of hill country. The 4,000 acres of unpurchased land was initially known as Ihakara's reserve. In 1889, the block was partitioned into two main subdivisions: s.1 of almost 2,955 acres and s.2 of just over 993 acres.

During the 1890s, there was significant title activity occurring within the Manawatu Kukutauaki No.3s.1 sections. After some partitioning in 1894, in 1898 the block was cut up into 46 sections. Three of these were just 5 acres in area, two were up to 15 acres, 12 were up to 20 acres, and 14 partitions were between 25 and 50 acres. Ten larger sections ranged from 60 to 400 acres in area. In almost all cases, the blocks were awarded to sole owners or two and three owners only.

In the immediate aftermath of the 1898 partitions, a few of the larger blocks, with a combined area of almost 463 acres, were leased. In addition, nine of the 53 sections of the Manawatu Kukutauaki No.3s.1A and B blocks, with a combined acreage of just over 460 acres, were acquired by purchase in 1898 and 1899 all by Wellington solicitor Percy Edward Baldwin.

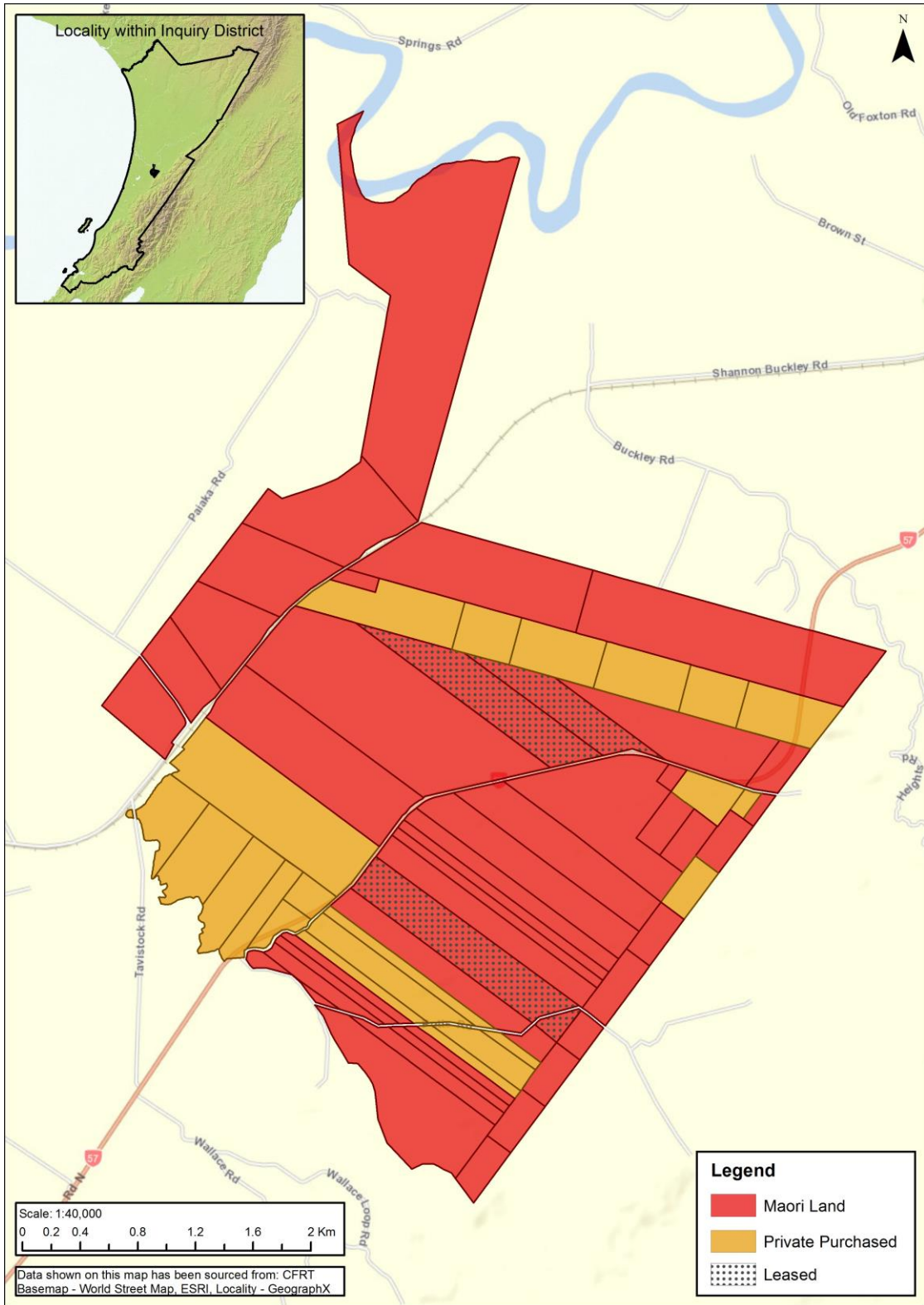
The following maps depict the Manawatu Kukutauaki No.3 blocks by 1900. The first map provides the names of all the Manawatu Kukutauaki No.3 sections as at 1900 and the second map records whether they were under Maori title or had been purchased by private Europeans and which blocks, when they had been under Maori title, had been under lease at some time before 1900.



**Porirua ki Manawatu Inquiry District: Manawatu Kukutauaki 3 - Block Appellation (1900)**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 003 Map projection: New Zealand Transverse Mercator Date: 29/10/2018





Porirua ki Manawatu Inquiry District: **Manawatu Kukutauaki 3 - Tenure by 1900**

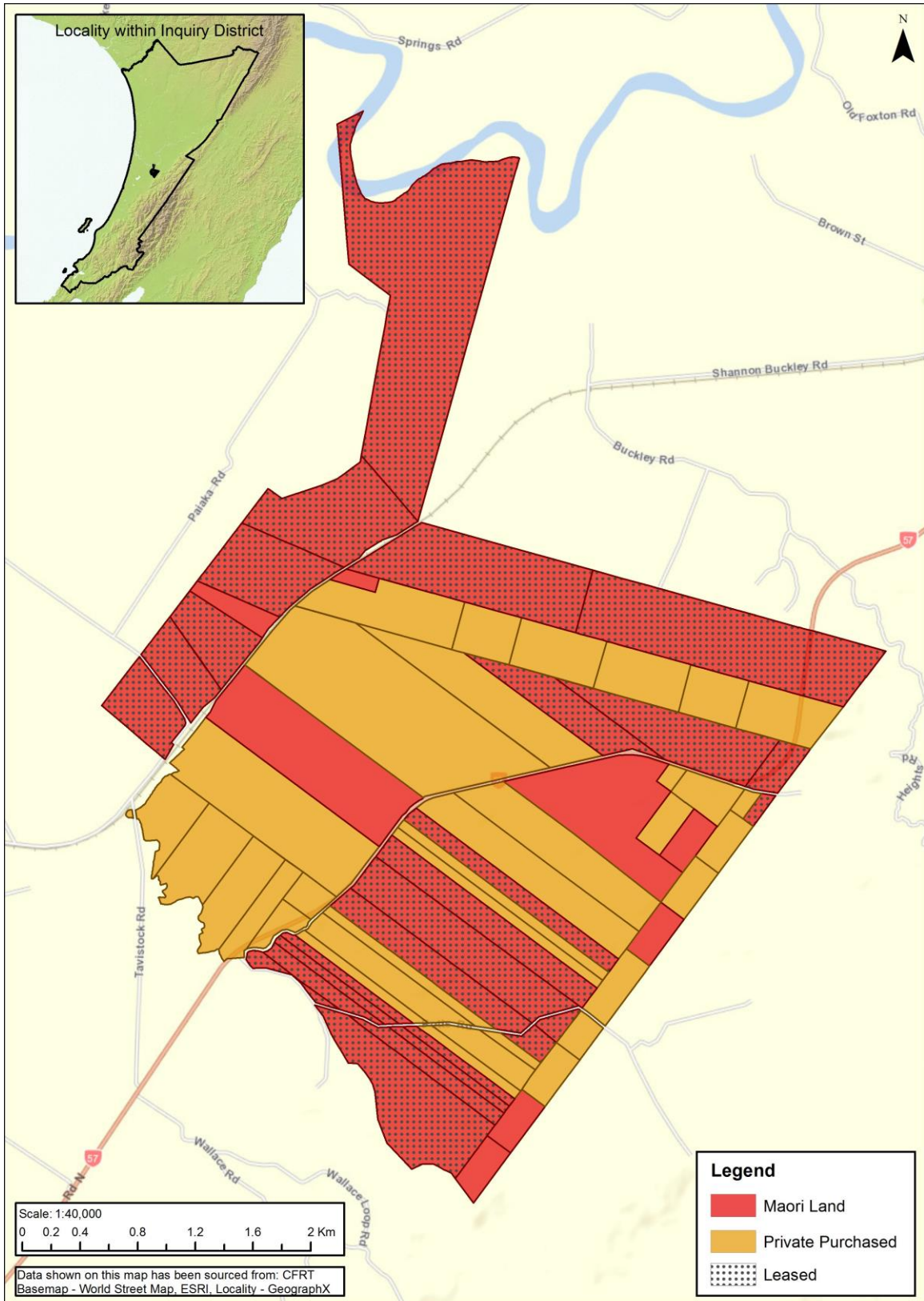
Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 014 Map projection: New Zealand Transverse Mercator Date: 29/10/2018

From 1900 to 1902, 23 further purchases occurred with three further purchases occurring by 1909. In total, the 1900-1909 purchases involved just over 1,311 acres. Again, the Baldwin family predominated as purchasers: Percy Edward Baldwin, his brother Godfrey and Godfrey's wife Edith. By 1909, therefore, private purchasing had acquired 33 of the 53 sections within Manawatu Kukutauaki No.3s.1 - ie 1,771 acres of the original 2,955 acres. (56.7%) The often immediate onselling of land by the Baldwin family had brought other significant occupiers of land onto the block including John Egginton, Lancelot Hitchings and Franklin Webb. Other purchasers had acquired smaller land blocks.

From 1900 to 1909 there would be virtually no further title activity within Manawatu Kukutauaki No.3s.1. In addition, the title of Manawatu Kukutauaki No.3s.2 block did not change.

By 1909, 1,184 acres in 20 sections in Manawatu Kukutauaki No.3s.1 still remained held as Maori land. Some of the land was under lease, the rest was directly occupied by the owners. From 1903 to 1909, in the immediate aftermath of the purchasing, a number of leases were established. The 14 new leases accounted for just over 610 acres. Once again, the Baldwin family were the predominant lessees being involved in eight of the leases for blocks totalling 489 acres. In the meantime, occupation activity had begun on Manawatu Kukutauaki No.3s.2 with three lessees occupying three quarters of the block.

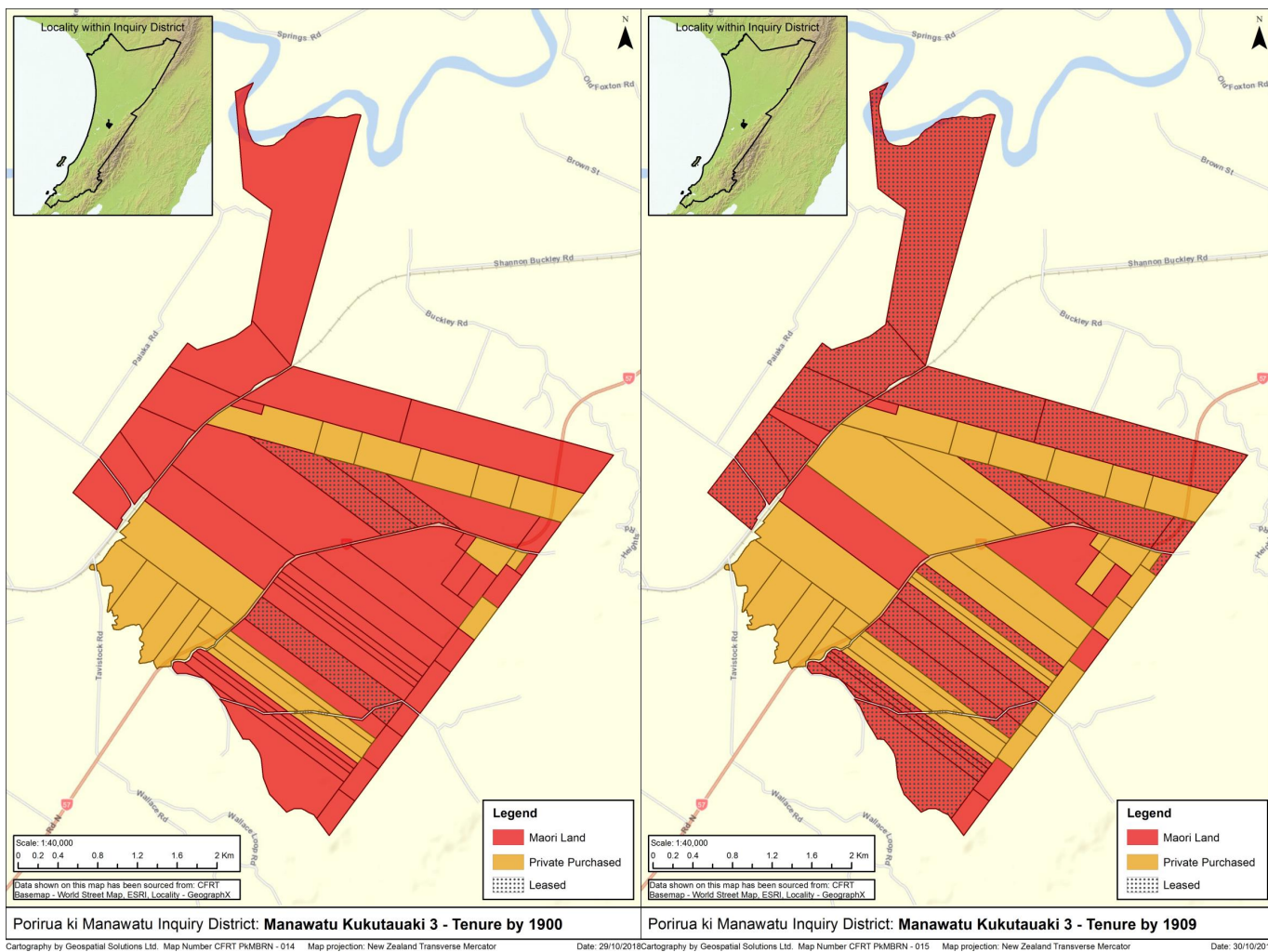
The following map depicts the situation within Manawatu Kukutauaki No.3 by 1909:



**Porirua ki Manawatu Inquiry District: Manawatu Kukutauaki 3 - Tenure by 1909**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 015 Map projection: New Zealand Transverse Mercator Date: 30/10/2018

The following map places the above map alongside that showing the land tenure situation in Manawatu Kukutauaki No.3 as at 1900. This gives a clear depiction of where the purchasing of Maori land between 1900 and 1909 occurred. In addition, it shows that leasing was more prominent across Manawatu Kukutauaki No.3 after 1900 than before.



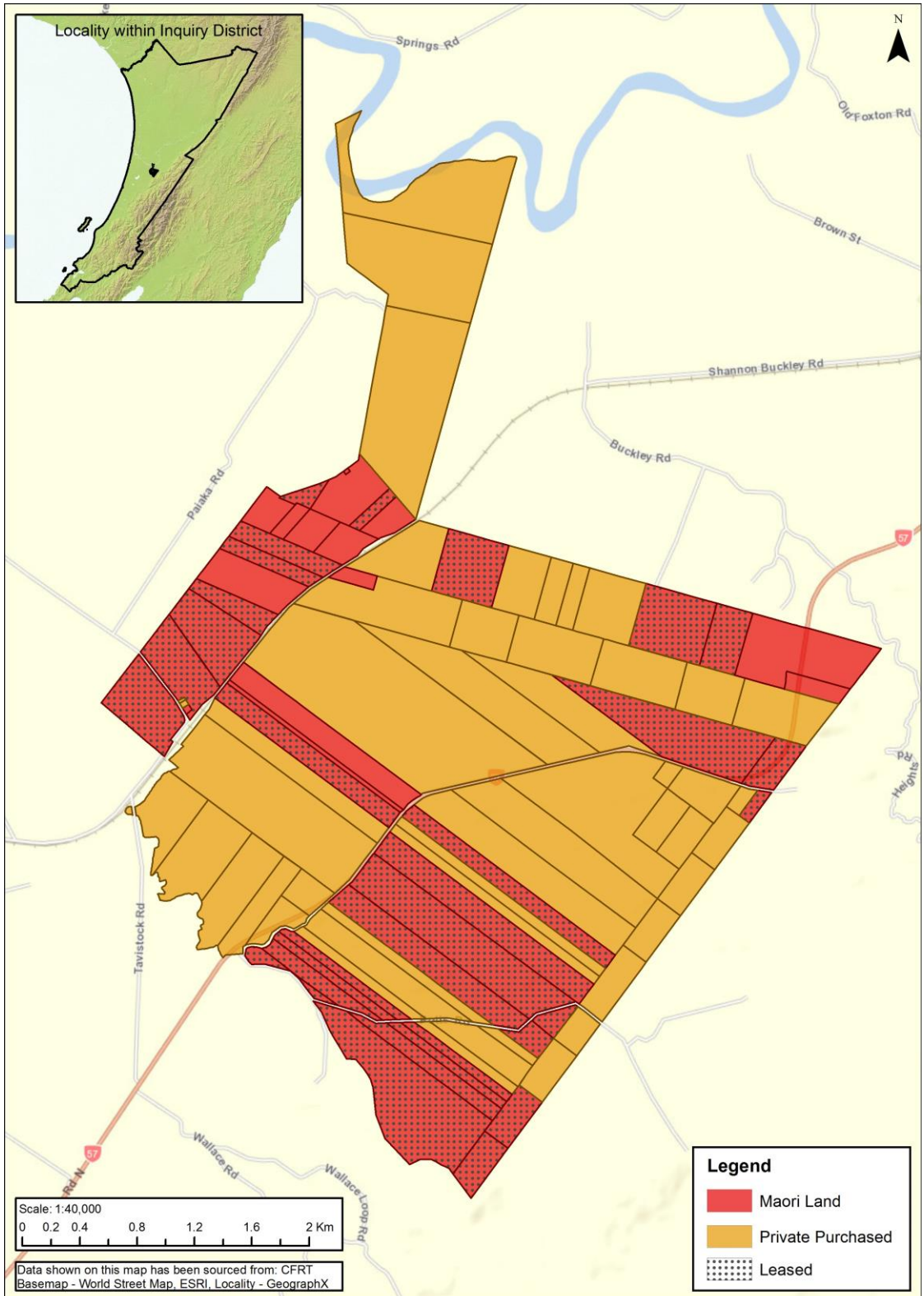
MAP 138

Over the following decade after 1909, new leasing and purchasing within Manawatu Kukutauaki No.3 occurred although at a much reduced rate than in previous years. Within Manawatu Kukutauaki No.3s.1 just five purchases occurred involving under 250 acres Nevertheless, as at 1919, 2,020 acres of the 2,955-acre block had been acquired. (68.4%) Much of the remaining block was under lease.

In the meantime, from 1910, all the way through into the 1920s, the Manawatu Kukutauaki No.3s.2 block experienced a series of partitioning. This was soon accompanied by land purchasing. By 1919, just under half of Manawatu Kukutauaki No.3s.2 had been sold with the majority of the remaining block under lease. In 1919 and 1920 a few sales occurred involving around 100 acres only. These were the last ones recorded before 1925.

Within Manawatu Kukutauaki No.3s.1, for the period running into the early 1920s, there would be comparatively little title activity and only a few sales involving just over 80 acres of land. There would, however, be a significant upward swing in the leasing of land among the s.1 blocks with 20 new leases being initiated over the six years after 1919.

Essentially the main period of purchasing on Manawatu Kukutauaki No.3 was over by 1910. Nevertheless, subsequently there had been significant developments which are depicted in the following map of land tenure within Manawatu Kukutauaki No.3 by 1925. The two main features depicted by this map relates to the spread of purchasing within Manawatu Kukutauaki No.3s.2 and the predominance of leasing of Manawatu Kukutauaki No.3 blocks that remained as Maori land.

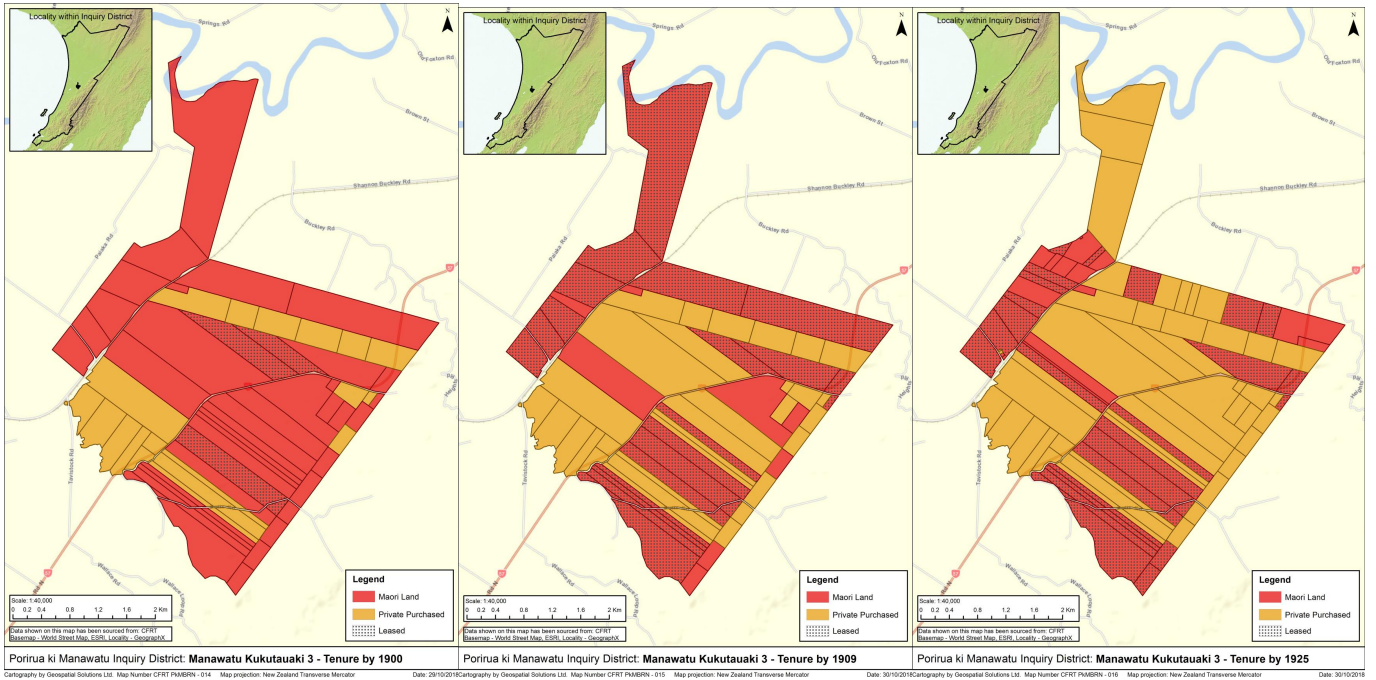


Porirua ki Manawatu Inquiry District: **Manawatu Kukutauaki 3 - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 016 Map projection: New Zealand Transverse Mercator

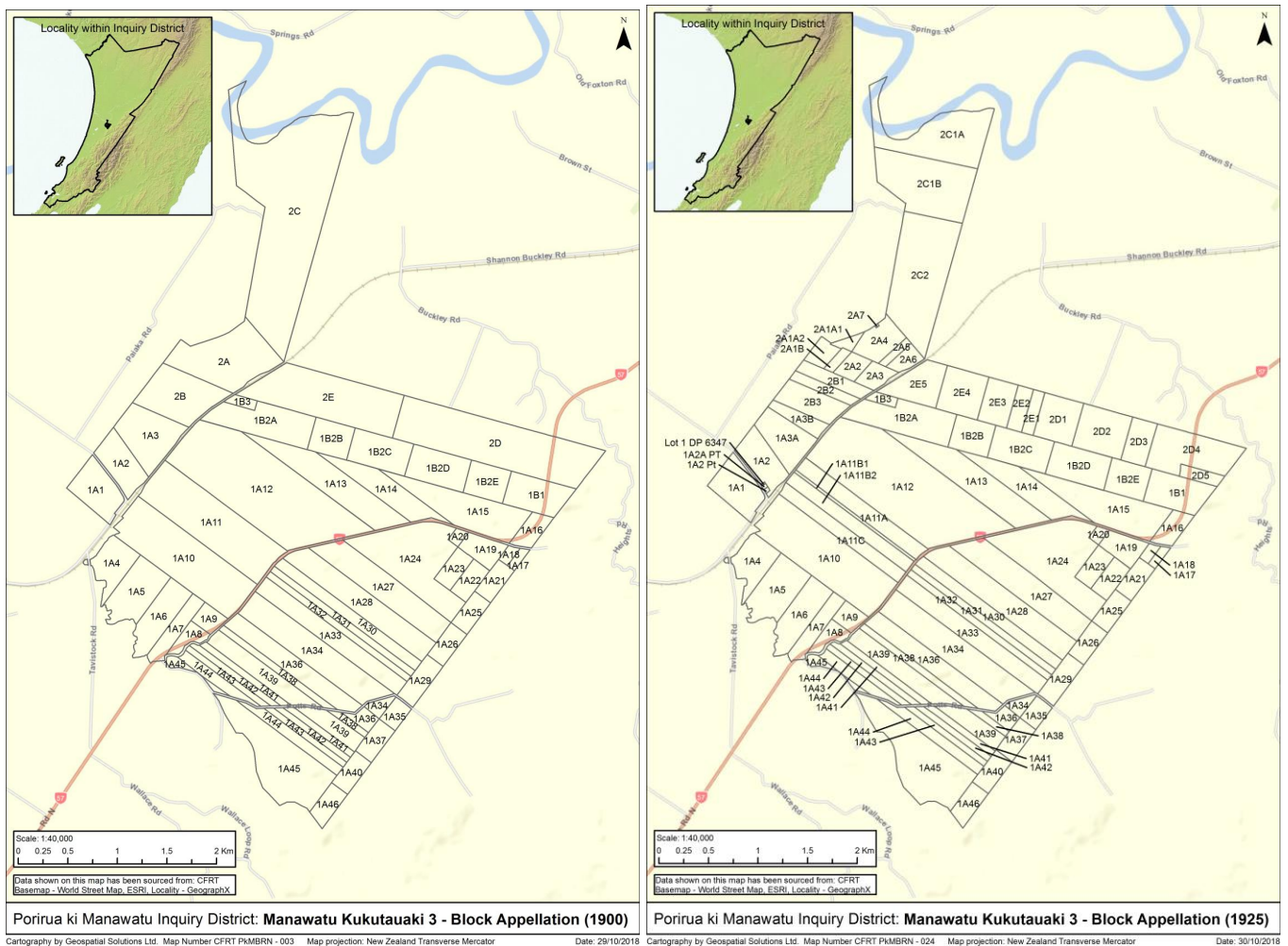
Date: 30/10/2018

Finally, to provide a comparative contrast, the three land tenure maps of 1900, 1909 and 1925 are presented alongside each other:



**MAP 140**

Aside from the issue of land alienation, the case studies being undertaken for the land occupation and utilisation analysis also follow how title had changed within a case study block over the period through to 1925. The following map shows subdivisions within Manawatu Kukutauaki No.3 by 1900 and 1925. Compared with other blocks, there is comparatively little ongoing subdivision presumably due to the acquisition of most of the block either by purchase or leasing.



**MAP 141**



### *Significant Pakeha Landowner Case Studies*

The above narrative shows that the post-Crown purchasing history of the Manawatu Kuketauaki No.3 block is dominated by the Baldwin family when it came to the initial purchasing of Maori land. Subsequently, two other Pakeha landholders - John West Egginton and Lancelot Hitchings - who took over parts of the Baldwin estate when they onsold their interests. The experience of these three significant land holders will be set out below in some detail as case studies. The experience of other Pakeha on the Manawatu Kuketauaki No.3 block will be considered in another section.

#### Baldwin Family

The Baldwin family, particularly Percy Edward Baldwin, was associated with a considerable number of transactions involving Manawatu Kuketauaki No.3 land over the late 1800s and early 1900s. As well as Percy Baldwin, his brother Godfrey and Godfrey's wife Edith were also active in relation to their own land dealings within the Manawatu Kuketauaki No.3 block.

The following map shows the extent of land that the Baldwin family acquired within Manawatu Kuketauaki No.3 at an early period. This includes the land purchasing conducted by family members between 1898 and 1902. It also records the leases of 1903 and 1904 that the family negotiated in the immediate aftermath of their purchasing efforts.



MAP 142

### *Percy Baldwin*

Over 1898 and 1899, Percy Edward Baldwin (at this time described as a solicitor from Wellington) purchased nine subdivisions within the block. Three of Percy Baldwin's initial purchases involved 3s.1A subdivisions. By November 1898, he had acquired 3s.1A39 (80 acres) from Te Whata Hakaraia valued at £911 (around £11/4- per acre). The following month he raised a mortgage over this land with the Trust & Agency Co of Australasia Ltd. By October, the following year he had also purchased 3s.1A6 (50 acres) valued at £520 (£10/8- per acre) and 3s.1A7 (30 acres) valued at £310 (just over £10/6- per acre). On the day of these purchases Baldwin raised mortgages with the Government Advances to Settlers Department. It should be noted throughout this section that although the valuations noted are usually dated a few years after the purchases, comparative known paid prices seem much lower than these values.

Over 1899, Percy Edward Baldwin purchased six 3s.1B subdivisions - 1B1, 1B2A, 1B2B, 1B2C, 1B2D, 1B2E. These amounted to just over 302 acres in area. Valuations carried out around this time indicate this land was worth a total of £2610 (around £8 12s. an acre). On the day he purchased the 3s.1B subdivisions, however, Baldwin immediately onsold them to Franklin Webb.

Between 1900 and 1908, Percy Baldwin purchased 14 additional 3s.1A subdivisions: 4, 5, 9, 10, 18, 19, 20, 23, 24 pt, 25, 27, 28, 38 and 41. These subdivisions incorporated an area of around 620 acres. With the exception of 3s.1A24 pt. (100acres) and 3s.1A41 (30 acres), for which contemporary valuation records have not been found, the other blocks had a total value of £4465 or around £9/2- an acre. Based on the price paid for other purchases at this time, the possibility exists that Percy Baldwin actually paid a lower price than the recorded valuations. Some of these 3s.1A sections were not owned by Percy Edward Baldwin for very long.

Percy Edward Baldwin commenced his purchase of 3s.1A4 (44 acres) on 4 January 1900. The same day, he raised a mortgage with The National Bank of New Zealand regarding the interest he acquired. By 4 June 1900, Karaitiana Te Ahu transferred her interests to Percy E. Baldwin. By 11 May 1900, Natana Pipito had transferred 3s.1A5 to Percy Baldwin and by June 1900,

Karaitiana Te Ahu had transferred 3s.1A9 to Percy Baldwin. By 4 July 1900, P.E. Baldwin raised a mortgage for the above three blocks with The Government Advances to Settlers. On 19 December 1900, Aputa Tukumarū transferred part of the 3s.1A10 (70 acres) to Percy Edward Baldwin. These four blocks were only in the hands of Percy Edward Baldwin for a very short time. In 1900, 3s.1A4, 3s.1A5, 3s.1A9, and 3s.1A10 pt along with 3s.1A6, 3s.1A7 (purchased by Baldwin the previous year), with a combined area of around 265 acres, were all onsold to John West Egginton.

A number of other blocks were onsold by Baldwin on the same day they were purchased. The 3s.1A23, 3s.1A24 pt, 3s.1A27 and 3s.1A28 blocks (totalling around 320 acres) were purchased by Baldwin by 19 December 1900 and sold on the same day, in equal shares, to Messrs Brandon, Hislop and Johnson, partners in a Wellington law firm of the same name.

Baldwin also involved family members in his land transactions. In 1903, Percy Baldwin sold 3s.1A38, 3s.1A39 and 3s.1A41(140 acres in total) to his sister in law, Edith Baldwin within a few years of purchasing them. Subsequently, Edith Baldwin raised mortgages over these blocks: one with a private individual, one with a Crown agency and one with Abraham and Williams (auctioneers and stock agents<sup>55</sup>) on 5 October 1905.

As is evident, Percy Baldwin raised a large number of mortgages in relation to the Manawatu Kukutauaki No.3 land he purchased. By 11 July 1900, Hera Petura had transferred 3s.1A18 to Baldwin. A few days before, on 4 July 1900, the purchase of 3s.1A19 had been registered. From 1900 through to 1909, P.E. Baldwin raised a series of mortgages in relation to these two blocks: one in July 1900 with T.W. Hislop; in August 1900 with Mary Ann Young; in April 1901 with Frances Fry; in May 1901 with Catherine Williams; in March 1907 with Maryann James McLennan; in April 1907 with Kate Wheeler and in December 1909 with Charles Waldegrave.

By September 1908, when Baldwin purchased 3s.1A20, he was recorded to be a 'solicitor of Fielding' indicating that he was living somewhat more locally than previously. Once again, this block was the subject of mortgages. By October the same year, Baldwin had raised a mortgage with Mary Ann James McLennon. By the following year in December 1909, Baldwin had raised another mortgage with Charles Edward Waldegrave.

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<sup>55</sup> 30 Dec 1892, *Wanganui Herald*, p.2

Likewise, after Baldwin purchased 3s.1A25 from Te Whetu Hakaraia in February 1900, over the next few years four mortgages were raised in relation to this land. In April 1900 the first was with The National Bank of New Zealand; in March 1907, with Maryann McLennan; in April 1907 with Kate Wheeler and in December 1908, with Charles E. Waldegrave.

Interestingly, the 1907 valuation records indicate that 3s.1A26 was Maori owned, although the occupant was said to be Percy Baldwin. No details of a lease are recorded suggesting that this occupation may have been on an informal basis. Valuation evidence suggests that this remained the case in 1914.

After his series of purchasing and onselling, by 1910, Percy Baldwin had retained 3s.1A18, 3s.1A19, 3s.1A20, 3s.1A24 (pt) and 3s.1A25. These were held with 3s.1A21 and 3s.1A22 (that had been purchased by Edith Baldwin), as part of estate of 135 acres that was leased out to John Duncan Brown. By 4 October 1912, P.E. Baldwin transferred part of the estate (95 acres) to George Huntly Burns for £1620 despite the block being valued somewhat lower at £1570. The value of these blocks when purchased by Percy and Edith Baldwin between 1900 and 1908, was around £5 15s per acre. It would appear that the 1912 sale to Burns was at a rate of just over £17 per acre, a substantial profit for the Baldwin's. Percy Baldwin initially retained 40 acres but subsequently this part of the estate was also sold to Burns. It appears that in 1907 when Percy and Edith had held most of this estate for around six years there had been some utilisation of this land by the lessee John Duncan Brown as there were improvements valued at £1350 on the land. By 1914, the value of the improvements had increased to £1805 and included a dwelling and two sheds worth £250. Some of the block had been sold to Burns by this time so it is difficult to assess whether these has been erected before or after the sale.

### *Edith Baldwin*

The first purchases from Maori owners associated with Edith Annie Baldwin commenced on 13 December 1900 when she purchased 3s.1A21 and 22. These subdivisions were both 20 acres in size and she paid £96 each for them, a price considerably lower than the 1901 valuation figure of £160 for each block. As noted previously, these blocks were included in with others held by Percy Baldwin as part of the 135-acre estate that was leased out to John Duncan Brown and subsequently sold to George Huntly Burns.

On the same day, - 13 December 1900 - Edith Baldwin also purchased 3s.1A31 and 32. These subdivisions, both 30 acres in area, were purchased for £144 each (around £4/16- an acre). A 1901 valuation, dated only two years after this purchase, shows each block valued at £337 (134% more than was paid by Edith Baldwin).

Meanwhile, by 18 June 1901, Edith Baldwin purchased a part of 3s.1A45 (100 acres) and leased the rest of the block from 30 May 1903 for a term of 21 years. On 17 May 1907, another part of the block (13¼ acres) was sold to Baldwin.

By 1907, valuation evidence indicates that Edith Baldwin was occupying 3s.1A29, 31, 32, 35, 37, 38, 39 pt., 41 pt., and 45 pt. These added up to an area of around 273 acres. In total, these blocks had a capital value of £4906, a land value of £3849 and improvements valued at £952. All the blocks had been fenced, grassed and cleared and in addition there were two buildings worth £50 located on 3s.1A38 and a dwelling, whare and two cowsheds worth £210 situated on 3s.1A39 indicating that the land was being utilised for dairying.

Aside from purchasing land, Edith and her husband Godfrey Baldwin were leasing blocks as well - 3s.1A30,1A33, 1A34,1A36, 1A42 (pt), 1A43, 1A44, 1A45 (pt) - which amounted to an area of around 460 acres. This area had almost all been fenced, cleared and grassed. In addition, there was a building on 1A30 valued at £100 and a dwelling and three outbuildings on 1A36 valued at £520. The Baldwin's had an interest of £1462 in the land and £997 in the improvements making up a total of £2459 of the £8331 capital value of the blocks.

The features of the lease over some of these blocks are known. Sections 3s.1A30, 3s.1A42, 3s.1A43, and 3s.1A44 along with 1A45 (pt) were all part of a lease to Edith Baldwin which commenced on 30 May 1903 and ran for a term of 21 years. For 3s.1A30, the rentals began at 7/- per acre for 12 years and rose to 9/- per acre for the remaining 9 years of the lease. The lease allowed for compensation for improvements. For the leases of 3s.1A42, 3s.1A43, 3s.1A44 and part 3s.1A45, however, only the one rental of 7/- per acre is recorded without any indication of a further increases being available later in the lease. These leases all allowed for compensation for improvements. By 5 October 1905, Edith Baldwin raised a mortgage on all of the leased blocks with Abraham & Williams Ltd. It also appears that Edith Baldwin may have sublet a small portion of each leased block to Daniel MacFarlane.

### *Godfrey Baldwin*

Edith's husband, Godfrey Baldwin also commenced purchasing land in the Manawatu Kukurauaki No.3 block in the early 1900s. From 1900 to 1902, he purchased 3s.1A29, 3s.1A35 and 3s.1A37. At this time he was recorded as running 2,026 sheep in 1900 and 988 in 1902.<sup>56</sup> These subdivisions each incorporated around 20 acres and were valued at £220, £238 and £190 respectively. It appears that Godfrey Baldwin raised mortgages with private individuals on all these subdivisions before transferring his interests in them to his wife Edith on 25 June 1903. On 5 October 1905, Edith Baldwin in turn raised further mortgages with the Crown and private individuals. These subdivisions were ultimately part of the sale made to Hitchings in November 1907.

Godfrey Baldwin was also leasing land. On 30 May 1900, Hawea Hema had granted him, a lease over 3s.1A34 for a term of 15 years at a rate of 2/- per acre for 1st year; 4/- per acre for next 7 years and 7/- per acre for the rest of term. It appears, however, that a new lease was renegotiated commencing on 17 December 1904 which involved this same land as well as 3s.1A33. The term was 21 years at a rate was 7/- per acre for 12 years and 9/- per acre for last 9 years. 3s.1A36 was also leased to Godfrey from this date for a term of 16 years at a rate of 7/- per acre for 12 years

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<sup>56</sup> See sheep returns for the various years listed, AJHR #H23

and 9/- per acre for last 4 years. On 5 August 1905, Godfrey Baldwin raised a mortgage with Abraham & Williams Ltd over these leases.

On 21 November 1907, Hitchings took over a number of Godfrey and Edith Baldwin leasehold properties. To do so, he raised a mortgage over the leases with Godfrey Buchanan Baldwin. In turn, Baldwin used this interest to raise a mortgage with Dalgety and Company on 10 March 1908.

By 21 November 1907, Percy, Godfrey and Edith Baldwin had sold Hitchings their interests in 1A29, 1A31, 1A32, 1A35, 1A37, 1A38 1A39, 1A41 and 1A45. Hitchings paid £9500 for all nine blocks which incorporated 400 acres. This was around £23/15- an acre.

### *Commentary*

Examination of the Baldwin family's land dealings in Manawatu Kuketauaki No.3 highlights a number of features. In considering Percy Baldwin, one of the earliest and most prodigious land purchasers in this area. Newspaper reports indicate that he was a solicitor, initially practising in Wellington, then Feilding and eventually in Palmerston North.<sup>57</sup> There is certainly no evidence that he was personally involved in farming any of the land he purchased.

It is notable that on several occasions, after Baldwin purchased subdivisions within Manawatu Kuketauaki No.3 he immediately onsold them. Examples of this include the six 3s.1B subdivisions (totalling 302 acres) that were purchased in 1899 and instantly onsold to Franklin Webb. Similarly, three of the 3s.1A subdivisions (totalling around 265 acres) purchased about the same time were onsold to John West Egginton. On 19 December 1902, Baldwin purchased four further 3s.1A subdivisions (totalling around 320 acres) and onsold these on the same day, in equal shares to Messrs Brandon, Hislop and Johnson partners in a Wellington law firm. Unfortunately, the information is not to hand as to how much Baldwin profited from these dealings. The circumstances of these transaction raises the possibility that Baldwin used his familiarity in dealing with Maori owners to perhaps take on the role of negotiator or broker

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<sup>57</sup> 28 Feb 1939, *Horowhenua Chronicle*, p.4



presumably receiving some benefit from this arrangement. Another notable factor is the onselling is associated with groups of subdivisions that made up an area of between 265 and 320 acres suggesting that this provided an optimum area for a farming estate. This indicates that once land had been subdivided to recognise Maori owners' sole interests it may no longer have been of a size alone on which Pakeha purchasers were interested. The 1902 sale of 3s.1A subdivisions to the Wellington solicitors suggests that Baldwin was not the only investor in this area at this time.

In relation to the subdivisions that Percy Baldwin held onto for a slightly longer period, at least one example has been found indicating that he made a considerable profit from the eventual sale of the land. This example involves the sale of 95 acres within the estate incorporating 3s.1A18, 3s.1A19, 3s.1A20, 3s.1A24(pt), 3s.1A25, 3s.1A21 and 3s.1A22 that Percy Baldwin and his sister in law Edith Baldwin had purchased between 1900 and 1908 when these subdivisions were valued at around £5 15s per acre<sup>58</sup> and land in the area tended to be sold at a below value price. As noted, the price involved in their transaction with Burns in 1912 was £1620 which was above the valuation £1570 and equated to just over £17 per acre substantially more than had been paid to the Maori owners not very many years before.

Another marked feature of Percy Baldwin's land dealing is the very high number of mortgages that were involved when compared with any other block in these utilisation/occupation case studies. For example, in the nine years following his purchases of 3s.1A18 and 19 in July 1900, Baldwin raised seven mortgages over these properties. Over a similar period of time, Baldwin raised four mortgages in relation to 3s.1A25. Further mortgages were also raised in relation to other blocks. The vast majority of these mortgages were with private individuals. This may have been associated with contacts made through his role as a solicitor. Exceptions to this were in January and April 1900 when he raised mortgages over two 3s1A subdivisions with the National Bank, and later that year in July when he raised a mortgage over three 3s.1A subdivisions with the Government Advances to Settlers. It would appear that being able to access finance was a necessary part of his land and business dealings in the Manawatu Kuketauaki No.3 area.

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<sup>58</sup> The small 5-acre 3s1A20 block has been left out of this per acre calculation as a valuation around 1908 when Percy Baldwin purchased the land has not been recorded.

As noted, Godfrey and Edith Baldwin were also involved in purchasing land within this area. As has been noted for several other blocks in these case studies, Edith's name being placed on the title could suggest that Edith and Godfrey Baldwin were getting around regulations relating to the amount of land allowed to be owned or purchased by any one person at that time. Possibly, this involved Percy Baldwin as well, as he sold three 3s.1A subdivisions to Edith Baldwin in 1903 within a few years of purchasing them.

A high number of mortgages is also notable in relation to Godfrey and Edith Baldwin's purchasing and leasing of the Manawatu Kukutauaki No.3 land. The majority of these were with private individuals but Edith Baldwin did raise one mortgage with the Crown. In addition, mortgages raised in relation to the leased blocks at times involved businesses. For example, following her lease of 3s.1A30, 3s.1A42, 3s.1A43, and 3s.1A44 along with 1A45 (pt), Edith Baldwin raised a mortgage with Abraham & Williams Ltd. Godfrey Baldwin also raised a mortgage with this business in relation to his lease over 3s.1A34 around this time. Abraham and Williams Ltd was involved in selling stock in the area at that time<sup>59</sup> suggesting that the Baldwins were stocking this land. The 1907 valuation evidence indicated that the purchased and leasehold land was being utilised with at least some of the land being used for dairying.

Altogether, Edith and Godfrey Baldwin's farming estate, made up of both purchased and leasehold properties, incorporated an area of around 733 acres. The land leased by them tended to be contiguous.

However, after only a few years, Godfrey and Edith Baldwin transferred most of their leaseholds to Hitchings. As noted, by November 1907 Percy, Godfrey and Edith Baldwin had transferred their interests in nine of the 1A subdivisions to Hitchings. The amount paid by Hitchings which equated to around £23/15- an acre indicated that the Baldwin family made a significant profit in less than a decade of investment as they had purchased the blocks for considerably less. For example Percy Baldwin paid only around £11/4- per acre when he purchased 3s.1A39 (80 acres) from Te Whata Hakaraia in November 1898. In addition, Edith Baldwin had purchased 3s.1A31 and 32 (30 acres each in area) for only around £4/16- an acre in 1900. These three subdivisions were all part of the sale to Hitchings.

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<sup>59</sup> See 9 Oct 1905, *Manawatu Standard*, p.5 for one of a number of advertisements for stock sales around this time

### John West Egginton

John West Egginton was another relatively early purchaser within Manawatu Kukulauaki No.3 but unlike some of the other purchasers he retained the land he purchased throughout the time period that has been examined.

As noted above, by 1900, Egginton had purchased 3s.1A4, 3s.1A5, 3s.1A6, 3s.1A7, 3s.1A9, and 3s.1A10 pt (70 acres) from Percy Baldwin. The remaining 100 acres of 3s.1A10 were not purchased by Egginton until 1910 although 1907 valuation information records Egginton as at least the occupier of 3s.1A10.

The blocks occupied by Egginton adjoined one another and formed an estate of 384 acres located towards the east of the Manawatu Kukulauaki No.3 block. By 1907, this estate had a total capital value of £6027 made up of a land value of £4992 and improvements worth £1035. By 1907, around 74% of this land had been cleared and grassed and there was fencing on the block.

Information from the 1914 valuation evidence indicates that by this time the capital value was £9570 (an increase of around 59 % over seven years), with a land value of £8255 (an increase of around 65% over seven years) and improvements valued at £1315. By 1914, around there had been a slight increase in the area that had been cleared and grassed to around 78% of the property in addition to the fencing on the land.

By 1921, valuation evidence reveals that the capital value of this estate was £11,514, with the land being valued at £9600 and improvements worth £1914. Over these seven years, there had been a slightly lower but still significant increase of around 20% in the capital value and 16% in the value of the land. Furthermore, drainage had taken place by 1921. Apart from the fencing, clearing, grassing and drainage there were no further improvements such as buildings recorded in any of the valuation evidence suggesting that the area was being used for grazing only.

This relatively straightforward case study once again highlights the fact that six contiguous subdivisions were purchased to make up this estate once again emphasising the probable lack of economic viability in relation to the small blocks owned by Maori individuals or whanau groups.

### Lancelot Hitchings

Lancelot Hitchings became another prominent land occupier within the Manawatu Kukutauaki No.3 block. Once again, he appears to be a solicitor based in Feilding, rather than a farmer<sup>60</sup> although, by 1910, he was recorded as running 1,850 sheep.<sup>61</sup> His series of purchases and leases began at a later time than those of the Baldwins and in fact involved some of the land initially purchased by them. On 14 October 1907, Hitchings purchased part of 3s.1A45 pt. (113 acres) from Edith Baldwin.

Just over a month later, on 21 November, Edith and Godfrey Baldwin also transferred their leasehold interests in 3s.1A30, 3s.1A42, 3s.1A43, 3s.1A44 & 3s.1A45 (pt) (ie the remaining 27 acres), 3s.1A33 and 3s.1A36 to Hitchings. These subdivisions incorporated an area of 347 acres Combined with the 3S1A45 pt. already purchased, the area held amounted to 460 acres. On the same day, Hitchings raised a mortgage over the leasehold properties with Godfrey Buchanan Baldwin indicating that he was being financed onto the land by the vendors.

By November 1907, Lancelot Hitchings was the owner of 3s.1A29, 3s.1A31, 3s.1A32, 3s.1A35, 3s.1A37, 3s.1A38, 3s.1A39, 3s.1A41, and 3s.1A45 (pt) (a combined total of 320 acres). He paid £9500 for all these blocks (around £23/15- an acre). At that time he also occupied numerous other subdivisions in relation to leases including 3s.1A30, 3s.1A42, 3s.1A43, 3s.1A44 & 3s.1A45 (pt) as well as 3s.1A33, 3s.1A34 (pt) & 3s.1A36. By 5 December 1910, Lancelot Hitchings had raised mortgages over almost all of these purchased and the leasehold blocks with Samuel Green. By 1914, Lancelot Hitchings was also occupying 3s.1A40 under a grazing right.

A few years later in October 1911, Edith Elizabeth Hitchings (noted to be a widow of Koputaroa) purchased 3s.1A11C (50 acres) from J.H. Hankins, a solicitor who had purchased

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<sup>60</sup> Army record for Lionel Lancelot Hitchings, WWI 85592, Discovering Anzacs, Archive NZ

<sup>61</sup> See sheep returns for the various years listed, AJHR #H23

the block only a few months before from Aputa Tukumarū. In September 1914, Elizabeth Hitchings raised a mortgage with Charles Bell. It is assumed that this woman is related to Lancelot Hitchings although whether she is his mother or sister in law or some other relation has not been identified.

The 1914 valuation evidence indicated that by this time the block held by Lancelot Hitchings had a capital value of £1178 made up of a land value of £1000 and improvements valued at £178. Some fencing had been carried out and more than half the block had been cleared and grassed and some stumping had taken place indicating that the land was possibly being used for grazing or at least being prepared for utilisation.

In 1914, the estate owned by Lancelot Hitchings incorporating 3s.1A29, 3s.1A31, 3s.1A32, 3s.1A35, 3s.1A37, 3s.1A38, 3s.1A39, 3s.1A41, and 3s.1A45 (pt) was recorded as being held in two portions. One part with an area of 338 acres and 13 perches had a capital value of £7703 which was comprised of a land value of £5872 and improvements worth £1831. By this time, this whole area had been fenced, cleared and grassed and there were sheep yards with a sheep dip on the property. In addition, some planting had been carried out. Furthermore, there was a dwelling, whare and shearing sheds with a total worth of £310 on the property. It would appear that Hitchings, or someone on his behalf, was sheep-farming on this large property. The other portion (61a. 3 r. 32 p.) occupied by Lancelot Hitchings may have been used in conjunction with this land. This area has also been fenced, cleared and grassed but there were no buildings on the property suggesting it was probably being used for grazing with the other property. This land had a capital value of £1360 comprised of £1110 in land and £250 in improvements. The total capital value of the two pieces of land is £9063, a little less than he paid seven years before. The total amount of land owned by Hitchings amounted to around 400 acres.

Consideration of the 1914 valuation evidence reveals that in addition to the 400 acres owned by Hitchings, he also leased a further area of around 445 acres. Most of these leased areas had been cleared and grassed and so were presumably being used for grazing. There is no record of any buildings being established on any of these properties to suggest any further development took place while under lease to Hitchings. The combined capital value of the properties had risen from £8121 in 1907 to £11,505 to 1914.

In January 1920, a number of subdivisions occupied by Lancelot Hitchings under leasehold were involved in a transmission by the Public Trustee (acting as executor) which affected Hitchings mortgage with Samuel Green. These included 3s.1A37, 3s.1A35, 3s.1A38, 3s.1A39, 3s.1A30, 3s.1A33, 3s.1A34, and 3s.1A36. It appears, therefore, that Hitchings may have passed away by this date. Around this time some of the Hitchings' estate is sold. By 15 June 1921, 3s.1A29 had been transferred to John Henry Taylor. By 17 August 1922, 3s.1A37 had been transferred to Edward James Marryatt: by June 1921, 3s.1A35 had been transferred to John Henry Taylor; by August 1922 another part of the land had been transferred to Edward James Marryatt; by May 1921, some of 3s.1A38 and 9 had been transferred to Vernon Harwood and another part to Elizabeth Jean Graham. The 1921 valuation evidence reveals that by this time Hitchings's estate was recorded as only occupying 3s.1A40 (20 acres) which was still under the ownership of the Maori owners.

Consideration of Hitching's purchasing and leaseholding activity within Manawatu Kukutauaki No.3 reveals that although he did not raise mortgages on the scale of the Baldwin family, nevertheless, he did access finance. When he took over the leasehold properties from Edith and Godfrey Baldwin in November 1907, he immediately raised a mortgage with Godfrey Baldwin, possibly in relation to the Baldwin's financial interests in the land (£1462) and in the improvements on the property (£997) which totalled £2459 but may also have included other money owed in relation to purchasing these leasehold interests. Similarly, in 1911 he raised mortgages over his various properties with Samuel Green. Thus, he was able to access finance from private individuals to pursue his farming activities.

Improvements on the 400 acres that Hitchings owned were considerable and suggest that he (or someone employed by him) was running a large-scale sheep farming operation. There appears to have been no further development on the leasehold properties (445 acres) that had already been cleared and grassed before he took them over so presumably these blocks, which adjoined and, in some cases connected the blocks he owned, were used for grazing.

### *Maori Land Case Studies*

The story of the Manawatu Kukutauaki No.3 is very much one of land loss with two thirds of the post-Crown purchase reserve having been acquired by private interests by 1925 and just 1,330 acres remaining in Maori ownership. The bulk of this private purchasing occurred within a concentrated period (1898-1902) and most of it was executed by members of the Baldwin family although the several cases of immediate onselling to other Pakeha suggests that the Baldwins often acted as brokers. Nevertheless, it is still important to consider the story of the Maori land that remained by 1925, much of which was held late into the twentieth century although not through to current times.

The general story of Maori land occupation on the Manawatu Kukutauaki No.3 after 1900 is considered under the thematic analysis. This will show that the predominant form of land occupation and utilisation was through Pakeha lessees. Given the situation where most of the land within Manawatu Kukutauaki No.3 is leased out after 1900, when considering case studies for Maori held land, as well as the occupation of other land, there is really just one prominent example to consider - the wife and husband partnership of Karaitiana Te Ahu and John (Hone) McMillan.

### Karaitiana Te Ahu & John (Hone) McMillan

This case study examines the property dealings of Karaitiana Te Ahu and Hone (John) McMillan,<sup>62</sup> wife and husband in relation to Manawatu Kukutauaki No.3 land. Karaitiana Te Ahu was the daughter of the chief Ihakara Tukumarū, who belonged to the principal family of Ngati Ngarongo, a hapu of Ngati Raukawa.<sup>63</sup> Hone McMillan appears to have been the son of Finlay McMillan and Merania Ngahete/Ngahiti.<sup>64</sup> In 1895, he was recorded as running 200 sheep at Koputarua. Over the years the flock grew until it reached 1,000 in 1910. Although still remaining at 915 in 1915, flock numbers dropped to 522 in 1920.<sup>65</sup>

Generally, Karaitiana Te Ahu held onto land in which she held interests. She had sold some of the land in which she held an interest such as 3s.1A4 (40 acres) and 3s.1A9 (15 acres) which were sold in May and June 1900 to Percy E. Baldwin. Other estates, however, were retained. Karaitiana Te Ahu and Hone (John) McMillan operated a complex and ever-changing estate. In some cases, the land was owned by Karaitiana Te Ahu but occupied by Hone McMillan. In other cases, it was Karaitiana Te Ahu who occupied the land or leased to Pakeha occupiers. Sometimes Hone McMillan leased land held by other owners for varying periods and there are several examples of purchases made by McMillan with the land sometimes only being retained for short periods before being on-sold. These varied experiences are difficult to present in full, therefore, examples only of the land estate operated by Karaitiana Te Ahu and Hone McMillan are provided below.

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<sup>62</sup> It should be noted that John (Hone) McMillan also had a son called John McMillan (stepson to Karaitiana Te Ahu) so at times it is difficult to assess whether records refer to the father or son.

<sup>63</sup> 29 March 1928, *Manawatu Times*, p.8; see also Foxton Society, *Pioneers of Foxton: Book One*, Foxton Historical Society, Foxton, New Zealand, 1988, pp.1-2

<sup>64</sup> Geni, My Heritage, Family Tree: <https://www.geni.com/people/Hone-John-McMillan/6000000011329126233>

<sup>65</sup> See sheep returns for the various years listed, AJHR #H23



### 3s.1A2

The Manawatu Kukutauaki No.3s.1A2 subdivision appears to have been an important site within the Koputaroa community. An interest relating to 35 acres within the 45-acre block was awarded to Karaitiana Te Ahu when 3s.1A was partitioned on 24 February 1898. The other ten acres within the block was awarded to Kereopa Tukumarū. Valuation evidence from 1907 reveals that the subdivision had a capital value of £1809 with the land alone valued at £885 and improvements worth £924. These included four dwellings and two whareniui valued at £770. By this time the whole block had been cleared and stumped and most of it had been grassed. Karaitiana Te Ahu was recorded as occupying just over 44 acres of the block. A store and post office had been established on the remaining  $\frac{3}{4}$ -acre section within the block. The occupants, and storekeepers were Mr. and Mrs. Coe but there is no evidence of a formal lease or rental agreement in relation to the store. In February 1908, the *Manawatu Standard* reported on a fire that burnt down both the Coe's store and the Post Office. These buildings were noted to be old by this time and to be owned by Karaitiana Te Ahu.<sup>66</sup>

In the 1914, Valuation Rolls, 3s.1A2 was recorded as being occupied by John (Hone) McMillan, the husband of Karaitiana Te Ahu. At this time the capital value was £2770, with the land valued at £1238. The £1535 of improvements continued to include the four dwellings and two meeting houses which were now valued at £1150. The remaining improvements included the fencing, clearing and grassing of almost the whole subdivision. In addition, there was a timber resource of valued at £160 and planting worth £10 had taken place. It appears that the store and post office had been replaced and were still being run by Mrs Jane Coe on just under an acre of land. The land was still owned by Karaitiana Te Ahu and there was no record of a lease in place in relation to these buildings.

The valuation records for 1921 show Karaitiana Te Ahu once again as the owner/occupier of 3s.1A2. By this time the land had a capital value of £3318, with the land being valued at £1720 and improvements worth £1593. Records show the ongoing presence of the four dwellings and two meeting houses on the property which were by now valued at £1200.

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<sup>66</sup> 1 Feb 1908, *Manawatu Standard*, p.5

### *3s.1A12*

On 24 February 1898, Karaitiana Te Ahu was awarded 3s.1A12 (302 acres) when the 3s.1A block was partitioned. On 31 May 1899, Karaitiana Te Ahu granted a lease over this land to Franklin Webb for a term of 16 years at 7/- an acre commencing on 31 May 1899. By 29 November 1900, Karaitiana Te Ahu had transferred the block to her husband John McMillan who on the same day transferred 100 acres of the 302-acre block to Franklin Webb. The lease on the rest of the block to Webb remained in place despite the transfer to McMillan. From valuation evidence it appears that improvements were to be paid for at the end of the lease. By 1907, McMillan's 202¾-acre share of the block was still occupied by Webb who was recorded as having seven years left of his lease to run. It also appears that Webb had sublet 97¼ acres of his lease to John Saxon.

In 1907, the part of 3s.1A12 owned by McMillan was occupied in two portions reflecting the leases to Webb and Saxon. The combined capital value of these two sections was £2925 with a combined land value of £2395 and improvements worth £530. The improvements completed within the area occupied by Saxon were more valuable and included a dwelling and two sheds worth £145 as well as most of this area having been fenced, cleared and grassed with some stumping having taken place. The area under lease to Webb (105 acres) had been cleared but only 20 acres had been grassed and fencing to the value of £25 had been put in place.

Valuation evidence indicates that early in 1910, Franklin Webb acquired, and now occupied, the 97¾ acres he had been leasing from McMillan and subleasing to Saxon. At that time it was valued at £1725. By November 1910, Webb had onsold this land to Richard Robinson, a farmer from Makara. Although the value remained at £1725, it appears that Robinson paid Webb £3000 for the property.<sup>67</sup> By September 1915, Robinson's property had been purchased by Ada Rankin for £4400.<sup>68</sup> In the meantime, John (Hone) McMillan retained the remaining 105½ acres of 3s.1A12. Of this, 58½ acres was leased to Robinson from 15 October 1910 for four years with an annual rental of £73/4/-.

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<sup>67</sup>Valuations for Whirokino 1907-14, V-WROLLS, 3/26, ANZ-W, Valuation No.1293

<sup>68</sup>Valuations for Whirokino 1914-21, V-WROLLS, 3/26, ANZ-W, Valuation No.927

The 1914 valuation records indicate that at that time 3s.1A12 was occupied in five parts with John (Hone) McMillan owning three of these with a combined area of around 145 acres. This combined area had a capital valuation of £3770. This was comprised of £3191 in land value and £579 in improvements associated with fencing, clearing and grassing most of the land. No buildings were recorded as being situated on McMillan's portion of 3s1A12.

By 1921 McMillan held four of the sections of 3s.1A12 with a total acreage of 202¾ acres having acquired back the 57¾ -acre section owned by Franklin Webb. This situation appears to have remained the same throughout the 1920s. By this time the area owned by McMillan had a capital value of £6652, with a land value of £5052. Improvements were valued at £1602 including a dwelling and shed said to be worth £300. Other improvements included the usual fencing, clearing and grassing as well as drainage, stumpage and a well.

### *3s.1A11*

On 5 July 1910, when the 3s.1A11 block was partitioned Karaitiana Te Ahu was awarded sole ownership of 3s.1A11A (60 acres). The 1914 valuation evidence records John (Hone) McMillan occupying this land as well as the adjoining 3s.1A11B (60 acres) owned by Hairata Natana and Hohepera Tahurangi. There is no evidence that McMillan had a formal lease in relation to this occupation. At this time the total area of the two 3s.1A11 sections was just over 120 acres this block had a capital value of £2932 with the land valued at £3520. Improvements were valued at £412 and comprised of most the block being fenced, cleared and grassed and eight acres being stumped. There was no record of any buildings on this land.

Later in 1914, records indicate that occupation of the two blocks was back in the hands of the owners Karaitiana Te Ahu and HokiperaTahurangi. Some years later, on 2 November 1916, 3s.1A11B was subdivided as a result of succession. As a result, Karatiana Te Ahu was awarded a portion containing just over 10 acres (3s.1A11B1) with the remaining just over 50 acres of land held by HokiperaTahurangi (3s.1A11B2).

The 1921 valuation records show 3s.1A11A and 11B1, with a combined area of just over 70 acres, as being occupied by Karaitiana Te Ahu. This land had a capital value of £2122 with the

land making up most of this value at £1750. Improvements on the land were relatively low at £362 and related to fencing, clearing and grassing with no buildings recorded.

### *3s.1A1pt & 1A3A&B*

As well as the land discussed above, which involved Karaitiana Te Ahu and John (Hone) McMillan, there were a few other land transactions within the Manawatu Kukurua No.3 area that were recorded just under the name John (Hone) McMillan.

The valuation evidence from 1914 indicated that McMillan was occupying 3s.1A1pt (five acres) at that time, although there is no record of a lease. This area was had a capital value of £204, with the land valued as £150 and improvements valued at £84 which were associated with the fencing, clearing and grassing of the block as well as two acres of stumping. By the time of the 1921 valuation, this occupation has ended.

In addition, the records indicated that by 1914, John (Hone) McMillan was also occupying both 3s.1A3A (50 acres owned by Hawea Hemi) and 3s.1A3B (20 acres owned by Rangihuta). No record of a lease associated with this occupation has been found but 3s.1A3A had previously been leased out to others while 3s.1A3B appears to have been owner occupied through to 1909. By 1914, 3s.1A3A had a capital value of £1805. The owner's share consisted of land was valued at £1019 and improvements valued at £358. McMillan was noted to own a share of the land worth £231 and a share of the improvements valued at £197. There was a dwelling and an outbuilding on the block worth £260 with other improvements comprising of fencing and the clearing and grassing of most of the block as well as 20 acres worth of stumping. In regard to 3s.1A3B, the capital value was £583. Once again interests were shared, with the owner's interest in the land being £407 and the improvements being £54. McMillan's share in the land was only £93 with a share of £29 of improvements. This block had been fenced, cleared and grassed and three acres had been stumped. From 1919, however, these two blocks were leased to George Smerle.

### *Commentary*

One striking difference between this case study and those of Pakeha who were land-dealing and/or farming in the Manawatu Kukutauaki No, 3 area is the apparent absence of any mortgages taken out by either Karaitiana Te Ahu or her husband Hone McMillan.

The section 3s.1A2 is important in this case study as it is one of the few areas in the Manawatu Kukutauaki No.3 area that appears to have been directly occupied and lived on by the Maori owners. This section appears to have been a somewhat of a hub for the Koputaroa community as is indicated by the presence of two wharenuī, four dwellings and a store and post office. The description of these buildings as old in 1908 suggests that this subdivision had been a centre for some time during the late 1800s. The 1907 valuation records indicated that the block had been stumped, cleared and grassed suggesting that it was also being utilised for grazing.

The notable rise in land prices in the area is highlighted by the increase in the land value of 3s.1A2 from £885 in 1907 to £1238 in 1914 (an increase of nearly 40%). It also appears that the wharenuī and dwellings were being maintained as these also increased in value from £770 to £1150 (an increase of 49%). By 1921, the land value had once again increased significantly to £1720 (an increase of 39% from 1914 and 94% from 1907). The 1921 valuation shows only a £50 increase in the value of the buildings to £1200 perhaps reflecting their age. These significant increases in value indicate that for Karaitiana Te Ahu and Hone McMillan, their ability to hold onto this land had resulted in them retaining a valuable asset. Despite this, another noteworthy feature in relation to 3s.1A2 is that despite the land apparently being developed and utilised for farming for some reason in 1926, the Maori owners decided to lease it out to Donald McDonald for a term of five years.

The occupation of parts of 1A1 and 1A3 by Hone McMillan in 1914 amounting to around 75 acres may be related to an attempt to farm these areas in common with the adjoining 40 acres in 1A2 again suggesting the 40 acres on its own may have been difficult to sustain as an economic unit. As noted, no record of a lease in relation to this occupation was found and for some reason this occupation was not long-term and did not continue.

The case of 3s.1A12 (302 acres) is interesting in that it was leased to Webb in 1899, a few months after it was awarded to Karaitiana Te Ahu as the sole owner. The 1907 records show that Webb had subsequently sublet 97¼ acres to John Saxon suggesting that there was a demand for land in the area. Presumably Webb was making some profit on this transaction. Saxon appears to have considerably improved his leased area with a dwelling, sheds, and almost all the land fenced, cleared and grassed indicating that it was being used for grazing. The area remaining with Webb (105 acres), however, had been cleared but only 20 acres had been grassed. This raises the possibility that Webb was making money from his lease via the sublease rather than actually farming. Webb ultimately acquired the more developed land from Te Ahu and McMillan and within a short time onsold it to Robinson for £3000 despite the registered value being just £1725. Unfortunately, it is not known what Te Ahu and McMillan were paid but it is likely that Webb benefited from the transactions. The above valuation price suggests a high demand for land in the area at this time. In October 1910, Robinson, himself leased some of the land (58 ½ acres) retained by McMillan for four years with an annual rental of £73/4/- or around £1/5/- an acre considerably more than the 7/ an acre associated with the former lease to Webb. It appears that some Maori owners may have been tied into early long-term lease agreements for what were ultimately very much smaller rental payments than were associated with later agreements. It appears that Pakeha leaseholders may have been able to take advantage of this in some cases through subleasing arrangements. In this case, at least, Te Ahu and McMillan were able to take some advantage of the higher lease prices being paid around 1910.

There were a few ownership changes in relation to 3s.1A12 but by 1921 McMillan held almost 202 acres. The block had a capital value of £6652 comprised of a land value of £5052 and improvements valued at £1602. The fact that these improvements included a dwelling and a shed, as well as fencing, clearing, drainage, stumpage and a well indicates the land was being farmed.

Another area that was retained by Te Ahu and McMillan included subdivisions within the neighbouring 3s.1A11. In 1914 McMillan was noted to be occupying both 3s.1A11A (60 acres) owned by Te Ahu and B (60 acres) owned by others. The block had been fenced, cleared and grassed indicating it was being used for grazing. Subsequently, by 1921, the area occupied by Te Ahu and McMillan reduced to 70 acres. Although there were no buildings, the couple appear to

be using the area for grazing probably in conjunction with their adjoining land in 1A12. The combined total of the land within the adjoining 1A11 and 1A12 subdivisions owned and farmed by Te Ahu and McMillan by 1921 was around 271 ½ acres. Over 1919 and 1920, McMillan had also been in a position to purchase further land in 2B3 and they ultimately ended up with a further almost 42 acres which was probably nearby providing an overall farming estate of 313 ½ acres.

The fact that two smaller subdivisions 3s.1A4 (40 acres) and 3s.1A9 (15 acres) that were awarded to Karaitiana Te Ahu were sold to Percy Baldwin in 1900 might suggest that these two smaller areas that were not adjoining their other land interests were not considered an economic proposition to farm and were sold to assist with other developments. Likewise, the sale of 3s.2E1 (13 acres, one rood and 15 perches) to Hugh Easton in 1915 would appear to have been related to the same factors.

One factor that appears to have contributed to the success of this couple was having interests in relatively large portions of land in adjoining blocks that allowed for economic farming. This was enhanced by them later being in a position to purchase (or in some cases purchase back) other portions of land that would assist with the development of a larger estate.

Another factor is that Hone McMillan was renowned in the area for his knowledge and skill in regard to land matters. In July 1911, the *Horowhenua Chronicle* described him as “a recognised authority on native land matters” and referred to the demand for his services in representing Maori owners in matters before the Land Board in various parts of the country.<sup>69</sup> These attributes are likely to have assisted them in their own land dealings.

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<sup>69</sup>24 July 1911, *Horowhenua Chronicle*, p.2

## *Themes*

Having summarised the narrative associated with the Manawatu Kukutauaki No.3, and having looked at key case studies for Pakeha and Maori occupation on the block, other themes can also be considered. These primarily are associated with Pakeha occupation of the block which is predominant through two thirds of the block being purchased by 1925 as well as most of the Maori owned land being under lease. The following themes will be considered:

- the nature of Pakeha occupation on the block (especially that other than the large estates)
- the predominance of mortgages in support of this occupation
- the extent of land investment or speculation

## Pakeha Occupation

There are several themes to consider in association of the Pakeha occupation of the Manawatu Kukutauaki No.3 block:

- the area of occupied estates
- estates made up of freehold and leased lands
- nature of leasing on the block of both Maori and Pakeha land
- the role of subleasing

## *Area of Occupied Estates*

A striking feature of Pakeha use of the Manawatu Kukutauaki No.3 land is the large estates that were built up through the purchase and leasing of land. Percy Baldwin purchased numerous subdivisions, but these were often onsold as estates in a very short time. The exception was an estate of seven blocks of 215 acres that Percy Baldwin came to hold either through direct



purchase from owners or acquisition from other Pakeha owners. Virtually all of these blocks (1A18-25) were held through to 1914 when they were sold as a group to Burns who thereafter retained them through to 1925 and presumably beyond. By this time, the estate was valued at £2,482. Much of this came from land value with £677 accounted for by improvements including £250 of built structures in the form of a dwelling and two sheds.

In relation to Edith and Godfrey Baldwin between 1900 and 1907 they purchased and leased various subdivisions. By 1907 they owned interests in nine 3s.1A subdivisions amounting to 273 acres. In addition, to this they leased adjoining and connecting subdivisions amounting to another 460 acres. This gave them an estate of 733 acres which was almost all fenced, cleared and grassed and had various dwellings and farm buildings including cow sheds indicating that the area was being farmed and some of it was being used for dairy.

As noted in the case studies, however, within a short period this occupation landscape changed as the Baldwins onsold and transferred leases to other Pakeha. The case studies have recorded two significant estates that came into being in the aftermath of the Baldwins' initial land acquisition:

- Hitchings took over most of the estate of Edith and Godfrey Baldwin from 1907 and held it through to 1925. In addition, he was involved in his own purchasing from Maori owners. Ultimately, he built up an estate of around 845 acres incorporating a large part of the land situated in the south-west of the Manawatu Kukutauaki No.3 block following that remaining from the earlier Crown purchases.
- Another relatively large portion of Manawatu Kukutauaki No.3 was incorporated into an estate held by John Egginton from 1900 onwards. This estate incorporated 3s1A4 to 3s.1A10. These were adjoining subdivisions that made up an area of 384 acres located to the east of the Manawatu Kukutauaki No.3 block. By 1907, around 74% of this land had been fenced cleared and grassed and this had increased to around 78% by 1914. Further drainage had taken place by 1921. Apart from the fencing, clearing, grassing and drainage there were no further improvements such as buildings recorded suggesting that the area was being used for grazing.

As further land went under lease from Maori, and additional parts of the Baldwin estate were onsold, other Pakeha occupiers came onto the land. The Pakeha land occupation pattern on Manawatu Kukutauaki No.3 by 1909 is depicted in the following map:



Porirua ki Manawatu Inquiry District: **Manawatu Kuketauaki 3 - Pakeha Purchasers and Occupants up to 1909**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 018 Map projection: New Zealand Transverse Mercator

Date: 1/11/2018

The map shows a number of new occupiers who had taken up land on Manawatu Kukutauaki No.3 since the initial Baldwin hegemony on the block. It is important to note that the map is indicative only of the occupation that came onto the block through to 1909. The reality, as shown by an examination of the data presented in Part III, is a little more complex with other players coming onto and leaving the land in the period before 1909 while other occupied part of purchased or leased blocks. In addition, there were several arrangements where Pakeha owners of land were leasing to other Pakeha, (often to those had neighbouring freehold or leasehold interests), or where Pakeha lessees were sub-leasing to other Pakeha. This complexity can not be easily depicted on a static map. The above map nevertheless gives some idea of the changes that had come into place after the initial Baldwin period of occupation. A brief discussion of the owners and occupiers depicted in the map follows:

- Francis Smith (pt 1A27 & 1A28 - 150 acres): this was part of the estate purchased by Percy Baldwin in 1902 and which he had immediately only to the partners of a Wellington law firm.
- Franklin Webb (1A12, 1A13 & 1A14 - 462 acres): Webb's occupation of these blocks is complicated and changes over time, therefore the map above is to indicate his association in the period up to 1909. Prior to 1900, Webb was the lessee of the large 302-acre 1A12. By 1900 he had purchased 100 acres of it but leased the remaining 202 acres of which he subleased 97 acres to John Saxon. Webb had been the pre-1900 lessee of 1A13 and 1A14 as well. Once again, he subleased a part to Saxon and, in 1A13, also to John Duncan Brown. He purchased 1A13 in 1904 but had on sold it by 1909. On the map he is associated with 1A13 to reflect his long history with the block up to that point.<sup>70</sup> Webb had a dwelling and buildings located on the part of 1A12 that he had purchased.
- John Duncan Brown (1B2A, 1B2B & 1B2C - 162 acres): Although Brown had only purchased these blocks in 1909, the previous footnote explains Brown's long association

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<sup>70</sup> Webb had also been associated with the 1B blocks that Percy Baldwin had purchased in 1899. He had purchased these blocks, totaling 302 acres off Baldwin in 1900 and held them for the next eight years. Of this estate, 100 acres had been leased to John Duncan Brown. It would have been just a correct to depict Webb on map in relation to these blocks. Instead, as Brown was the lessee who eventually purchase the blocks he is shown instead. In addition, Potts had purchased the other 1B sections as early as 1904.

with these blocks as lessee. The previous entry indicates that Brown was involved in sub-leasing a portion of the leases occupied by Webb.

- Geoffrey Potts: (1B1, 1B2D & 1B2E - 137 acres): These blocks had been purchased by Percy Baldwin in 1899 and onsold to Webb in 1900. Potts acquired them in 1904 and would hold them for a decade. By 1907, he had cleared, grassed and fenced the land, but he lived in a whare valued at just £10. Presumably Potts had land elsewhere as by 1900 he was recorded as running 2,405 sheep. By 1905 his flocks was 3,118 and by 1910 it was 2,720.<sup>71</sup>
- Malcolm Charles Farrington (1A1 & 1A3A - 90 acres): on the block through lease, Farrington had cleared and grassed around 60 acres of land by 1907. He had built two dwellings and had other outbuildings worth £330. His total improvements had a value of £700 in which Farrington held about a half-interest. By 1910 he was recorded as running 154 sheep.<sup>72</sup>
- James Richardson (1A15, 1A16 & 1A17 - 50 acres): These three sections had been occupied by the owners through to 1907 at which time it was leased just for ten years. The rental is not known. By this time the owners had cleared and grassed all of the land. In addition, a dwelling, stable and cowshed had been built on the property. The very next year, this lease was transferred to Richardson.
- Thomas Powles (pt 3s.2 - 385 acres): One of the first lessees of s.2 lands was Thomas Powles. By 1907, he had cleared and grassed around 330 acres of the block. He built a dwelling and a shed (£225). Total improvements were £674.
- Samuel Campbell (pt 3s.2 - 224 acres): for the other early lessee of s.2 lands, the improvements placed on the land by 1907 were valued at £204. Campbell had only developed 64 acres of this block, and although he had built a dwelling and three sheds, these were only valued at £30.

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<sup>71</sup> See sheep returns for the various years listed, AJHR #H23

<sup>72</sup> See sheep returns for the various years listed, AJHR #H23

In the years after 1910, aside from the very large estates, there are several examples of Pakeha occupying much smaller blocks of land. Whether these represented workable farming properties is not clear. There is also often some evidence of turnover of ownership which may suggest difficulties in land utilisation. On the other hand, a departing owner is soon replaced by another owner. For example, the 50-acre 3s.1A11C was acquired by Hankin in 1911 and onsold to Edith Hitchings who then held the land until her death in 1923. The land was soon picked up by a purchaser. Similarly, the 100-acre 1A13 was purchased by Harper as his only property on Manawatu Kukutauaki No.3 in 1904. He immediately onsold it to Franklin Webb who owned and leased several other properties. After three years Webb sold the land to John Duncan Brown, who had been a lessee on other blocks. Brown held the land for 11 years until he sold it in 1919 to Samuel Bowker. Similarly, when Mary Glassford acquired a 41-acre share of 1A24, she onsold the land to Rolston the following year. He then held the property through at least until 1925 although he had also acquired the neighbouring small 20-acre 1A23 block and a 50-acre section of adjacent 1A27 both of which he similarly retained until 1925. Having a 110-acre property may have made farming more viable.

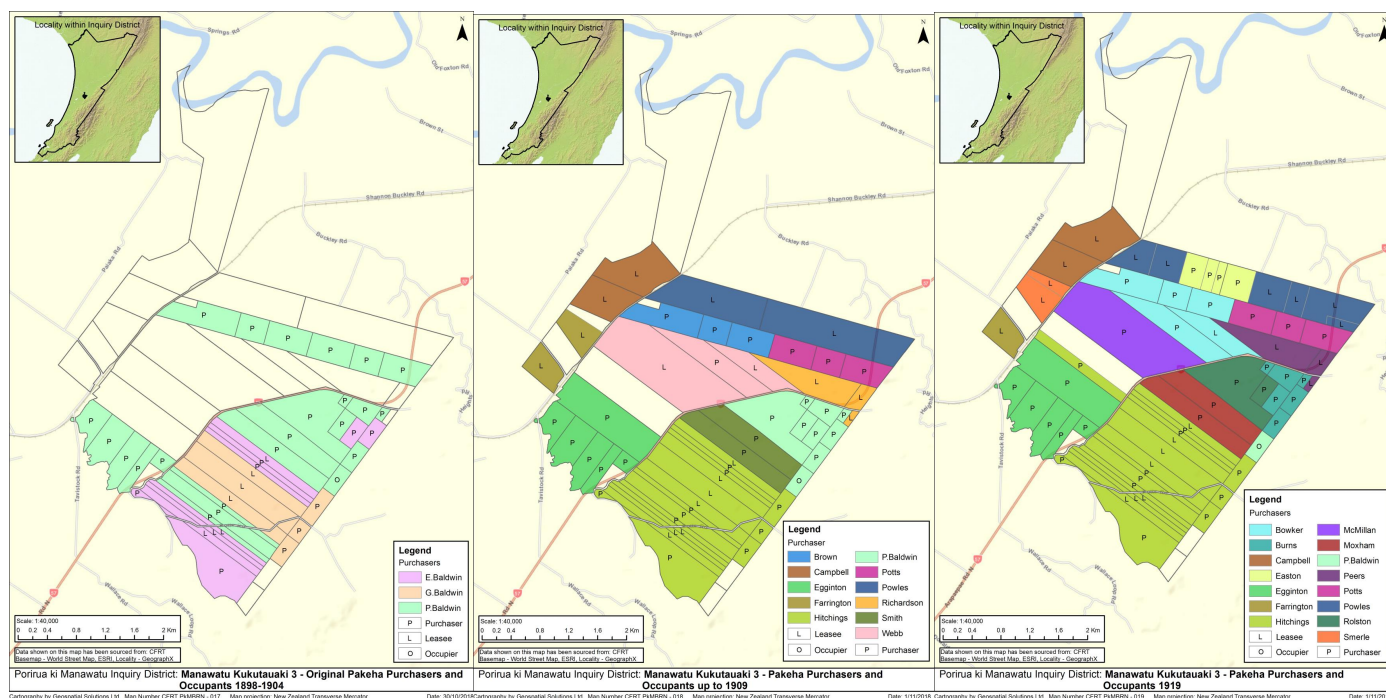
As noted previously, in a landscape where the Pakeha occupation tenure is fluid and continually changing, it is difficult to depict the situation in a static map. In the following map, the year 1919 has been chosen as an indicative year to show one particular occupation landscape. In years before and in years after, occupation would look different. This map has been put forward, however, as a contrast to Map 143 which depicted what the landscape looked like up to 1909 after the Baldwin occupation hegemony had ended. The following map of 1919 is simply to show that within ten years many of those shown in 1909 are no longer occupants. The 1919 map, nevertheless still shows the estate of Egginton and Hitchings. A map drawn five years later would show even the break up of these estates.



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Date: 1/11/2018

To illustrate the point further of the changing occupation on Manawatu Kukutauaki No.3, the three Pakeha occupation maps of 1904, up to 1909 and 1919 can be put side by side to show the changes.



## MAP 145

As noted above, a fourth map for 1925 would look different again. It is difficult to discuss the above map without getting bogged down in detail of describing what had come before and what would come after 1919. Occupation during the 1920s continued to change. By 1924, even the Hitchings and Eggington estates had broken up. Rather than map changing occupation, the following table, showing Pakeha occupation on Manawatu Kukutauaki No.3 every two years between 1910 and 1924, is presented to give some idea of the ever-changing landscape. In addition, the discussion below on leasing and sub-leasing captures a bit of the flavour of the changing landscape.

As a final point, aside from the occupation of relatively small farming estates, there is evidence of Pakeha occupation of small homesteads. This proceeds on Maori land. In the 1A1 block, most of which was leased out to a primary leaseholder, there are examples of two or three 5-acre sections being occupied by Pakeha. In the case of Mary Maggleton, this proceeded under a lease which was in place from 1901 to 1921. On the other hand, the occupation of a 5-acres section within 1A1 by the White family from 1907 to 1920 seems not to proceed under a formal lease. Another example of a Pakeha occupation of a small piece of land is recorded within the 1A2 section. This land owned by Karaitiana Te Ahu was clearly the community centre at Koputaroa with several dwellings and two wharepuni being recorded on the land. It also appears that Te Ahu had built a store and post office on a small section of less than an acre. For much of the period under consideration, it was occupied by the Coe family. There is no record of a lease. It appears that they were charged with running the store either for wages or a share of the business receipts.

### *Leasing and Sub-Leasing*

Leasing is important in the occupation of both Maori and Pakeha land on the Manawatu Kukutauaki No.3 block. One feature that is evident, as noted above, is that the large estate on the Manawatu Kukutauaki No.3 held initially by Godfrey and Edit Baldwin and then by Lancelot Hitchings was made up of a mixture of freehold and leasehold land. On a smaller scale, Franklin Webb was prepared to occupy Manawatu Kukutauaki No.3 on a mixture of freehold and leasehold tenure. His occupation of the 302-acre 1A12 block from 1900 to 1910 was based on his owning 100 acres and renting the remaining 202 acres. The occupation of Maori land through leasing by Pakeha will be examined below. There are other aspects of this leasing to consider. One issue is the turnover of lessees.

Although most leases have a term of 21 years, and there are some examples of lessees who are on the land for some time (eg Farrington on 1A1 1907-1925;), there are other examples of turnover or transfers of leases. Several examples have already been noted in this Section of the report. On 1A3A, Farrington, the long term lessee of 1A1, was on that block only for seven years and was one of four successive lessees occupying the block from 1902 to 1925. The 50-



acre property made up of 1A15, 1A16 and 1A17 was leased to Helen Cheeseman in 1907, but she gave up the lease the following year to Richardson, who held it for four years before Joseph Peers took over in 1912. Thereafter he leased the land right through to 1921. The reasons for this turnover or lease transfer cannot be gauged from the research conducted.

Aside from Pakeha occupation proceeding on the basis of leasing Maori land, it is evident that Pakeha landowners also leased out their lands to other Pakeha. A feature of Franklin Webb's leasehold and freehold occupation of 1A12 was his leasing or subleasing part of the land to John Saxon from 1900 to 1910. When Webb gave up his leasehold in 1A12, the owner of that part of the block, (which was held under European title), John (Hone) McMillan found a new lessee in Robinson.

Others seem to have turned to leasing after initially owning and directly occupying the land. The reason for the change is never recorded. Hence John Duncan Brown, who owned and occupied the 100-acre 1A13 from 1904 to 1913, leased it thereafter to Thomas Bevan for just three years and then Kircaldie for just two more before the land was sold to Samuel Bowker.

Examination of land records in relation to Manawatu Kukutauaki No.3 revealed a high incidence of sub-leasing where the initial Pakeha leaseholder of Maori land then sublets all or part of the land to another person. One example of this occurred in 1899. Franklin Webb was given a lease over 3s.1A14 by the owners for a term of 16 years dating from 20 May 1899. Webb then then subleased the land to John Duncan Brown for a term of 12 years from 1 November 1899. Similarly, Hohipuha Kareanui granted a lease to Franklin Webb in relation to 3s.1A13 for a term of 16 years commencing on 31 May 1899. By 19 February 1902, Franklyn Webb then sub-let part of the land to John Saxon for a term of 11 years commencing on 1 December 1900. On 25 April 1902 a sub-lease was also granted by Webb to John Duncan Brown for a term of 12 years commencing from 1 November 1899.

In 1916, W.J. Bell sublet his leasehold land in 3s.2E to Hugh Easton. The following year, Percy Inge also sublet his leasehold interest in this block to Easton. In 1919, F. Downer sublet his leasehold interest in the block to Ernest Watson and Francis Hewitt.

Additional somewhat complex sub-leasing occurred in the 1920s and this is reflected in the table above. One example is the sub-leasing that was associated with the 3s1A34 subdivision. By 28 June 1921, the estate of Lancelot Hitchings subleased part of his interest to John Wingrove Rixon for a term of 12 years commencing from 17 December 1913. On the same day, John Rixon registered a transfer of his sublease to Gilbert Tully. By 20 August 1921, Gilbert Tully then transferred his sublease to Guy C Tully. In addition, on 2 August 1922, the Hitchings' estate was involved in a further sub-lease to Robert Charles Mark for a term expiring 17 December 1925. The sublease to Robert C. Mark was then transferred to Edward James Marryatt by 23 August 1922. A similar complicated situation developed in relation to 3s.1A36 essentially involving the same people and subleasing processes.

Different people were associated with the sub-leasing that took place in relation to 3s.2D1. From 1 August 1904, this interests in this block had been leased by almost all the registered proprietors to Thomas Henry Powles. By 1 November 1912, Powles subleased to Percy William Inge terminating on 1 August 1925. By 2 November 1913, a transfer of the sublease was made by Percy William Ingle to Hugh Charles Easton and Kenneth Theophilus Easton as tenants in common. By 23 February 1926, Easton transferred the block to William C. and Herman C. Stern.

One other feature of the growth of subleases in the 1920, is that the areas being sublet and taken up are quite smaller than the areas being farmed on Manawatu Kukuatauki No.3 previously. Prior to this, the smallest farm lots were around 50 acres in size. Smaller sections were taken up by lease or purchase, but in almost cases the occupants had neighbouring lease or freehold lands to combine these small sections with thereby making a supposedly more viable estate of more than 100 acres. The sublets of the 1920s, however, seem to involve areas of 30 acres or less. Whether this reflects smaller scale farming, presumably based on dairying or the high demand for land that would lead to any attempt being made, to farm is not evident from the type of research done for these case studies.

## Maori Occupation

The commentary in this section, aside from examining Pakeha freehold landholding on Manawatu Kukutauaki No.3, has already noted how much Pakeha occupation on the block proceeded under lease or a combination of freehold and leasehold. Commentary so far has proceeded with the objective of describing the nature of Pakeha occupation. The same blocks will now be considered from a different perspective as the Maori estate on Manawatu Kukutauaki No.3 is described. By 1925, the reserve estate still had 1,330 acres remaining in Maori ownership. The remaining land was clustered in three areas: at Ihakara east of Highway 57; north of Ihakara to the west of Highway 57; and most significantly, around Koputaroa, to the west of the railway line and adjacent to a bloc of Maori land surviving in the neighbouring Ohinekakeao block. This estate can be considered under six blocs where several sections are grouped together and each share a relatively common experience:

- 1A1, 1A2, 1A3, 1A11 (pt): These blocks (of approximately 285 acres) essentially form the community at Koputaroa with the 1A1-3 block running along the western side of the railway and the 1A11 blocks extending from the eastern side of the railway through to the main highway north. During most of the time under consideration, 100 acres of this bloc (1A1 and 1A3A) were under lease. There was some turnover of lessees during this period with 1A1 having two and 1A3A having four occupants. A further 70 acres of this bloc (1A11B2 and 1A3B) came under lease in 1916 and 1919 respectively. Away from leasing, four of the blocks were either under direct owner occupation for all or most of the time. (1A2, 1A3B, 1A11A, 1A11B). The experience of the owners on this block has been presented under the case study of Karaitiana Te Ahu and Hone McMillan.
- 1A15, 1A16, 1A17: These three contiguous blocks totalling 50 acres shared the same occupation experience. Although some distance from the railway line, the main highway passes through this land. Until the 1907, the blocks were directly owner-occupied. By 1907, the owners had cleared and fenced the land as well as having built a dwelling, stable and cowshed. The estate held a value of £890 of which £340 were improvements. Despite this, from 1907 right through to 1925, the blocks were under lease. Over this time three lessees were in occupation: Cheeseman for just a year, Richardson for four years and finally Peers from 1912 through to 1925. Under this leasehold regime, there is

little evidence of a greatly improved value. By 1914, the value of improvements were just £394 and the whole estate £994. At a time when values elsewhere were rising quickly, this very moderate increase is notable. It appears that during Peers' leasing tenure values rose. By 1921, improvements had risen to £488 and the whole estate to £1,238. Although an improvement, this does not match the property value rises seen elsewhere.

- 1A30, 1A33, 1A34, 1A36: This group of blocks, with a total acreage of 334 acres, essentially shared the same occupation history. All four blocks have an elongated shape which stretches almost from the Crown purchased part of the block, through to the west to give each section access to the main highway. Although making each block, in itself, a challenge to farm, when grouped up a more practical estate emerges. Although each section experienced various commencement dates after 1900, by 1904 all blocks were leased by the husband and wife Godfrey and Edith Baldwin. From 1907 to 1909, these leaseholds were all divested over to Lancelot Hitchings who held the leases through to 1924. From 1921, Hitchings sublet all of these blocks to five different persons before finally divesting himself of all leases by 1925. For the lessees Baldwin, and then Hitchings, the estate they held through leasing sat in between a run of leased and owned lands that stretched from 1A29 to 1A45 and was 869 acres in size. (See Pakeha case studies) Although it is more complicated to track valuations after the estate is broken up into sublets, comparative values for 1907 and 1914 are available. This shows that there were no built structures on these blocks - not surprising as Hitchings had his dwelling on one of the neighbouring properties he owned. All of the land was cleared and grassed. Compared with the former example, there was a good rise in value for most (not all) section which was almost double from 1907 to 1914. As is evident, however, the lessee held an interest in several of the blocks ranging from a fifth to a third.

Section	Area (acres)	Total Value 1907	Land Value 1907	Imp. Value 1907	Total Value 1914	Total Land Value 1914	Total Imp. Value 1914	Lessee Land Interest 1914	Lessee Imp. Value 1914
3s.1A30	50	926	675	245	933	675	258	148	114
3s.1A33	80	1421	1250	221	1896	1440	456	390	192
3s.1A34	124	2305	1868	434	3180	2368	812	668	360
3s.1A36	80	1890	1080	910	3190	1440	1750		

- 1A40, 1A42, 1A43, 1A44, 1A45 (pt), 1A46: These sections, with a total area of 195 acres sit collectively as a group at the southern end of the Manawatu Kukutauaki No.3 block. They share several of the attributes of the previous collection of blocks. Several within this group have the elongated shape to provide access to the highway. In addition, the occupation history of all but two of the sections (1A40 & 1A46) is the same - leasing by the Baldwins and then Hitchings. Therefore, these blocks are part of large 869-acre 1A29 to 1A45 estate that these families ran. Again, as with the former group, towards the end of the period under consideration Hitchings divested his lease over to several lessees. Although geographically a part of this collection of blocks, the two small section 1A40 & 1A46 (20 acres each) had a different history not being part of the Baldwin/Hitchings estate. As a result, these blocks were essentially land locked without access to roading. It was not until McLeod took over from Hitchings the lease for 40 acres of 1A45 and 28 acres of neighbouring 1A44, that 1A40 & 1A46, which neighboured these blocks, were also leased by McLeod as they now formed one leasehold block. When assessing this part of the Hitchings' leasehold estate, the comparative values are for 1907 and 1914. Again, there are no built structures and again, the lessee gained interest in some of the blocks which sat at around a fifth or third of the total value.

<b>Section</b>	<b>Area (acres)</b>	<b>Total Value 1907</b>	<b>Land Value 1907</b>	<b>Imp. Value 1907</b>	<b>Total Value 1914</b>	<b>Land Value 1914</b>	<b>Imp. Value 1914</b>	<b>Lessee Land Interest 1914</b>	<b>Lessee Imp. Value 1914</b>
3s.1A40	20	170	160	10	316	260	56		
3s.1A42	35	480	392	88	658	490	168	91	82
3s.1A43	30	486	398	88	536	400	136	91	57
3s.1A44	50	757	661	96	796	648	148	161	62
3s.1A46	20	135	100	35	212	160	52		

- 2A, 2B (pt), 2E (pt): Before being partitioned into subdivisions in 1910, these blocks had gone under lease, 2E to Powles and 2A and 2B to Campbell. Despite further subdivision in 1912, and some small parts of 2B and 2E being sold thereafter, these blocks remained under lease with the same lessees through to 1925. In Powles' case, from 1910, he sublet portions of the 2E sections. It appears that development proceeded at a somewhat slower

pace on these blocks. By 1914, only 30 acres of the Campbell lease and 100 acres of the sublease had been cleared. In addition, only the Campbell lease had erected built structures - a dwelling and shed valued at just £60. Although the Campbell lease does not seem to require the owners to buy improvements on the land, the leasing of the 16e-acre 2E block did have such a clause. Therefore, by 1914 the lessee held a £487 interest in the £2080 Unimproved Value of the block and a £213 interest in the £480 Improved Value.

- 2D (pt): Essentially share the same title and occupation history as the previous groups of blocks, this block is selected apart due to its physical separation from the others as a result of small purchases of 2D and 2E. What remained was a 178-acre estate that was part of the lease to Powles and remained under lease through to 1925 with Powles, again, subletting portion of the land from 1910 onwards to various sub-lessees. By 1914, these lessees had developed the land. In the case of one lessee, a dwelling and two sheds had been built with a value of £250. The value of the estate had greatly increased. By 1914, it was valued at £5,233. Nevertheless, it also appears that the leases on the block were so structured that the lessees gained an interest in both the land and the improvements and therefore would have to be bought out when their association with the block ended. In the case of 2D, the lessees had a £1301 interest in the £4,023 Unimproved Value of the block. As for the improvements, they owned £536 of the block's £1,210 Improved Value.

As is evident, from the above discussion, Maori land blocks that remained through to 1925, were primarily under lease and not directly owner occupied. The exception was the 43-acre 1A2, the 20-acre 1A3B (which was eventually leased in 1919), the 170-acre 1A11 block (of which just 50 acres is leased out from 1916) and the very small 7-acre 1B3 block. The situation with the 1A2 and 1A11 blocks has been presented under the case study of Karaitiana Te Ahu and Hone McMillan. As for 1B3, valuations of 1907 and 1914 show that no improvements at all were placed on this block.

Despite the predominance of leasing within this block, and considering that elsewhere in this report links have been shown between Maori leasing of land and the gaining of access to mortgage finance, there are only a few examples in Manawatu Kūkūtauaki No.3, of Maori landlords raising mortgages.

- In January 1910, P.Takaitamarama raised a mortgage with the Government Advances to Settlers in relation to sections 3s.1A15, 3s.1A16 & 3s.1A17 which appear to have been leased to James Richardson at that time. Later, in May 1914, he raised another mortgage with Bydon Paul Brown relating to the same land which was being leased by Joseph and Arthur Peers by this time.
- In 1913, Aputa Tukumarū raised a mortgage with James Bruce Beale in relation to 3s.1A1 which had been leased to Malcolm Charles Farrington from 1909. Interestingly, on the same day Beale raised a mortgage with August F.W. Kaisal and F.W. Connell. Two years later, in November 1915, Beale transferred his mortgage to Joseph Dunn.
- In November 1923, Rangiataina Utiku raised a mortgage with the Native Trustee in relation to 3s.1A30 which was under lease to John Henry Taylor.

## Pakeha and Mortgages

Pakeha landowners and leaseholders in Manawatu Kūkūtauaki No. 3 were associated with a high number of mortgages. As noted in the above case study, this was particularly striking in the case of Percy Baldwin where numerous mortgages were raised, the majority with private individuals. He did raise one mortgage through the Government Advances to Settlers and another with the National Bank of New Zealand.

Godfrey and Edith Baldwin were also involved in raising a high number of mortgages, again mostly involving individuals, although some were with businesses such as Abraham & Williams Ltd and Dalgety & Co. Ltd which may have been related to stocking their farm or other farming activities. Edith Baldwin also raised a mortgage with the Crown on one occasion.

Outside of these prominent examples, the accessing of finance seems a general practice. In some cases, the purchasers raised mortgages with those from whom they were buying the land or lease. In November 1907, Lancelot Hitchings raised a mortgage with Godfrey Baldwin when he took over a number of Baldwin's freehold and leasehold properties. A few months later, in March 1908, Baldwin used this interest to raise a mortgage with Dalgety and Company on 10 March 1908. Hitchings later took out further mortgages on his properties with Samuel Green. When Edith Elizabeth Hitchings purchased 3s.1A11C from solicitor John Herbert Hankins in 1911, she raised a mortgage with Hankins. Another example of this occurred when Walter Bock sold his interests in a number of 3s.2C subdivisions to James Casey and to Charles and John Carter in 1916, and these owners immediately raised a mortgage with him. Another somewhat different example occurred in 1919 when John D. Brown transferred his lease in 3s.1A14 to Samuel Bowker who then raised a mortgage with Brown. In 1929, he raised another mortgage with Brown some years after purchasing this land.

Franklin Webb raised mortgages in relation to a number of subdivisions. Once again, these were mainly with private individuals. In addition, he also raised a mortgage with the Government Advances to Settlers Department in 1901 and in 1903 raised a mortgage with the Trust & Agency Co of Australasia Ltd.



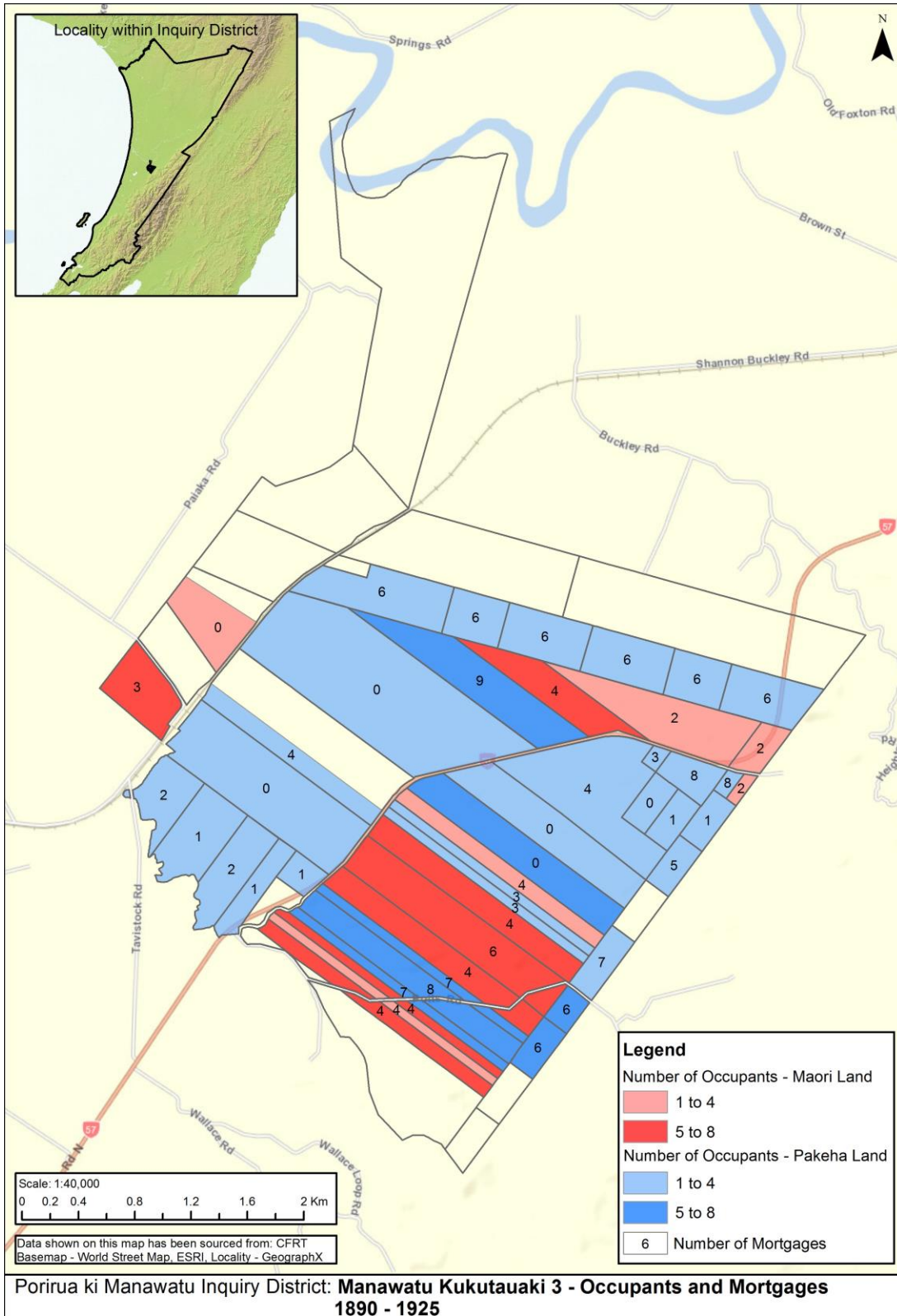
Mary Glassford raised two mortgages, one with James Staples and another with William Pringle following her purchase of 3s.1A24 in October 1910. In 1913, Pringle transferred his mortgage to Neil A. Anderson.

There were only a comparatively few mortgages raised with the Crown. In addition, to Edith Baldwin noted previously, one example is when Sam Bowker purchased 3s1A14 of Rangitautu in 1921 and raised a mortgage with the Crown the same day. As noted Franklin Webb also raised a mortgage with the Government Advances to Settlers Department in 1901

As for the Public Trustee, one example exists of John Duncan Brown raising a mortgage with the Public Trustee in 1909 following his lease of 3s.1A13 to Muriel Bevan. Another, example occurred in 1912, when George Huntly Burns raised a mortgage with A.E. Russell on the day he purchased land within 3S.1A from Percy Baldwin. In 1918, Russell transferred his mortgage to the Public Trustee. There are few if any further examples of mortgages with the Public Trustee in relation to this block.

Likewise, the banks were hardly utilised in relation to raising mortgages in this area. As noted, Percy Baldwin raised a mortgage with the National Bank of New Zealand in 1900. A further example is in 1926, when Hugh Charles Easton raised a mortgage with the Bank of New Zealand in relation to 3s.2E1.

Having presented several examples, the following map records the number of mortgages being raised over time within the Manawatu Kuketauaki No.3 block.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 021 Map projection: New Zealand Transverse Mercator Date: 30/10/2018

MAP 146

There are several points to explain about this map.

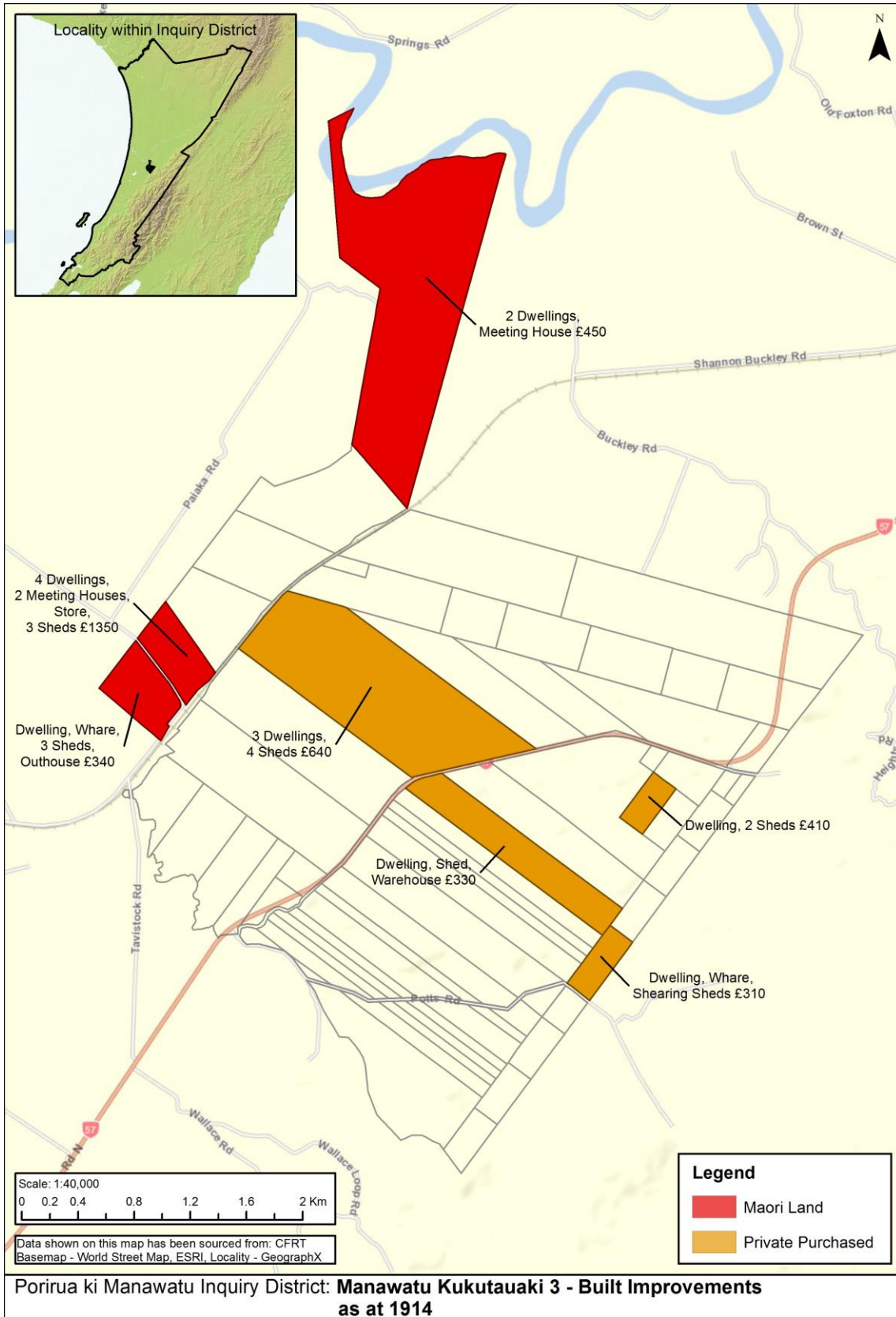
- The numbers of occupants of Maori land does not refer to owners or or turnover of owner occupation. It refers in the main to Pakeha lessees on the block.
- The longevity of the Egginton estate and that of Percy Baldwin explains why the number of occupants (on either purchased or leased land) is low and therefore lightly coloured. The same might be expected of the Hitchings estate but this is not the case with many of the purchased or leased blocks within estate being coloured to show 5 to 8 occupants. This different reflects the situation following the breaking up of this estate where several people occupied sections with some doing so for a short time and being replaced by others.

Having explained the occupation being depicted in the map, a focus on the number of mortgages reveals the generalised practice of accessing finance by mortgage. In blocks that made up the Egginton estate and the Percy Baldwin estate the numbers are low with one or two mortgages being raised to support the occupation that went on for these sections. For other sections, it is common that 4 to 6 mortgages were raised over both purchase and leasehold blocks with seven examples of sections where 7 to 9 mortgages were raised in support of the occupation that took place.

### Built Improvements

The previous subsections have considered the varying access to finance evident in Manawatu Kukutauaki No.3 for Pakeha and Maori occupants. Within this context it is also useful to consider how the land was developed. A consideration of improvements that had occurred on the blocks by the time of the 1914 valuation provides some idea of which pieces of Manawatu Kukutauaki No.3 land were being farmed and what sort of farming was taking place.

All land within Manawatu Kukutauaki No.3 was improved and details of fencing, cleared and grassed land occur for every block. (For details see Part III summary data tables). The following map records the most significant built improvements established on Manawatu Kukutauaki No.3 as at 1914 - those with a value of more than £300.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 023 Map projection: New Zealand Transverse Mercator

Date: 1/11/2018

Only six properties qualify to be depicted on this map but each strongly reflect the occupation history.

- 1A23: although the dwelling and two sheds worth £410 is located on this section, it is important to note that this was part of the estate initially developed by Percy Baldwin and subsequently by Rolston.
- 1A28: the dwelling, shed and warehouse located on this section, is part of the broad ranging estate established by Godfrey and Edith Baldwin but taken over and held for a long time by Lancelot Hitchings.
- 1A12: the three dwellings and 4 sheds worth £640 are reflective of the history of this block which has, from 1900, always had multiple occupiers either because the land was owned by several people, but also because there were leases and subleases that shaped occupation.
- 2C2: this block had been under lease since 1903 but only for part of the section. It is clear that owners lived on the land as well, the record of a meeting house suggesting this as being a community centre. Given this, it is surprising that by 1915, the block had been purchased by Pakeha in four separate transactions and was no longer Maori land.
- 1A2: as indicated in the narratives presented in this section of the report, this block was also a community centre being the home and business place of Karaitiana Te Ahu at Koputaroa. This explains the presence of homes, stores and meeting houses.
- 1A3: the dwelling, whare and outhouse valued at £310 are the result of this block being under leasehold development since 1902 despite the lessees changing three times before the land came to be held by Hone McMillan in 1914.

There were only two other structures built on Maori land in this block:

- 2A: As noted already, this land had been under lease since 1903. By 1914, a dwelling and a shed worth £60 had been built on the land.

- 2D: Similarly, land under lease since 1903. By 1914, a dwelling and two sheds worth £250 had been built on the land.

As noted, other Maori land of the Manawatu Kuketauaki No.3 block was not only under lease, but formed part of combined freehold/leasehold Pakeha estates such as that established by Percy Baldwin and Lancelot Hitchings. The map above depicts where they located their built structures. The Maori leasehold blocks were utilised as runs instead.

On Pakeha owned blocks, there also were just two further sections with built structures:

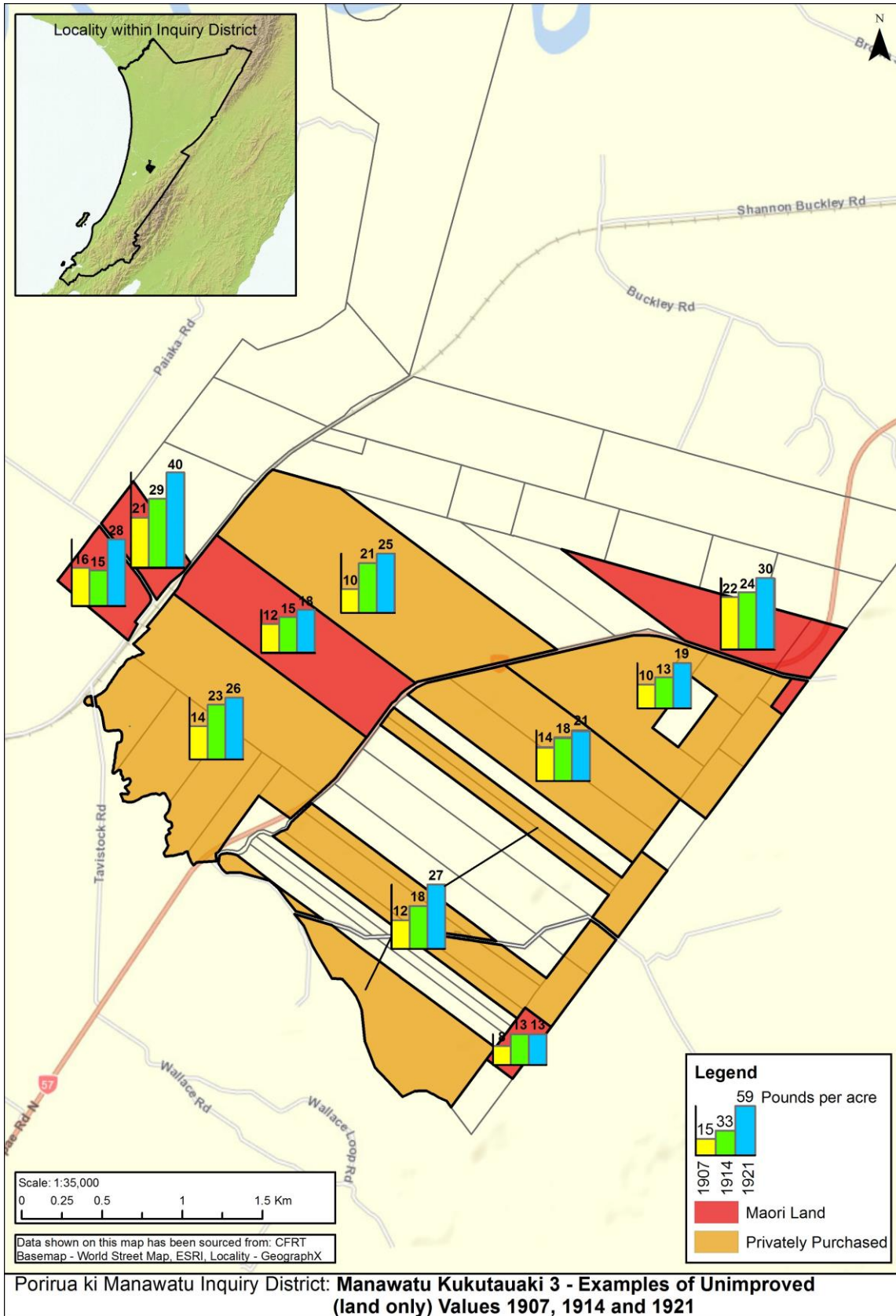
- 1A13: a 100-acre block that had been under lease before 1900 and in Pakeha ownership since 1904. By 1914 a dwelling with four sheds worth £250 were located on the land.
- 3s.1A18-22 & 25: a 136-acre estate that had been part of the estate run by Percy Baldwin, from 1914 it was held by Burns. Already by this time there was a dwelling and two sheds worth £250 located on the block.

## Rising Land Prices

Consideration of the case study on the Baldwin family highlights the escalation of land prices in the Manawatu Kūkūtauaki No.3 block. By 21 November 1907, Percy, Godfrey and Edith Baldwin had sold Hitchings their interests in 1A29, 1A31, 1A32, 1A35, 1A37, 1A38 1A39, 1A41 and 1A45. Hitchings paid £9500 for all nine blocks which incorporated 400 acres. This was around £23/15- an acre. This is indicative of a significant price rise over the less than a decade that the Baldwins had been purchasing land in the area. For example, Percy Baldwin paid only around £11/4- per acre when he purchased 3s.1A39 (80 acres) from Te Whata Hakaraia in November 1898. In addition, Edith Baldwin had purchased 3s.1A31 and 32 (30 acres each in area) for only around £4/16- an acre in 1900. These three subdivisions were all part of the sale to Hitchings.

The substantial price rise is highlighted in a further transaction involving members of the Baldwin family. Between 1900 and 1908, Percy and his sister in law Edith Baldwin had purchased 3s.1A18, 3s.1A19, 3s.1A20, 3s.1A24 (pt), 3s.1A25, 3s.1A21 and 3s.1A22 when they were valued at around £5 15s per acre. However, their sale of 95 acres within this estate to Burns in 1912 at £1620 (as noted this was above the valuation price of £1570) equated to just over just over £17 per acre, significantly more than had been paid to the Maori owners not very many years before.

To further illustrate the point, the following map shows a few examples of land values rising over the period under consideration. Unimproved (land only) values are shown as they provide an underlying constant that differs from the actions of the occupants and the improvements that are put in place. Examples for both Maori and Pakeha lands are shown in the map. The examples have been selected where there are three set of values for 1907, 1914 and 1921.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 022 Map projection: New Zealand Transverse Mercator

Date: 1/11/2018



The table suggests that within the Manawatu Kūkūtauaki No.3, there was some general equivalency between land prices but where there were higher prices they showed on Maori land - owner occupied and leased. (For a contrasting situation see Ngakaroro). The highest value for all three periods is recorded on the 1A2 block, where the community of Koputaroa was located. Beginning at £21 per acre in 1907, values rose to £29 per acre in 1914 and £40 in 1921 - almost double from 1907. The next highest performing estate is the leasehold estate of 1A15, 1A16 and 1A17. This estate has been identified as being developed by owners and leased out only from 1907. The three values are £22 per acre for 1907, £24 per acre for 1914 and £30 per acre by 1921. The third most valuable property by 1921 was the 1A3 block. Various owner occupied and leased, it was worth £28 per acre by 1921. Before then, however, it had a variable history of value beginning at £16 per acre in 1907 and falling to £15 in 1914. Conversely, there is one Maori block that has the lowest value of all blocks in each time period. This is possible because the 1A40 is small, furthest from infrastructure and landlocked.

The Pakeha owned blocks begin within a similar range - £10 to £14 per acre in 1907. By 1914, there is variability in the range - £13 to £23 per acre. There is just one block at £13 per acre that creates this variability. Taken away, the range would be £18 to £23 per acre. The rate of increase differed. For most blocks, rises were only a few pounds per acre. For one block it doubled but this is largely because the 1907 was the lowest of the Pakeha-owned blocks. By 1921, the range was again spread - from £19 to £27 per acre. Again, it was the same single block that accounted for the breadth of the spread. Without it the spread would be £21 to £27 per acre. Even this top value, however, does not rise to the level of the three highest valued and Maori-owned blocks noted above.

## Manawatu Kukutauaki No.4:

The Manawatu Kukutauaki No.4 grouping, running to the west and east of Manakau village, lies between the Ohau block grouping and the Pukehou block grouping. One of largest block groupings, the seven parent blocks of Manawatu Kukutauaki No.4 had an actual area of 19,232 acres. These parent blocks came into existence as a result of title hearings that took place in 1873. As a group, the Manawatu Kukutauaki No.4 blocks run from the coast to the Tararuas. Blocks 4D and 4E run all the way from the mountains to the coast. Blocks 4A and 4C run from the mountains towards the coast but only as far as the coastal block of Huritini. Block 4G (situated between 4A and 4C) runs from the mountains westwards but only as far as the railway line. Block 4B, on the western side of the railway line, takes up the east-west boundaries of 4G and runs through to the Huritini block. The small coastal 4F block lies in the north of the block grouping.

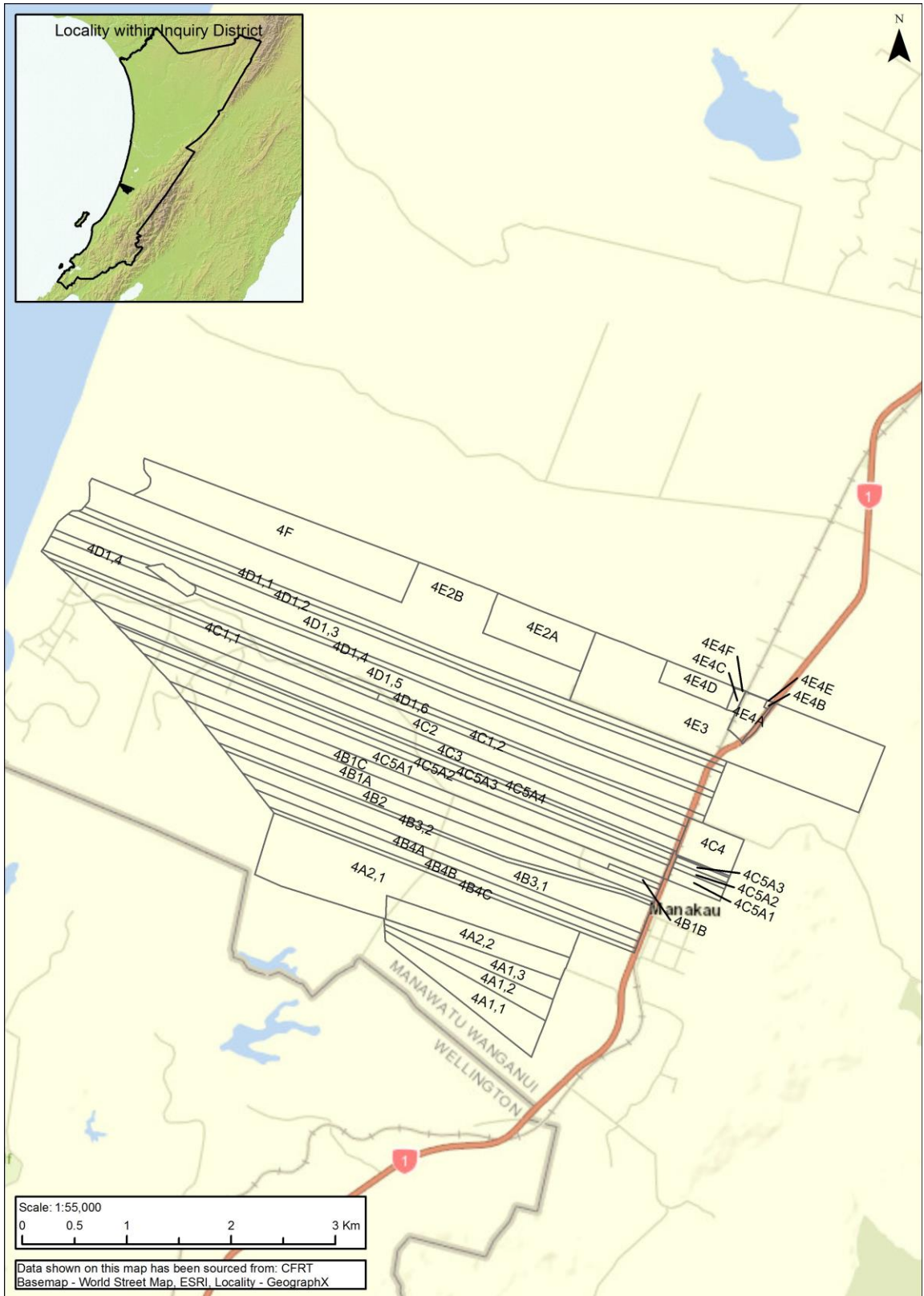
As with a number of blocks in the Inquiry District, the first series of actions within the Manawatu Kukutauaki No.4 block grouping, was the purchasing of land by the Crown. In 1875 five significant purchases occurred. A total of 15,061 acres (78.3%) of the Manawatu Kukutauaki No.4 block grouping was acquired by the Crown. The land awarded to the Crown from its purchases was situated on the eastern side of acquired blocks. The land, therefore, is primarily hilly to mountainous.

The remaining land in Maori ownership in the aftermath of Crown purchasing had an area of 4,772 acres. Between 1885 and 1890, in the aftermath of the Crown purchasing, the remaining portions of the part-purchased Manawatu Kukutauaki No.4 blocks and also the unpurchased 4B block were partitioned into an initial total of 19 blocks of varying sizes. For most of these blocks, the ownership numbers were low. Several blocks had single owners and others less than five owners. In addition, during the 1890s, a further series of nine partitions occurred. Not only does this mean that land blocks were lessening in size, but in many cases these smaller blocks were held by single owners. Another feature unique to the Manawatu Kukutauaki No.4 block grouping was that in the 4B, 4C and 4D blocks, the new partitioned sections ran the length of the parent block creating long 'thin' land parcels.

Whereas it might be expected that partitioned elongated sections held by single or small numbers of owners might lead on to a post-1880 run of private purchases (as was the case in Ohau and Pukehou), in the 1890s there were only eight purchases of land. These were concentrated among 4A-C blocks only. The northern 4D, 4E and 4F did not experienced any sales. The eight purchases involved 953 acres. On other hand, prior to 1900, there were 17 leasing transactions with an estimated area of 2,405 acres - more than half the block. Several of these leases were absorbed by pre-1900 purchases.

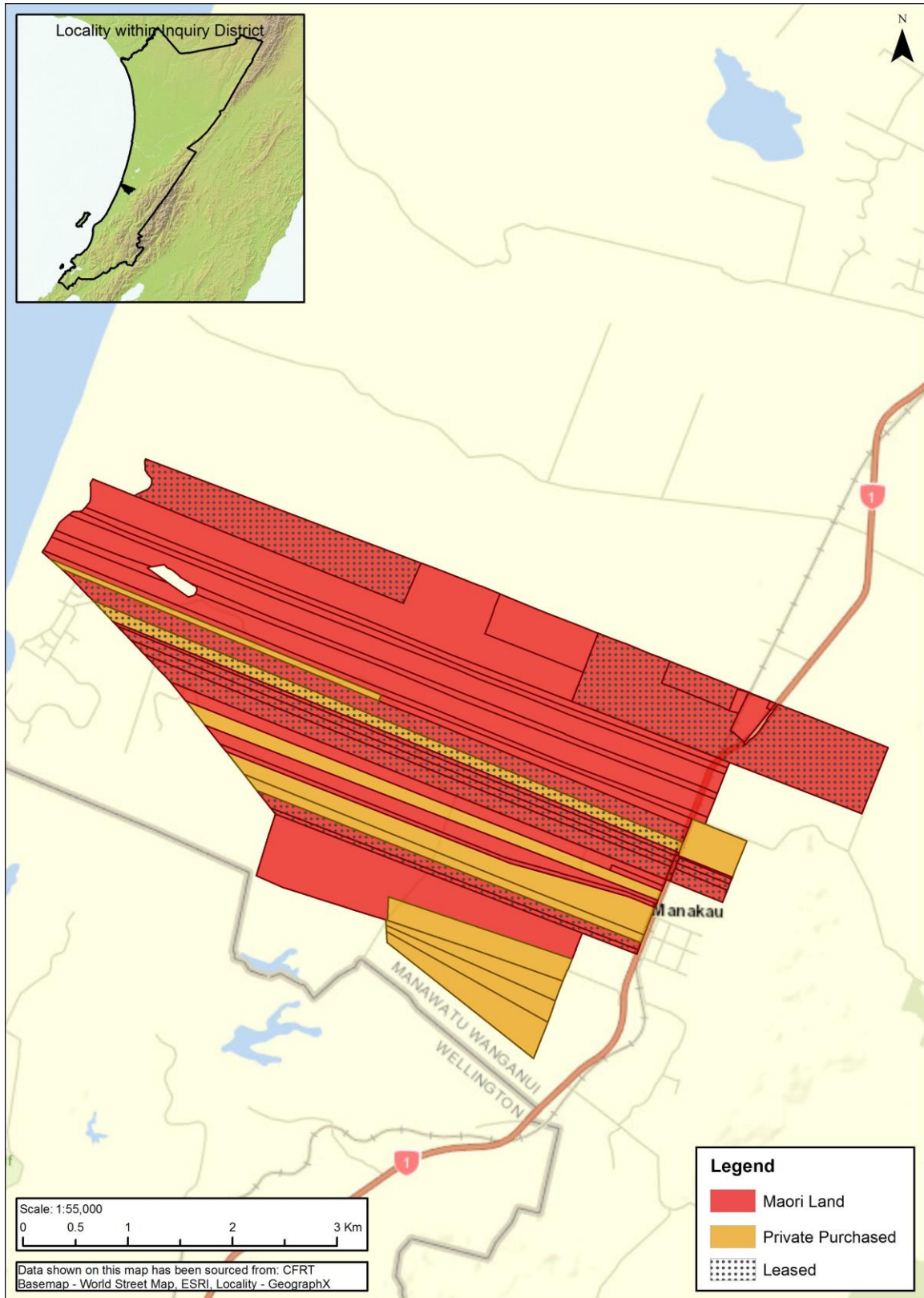
Over the two and half decades after 1900, the subdivision of the remaining Manawatu Kukutauaki No.4 blocks was ongoing with 42 rounds of partitions occurring. Over that time, 124 sections were created, most having single owners: 24 sections were under ten acres; a further 22 ranged from 10 to 20 acres. A further 35 ranged from over 20 to under 50 acres.

The following maps record the situation of the Manawatu Kukutauaki No.4 blocks by 1900. The first map provides the names of all the Manawatu Kukutauaki No.4 sections as at 1900 and the second map records whether they were under Maori title or had been purchased by private Europeans and which blocks, when they had been under Maori title, had been under lease at some time before 1900.



Porirua ki Manawatu Inquiry District: **Manawatu Kukutauaki 4 - Block Appellation (1900)**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 002 Map projection: New Zealand Transverse Mercator Date: 30/10/2018



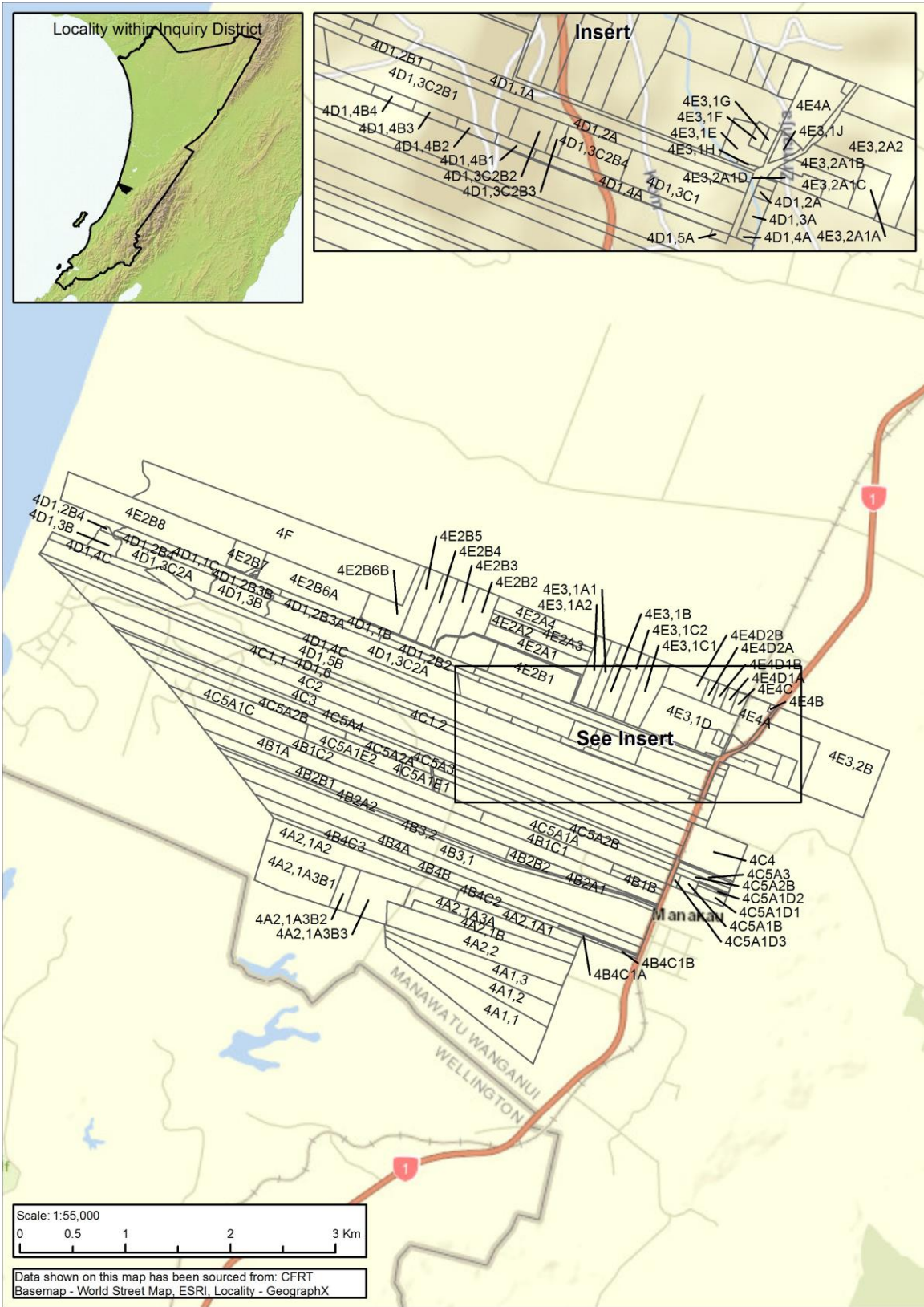
**Porirua ki Manawatu Inquiry District: Manawatu Kukutauaki 4 - Tenure by 1900**  
 Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 044 Map projection: New Zealand Transverse Mercator Date: 30/10/2018

Nine leases were negotiated after 1900 primarily bringing new blocks under this form of occupation. As the title continued to fracture, however, the blocks coming under lease involved smaller areas than before 1900. The total area leased was just under 440 acres. In the decade after 1900, only six purchases with a total area of 453 acres were negotiated. By 1910, a total of 1,406 acres had been purchased leaving 3,366 acres in Maori ownership.

For the nine years after 1910, the pattern of land tenure within Manawatu Kukutauaki No.4 would greatly change as the number of leases and purchases would increase significantly. Between 1910 and 1918, 47 leasing transactions would be negotiated with a total of almost 2,935 acres. Even allowing for duplication and not knowing the exact area of part leases, this nevertheless still indicates that by 1919 most of the Manawatu Kukutauaki No.4 to both Maori and Pakeha lessees. This period would also see an increase in the number of land purchases. By 1919, a total of 18 purchases were negotiated. Many of these involved small parcels of land which explain why the total area purchased at this time was only around 505 acres. This increased the total of purchased Manawatu Kukutauaki No.4 land to 1,911 acres leaving 2,861 acres in Maori ownership.

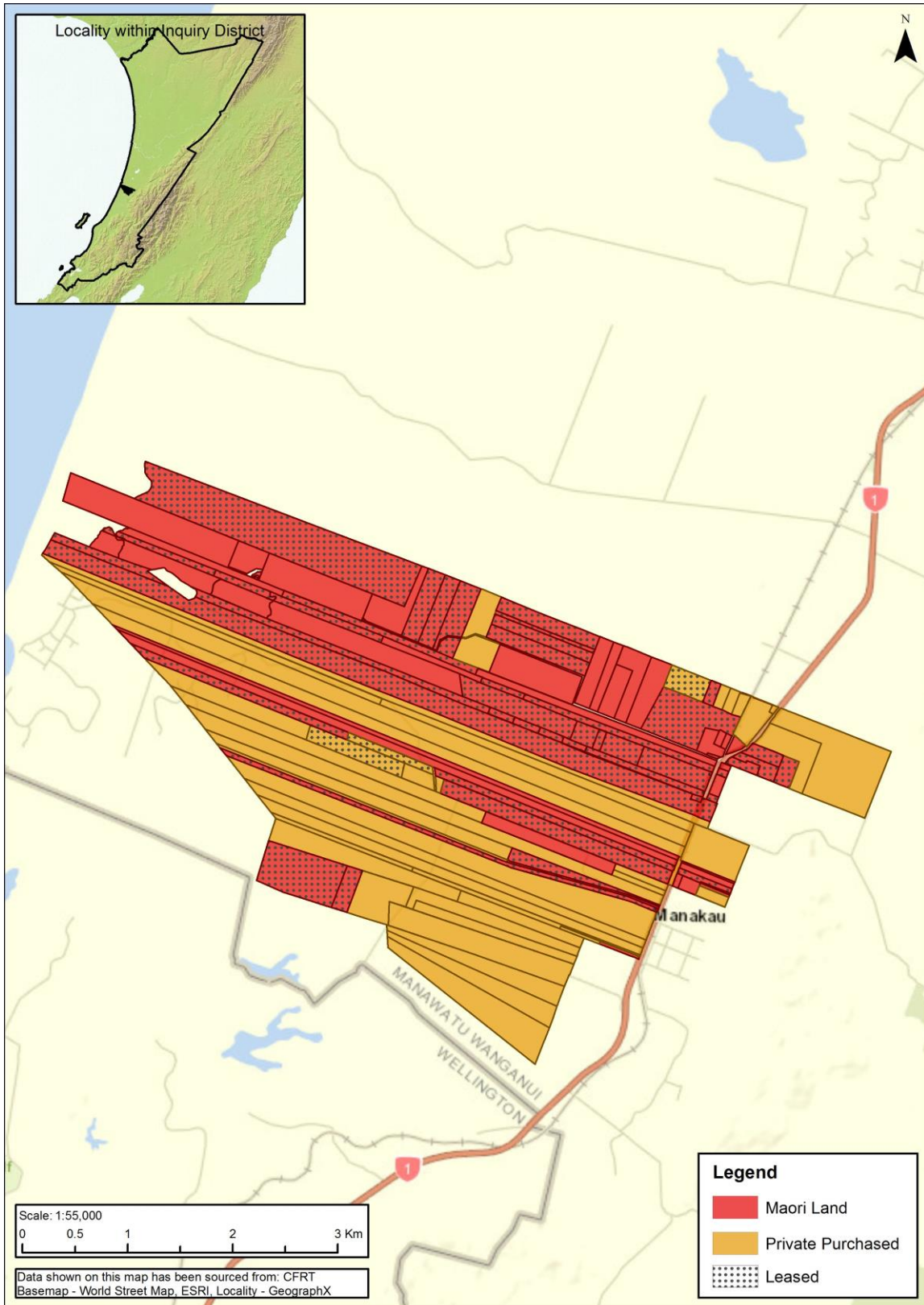
From 1919 to 1925 the Manawatu Kukutauaki No.4 block went through another land tenure phase. During these years subdividing finally slowed down, the degree of new leasing lessened but the elevated rate of purchasing observed after 1910 continued. The small size of blocks meant that comparatively little land went out of Maori ownership however. Between 1919 and 1925, just six leases were concluded involving just under 290 acres. Nevertheless, twenty transactions took place involving around 510 acres. As several purchases involved local a Maori owner, the amount of land that went out of title is estimated at 399 acres. This meant a total of around 2,462 acres of the Manawatu Kukutauaki No.4 block remained in Maori ownership - 52% of the land remaining after Crown purchasing.

The following maps record the situation of the Manawatu Kukutauaki No.4 blocks by 1925. The first map provides the names of all the Manawatu Kukutauaki No.4 sections as at 1900 and the second map records whether they were under Maori title or had been purchased by private Europeans and which blocks, when they had been under Maori title, had been under lease at some time before 1925.



**Porirua ki Manawatu Inquiry District: Manawatu Kukulauaki 4 - Block Appellation (1925)**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 043 Map projection: New Zealand Transverse Mercator Date: 1/11/2018



**Porirua ki Manawatu Inquery District: Manawatu Kukuataki 4 - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 045 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018



## *Landowner Case Studies*

### Drake Family

The Drakes were a Pakeha family with connections with Manawatu Kukutauaki No.4 going back to the 1800s. The father and son in this family were both called Arthur, however, it appears to be Arthur Drake, the father who was predominantly involved in purchasing and leasing land with his son Arthur Clayton only associated with a few transactions. Arthur and Harriet Drake and their family lived permanently in the Manakau area probably on one of the blocks owned or leased within Manawatu Kukutauaki No.4.<sup>73</sup> At one stage, Arthur Drake was elected a Warden of the Otaki Board<sup>74</sup> and as the representative for the Otaki riding on the Horowhenua County Council.<sup>75</sup> From 1890, he was recorded as maintaining a sizeable sheep flock.<sup>76</sup>

<b>1890</b>	<b>1895</b>	<b>1900</b>	<b>1905</b>	<b>1910</b>	<b>1915</b>	<b>1920</b>
1900	2300	2284	2015	2143	3328	2430

### *Arthur and Harriet Drake*

Prior to 1900, Arthur Drake entered into several leases involving Manawatu Kukutauaki No.4 land. The first was in December 1883, when he and Best entered into a lease over 4D pt. (167a.) for 21 years at the rate of £18.16/- per annum. Arthur Drake entered into two further 21-year leases that commenced in January in 1892. One was over 4C3 (166a. 1r. 35p.). Some years prior to leasing 4C3, in 1888 Drake had registered a caveat over the block which was owned by Rewiti Te Kohu and Hariana Te Kohu. The other lease was in relation to a relatively large part of 4C2 (372a. 2r.) at a rate of £54.18/- per annum. Although the lease over 4C2 dated back to 1892 for its commencement, it was actually registered in 1895, just after a caveat had been

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<sup>73</sup> 31 July 1916, *Manawatu Times*, p.4.

<sup>74</sup> 25 April 1912, *Horowhenua Chronicle*, p.2

<sup>75</sup> 17 Sept 1913, *Manawatu Standard*, p.5

<sup>76</sup> See sheep returns for the various years listed, AJHR #H23

registered against the block by Arthur Drake. In 1895 he also leased 4C1s.1 (45a. 1r. 14p.). By 6 March 1896, Drake had raised mortgages with The Bank of Australasia over his leases involving 4C3 and 4C1s.1. By 1 December 1895, a caveat was registered by Godfrey Halsted against 4C3 and in 1898 Halsted also registered a caveat against Drake's lease of 4C2.

One feature that stands out in relation to Arthur Drake is the number of caveats associated with his land dealings. Prior to 1900 he had registered caveats in relation to a number of subdivisions in addition to the one mentioned above. In 1888, he registered a caveat against 4C4 owned by Hiriana Te Kohu. In December 1893, Drake registered a caveat against 4Bs.1 (195a.). In 1897, he also registered a caveat against 4B1A pt. (100a.). Ultimately, the registered proprietors of this block transferred it to Thomas Bevan in 1898 and the following year Thomas Bevan transferred part of the land to Arthur Drake and Godfrey Halsted. Additionally, in 1897, Drake registered a caveat against 4B1A pt. (44a.) owned by Hakaraia Te Whena. In 1893, another member of the family, Frank Drake (brother of Arthur Drake) registered a caveat against 4B3s.1 pt. which was later withdrawn. By 29 September 1899, Hana Pewene and mortgagors transferred the block to Arthur Drake and Godfrey Halsted of part of land as tenants in common.

Therefore by 1900, Drake was leasing around 600 acres. During 1900 Drake and Halsted raised a mortgage over 4B1A pt. with the Bank of Australasia. By 26 July 1900, Halsted then transferred his interests to Drake. On 6 July 1900, 14 Sept 1908, and 30 July 1909 further mortgages were raised by Drake.

Over the next decade he expanded his farming estate further with the purchase of 4B3 s.1 pt. (94a. 0r. 20p.) by 1907. Meanwhile, there were some changes to some of his leasing arrangements. By January 1900, Drake had transferred his lease over 4C1s.1 to himself and Halsted as tenants in common with equal shares. The following month, 3 February, both Drake and Halsted raised a mortgage over their lease with The Bank of Australasia. By 26 June 1900, Halsted transferred his interests in the lease to Drake who on the same day raised another mortgage with Halsted. By 16 November 1900, two transfers were registered from Hakaraia Te Whenua to Godfrey G. Halsted of part and the balance on the same day. Then on the 21 November Halsted transferred all the interests to Arthur Drake. Drake immediately raised a mortgage with Halsted. Further mortgages were raised by Drake in February 1902 with The

Bank of Australasia, and in September 1902 with The National Mutual Life Association of Australasia.

A similarly complex situation developed in relation to 4C2. As noted previously, by 19 December 1898, a caveat was registered against the lease to Arthur Drake by Godfrey Halsted. Drake then transferred his lease by 9 January 1900, to himself and to Godfrey Halsted as tenants in common. By 3 February 1900 a mortgage was raised by Drake and Halsted with The Bank of Australasia over their lease. By 26 July 1900, Halsted transferred his interests in the lease to Arthur Drake, on the same day, Drake then raised a mortgage with Halsted. Two years later by 15 February 1902, Arthur Drake again raised a mortgage against his lease with The Bank of Australasia. In September 1908, Arthur Drake raised a further mortgage with The National Mutual Life Association Ltd over his lease. The following year, by 21 April 1909, three Orders in Council were registered removing restrictions to enable land to be sold, these orders affected 4C2A, 4C2B and 4C2C. By 30 July 1909, two surrenders of leases, first to Arthur Drake, August 1895 and the lease from Edward to Thomas Bevan, March 1906 as to the land lying to the west of the Waikawa Road. By 1907, Arthur Drake had also purchased part of 4D1s.6 from Thomas Bevan (Jnr).

The 1907 valuation evidence provided information on four Manawatu Kuketauaki No.4 blocks that had been purchased by Arthur Drake by this time. Firstly, 4B3s.1 pt. (136a. 3r. 8p.) which had capital value of £1222, a land value of £950 and improvements of £272 which included fencing, drainage and almost all the block being cleared and grassed. Two parts of 4C1s.1 were separately identified with a 26-acre block having a capital value of £144 and both the land and the improvements being valued at £72 each. There had been some fencing and drainage carried out and a small amount of clearing (7a.) and grassing (5a.) indicating that the whole portion was not being farmed at that time. The other part of this block owned by him (19a. 1r. 14p.) had a capital value of £191 with the land and improvements valued at £95 and £96 respectively. In contrast this land had been cleared and grassed, and stumpage and drainage had been carried out indicating it was probably being used for grazing by this time. Finally, 4D1s.6 pt. (45a. 0r. 22p.) had a capital value of £218, a land value of £130 and improvements only valued at £38 which consisted of 20 acres being cleared and grassed and some drainage. There were no buildings identified on these lands indicating that he and his family were not living on them.

The valuation evidence also provided information on some of the blocks being leased by Arthur Drake. In relation to 4A2s.1A (49a.) he had grassed 40 acres. It would appear the large area made up of 4C2 pt., 4C3 pt. and 4C5A pt. (306a. 1a. 3r.) that Arthur Drake was leasing from Kareharao Te Whena and others was one of the hubs of the farming enterprise. There was a dwelling, woolshed, granary and stable valued at £450 located on the land indicating that this land and the other blocks leased and owned by Arthur Drake were being used for both sheep-farming and growing grain. This land had a capital value of £2448, a land value of £1483 and improvements valued at £965 which in addition to the buildings comprised of the fencing, drainage and almost all the land (302a.) had been cleared and grassed.

Arthur Drake was also leasing two further parts of 4C3 (36a. and 23a.). Both blocks incorporated some fencing and some drainage had been carried out in relation to the smaller portion. Most of the large block had been cleared and grassed and 15 acres of the smaller block had been grassed.

He was also leasing 4D1s.5 pt. (121a. 3r. 18p.). This block also appears to have been an important part of the farming estate. There was a school room, wash house, stable and dwelling worth £400 on the property. This block had a capital value of £1020 comprised of £485 land value and £535 in improvements, which in addition to the buildings, were associated with fencing, drainage and most of the block being grassed (100a.).

In August 1908, Edward Bevan sold part of 4B3s.2 to Arthur Drake. By 1909, Arthur Drake raised a mortgage over 4C2 & 3 (210a.) with The National Mutual Life Association of Australasia Ltd.

Over the next decade, Arthur and Harriet Drake continued to make some further additions to the farming estate. In October 1911, Arthur Drake leased 4B1C2 pt. (57a. 0r. 39p.) for a period of 42 years at a rate of £19.11/3d per annum. In May 1913, it appears that Winia Paora transferred a part of 4B4B to Harriet Drake.

The 1914 valuation evidence provided further information on the Manawatu Kukutauaki No.4 landholdings of Arthur Drake. By this time, the two parts of 4C1s.1 were recorded as one unit (45a. 1r. 14p.). This property had a capital value of £455 (an increase of 36% on the 1907 combined value of £335). The land value had also increased to £320 (an increase of 110% from

the 1907 combined value of £167). The improvements were valued at £135 and included fencing and drainage and in addition all the land had been cleared with 40 acres grassed.

As noted below, by this time, the interests of Arthur Clayton Drake in 4C2 and 4C3 pts. (210a. 1r. 4p.) had been transferred to his father, Arthur Drake. This property had a capital value of £2680 comprising of land valued at £2000 and improvements valued at £680. These improvements included one building valued at £260. Other improvements included fencing, drainage as well as 200 acres being cleared and grassed.

By 1914, Arthur Drake also owned a part of 4C5A4 (22a. 3r. 11p.). This area had a capital value of £245, a land value of £160 with improvements valued at £85. These improvements included some fencing and drainage and in addition, 20 acres had been cleared and 10 acres had been grassed.

The part of 4D1s.6 (45a. 0r. 22p.) owned by Arthur Drake only increased moderately in value between 1907 and 1914. The capital value rose from £218 to £225 (a 3% increase) and the land value rose from £130 to £160 (an increase of 23%). There were improvements worth £65 with drainage completed and by now 40 acres had been cleared and 30 acres had been grassed.

Further information was also provided in relation to the considerable area of land that Arthur Drake was leasing in 1914. By this time, Arthur Drake was recorded as having leases in relation to two areas of land within the 4A subdivision in the south of Manawatu Kukurau No.4. One was recorded as 4A (37a. 0r. 14p.). Some fencing and drainage had been carried out and an area of 25 acres had been grassed. He was also leasing 4A2s.1A3 pt. (57a. 0r. 33p.) which had been fenced and 50 acres had been cleared and grassed.

In addition, Arthur Drake was also recorded as occupying several areas of land within 4B. The location of two of these areas was not identified despite partitioning having taken place by this time. One relatively large area (170a. 3r. 25p.) had £370 worth of unidentified improvements. The other smaller area (22a. 2r. 13p.) had £35 worth of improvements including fencing as well as 20 acres being cleared and grassed. He also leased 4B1C2 (57a. 0r. 39p.). This block had £56 worth of improvements which were owned by Arthur Drake, He also had a £10 interest in the

land with the owners having £170 interest in the land. A further small block was also leased, 4B2A pt. (6a. 2r. 2p.) which had £15 worth of unidentified improvements.

In regard to 4C, by 1914, Arthur Drake was leasing a number of 4C5 subdivisions. These included 4C5A1E1 (13a. 0r. 35p.). Stumpage, drainage and fencing had been carried out and 10 acres had been cleared and grassed. There was also noted to be £15 worth of flax on this block. The slightly larger adjoining block 4C5A1E2 (33a. 1r. 4p.). This land had been fenced and most of it had been cleared and grassed. He also leased two 4C5A2 blocks A (14a.) and B pt. (34a. 3r. 17p.). Both had been fenced with around half of A being grassed with some additional drainage and B had been cleared and grassed. In addition, he leased 4C5A3 pt. (47. 1r. 25p.) There was a building worth £150 on this block with fencing and drainage carried out and almost all the block cleared and grassed.

Further land leased by Arthur Drake included an area made up of 4D1s.1, 4D1s.2B and 4D1s.3 & 4 pts. (70a. 1r. 30p.). It appears that this area had been fenced, cleared and grassed. He was also by this time associated with leasing a larger part of 4D1s.5 (191a. 3r. 18p.). This continued to be an important area. Although there was no longer a school house recorded on the area he was leasing, there was a dwelling and a slaughter house valued at £400. There had been planting valued at £20 on this land as well as drainage and fencing and by this time 100 acres had been grassed.

Over the next few years, Arthur Drake leased additional land within Manawatu Kukurua No.4. He entered into a lease over 4C5A2B pt. (34a. 3r. 17p.) that commenced in March 1915 for a term of 21 years at a rate of £17.6/- per annum. In January 1916 he commenced a lease over 4D1s.5 pt. (79a.) for a term of 21 years at £50 per annum. Another lease over 4D1s.4C (11a. 3r. 21r.) commenced in November 1916 for a term of 21 years at a rate of 9/- per annum. Meanwhile, in July 1915, Harriet Drake (the wife of Arthur Drake) purchased 4A2s.1A2 (22a. 1r. 24p.) for £150.

Arthur Drake died in July 1916.<sup>77</sup> Nevertheless, his wife continued to expand the family estate. In September 1917, Harriet Drake purchased 4B4C2 (5a. 2r. 20p.) for £56.3/-. Two years later,

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<sup>77</sup> 31 July 1916, *Manawatu Times*, p.4.

in September 1919, she also purchased 4A2s.1A (4a. 2r. 4p.) for £41. Furthermore, in March 1921, she purchased the slightly larger 4B4B (18a. 3r. 25p.) for £190.

By 12 February 1921, another mortgage was raised by the family members of the estate of Arthur Drake with The National Mutual Life Association in relation to 4C1s.1. At this time a mortgage was also raised in relation to 4B1A pt. by Drake's estate.

In the 1921 valuation evidence, the Manawatu Kukutauaki No.4 land previously owned by Arthur Drake was still recorded in his name, although presumably by this time it was in the hands of his estate. There were also lands that had been purchased by Harriet Drake that are included in this section. The small part of 4A (4a. 2r. 4p.) that had been purchased by Harriet Drake in 1919 for £41, by 1921 had a capital value of £60 and a land value of £50. The £10 worth of improvements related to fencing, drainage and the block being cleared and grassed.

Arthur Drake was recorded as being the owner and occupier of 4B2B pt (33a. 0r. 7p.) that had a capital value of £415, a land value of £335 and improvements valued at £80 which appear to relate to the land being prepared for grazing. Harriet Drake was recorded as the owner and occupier of 4B4A (22a. 2r. 13p.). This block had a capital value of £255 comprised of a land value of £200 and improvements valued at £55 that once again referred to the block being fenced, cleared and grassed. Harriet Drake was also the owner of 4B4C3 (5a. 2r. 20p.) This land had a capital value of £65 with the land valued at £55 and £10 worth of improvements associated with the land being fenced, drained, cleared and grassed.

In 1921, Arthur Drake continued to be recorded as the owner and occupier of 4C1s.1 (45a. 1r. 14p.) which had continued to rise in value but at a more modest rate than between 1907 and 1914. By 1921, this property had a capital value of £525 (an increase of 15% from £455 in 1914). The land had risen to £370 in 1921 (an increase of 16% from £320 in 1914). Improvements had only risen by £20 to £155 and still just related to improvements on the land to prepare it for grazing.

In 1921, Arthur Drake continued to be recorded as the proprietor of 4C2, 4C3 pts. (210a. 1r. 4p.). This block had also only risen in value at a relatively modest rate over the preceding seven years. The capital value was at this time recorded as £2950 (an increase of 10% from £2680 in

1914). The land value had risen to £2470 (an increase of 23% from £2000 in 1914). The improvements on this property had decreased in value with the one building identified by this time as a stable only valued at £15 compared to £260 in 1914 suggesting that there had been significant deterioration or perhaps some incident such as a fire. The land remained fenced, cleared, grassed and drained.

Significant improvements had been put in place on the 4C5A4 subdivision between 1914 and 1921. Whereas in 1914 there were no buildings associated with this subdivision, by 1921, there was a woolshed and barn valued at £225 on the property. Arthur Drake continued to be recorded as the owner and occupier and by this time, the capital value of the block was £545 (an increase of 122% on the 1914 value of £245). This increase was associated with the new buildings on the property and also due to an increase in the land value to £280 (an increase of 75% from £160 in 1914).

The rate of increase in the values associated with 4D1s.6 pt. (45a. 0r. 22p.) was more notable over the 1914 to 1921 period than in the seven years previously (1907-1914) when the increases had been moderate. By 1921 the block had a capital value of £495 (an increase of 120% from £225 in 1914). The land had also experienced a significant upsurge in value from £160 in 1914 to £425 in 1921 (an increase of 166%). In contrast, improvements on this land had only increased by £5 to £70 and related to clearing, as well as planting valued at £19 and drainage valued at £40.

By 1921, Harriett Drake was recorded as leasing a part of 4A (22a. 2r. 10p.) which may relate to a part of the area leased by her husband in the past. Drainage, fencing, clearing and grassing on the property indicated it was probably being used for grazing. The lease of 4A2s.1A3 pt. (57a. 0r. 33p.) continued to be under the name of Arthur Drake and improvements suggested it was probably being used for grazing as well.

Slightly different areas appeared to be associated with Arthur Drake's leases in relation to 4B land. In 1921 he was recorded as leasing 4B pt. (132a. 1r.) which had a capital value of £1575, a land value of £1240 and improvements valued of £335 which appeared to relate to the land being utilised for grazing. He was also still recorded as leasing the small 4B2A pt. (6a. 2r. 2p.).



Improvements remained valued at £15 and related to a small amount of drainage, fencing, clearing and grassing.

Similarly, there were some differences in the areas in relation to 4C5 land recorded as associated in leases to Arthur Drake in 1921. By this time, leases recorded involved 4C5A1C (53a. 2r. 28p.),

4C5A1E2 (33a. 1r. 4p.), 4C5A2A (14a.) and 4C5A2B pt. (21a. 1r. 11p.). There were no buildings recorded on any of these subdivisions, but the land had been improved. The 4C5A3 pt. (47. 1r. 25p.) subdivision was by this time recorded as being in the hands of his daughter Loeta Drake (see below).

Likewise, the valuation evidence showed variations in the 4D leases between 1914 and 1921. By 1921, Harriet Drake was leasing part of 4D1s.1 & 2 pts. (10a. 2r.). The improvements included some fencing, clearing and grassing as well as grubbing valued at £20. Arthur Drake was recorded as a leaseholder in relation to 4D1s.3B (42a. 1r. 14p.). There were £80 worth of improvements relating to fencing, clearing and grassing the land. By 1921, Arthur Drake was recorded as leasing an area of 4D1s.5 pt. incorporating 99 acres, one rood, 27 perches (less than in 1914). There continued to be a dwelling and outbuildings on the property worth £550, as well as the planting still valued at £20 and other improvements to the land.

### *Other Family Members*

#### Loeta Constance Drake

During the early 1900s, Loeta Drake (the daughter of Arthur and Harriet) entered into a lease over 4C5A1E2 (13a. 3r. 18p) at the rate of 12/6d per annum with an expiry date of 31 March 1936. Some years later, in October 1913, Loeta Drake purchased 4B2A2 (11a. 3r. 7p.). On the day of the purchase, Loeta Drake transferred part of the block to Thomas Bevan Jnr. By 3 August 1915, Te Kokinga Karehana Te Whena, Mukukai Karehana Te Whena, and Makuini Karehana Te Whena transferred 4C5A1E1 (13a.) to Loeta Drake and by 12 August 1915, Drake transferred Lots 2 & 3 to Marjorie Bevan.

It appears that by 1921, Loeta Drake<sup>78</sup> had acquired an area incorporating parts of 4C2 and 4C3 (10a. 1r. 34p.) This area had a capital value of £515, a land value of £420 and improvements valued at £95 which related to fencing, drainage, clearing, grassing and other improvements. There were no buildings recorded. In 1921, the block was occupied by Hiwi Ransfield.

By this time she was also in possession of two 4C5A subdivisions. These were part of narrow blocks that were reached from west to east across Kukutauaki No.4 and overlapped the main road a short distance to the north of the settlement at Manakau. The small 4C5A1E1 subdivision (3a. 1r. 20p.) had a capital value of £112, a land value of £100 and improvements valued at £12 associated with improvements to the land. The other subdivision 4C5A2B was slightly bigger (13a. 2r. 6p.) and had a capital value of £570, a land value of £160 and improvements worth £410 including a cottage valued at £380 as well as some fencing, drainage and clearing. It did not appear that the land had been grassed by this time.

By 1921, Loeta Drake is recorded as taking over the lease over 4C5A3 pt. (47. 1r. 25p.) previously leased by her father. By this time there was no record of any building on the land. Loeta Drake had an interest of £84 in the improvements with the owner's interest being £21. She also had an interest of £42 in the land with the owner's interest being £358. She was also leasing 4D1s.4C pt. (23a. 3r. 3p.) which had £42 worth of improvements including £10 worth of planting.

Over the 1920s, Loeta Drake made further purchases. In October 1923, she purchased 3C5A1E2 (2a. 0r. 35p.) for £26.5/4d. In August 1925, she also purchased 4C5A2A (14a.) for £260. This land had previously been leased by her father.

### Arthur Clayton Drake

By 30 July 1909, Thomas Bevan (Jnr) transferred 4C2 land lying west of the Waikawa Road to Willie and Edward Bevan and to Arthur Clayton Drake. At that time there was a part of 4C2 & 4C3 (210a.) registered as belonging to Arthur Clayton Drake. It appears that in February 1912, a mortgage was raised over a part of 4C2 & 4C3 (210a.) with the National Mutual Life

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<sup>78</sup> The valuation evidence referred to Constance Drake which probably referred to Loeta Constance Drake.

Association Ltd. By August 1913, Arthur Clayton Drake had transferred this block to his father Arthur Drake.

### Frances May Drake

In January 1921, Frances Mary Drake, (another daughter of Arthur and Harriet Drake) purchased 4B1C2 (83a. 3r. 14p.) for £687.12/3d. It appears that prior to this she was occupying an area of this block (57a. 0r. 39p.) as this was recorded in the 1921 valuation evidence. This may have been in relation to her father's previous lease over 4B1C2 land.

### George Roland Drake

During the 1920s, another of Arthur and Harriet Drakes' sons, George Roland Drake also became involved in Manawatu Kukutauaki No.4 when he purchased 4C5A1C.

### *Commentary*

Arthur Drake appears to have been a local farmer rather than an out of town speculator. He was living permanently in the area, probably on Manawatu Kukutauaki land or close by and was involved in the Otaki community. His wife and his children appear to have continued to live in this area after his death in July 1916.

One of the noticeable features in relation to the Drake family was the number of caveats associated with the land dealings of Arthur Drake in the late 1800s. In 1888, he registered caveats against 4C3 (166a. 1r. 35p.) and 4C4 (47a.). In 1893, he registered a caveat against 4Bs.1 (195a.). In 1897, he also registered a caveat against 4B1A pt. (100a.). Additionally, in 1897, Drake registered a caveat against 4B1A pt. (44a.) owned by Hakaraia Te Whena. In 1893, another member of the family, Frank Drake (brother of Arthur Drake) registered a caveat against 4B3s.1 pt. which was later withdrawn. Parts of some the blocks over which Arthur Drake registered caveats were subsequently purchased or leased by him such as in the case of 4B3s.1 pt. which was later part of his estate. In addition, by 1907, he was also leasing a part of 4C3 and it was on this or nearby land that there were considerable assets in the way of a dwelling,

granary and stable. In the early 1900s, some caveats were also registered against Drake's leased land by Godfrey Halsted who appears to have been associated in some of Drake's land dealings.

In a similar way to other Pakeha farmers in the area, Arthur Drake accumulated via lease or purchase a number of subdivisions to form his farming estate. By 1900, Drake was leasing around 600 acres. By 1907, valuation evidence recorded his involvement in around 227 acres of his own land and 536 acres of leased land, a total of around 763 acres. This land was spread over parts of nine different subdivisions. Improvements indicated that the land was probably being used for sheep-farming and growing grain. The Drakes continued to accumulate land and by 1914, valuation evidence indicated they owned around 534 acres and leased around 665 acres, a total of around 1199 acres. This area incorporated numerous subdivisions, mainly involving the 4B, C, and D narrow subdivisions that stretched west to east across the block around halfway between the northern and southern boundaries relatively close to the settlement at Manakau. Although there was one 4A2s.1 subdivision towards the south of the block also included. A few more relatively small subdivisions were purchased by Harriet Drake over the following years.

Some of Arthur and Harriet Drake's children were also associated with land within Manawatu Kukulauaki, including at times, in relation to land that had previously been leased by their father. During the time period investigated their holdings within the block were not on the same scale as their parents.

There appear to have been two important areas within the estate of land begin farmed by Arthur Drake. The first involved land incorporating parts of 4C2 pt., 4C3 pt. and 4C5A. In 1907, Drake was leasing an area of 306 acres, 1 rood and 3 perches of this land and there was a dwelling, woolshed, granary and stable valued at £450 located on it. In 1909 Drake appears to have purchased some of this land 4C2 and 4C3 pts. (210a. 1r. 4p.) It appears that not all the improvements were on the land he purchased as by 1914, the improvements on this land included one building valued at £260. In 1921, there was only a stable worth valued at £15 on this land. By 1914, Drake also owned 4C5A4 although there were no buildings recorded at that time. However, by 1921, there was a woolshed and barn valued at £225 on this property. Another part of this land that had been somewhat of a hub in 1907, may still have been under lease over the years. In 1914, There was a building worth £150 on 4C5A3 pt. (47. 1r. 25p.) that was being leased by Drake.

In addition, on the nearby 4D1s.5 pt. (121a. 3r. 18p.) which he was also leasing in 1907 there was a school room, wash house, stable and dwelling worth £400. By 1914, the school room was no longer recorded and there was noted to be a dwelling and a slaughter house valued at £400 on this property (which had a larger area by this time). By 1921, Arthur Drake was recorded as leasing an area of 4D1s.5 pt. incorporating 99 acres, one rood, 27 perches (less than in 1914). There continued to be a dwelling and outbuildings on the property worth £550.

Arthur Drake took out several mortgages in relation to his leasehold and purchased land. Early mortgages from 1896 to 1902 mainly involved the Bank of Australasia although there were some involving Godfrey Halsted who was Drake's associate in some of his leasing ventures. In 1902 and 1909 he took out two further mortgages with the National Mutual Life Association of Australasia. There are not further recorded mortgages until 1921, when the estate of Arthur Drake took out a further mortgage with the National Mutual Life Association.

Similarly to other case studies within Manawatu Kuketauaki No.4, in relation to the Drake case study it can be observed that the areas that were being farmed by the Drakes were not reflected in the titles. Often the area would involve several parts of different subdivisions or even different parts within one subdivision.

The nature of this case study was that in many cases the areas involved in leases and even in the subdivisions that had been purchased appeared to change somewhat between valuations so there were difficulties in comparing values over time. There were some instances, however, where this comparison was able to be done. One example related to the 4C1s.1 land. By 1914, two pieces of land within 4C1s.1 that had been recorded separately were recorded as one portion, but a comparison could be completed against the combined blocks. In 1914, 4C1s.1 pt. (45a. 1r. 14p.) had a capital value of £455 (an increase of 36% on the 1907 combined value of £335). The land value had also increased to £320 (an increase of 110% from the 1907 combined value of £167). In 1921, Arthur Drake continued to be recorded as the owner and occupier of 4C1s.1 (45a. 1r. 14p.) which had continued to rise in value but at a more modest rate than between 1907 and 1914. By 1921, this property had a capital value of £525 (an increase of 15% from £455 in 1914). The land had risen to £370 in 1921 (an increase of 16% from £320 in 1914). In 1921, Arthur Drake continued to be recorded as the proprietor of 4C2, 4C3 pts. (210a, 1r. 4p.). This

block had also only risen in value at a relatively modest rate over the preceding seven years. The capital value was at this time recorded as £2950 (an increase of 10% from £2680 in 1914). The land value had risen to £2470 (an increase of 23% from £2000 in 1914).

The 4C5A4 subdivision (owned and occupied by Arthur Drake) also rose in value between 1914 and 1921. By 1921, the capital value of the block was £545 (an increase of 122% on the 1914 value of £245). This increase was associated with the new buildings on the property and also due to an increase in the land value to £280 (an increase of 75% from £160 in 1914).

The part of 4D1s.6 (45a. Or. 22p.) owned by Arthur Drake only increased moderately in value between 1907 and 1914. The capital value rose from £218 to £225 (a 3% increase) and the land value rose from £130 to £160 (an increase of 23%). This situation changed with more significant increases in value over 1914 to 1921 period. The rate of increase in the values associated with 4D1s.6 pt. (45a. Or. 22p.) was more notable over the 1914 to 1921 period than in the seven years previously (1907-1914). By 1921 the block had a capital value of £495 (an increase of 120% from £225 in 1914). The land had also experienced a significant upsurge in value from £160 in 1914 to £425 in 1921 (an increase of 166%).

### John Kebbell

John Kebbell was a leaseholder of Manawatu Kukutauaki No.4 land from the late 1800s onwards. It appears that his family connections with the Manawatu area dated back to the 1840s when his father and uncle erected a sawmill plant on the Manawatu River at Haumiaroa, near Moutoa using the first steam engine ever imported to this country. This engine was subsequently used in relation to a flour mill. In 1878, John Kebbell was elected as a representative of the Otaki rising on the Manawatu County Council and later, he became one of the first members of the Horowhenua County Council. He was a renowned pastoralist who owned and bred Romney Marsh sheep on a fairly big scale and it may have been in relation to this that he leased lands within Manawatu Kukutauaki No.4. From 1885, he was recorded as maintaining a sizeable sheep flock.<sup>79</sup>

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<sup>79</sup> See sheep returns for the various years listed, AJHR #H23

1885	1890	1895	1900	1905	1910	1915
3533	4100	4326	4387	4269	4191	4574

His leasing activity in the area began in August 1882 when in association with A. Braithwaite he leased a relatively large part of 4E (251a.) for a term of 21 years at the rate of £25 per annum. Some years later, in January 1895, he entered into a further 21-year lease over a large part of 4E3 (428a. 3r. 18p.) at the rate of £45 per annum.

The 1907 valuation evidence refers to a somewhat smaller portion of 4E3 (200a.) as being under lease to John Kebbell from the owner Here Te Hatete. By this time the entire area had been fenced, cleared and grassed. There were no buildings recorded so it was probably being used for grazing. By this time John Kebbell had an interest of £743 in the land with the owner's interest being £2457. In addition, Kebbell had an interest of £139 in the improvements with Te Hatete's share amounting to £291.

Subsequent records indicated that in July 1911, John Kebbell transferred his leases over 4E3s.2A2 (42a.) and 4E3s.2B (130a.) to Charles Bell, a sawmiller from Otaki. In 1924, John Kebbell's daughter, Gertrude Kebbell provided mortgages to Thomas Bevan in relation to 4A2s.1A2 and his leases over 4A2s.1A3B1B. It appears that for a period of around eight years John Kebbell utilised land in Manawatu Kukutauaki No.4 for grazing. This may have been in conjunction with other farming activities elsewhere in the area.

### Mason Family

It has been difficult to assess Samuel Smart Mason's role in relation to his land within the Manawatu Kukutauaki No.4 area and his connections to the area. It appears he was living in Lower Hutt at the time of his initial purchases.<sup>80</sup> By 1910, however, Mason was running a flock of 424.<sup>81</sup>

<sup>80</sup> 4 June 1904, *Manawatu Herald*, p.3

<sup>81</sup> See sheep returns for the various years listed, AJHR #H23

Samuel Smart Mason had associations with Manawatu Kukutauaki No.4 dating back to the 1800s and early 1900s. The initial purchase by Samuel Smart Mason occurred in 1894, with the purchase of 4B4A pt. (85a. 2r. 39p.). Over the early 1900s, Samuel Mason purchased and leased Manawatu Kukutauaki No.4 land that had been in the hands of Ellen Maria Brown and William Frederick Barnard Brown (husband and wife). In 1902 Samuel Mason, took over the lease over 4B4C2 (18a.) from Ellen Maria Brown. The following year, in February 1903, Samuel Smart Mason (described as a settler of Lower Hutt) purchased 4A from William Frederick Brown. The same day, Mason raised a mortgage with Arthur W.F. Smith and Arthur R. Fitzherbert. At that time, Mason also purchased 4A2s.2 from Brown and immediately raised a mortgage with Brown's mortgagees Smith and Fitzherbert. Finally, Mason also appears to have purchased an additional part of 4B4A at the same time and raised a further mortgage with Smith and Fitzherbert.

Over 1903, Samuel Mason became involved in leasing additional land within Manawatu Kukutauaki No. 4. On 12 February 1903, he took over the lease on 4A2s.1A1 from Ellen Maria Brown. Her husband William Frederick Barnard Brown had initially leased this land from Peni Wharekaka and others for a term of 21 years commencing on 13 August 1891. Over 1912 and 1913, some of this block was sold by the Maori owners to Dugald Thomson and Thomas Bevan. The leasing and purchasing of these blocks provided Mason with an estate of contiguous land in the southern part of Manawatu Kukutauaki No.4

The 1907 valuation evidence provided information on several parts of 4A. Although this block had been subdivided by this time, the valuation evidence records occupation in a range of different parts of 4A that do not appear to relate to the various partitions. This evidence indicated that part of 4A (161a.) owned by Samuel Mason was occupied in 1907 by A.G. Stopford. This part had a dwelling and a cowshed situated on the block worth £110. In addition, fencing had been carried out and 100 acres had been cleared and grassed indicating that some of the area was being used for dairying. The area had a capital value of £3110 and a land value of £2737 with improvements valued at £373. A further part of 4A (104a.) owned by Samuel Mason was occupied by another member of the Mason family, Robert Mason. There was also a dwelling and a cowshed on this land valued at £95 indicating that this area was also being utilised as a dairy farm. This block had a capital value of £2185, a land value of £1768 and improvements valued at £96. Yet another part of 4A (41a.) was recorded as owned by Samuel Mason and occupied by



Sydney Cole. Fencing had been carried out on this area and the block had been cleared and grassed.

A short distance from the 4A block was 4B4A pt. (30a) which was recorded as owned and occupied by Samuel Mason., This had a capital value of £1170, a land value of £570 and undefined but apparently substantial improvements valued at £600.

At this time most of this Manawatu Kukutauaki No.4 was still in the hands of the Maori owners, however, a number of blocks were leased out. As noted above, Mason was involved in several leases. The valuation evidence records Mason's occupation of 4A2s.1A (95a.) which adjoined some of the other parts of 4A under Mason's ownership. The £135 of improvements showed that some fencing and drainage had been carried out with 50 acres having been cleared and only 25 acres grassed by this time. Mason was also recorded as leasing an 80-acre area of land incorporating parts of 4A, B and C. Most of this area (60a) had been cleared and grassed with some fencing completed and a building valued at £100 situated on the block.

In 1908, Samuel Mason transferred his interests in some of the land he owned as well as some of the land he leased. This included his lease of 4B4C2 which he transferred to Thomas Bevan Jnr in July 1908. In September 1908, a caveat was registered over 4A and 4A2s.2 by The National Mutual Life Association of Australasia. By 15 October 1908, Samuel Mason transferred 4A to Dugald Thomson of Awahuri who immediately raised a mortgage with Mason. On the same day, Mason also transferred 4A2s.2 to Thomson, who then raised two mortgages, one on the same day as the transfer, back to Samuel Smart Mason and another dated 23 December the same year to John and Samuel Whitworth. It appears that a more complex situation developed in relation to the transaction between Samuel Mason and Dugald Thomson as in September 1901, there was a report regarding a rehearing which involved Dugald Thomson, a hotel proprietor suing Samuel Mason for "recision [sic] of contract to purchase land" and wanting an order for return of £3651.9/4d purchase money and £287.12/.6d in improvements or alternatively £1200 damages for misrepresentation.<sup>82</sup> A later report indicated that Dugald Thomson considered that the land that he had purchased was 'swamp land' and was not worth what he had paid for it and there

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<sup>82</sup> 1 Sept 1909, *Manawatu Times*, p.7

also appeared to be a dispute in relation to the boundaries that had been pointed out to Thomson. Ultimately, Thomson, the plaintiff was awarded £800.<sup>83</sup>

By 18 September 1911, Mason transferred 4B4A to Thomas Bevan Jnr. Bevan then raised a mortgage with Samuel Mason. On the same day, Thomas Bevan also raised a further mortgage with Samuel Mason over 4B4C2.

In 1921 Samuel Mason purchased a further block Manawatu Kukutauaki No.4, 4B4B (23a. 2r. 18r.).

Consideration of Samuel Smart Mason's association with Manawatu Kukutauaki No.4 land generally demonstrates an accumulation of contiguous or close by land blocks in the southern part of the block via purchase and leasehold between 1894 and 1903. Improvements recorded within the 1907 valuation evidence indicated that these blocks appear to have been utilised to some extent by Samuel Mason and another member of his family Robert Mason with at least part of the land being used for dairying. Some of the land owned by Samuel Mason 4A (161a.) was occupied by A.G. Stopford in 1907 who also appears to have been using the land for dairying. Yet another part of 4A (41a.) was recorded as owned by Samuel Mason and occupied by Sydney Cole. There is no evidence of any buildings on the Manawatu Kukutauaki No.4 land occupied by Samuel Mason, so he may not have lived on his land.

It appears that Samuel Mason was associated with two mortgages in relation to Manawatu Kukutauaki No.4 land. In the early 1900s he raised mortgages with Arthur W. F. Smith and Arthur R. Fitzherbert in relation to two subdivisions. He was also associated in providing mortgages to Dugald Thomson in relation to Manawatu Kukutauaki No.4 land that Mason had sold to Thompson. Subsequently, in 1911, he also provided a mortgage to Thomas Bevan Jnr in relation to Manawatu Kukutauaki No.4 land including some that Mason had sold to Bevan.

In September 1908, a caveat was registered over 4A and 4A2s.2 by The National Mutual Life Association of Australasia. By October 1908, Mason had transferred his interests in 4A2s.2 to Dugald Thomson.

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<sup>83</sup> 4 Sept 1909, *Manawatu Times*, p.3

Around 1908, Samuel Mason sold much of his Manawatu Kikutauaki land and transferred some of his leases to people who were already farming on adjoining or nearby land. In some cases, he assisted those purchasing the land from him by providing mortgages to them. Nevertheless, he appears to have maintained some interests in the area and in 1921 purchased further land.

### Bevan/Pewene Family

The large extended Bevan (sometimes known as Pewene) family had extensive holdings within the Porirua ki Manawatu inquiry area and particularly within the Manawatu Kukutauaki No.4 block. Some of their holdings were in relation to leases and purchasing within the area, others were in relation to Maori land through a number of marriage connections. These include Maikara who was the second wife of Thomas Bevan following the death of his first wife Mary on the ship on the way to New Zealand from England. Makaira and Thomas had a son Hakaraia Te Whena (sometimes known as Zacharia Bevan). (The occupied land holdings of Hakaraia Te Whena and other Te Whena whanau are outlined in the summary of owner/occupied land.) In addition, Hana Ranapiri married Thomas Bevan Snr (the son of the first Bevan settler) and Julia Te Kopu married their son Thomas Bevan Jnr. There may be other connections between the tangata whenua of this area and the settler family.

From 1885 to 1920, family members ran the following flocks.<sup>84</sup>

	1885	1890	1895	1900	1905	1910	1915	1920
Bevan Thomas (Snr)		300	800	901				
Bevan Thomas (Jnr)	200	400	1130		50	4030	5690	
Bevan Robert (Snr)			100	305	204	402	333	193
Bevan Edward				811	620			

Due to the prevalence of using the same first name over generations it was difficult at times to be sure which member of the family was being referred to, particularly in the case of Thomas Bevan Snr and Thomas Bevan Jnr who both appear to be large landholders in the Manawatu Kukutauaki No.4 block. Thomas Bevan Jnr also had a son called Thomas Bevan.

Members of the extended Bevan family were included in a number of Manawatu Kukutauaki No.4 subdivisions. In 1889 Haana Pewene (wife of Thomas Bevan Snr) was awarded shares in 4B3 and in 1891 a further partitioning of this land subdivided out her interest of just over 196

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<sup>84</sup> See sheep returns for the various years listed, AJHR #H23

acres (4B3s.1). In July 1893, Haana Pewene raised a mortgage over this block with William Hort Levin Edward Pearce and John Duncan. By 15 December 1893, a caveat was registered by Arthur Drake. By 29 September 1899, Haana Pewene and Mortgagors transferred the block to Arthur Duncan and Godfrey Halsted of part of the land as tenants in common.

In 1889, a number of Bevan minors were awarded 4E4 (65a.): Miriama Pewene (Bevan) (40a.), Makere (f) (8y), Erena Pewene (f) (6y), Teoti Pewene (m) (5y), Matiaha Pewene (m) (25a.). This block was further subdivided in 1895 to recognise the interests of Miriama Pewene in 4E4B and 4E4D with other children remaining in ownership of 4E4A and C. In 1895, Miriama Pewene leased 4E4D1A to Tamati Ranapiri for a term of 21 years. By 1915, this subdivision was registered to Charles Thomas Tatum.

Thomas Bevan was involved in several leases over the 1800s. In 1878, he leased 4C pt. (600a.) for 18 years at the rate of £20 per annum. In 1892, he also leased 4C2 pt. (90a.) for 21 years at a rate of 2/ per acre. The following year he entered a lease in relation to 4C5 Pt. (50a) for the same term and rate. In 1894, he leased 4D1s.6 (31a. Or 7p.) for 21 years at the rate of 1/6d. per acre. In January 1896, he leased part of 4C2.

In 1898, Thomas Bevan purchased part of 4B1A (100a) and in June the following year he transferred part of the land to Arthur Drake and Godfrey Halsted.

In 1899, Edward and Julia Bevan became the owners of 4C3 (166a. 1r. 35p.). During that year, Edward, William and Julia Bevan (a minor) were granted 4C4 (47a. 2r. 38p) in equal shares in relation to the estate of Haryana Kopu.

In 1904, Thomas Bevan leased his interests in 4C2 to Edward Bevan for a term of 21 years. Two years later, in March 1906, Edward Bevan transferred his lease to Thomas Bevan (Jnr).

In 1907, 4C2 was subdivided with Edward, William and Julia Bevan each receiving 71 acres, one rood and 13 acres in A, B and C respectively. Likewise 4C3 was also partitioned with the same parties receiving 55 acres, one rood and 38 perches in A, B and C. Finally, they all received 16 acres, one rood and 38 perches each within 4C4 as A, B and C subdivisions.

By April 1909, 4A4E (20a.) was registered to Makene, Erena, Teoti and Matiaha Pewene who granted a lease the same day to Charles Thomas Tatum for a term of 25 years commencing from 1 December 1906. Likewise, they also leased 4E4C to Tatum at this time for the same term.

*Thomas (snr) and Hannah Bevan*

The 1907 valuation evidence records Thomas Bevan Snr, as the occupier of an estate incorporating land from 4A, 4B and 4C (280a.). This property had a capital value of £2110, a land value of £1910 with improvements valued at £150 relating to fencing and drainage on the block. Thomas Bevan (Snr) was also occupying a further part of 4B (43a. 0r. 34p.) owned by Ropata Ranapiri (also known as Robert Ransfield). This property had a capital value of £675 with the land valued at £510. The improvements valued at £165 included a building valued at £30 and by this time it appears the area had been fenced, cleared and grassed. Thomas Bevan (Snr) was also occupying 4B2 (15a.) which was owned by Toko Rakauhema and others. This area had a capital value of £185 with the land valued at £150. The land had been fenced, cleared and grassed. It appears that the main hub of Thomas Bevan Snr's occupation may have been located on 4B1A pt. (63a. 3r. 29a.), an area owned by him. This block had a capital value of £994 with the land valued at £640. The substantial improvements on this block were valued at £354 and included dwellings, three sheds, a woolshed and a cowshed valued at £160. In addition, the land had been cleared, grassed and stumped. It appears that the various blocks occupied by Thomas Bevan Snr were being utilised for both sheep-farming and dairying.

Another important part of their estate was based on a large portion of the land within the 4B3s.1 block (162a. 0r. 35p.) which was recorded as owned and occupied by Hannah Bevan (Haana Pewene). It appears that this was part of the interests awarded to her when the block was partitioned on 16 October 1891. This area had a capital value of £4536, comprised of a land value of £3280 and considerable improvements valued at £1256. These improvements included a dwelling, shed and stable valued at £570. By this time stumping, planting and fencing had been carried out and 148 acres had been cleared and grassed. Once again, it appears that this land was being lived on and farmed by someone in the Bevan family.

In 1907, some small parts of 4B3 land owned by Thomas Snr and Hannah Bevan were occupied by others. This subdivision adjoined the settlement of Manakau and this occupation appears likely to have been in relation to this settlement. An area of one rood was occupied by Abraham & Williams Ltd and contained sale yards. One part incorporating one rood was occupied by A. Knight and had two buildings located on it in 1907. Another even smaller part (20p.) was occupied by C.E. Lindsay and there was one building situated on this land. Likewise, another small part of this land (1r.) was in the hands of Byron Brown and incorporated two shops, stables and a pataka valued at £120. Another one rood (or ¼ acre) section appears to have been held by Swanson Bevan (presumably a family member). Although there were no buildings recorded, there were £40 worth of undefined improvements.

In addition, Thomas Bevan leased a relatively large part of 4C2 (93a. 0r. 22p.) from Haimona Te Kohu. By this time, Thomas Bevan had an interest of £55 in the land with the owner's interests being £755, and in addition he had an interest of £17 in the improvements with the owner's interest being £228. These improvements were not defined but would appear to be substantial.

Members of the Bevan family also owned parts of 4C3. E. Bevan and others (probably Edward Bevan, the son of Thomas Snr) owned a part of 4C3 incorporating 36 acres which was leased to Arthur Drake in 1907. Thomas Bevan had also leased a further part containing 23 acres to Drake at this time.

In addition, in 1907, E. Bevan and others leased a part of 4C3 and 4C5 (85a. 0r. 19r.) to Thomas Bevan. This land had a capital value of £906 and a land value of £722 with improvements valued at £184. These improvements included the land being fenced, cleared and grassed. This land was probably farmed in conjunction with 4C4 (47a. 2r. 38p.) which was owned and occupied by Thomas Bevan in 1907. This block had a capital value of £2384 with the land valued at £816. The substantial improvements on this property were valued at £1564 and included a dwelling, office, stable, engine shed and woolshed valued at £1225 as well as the land being fenced, stumped, cleared and grassed. Thomas Bevan also owned further land in this area, 4C5A pt. (10a. 2r. 32p.) which had a capital value of £105 and a land value of £85. The land had been improved ready for grazing. In addition, he was occupying another larger part of this block (166a.) that belonged to Karehana Hingaia and others which in addition to the usual fencing, clearing and grassing also had a building valued at £125.

It appears that in October 1907, Haana Pewene transferred some of the 3B3s.1 land to their son Richard Bevan. She also leased part of 4B3.2 pt. (27a.) to Edward Bevan for a term of 21 years commencing from 1 December 1908 with firewood and timber rights. At that time, Abraham and Williams Ltd had a caveat over this land and they consented to the arrangement.

In December 1910, Haana Pewene raised a mortgage with the Public Trustee in relation to 4B3s.2 pt. This land later became the subject of complex mortgages, leasing arrangements, caveats and Charging Orders involving several members of the Bevan family. Ultimately following the deaths of Thomas and Haana, and a transfer of some interests, the land ended up in the hands of William and Richard Bevan.

Thomas Bevan (snr) died in 1913, however, 1914 valuation evidence still appears to show him as the owner and leaseholder in his former lands. Although as his son was no longer recorded as Thomas Bevan Jnr it is possible that some of these lands were by 1914 owned or occupied by him. In a similar way to other case studies within Manawatu Kūkutuaki No.4 the titles do not appear to reflect the occupation of the land and there were changes in the way land was held between 1907 and 1914. By 1914, some of the lands recorded as owned by Thomas Bevan were occupied by his descendants and are included in subsequent summaries.

In 1914, Thomas and Hannah Bevan were still recorded as occupying numerous subdivisions within 4B and 4C. Thomas Bevan was recorded as the owner and occupier of 4B pt. (184a. 2r. 10p.). This block had a capital value of £3775 with a land value of £2775 and improvements valued at £700. There was also £300 worth of flax on this land. In addition, he was recorded as the owner and occupier of a small part of 4B1 (1a. 1r. 38p.) which had a capital value of £50 with no improvements. This small section may have been connected with the settlement at Mannkau.

In 1914, Thomas Bevan was still recorded as occupying a portion of 4B (43a 0r. 34p.) owned by Ropata Ranapiri. This was now recorded as 4B1C1. By this time the property had increased in capital value from £675 in 1907 to £1120 in 1914 (an increase of 66%) and the land had increased in value from £510 to £875 (an increase of 72%) over the same period. There was no



further record of a building on the property, so this may have deteriorated by this time. The improvements of £245 all related to the land.

In 1914, Thomas Bevan also appears to be in occupation of some of the land previously leased from Rakauhema and Hapi Toko. This was now known as 4B2A pt. (10a. 3r. 13p.) and had a capital value of £275 with a land value of £200. In addition, he occupied 4B2B pt. (41a. 2r. 15p.) owned by Rakauhema Toko and Hakaraia te Whena. This subdivision had a capital value of £1031 and a land value of £750. Both subdivisions had been fenced, stumped, cleared and grassed. In addition, there were yards located on 4B2A pt.

Hannah Bevan continued to own and occupy a decreased part of 4B3s.1 & 4B3s.2 (16a. 0r. 9p.). It appears that she had retained the part of the land on which a dwelling and two sheds valued at £670 were located. This property had a capital value of £1275, comprised of land valued at £490 and improvements valued at £785. Only one of the small 4B3 sections remained in the hands of Hannah Bevan and was recorded as occupied by Thomas Bevan. This was the ¼ acre section on which the sale yards were located. The rest of these small sections were in the hands of Richard Bevan (another of their sons) as these are summarised below.

In 1914, Thomas Bevan was also recorded as occupying a part of 4B4A (12a. 1r. 30p.) with a capital value of £335. By this time, he had interest of £78 in the land and £82 in the improvements.

The 1914 valuation records showed Thomas Bevan's continued involvement in 4C subdivisions (along with his son Thomas Jnr as is noted below). Thomas Bevan was recorded as the owner of 4C2 and 4C3 pts (9a. 1r. 34p.) which was occupied by Robert Ransfield. He also continued to be recorded as the owner and occupier of the valuable 4C4 property (47a. 2r. 38p.). By this time the capital value of this property had increased from £2384 in 1907 to £3365 (an increase of 41%) with the land value increasing from £816 to £1584 (an increase of 94%). The dwelling, office, stable, engine shed and woolshed on the property had increased only very slightly in value over the seven years from £1225 to £1300. In addition, he was occupying 4C5A1A (75a. 1r. 4p.) owned by Whata and Rawiri Hakaraia. There were two buildings on this property.

*Thomas Bevan (jnr)*

The 1907 valuation evidence showed that Thomas Bevan Jnr, the son of Thomas and Hannah Bevan, owned 4C1s.2pt. (38a. 2r. 32p.) which was located near and possibly adjoining land being farmed by his parents. At this time, the property had a capital value of £818, with the land valued at £390. The considerable improvements on the property were valued at £428 and included a dwelling and granary valued at £350 as well as fencing and the entire block being cleared and grassed.

Thomas Bevan Jnr also owned and occupied 4D1s.6 pt. (35a. 0r. 35p.). This property had a capital value of £389 with the land being valued at £230 and improvements worth £159. The improvements included a building valued at £75 and by this time 23 acres had been cleared and grassed and fencing had been carried out.

In 1908, Thomas Bevan Jnr took over a lease on 4B4C2 (18a.) that had been in the hands of Samuel Mason. Since 1906, Thomas Bevan Jnr had also been involved leasing 4C2 and in 1908 this lease had around sixteen years to run. In November 1908, he raised a mortgage with Dalgety Co Ltd over this lease. He also leased 4A2s.2 from Dugald Thomson for a term of 4 years and 154 days commencing from 2 May 1908 with a purchasing clause to part of the block. Between 1904 and 1908, there were various dealings among members of the Bevan family in relation to 4C4. Ultimately, by 3 December 1908, an Order in Council was made removing restrictions against alienation as to part of land to be sold which affected 4A, 4B & 4C. Therefore, on 4 March 1909, Thomas Bevan transferred the block to himself with William and Edward Bevan. The same day, Thomas Bevan raised a mortgage with Robert Stains. By 27 August 1908, 4Bs.2 (6a.) was also registered to Thomas Bevan Jnr.

Over the next decade, Thomas Jnr and Sarah Jane Bevan (his second wife) raised a number of mortgages over the various blocks that they owned or leased. On 23 December 1910, Thomas Bevan raised a mortgage with Dalgety Co Ltd in relation to 4C4. Between 1910 and 1918 he raised several further mortgages in relation to this block with Herbert Nicol Watson, Dalgety Co Ltd and Gertrude Emma Bennett. Some of the mortgagors transferred the mortgages to other

individuals. On 23 December 1910, Thomas Bevan also raised a mortgage with Dalgety Co Ltd in relation to 4C5A1A. He raised a further mortgage with this company in May 1912.

Meanwhile, by 9 December 1910, Edward, William and Julia Bevan (the children of Thomas Bevan Jnr and Julia Te Kohu his first wife) transferred 4C2&3 to Thomas Bevan. By 26 January 1911, Thomas Bevan again raised a mortgage with The National Mutual Life Association Ltd and with Dalgety and 25 May 1913, another mortgage with Herbert Nicol Watson, again the same day with Dalgety Co Ltd. By 29 January 1914, H.N. Watson transferred his mortgage to Leonard O.H. Tripp, Daniel G. Riddiford and Herbert W. Williams all of Wellington. By 18 February 1918, Thomas Bevan transferred part of the block to Thomas H. Ransfield. It appears that at some stage Thomas Bevan also raised a mortgage with the Public Trustee in relation to land within this block.

By 18 September 1911, Mason transferred 4B4A to Thomas Bevan Jnr. Bevan then raised a mortgage with Samuel Mason. By 5 June 1912, Thomas Bevan raised a mortgage with Dalgety Co Ltd. By 29 October 1912, a caveat was registered against the block by George Stratton. By 18 September 1911, Thomas Bevan raised a mortgage over 4B4C2 with Samuel Mason and by 5 June 1912, Thomas Bevan raised another mortgage with Dalgety Co Ltd. By 29 October 1912, a caveat was registered by George Stratton over part of the block. Both mortgages had been discharged by 2 October 1913. By 10 September 1912, Thomas Bevan again raised a mortgage over 4C2&3 with The Public Trustee.

Prior to this, in March 1911, Sarah Jane Bevan leased part of 4C5A2B pt. (80a. 2r. 5p.) for a term of 21 years at the rate of £44.5/- per annum. By 2 October 1913, 4B3A2 (11a.) was registered to Wi Otonore who transferred the block to Loeta Constance Drake, recorded as a spinster of Manakau, who on the same day transferred part of the block to Thomas Bevan Jnr. Thomas Bevan was also involved in a lease over 4A2s.1A3B1B for a term of 42 years commencing from 1 March 1911.

By 14 July 1913, 4C5A2 was registered to Karehana Te Whena. By 14 July 1913, the registered proprietors leased part of the block to Catherine Agnes Thomson for a term of 21 years from 1 March 1911. On the same day, Catherine Thomson then transferred her lease to Sarah Jane Bevan. Sarah Bevan raised two mortgages by 2 October 1913, one with Herbert Nicol Watson

and the other with Dalgety Co Ltd. On 29 January 1914, Herbert Watson then raised a mortgage against the mortgage he held with Sarah Bevan with L. O. Howard, T.D. Riddiford and H.W. Williams. Two caveats were placed over part of the lease held by Sarah Bevan by Percy William Inge, one produced 3 October 1917 and the other 23 February 1918

By 1914, Thomas Bevan was no longer recorded as junior, in the valuation evidence but it is likely that it was him that was occupying of some of the land previously leased from Rakauhema and Hapi Toko. This was now known as 4B2A pt. (10a. 3r. 13p.) and had a capital value of £275 with a land value of £200. In addition, he occupied 4B2B pt. (41a. 2r. 15p.) owned by Rakauhema Toko and Hakaraia te Whena (who was a half-brother to Thomas Bevan snr). This subdivision had a capital value of £1031 and a land value of £750. Both subdivisions had been fenced, stumped, cleared and grassed. In addition, there were yards located on 4B2A pt.

By this time, it appears he was also the owner and occupier of an estate made up of 4C1s.2, 4C2, 4C3, 4C5A pts (238a. 0r. 16 p.) This substantial property had a capital value of £5950 with a land value of £4316 and improvements worth £1634. This property incorporated the 4C1s.2 pt. land that he had been farming in 1907 and so included the dwelling and granary which with the addition of a woolshed had a combined value of £600. It would appear that he was involved in sheep-farming as well as growing wheat.

By 1914, Sarah Jane Bevan, the wife of Thomas Bevan Jnr was recorded as occupying a part of 4C5A2B (80a. 2r. 5p.). There were no buildings on this land, but it had been fenced, cleared and grazed suggesting it was being farmed in connection with other adjoining or nearby lands occupied by Sarah and Thomas Bevan.

In 1914, Thomas Bevan continued to own and occupy a larger part of 4D1s.6 pt. (42 a. 2r. 1p.). He also owned a further part of this subdivision (6a. 1r.) that was occupied by Robert Ransfield.

By 18 February 1918, Richard and William Bevan transferred lots involving 4B3s.2 land to Thomas Bevan.

In 1921, Thomas Bevan continued to occupy some of 4B2B land owned by Toka Rakauhemo and others. By this time, the area had decreased to 24 acres which had a capital value of £1050

and a land value of £930. There were no buildings on this block but improvements to the land suggested it was being used for grazing. At this time he was also occupying a part of 4B1A (32a. 3r. 29p.) owned by his brother Robert so it is likely he was utilising these adjoining or nearby lands as one estate.

Over the 1920s, Thomas Bevan transferred his interests in several blocks to family members and also sold some pieces of land to people outside the family. The 20-acre 4B2B1 block was registered on 15 August 1921 to two owners Rakahemo Toka having 15 acres 3 roods and 29 perches and Parakipane Kingi having 6 acres 3 roods and 29 perches. By 15 August 1921, an Order in Court was issued vesting the land in Thomas Bevan. Over the next few years, this block was also associated with various mortgages and leases involving members of the Bevan family and others. Ultimately, in 1924, Thomas Bevan transferred some of this block to Annie Inge and then in February 1930 he transferred the balance of the block to Robert Bevan.

By 10 August 1921, the 46-acre 4A2s.1A3B3 block was registered to Rakahemo Toka and Parakipane Kingi. An Order in Court produced the same day, vested the land in Thomas Bevan. The following month, 10 September 1921, Thomas Bevan transferred the block to Charles William Duncan and George Farmer.

By 10 September 1921, Thomas Bevan transferred 4B3s.2 to Charles William Duncan and George Farmer in equal shares. By 20 September 1921, Thomas Bevan transferred part of the 4C2&3 land to Apaira Karahana. A lease was produced on 12 July 1922 from Thomas Bevan to Henry George Bryant of part included in Lot 7 for a term of 5 years from 1 June 1921 with covenant to purchase. In 1921, Thomas Bevan transferred 4C4 to Henry George Bryant a farmer of Manakau.

By 10 September 1921, Sarah Bevan raised a mortgage with The Public Trustee in relation to her lease over 4C5A2. The following year, 12 July 1922, Sarah Bevan transferred her lease to Henry George Bryant of part for a term of 5 years from 1 June 1921 with a covenant to purchase.

By 10 September 1921, Thomas Bevan raised a mortgage with The Public Trustee of his interest under his lease in the balance of 4D1s.5 lying west of road by railway. Another lease was produced 12 July 1922 by Thomas Bevan to Henry George Bryant of Lot 6 for a term of 5 years

from 1 June 1921 with covenant to purchase. Again a mortgage was raised by 9 August 1924 from Thomas Bevan to The Public Trustee. By 17 August 1924, Henry George Bryant also raised a mortgage with The Public Trustee. By 23 January 1925, Thomas Bevan granted a lease to Percy William Inge of Lot 1 for a term of the same as granted to William Bevan, 42 years excepting last day. By 13 November 1925, Annie Inge granted a lease to James Munro Bertram for a term of 5 years from 15 August 1925 with purchasing clause.

By 7 August 1924, Robert Bevan transferred part of 4B2A1 to Thomas Bevan.

By 7 April 1928, the 68-acre 4A2s.1A3B1B block was registered to Thomas Bevan. Thomas Bevan had raised a mortgage with The Public Trustee by 30 May 1924. Another mortgage was raised by Thomas Bevan over the two leases the same day with Gertrude Emma Kebbell. Further mortgages were taken out by Thomas Bevan into the 1930s.

### *Richard Bevan*

In October 1907, Hannah Bevan transferred some of the 4B3s.1 land to her son Richard Bevan. Therefore, in 1914, valuation evidence recorded Richard Bevan as the owner of a number of small subdivisions of 4B3s.1 that appear to part of the Manakau settlement. Richard Bevan owned and occupied three of these sections himself. These included the largest of the sections (4a.) which had a capital value of £930 and a land value of £250. There was a building valued at £658 located on this land suggesting a significant establishment. He also owned and occupied another ¼ acre section which had a capital value of £296 with the land value being £93. Once again, there was a relatively valuable building worth £200 located on this land. He owned and occupied a further ¼ acre section with a capital value of £100 with no improvements. A further ¼ section was recorded as occupied by Thomas Bevan and there was a more modest building valued at £30 on this property. Three further sections ranging in size from 20 perches to one rood and eight perches were occupied by various people and there were dwellings, sheds, a stable and a shop located on these.

By January 1916, following a complicated series of events, 4B3s.2 pt. was ultimately in the hands of Richard and William Bevan. By 28 August 1917, a lease was granted from Richard and William Bevan to Percy William Inge of part for a term of 10 years commencing from 1 July 1911 with the mortgagors consenting. By 18 February 1918, Richard and William Bevan transferred lots of land to Thomas Bevan which discharged a mortgage on the block dating from 15 December 1915.

In 1916, 4B1B (6a.) was transferred to William and Richard Bevan from the estate of Edward Bevan which was in the hands of the Public Trustee.

By 8 February 1918 the 96-acre 4B3s.1&2 pt. land was registered to Richard and William Bevan both farmers. A mortgage was registered on the same day raised by William and Richard Bevan with the Crown. By 28 August 1917, they both granted a lease to Percy Willian Inge for a term of 10 years commencing from 4 July 1916. Two years later by 2 April 1919, William and Richard Bevan again raised a mortgage with the Crown.

In February 1930 Thomas Bevan transferred the balance of his interests in 4B2B1 to Robert Bevan.

### *Robert Bevan*

In November 1914, Robert Bevan (another son of Thomas Snr and Hannah Bevan) leased 4B2B (104a. 2r. 6p.) for a term of 21 years at the rate of £51 per annum.

By 13 January 1915, the 10-acre 4B2A1 block was registered to Hakaraia Te Whena and at this time the estate of Hakaraia Te Whena was granted to 11 owners with equal shares. The same day, the Ikaroa Maori Land Board transferred the block to Robert Bevan

In 1917 Robert Bevan purchased 4E4D1B (5a. 2r. 27p.) for £245. In May 1919 he also purchased 4E4D2B (21a. 3r. 25p.) for £515.

By 1921, it appears that the children of Thomas Bevan Snr had taken over some of his lands following his death. Robert Bevan was now the owner and occupier of six acres within 4B1A. There were a cottage and a shed valued at £170 on this property. He also owned a further 32 acres, three roods and 29 perches within this subdivision which was occupied by Thomas Bevan (presumably his brother). This property had a cow-shed but this was only valued at £10 so it is hard to assess if the land was still being used for dairying.

At this time Robert Bevan was also occupying a small part of the adjoining or nearby land within 4B2B pt. (1a. 2r. 17p.) which was owned by Toka Rakauhemo and others. This land had no buildings but may have been used for a small grazing area in conjunction with his other land.

The 1921 valuation evidence also records that Robert Bevan was the owner and occupier of 4E4D1B (5a. 2r. 27p.) at this time. This land had a capital value of £305, a land value of £250 with improvements valued at £55. This small block was located towards the north eastern part of Manawatu Kukurau, near to or adjoining the main road. Robert Bevan also owned further land in this area, 4E4D2 (27a. 1r. 21p.) but in 1921 this appears to be leased out to P.L. Home.

Over the 1920s, Robert Bevan was involved in a number of land dealings involving other members of the Bevan family. By 21 March 1921, the 27-acre 4E4D2 block was registered to George, Matthew, Henry, Samuel and Timothy Bevan. The same day all the registered proprietors transferred their interests to Robert William Bevan. By 28 March 1922, Robert William Bevan raised a mortgage with The Crown. By 10 September 1928, Robert W. Bevan transferred his shares to John Horn. By 20 April 1923, 4B1B was transferred from William Bevan to Robert Bevan, who raised a mortgage by 30 July 1924 with Arthur Tobye. By 7 August 1924, Robert Bevan transferred part of 4B2A1 to Thomas Bevan.



### *William Bevan*

William Bevan was another son of Thomas Snr and Hannah Bevan who became involved in Manawatu Kukulatauki No.4. Although he also had a nephew of the same name (see below) so some of these leases and purchases may actually be in relation to this nephew. In January 1910, he leased 4D1s.5 pt. (88a. 0r. 23p.) for 42 years at a rate of £44. In March 1911, he leased 4A2s.1A2 pt. (73a. 3r. 24p.) for 42 years at the rate of £12 per annum. In July 1913, he also leased part of 4A2s1A3 for a term of 42 years commencing from 1 March 1911.

In 1916, 4B1B (6a.) was transferred to William and Richard Bevan from the estate of Edward Bevan which was in the hands of the Public Trustee. By 8 February 1918 the 96-acre 4B3s.1&2 pt. land was registered to Richard and William Bevan both farmers. A mortgage was registered on the same day raised by William and Richard Bevan with the Crown. By 28 August 1917, they both granted a lease to Percy William Inge for a term of 10 years commencing from 4 July 1916. Two years later by 2 April 1919, William and Richard Bevan again raised a mortgage with the Crown. By 15 June 1920, Richard transferred his interest in 4B1B to William Bevan. By 23 September 1921, William Bevan raised a mortgage to Arthur Tobye. By 20 April 1923, 4B1B was transferred from William Bevan to Robert Bevan, who raised a mortgage by 30 July 1924 with Arthur Tobye.

By January 1916, following a complicated series of events, 4B3s.2 pt. was ultimately in the hands of Richard and William Bevan. By 28 August 1917, a lease was granted from Richard and William Bevan to Percy William Inge of part for a term of 10 years commencing from 1 July 1911 with the mortgagors consenting. By 18 February 1918, Richard and William Bevan transferred lots of land to Thomas Bevan which discharged a mortgage on the block dating from 15 December 1915.

In 1921, William Bevan was in possession of a small part of 4B1C (6a. 4r. 6p.) which had a capital value of £640 and a land value of £582. There were no buildings on this property, but the land had been improved and was probably being used for grazing.

By 1921, William Bevan was also recorded as the owner of a number of small 4B3s.1 sections which seven years previously were in the hands of Richard Bevan. He is recorded as the owner and occupier of three of these sections. Two of these were ¼ acre sections and one was an even smaller subdivision (20p.) on which there were shops valued at £100. In addition, he leased out two further ¼ acre sections, one of which was the site of a butchery (valued at £150) and the other the site of a blacksmiths (valued at £350).

In May 1921, William Bevan purchased 4B4B (23a. 2r. 18p.)

### *Edward Bevan*

Edward Bevan was the son of Thomas Snr and Hannah Bevan. However, Thomas Bevan Jnr and Julia Te Kohu also called their two sons, Edward and William so it is possible that some of these transactions may be associated with them.

It appears that in 1909, Edward and William Bevan raised a mortgage with The Government Advances to Settlers in relation to their shares in part of 4C2&3.

In 1907, Edward Bevan was the owner and occupier of 4B1B (6a. 3r. 6p.). This small block was the site of a dwelling and five cowsheds valued at £195. Valuation evidence at this time shows a capital value of £369, with a land value of £120 and substantial improvements valued at £249. The land had all been fenced, stumped, cleared and grassed by this time and appears to be being utilised as part of a dairying operation, probably in relation to his other lands in the area or perhaps in association with other family members on adjoining properties. This land adjoined the main road. Subsequent records indicate Edward Bevan owned and occupied other nearby land.

Meanwhile, in 1908, Edward Bevan also leased 4B3s.2 pt. (23a. 1r. 21p.) for a period of 21 years. This lease appears to be from Hannah Bevan. Abraham and Williams Ltd had caveat over the block at this time. In 1910 Edward Bevan purchased 4B1B (83a. 1r. 14p.)

In 1914, Hannah Bevan was recorded as the owner of 4B pt. (123a. 3r. 2p.) and by this time Edward Bevan was in occupation of this land which had a capital value of £4540 with the land valued at £3800 and £740 of improvements. This was probably run in conjunction with 4B1A pt. (62a. 1r. 30p.) where Edward Bevan was also recorded as the occupant (with Thomas Bevan recorded as the owner). The presence of a dwelling, woolshed and cowshed valued at £100 indicate the land was being used for both sheep and dairy farming. This property had a capital value of £2270 comprised of a land value of £1760 and improvements worth £510. This was an area which had been occupied by Thomas Bevan Snr in the past. The 4B1B subdivision (6a. 3r. 6p.) which adjoined 4B1A and also had road frontage appears to have also been part of this estate. This was owned and occupied by Edward Bevan and had a capital value of £258 and a land value of £200. It had been cleared and grassed so was probably being grazed in connection with the other lands occupied by Edward Bevan. It would appear that 4B1C2 (10a. 3r. 5p.) also made up part of this estate. This land was owned by Mihipeka Ihakara. By 1914, Edward Bevan was responsible for all the improvements on the property which amounted to £56 also had an interest in the land of £10 (with Ihakara's interest being £170).

The 1921 valuation evidence indicated that Edward Bevan was still in possession of 4B1B. The capital value of this property had risen sharply from £258 in 1914 to £545 in 1921 (an increase of 111%).

#### *Other Bevan family members*

George Bevan, another of the sons of Thomas and Hannah Bevan, was an owner along with others in a part of 4E4A and 4E4C (25a.) that was leased out to Charles Tatum in 1907. By this time, this block had a dwelling and sheds and the land had been improved including an orchard being planted.

Edward, William and Julia Bevan were the children of Thomas Bevan Jnr and Julia Te Kohu. In 1904, Edward Bevan leased 4C2&3 pt. (183a. 0r. 15p.) for a period of 21 years. During that year Edward and Julia Bevan purchased 4C2 (229a. 0r. 1p.).

In 1907, Miriama Bevan was recorded as leasing two pieces of land she owned in the north west of Manawatu Kukutauaki No.4. The first was the small subdivision 4E4B (1a.) to Charles Tatum and the other was the larger 4E4D (38a. 2r. 35p.) to Wilson Gower. By 28 August 1911, the 1-acre 4E4B was registered to Miriama Pewene. By 28 August 1911, George Bevan and Hema Te Ao were appointed trustees of minors to the estate of Miriama Pewene. By 28 August 1911, the registered proprietors transferred the block to Charles Thomas Tatum a Gentleman of Manakau.

In 1914, Thomas Bevan was recorded as the owner of 4A & 4A2s.1B pt. (135. 3 r. 14p.) and this was occupied by Muriel Bevan, the daughter of Thomas Bevan Jnr and Sarah Jane Bevan (his second wife). This land had a capital value of £2670 comprised of a land value of £2150 and improvements worth £520. In addition, at that she was also occupying 4A2s.1A2 & 1A3 (150a.) This land had a capital value of £2420. There was flax valued at £150 on this land and in addition Muriel Bevan was recorded as having an interest of £370 in the improvements on the block (with the owners having an interest of £330 in the improvements). The 1914 valuation evidence also indicated that Muriel Bevan was occupying a part of 4D1s.5 pt. (67a. 0r. 13p.) located some distance from the other blocks she was associated with at this time.

In 1912, 4E4D1 was subdivided into equal parts A & B in relation to the interests of Helen and Margaret Bevan respectively. These women were possibly two of those who were awarded land in the 1880s and by this time were recorded using anglicised names. Each subdivision incorporated five acres, two roods and 27 perches. In 1914, both these subdivisions were recorded as occupied by John R. McDonald. It appears another part of 4E4D1 (11a.) was also registered to Helen and Margaret Bevan in equal shares by July 1915. This land had been under lease to Tamati Ranapiri for a term of 21 years commencing from 1 May 1895 was later transferred by 25 July 1903 from Tamati Ranapiri to Henry Owen for a term of 13 years and 11 months from 1 June 1902. This lease was now vested in George Gower and Charles Kendal Wilson as tenants in common. By 18 September 1917, Margaret Bevan leased the balance of 4E4D1 to Robert Bevan for a term of 21 years from 1 May 1916. By 26 March 1918, Margaret McGillivay (nee Bevan) transferred section 1B (balance) to Robert Bevan.

By April 1915, Te Kokinga Karehana Te Whena, Mukukai Karehana Te Whena, and Makuini Karehana Te Whena were the registered owners of the 13-acre 4C5A1E1 subdivision. By 3

August 1915, three owners transferred their interests to Loeta Constance Drake. By 12 August 1915, Leota Constance Drake transferred to Marjorie Bevan of Lots 2 & 3.

In October 1919, Marjorie Bevan (daughter of Thomas Jnr and Sarah Jane Bevan) purchased 4A2s.1A2 (46a. 3r. 10p.) for £783. In 1921, she also purchased 4A2s.1A3A (16a. 2r. 36p.) for £267.12/- and by 10 September 1921, she transferred part of the block to Charles W. Duncan and G. Farmer. The same day, Marjorie Bevan raised a mortgage with The Public Trustee over the balance of the block. By 31 May 1924, Marjorie Bevan then transferred to Percy William Inge of Lot 5

In 1917, it was recorded that S.J. Bevan purchased 4D1s.5 (4a. 2r. 27p.) for £120.

### *Commentary*

Through being descendants of the tangata whenua and through strategic leasing and purchasing various members of the Bevan / Pewene family were able to farm several subdivisions to enable sheep and dairy farming and grain growing. By 1907, valuation evidence shows that most of the land in their hands had been cleared and grassed. Often, by this time there were dwellings, and other improvements such as cowshed, stables, woolsheds and in one case a granary on one portion of the land they owned with other surrounding lands either purchased or leased to create a larger farming estate. By 1907, the lands owned and leased by Thomas and Hannah Bevan appear to have amounted to around 965 acres. Thomas Bevan Jnr and Sarah Jane Bevan by 1914 also appear to have occupied more than 400 acres of land. Other members of the family also had relatively large estates. The Bevan family were also the owners of relatively valuable small sections that were associated with the settlement at Manakau.

A feature of the Bevan's occupation as with much of the land within Manawatu Kūkūtauaki No. 4 was that this was not reflected in the titles with some estates incorporating parts of several subdivisions. In other cases, there were various portions within a subdivision occupied by different parties. Within this block, it was much more likely that the areas in relation to the occupied portions of land changed over the seven-year period between valuations. This made it

difficult to compare valuations. In those cases where this was possible, as with other areas within Manawatu Kūkūtauaki No. 4 the properties demonstrated significant increases in value. For example, in relation to 4C4 (47a. 2r. 38p.) the capital value increased from £2384 in 1907 to £3365 in 1914 (an increase of 41%) with the land value increasing from £816 to £1584 (an increase of 94%) over the same period. Likewise in 1914, Thomas Bevan was still recorded as occupying a portion of 4B (43a 0r. 34p.) owned by Ropata Ranapiri. This was now recorded as 4B1C1. By this time the property had increased in capital value from £675 in 1907 to £1120 in 1914 (an increase of 66%) and the land had increased in value from £510 to £875 (an increase of 72%) over the same period.

The small amount of evidence available suggests that some of the land owned by members of the Bevan family continued to rise in value over the 1914 to 1921 period. The 1921 valuation evidence indicated that Edward Bevan was still in possession of the small 4B1B subdivision ((6a. 3r. 6p.). The capital value of this property had risen sharply from £258 in 1914 to £545 in 1921 (an increase of 111%).

The Bevan family, particularly Thomas Bevan Jnr and his wife Sarah Jane Bevan were associated with numerous mortgages involving many of the lands they owned or leased. Thomas Bevan Snr and Haana Pewene were not associated with mortgages to the same extent as other members of the family. Only one mortgage appears to have occurred prior to 1900 when in July 1893, Haana Pewene raised a mortgage over this block with William Hort Levin Edward Pearce and John Duncan.

It was from around 1908 that most mortgages occurred. In November 1908, Thomas Bevan Jnr raised a mortgage with Dalgety Co Ltd in relation to his lease over 4C2. Another example occurred in 1909, when Edward and William Bevan raised a mortgage with The Government Advances to Settlers in relation to their shares in part of 4C2&3. In 1909, Thomas Bevan raised a mortgage with Robert Stains in relation to 4C4. In December 1910, Haana Pewene raised a mortgage with the Public Trustee in relation to 4B3s.2 pt.

From 1910 onwards, Thomas Jnr and Sarah Jane Bevan continued to raise mortgages over the various blocks that they owned or leased. On 23 December 1910, Thomas Bevan raised a mortgage with Dalgety Co Ltd in relation to 4C4. Between 1910 and 1918 he raised several

further mortgages in relation to this block with Herbert Nicol Watson, Dalgety Co Ltd and Gertrude Emma Bennett. Some of the mortgagors transferred the mortgages to other individuals. On 23 December 1910, Thomas Bevan also raised a mortgage with Dalgety Co Ltd in relation to 4C5A1A. He raised a further mortgage with this company in May 1912. By 26 January 1911, Thomas Bevan again raised a mortgage with The National Mutual Life Association Ltd in relation to 4C2 & 3 and on 25 May 1913, he raised another mortgage with Herbert Nicol Watson, and another again the same day with Dalgety Co Ltd. By 29 January 1914, H.N. Watson transferred his mortgage to Leonard O.H. Tripp, Daniel G. Riddiford and Herbert W. Williams all of Wellington. By 18 February 1918, Thomas Bevan transferred part of the block to Thomas H. Ransfield. It appears that at some stage Thomas Bevan also raised a mortgage with the Public Trustee in relation to land within this block.

By 18 September 1911, Mason transferred 4B4A to Thomas Bevan Jnr. Bevan then raised a mortgage with Samuel Mason. By 5 June 1912, Thomas Bevan raised a mortgage with Dalgety Co Ltd. By 29 October 1912, a caveat was registered against the block by George Stratton. By 18 September 1911, Thomas Bevan raised a mortgage over 4B4C2 with Samuel Mason and by 5 June 1912, Thomas Bevan raised another mortgage with Dalgety Co Ltd. By 29 October 1912, a caveat was registered by George Stratton over part of the block. Both mortgages had been discharged by 2 October 1913. By 10 September 1912, Thomas Bevan again raised a mortgage over 4C2&3 with The Public Trustee.

Meanwhile, Thomas Jnr's wife, Sarah Jane Bevan was also associated with several mortgages. Following her leasing of 4C5A2, Sarah Bevan raised two mortgages by 2 October 1913, one with Herbert Nicol Watson and the other with Dalgety Co Ltd. On 29 January 1914, Herbert Watson then raised a mortgage against the mortgage he held with Sarah Bevan with L. O. Howard, T.D. Riddiford and H.W. Williams.

Over the 1920s the 20-acre 4B2B1 block also associated with various mortgages and leases involving members of the Bevan family and others. By 10 September 1921, Thomas Bevan raised a mortgage with The Public Trustee of his interest under his lease in the balance of 4D1s.5 lying west of road by railway. Another lease was produced 12 July 1922 by Thomas Bevan to Henry George Bryant of Lot 6 for a term of 5 years from 1 June 1921 with covenant to purchase. Again, a mortgage was raised by 9 August 1924 from Thomas Bevan to The Public Trustee. By

17 August 1924, Henry George Bryant also raised a mortgage with The Public Trustee. By 7 April 1928, the 68-acre 4A2s.1A3B1B block was registered to Thomas Bevan. Thomas Bevan had raised a mortgage with The Public Trustee by 30 May 1924. There are two leases registered 10384 and 10385. Another mortgage was raised by Thomas Bevan over the two leases the same day with Gertrude Emma Kebbell. Further mortgages were taken out by Thomas Bevan into the 1930s.

As can be observed these numerous mortgages were associated with private individuals, businesses, the National Mutual Life Association, the Public Trustee and the Government Advances to Settlers. There did not appear to be any mortgages raised with banks.

Some of the lands owned or leased by the Bevan family had caveats registered against them. It appears that in 1908, a part of 4B3s.2 which had been transferred to Thomas Bevan Jnr by Edward Bevan had a caveat registered against it by the National Mutual Life Association of Australasia Ltd. A further part of 4B3s.2 owned by Haana Pewene also had a caveat registered against it by Abraham and Williams Ltd a caveat by 1909. Furthermore, in 1917 and 1918, two caveats were placed over part of the lease held by Sarah Bevan in relation to 4C5A2 by Percy William Inge.

There were several cases where family members transferred interests to one another or leased land to one another presumably to consolidate contiguous land holdings in the area although at times this may have been in relation to passing land to the next generation.



### Ranapiri/Ransfield Whanau

Another family who had significant land-holdings within Manawatu Kūkūtauaki No.4 was the Ranapiri or Ransfield family who appear to be the descendants of Erena Ngawerenga or Rangiwahakairi and Thomas Robert Ransfield (Dransfield) (an American whaler).<sup>85</sup> One of their daughters Haana Te Ranapiri married Thomas Bevan Snr and her lands have been outlined within that case study.

From 1885 to 1920, family members ran the following flocks.<sup>86</sup>

	<b>1885</b>	<b>1890</b>	<b>1895</b>	<b>1900</b>	<b>1905</b>	<b>1910</b>
Bevan Thomas (Snr)	1880			2000	1900	2200
Bevan Thomas (Jnr)	660	1700	2670	1250		

### *Ropata Ranapiri*

Ropata Ranapiri (Robert Ransfield) was the son of Erena Ngawerenga or Rangiwahakairi and Thomas Robert Ransfield. By 13 January 1896, the 46-acre 4C1s.2 block was registered to Ropata Ranapiri and a caveat was registered against the block by The New Zealand Loan and Merchant Agency Co Ltd. By 3 February 1897, Ropata Ranapiri transferred part of the block to Thomas Bevan (Jnr). By 21 October 1897, a part of 4C1 was registered to Ropata Ranapiri (Robert Ransfield) who had raised a mortgage with The New Zealand Loan and Mercantile Agency Co Ltd.

In March 1906 Ropata Ransfield was recorded as commencing two 21-year leases over 4E2B3 (42a.) and 4E2B5 (26a.) The following year, on 20 September 1907, Ropata Ranapiri was awarded 67 shares in 4E2B6 (105a.) when it was partitioned with Perenara Te Titoki awarded

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<sup>85</sup> Geni.com

<sup>86</sup> See sheep returns for the various years listed, AJHR #H23

the other 33 shares. The 4E2B block was located to the north of the Manawatu Kukutauaki No.2 block.

The 1907 valuation evidence provided information on the part of 4C1s.2pt. (10a. 2r. 24p.) that remained in the hands of Ropata Ranapiri and was occupied by him at that time. This block had a capital value of £217 made up of a land value of £105 and improvements valued at £112. The valuation evidence indicated that this block was being utilised, as by this time stumpage, draining and fencing had been carried out and almost all the block had been cleared and grassed. There were three buildings on the land valued at £30.

In addition, Ropata Ranapiri was also occupying 4C2pt (14a.) where considerable improvements to the land including stumpage, drainage, clearing and grassing indicate it was probably being used in conjunction with 4C1s.2 pt. (above). These were both thin blocks stretching west to east from the coast to the main road located towards the centre of Manawatu Kukutauaki No. 4.

The 1907 valuation evidence also recorded Robert Ransfield as the owner and occupier of 4D subdivisions that were located a little further north. One of these pieces of land incorporated part of 4D1s.1&2 (139a.). Once again, considerable improvements had been carried out on this relatively large block including drainage, fencing, stumpage and the entire block being cleared and grassed. There was a building valued at £50 on the property which could refer to a modest home. The capital value of this block was £1169, with the land valued at £695 and the improvements valued at £474. The other 4D land was made up of a part of 4D1s.4&6 (73a. 2r. 9p.) and most of this block had also been prepared for grazing. The block had a capital value of £719, land value of £620 and improvements of £90.

Ropata Ranapiri was also recorded as the owner and occupier of 4E subdivisions in the 1907 valuation evidence. He is recorded as being the owner and occupier of 4E (270a.) which had capital value of £2443, a land value of £1350 and considerable improvements worth £1093, which included a dwelling and outbuildings valued at £550. Substantial work had been completed in improving the land indicating that it was being farmed by this time. He was also recorded as the owner and occupier of 4E2 (280a.) which had a capital value of £1643, a land value of £1400 and improvements worth £243. There were no buildings on this property but

improvements to the land indicate it was being grazed. These 4E subdivisions were located to the north of Manawatu Kukutauaki No.4 and adjoined his 4D land.

On 6 February 1909, Ropata Ranapiri was awarded 11 shares in 4E2B8 (120a. 1r. 24p.) There were five other owners. In 1912, following further partitioning Ropata Ranapiri was awarded sole ownership of 4E2B6A (70a.).

In February 1913, 4B1C was partitioned and Ropata Ranapiri's interests were identified as 4B1C1 (43a.). Over 1913 to 1915, the 4D subdivisions were partitioned several times and Ropata and Ihaka Ranapiri along with other members of the whanau had their interests recognised in a number of blocks.

It appears that Ropata Ranapiri also leased 4E2B6A (70a.) to Annie Inge for a term of 21 years from 1 January 1913 reserving various rights relating to the road and other matters. At that time, he also transferred his lease over 4E2B3 (42a.) to Annie Inge.

By 1914, the capital value of 4C1s.2pt. (10a. 2r. 24p.) had risen to £295. By this time, this was primarily related to the land value of £235 (an increase of 124% from £105 in 1907). The improvements on the block had decreased to only £60 and related to clearing, grassing and drainage. There was no value put on the fencing that had previously been recorded on this land suggesting that it may have deteriorated over the years. Robert Ransfield continued to occupy a part of 4C2 and 4C3 (9a. 1r. 34p.) that was owned by Thomas Bevan.

Robert Ransfield was also recorded as the owner of two parts of 4D1s.3C2 by 1914. These appeared to have previously been owned and occupied by his son Ihaka. In 1914 Robert was occupying one of these (94a. 2r. 21p.) on which there was a building valued at £50 as well as considerable improvements to the land indicating it was being farmed. This block had a capital value of £2542, with the land valued at £1900 and improvements valued at £642. He was also the owner of another part incorporating 25 acres which had leased to Annie Inge.

In 1914, Ropata Ranapiri was occupying 4D1s.4 pt. (47a. 0r. 32p.) which belonged to Rahira and Ruhia Kiphana. Improvements indicated that the land was being farmed probably in association with the other 4D1 land. In addition, he was also occupying two parts of 4D1s.5

(27a. 2r. 4p. and 20a. 3r. 29p) which belonged to Hapimana Waitete. There was a building valued at £60 on one of these blocks and improvements to the land indicated that both blocks were being farmed, In January 1916, Ropata Ranapiri leased 4D1s.5 pt. (27a. 2r. 4p.) for a 21-year period at a rate of £26.9/- per annum. On the same day, he leased another part of this block (20a. 3r. 29p.) for the even longer period of 42 years at a rate of £11.11/- per annum. It appears that this formalised the occupation recorded within the 1914 valuation evidence. Meanwhile, the 1914 valuation evidence also recorded Ropata Ranapiri as occupying a small part of 4D1s.6 (6a. 1r.).

In 1914, Robert Ransfield was leasing 4E2B6A (70a) and 4E2B8 (120a. 1r. 24p.) to Annie Inge. This would appear to be part of the considerable holdings within 4E that appeared to be being farmed by Robert Ransfield in 1907. In addition, in 1914, Robert Ransfield was recorded as the owner of 4F (270a.) which also appears to be the subject of a lease to Anne Inge. This was a valuable property with a dwelling and five outbuildings.

By 21 April 1915, 4D1s.3C2 (203 a.) was registered to Ropata Ranapiri (170a 1r 37p) and Ihaka Ranapiri (33a 0r 22p). A lease was registered the same day, from Ropata Ranapiri and Ihaka Ranapiri to Henry Fielding and Robert Maxwell Fielding for a term of 20 years commencing from 1 September 1913. Between 1916 and 1919, there was further partitioning in relation to 4D1s.3C2 and Ropata Ranapiri was identified as sole owner in 4D1s.3C2A (116a. 1r. 33p.) and 4D1s.3C2B1 (54a. 0r. 3p.). He and his son Ihaka also had their interests in 4D1s.3C2B (87a. 0r. 28p.) identified with 54 acres and four perches awarded to Ropata and 33 acres and 24 perches awarded to Ihaka.

By 1921, Ropata Ranapiri was 75 years old and he died the following year. It appears that in 1921 although much of the land was still owned by him, it was being farmed by others. Some of this land had already been leased out for some years by this time. The 1921 valuation evidence refers to a smaller area involving 4C1s.2 pt. (6a. 3 r. 10 p.) as being still owned by Robert Ransfield but by this time being occupied by Campbell Holmes who also appears to be leasing other land in the area owned by a member of the Ranapiri / Ransfield family.

By 1921, it appears that the 4D1s.3 land owned by Ropata Ranapiri was all occupied by other people except for one small part (7a. 0r. 2p.) This land was the site of a dwelling and other

buildings valued at £370 so may have been his place of residence. The property had a capital value of £544, with the land valued at £110 and the improvements to the land and the buildings on the block having a combined valued of £434. Two other subdivisions were being farmed by members of the Ranapiri whanau. Ihaka Ranapiri was occupying 4D1s.3 pt. (10a.). There was a dwelling and cowshed on this land worth £225. In addition, Taotahi Ranapiri was occupying 4D1s.3C2 pt. (43a.). There was a cottage and shed located on this land valued at £150. Other land was leased out to Pakeha farmers. Henry Fielding was leasing 4D1s.3C2 pt. (77a. Or. 28p.) and Campbell Holmes was leasing 4D1s.2 pt. (26a. Or. 29p.) and 4D1s.3C2 pt. (25a.), and 4D1s.5pt. (32a. 2r. 3p.). Ropata Ranapiri has also leased the larger subdivisions 4E2B6A (70a.) and 4E2B8 (120a. 1r. 24p.) to Campbell Holmes and finally by 1921, Ropata Ranapiri had also leased 4F (270a.) to Campbell Holmes. This was a valuable property with a dwelling and outbuildings worth £440 located on it.

By 20 December 1924, an Order of Court apportioned the Manawatu Kukutauaki 4D1 subdivision 3C2B1 to Ropata Ranapiri subject to right of way, one part and together with a right of way over parts of subdivisions 3C2B2, 3C2B3 and 3C2B4. By 4 June 1925, Robert Ranapiri transferred his interests to Henry Fielding. In addition, by 20 December 1924, the interests of Ropata Ranapiri in 4D1s.3C2B1 were granted to Charles Herbert Treadwell

### *Ihaka Ranapiri*

In 1907, Ihaka Ranapiri (Isaac Ropata Ransfield – the son of Ropata Ranapiri) was the owner and occupier of the relatively sizeable 4D1s.3 pt. (310a.). This block had a capital value of £3440 and a land value of £2635. Improvements valued at £805 included a dwelling and cowshed valued at £75 and in addition this land had been fenced, cleared and grassed suggesting that Ihaka Ranapiri was living on this land and running a dairy farm. It appears likely that this was farmed in conjunction with 4D1s.4pt. (37a. 2r. 10p.) which probably adjoined. This block had a capital value of £634, a land value of £444 and improvements valued at £190 which included two buildings worth £100. The land had been improved to make it suitable for grazing. Both of these subdivisions were long thin blocks running west to east from the coast to the

eastern side of the main road. This land would also have adjoined land owned and farmed by Ihaka's father Ropata Ranapiri.

Over 1913 to 1915, the 4D subdivisions were partitioned several times and Ropata and Ihaka Ranapiri along with other members of the whanau had their interests recognised in a number of blocks.

By 1914, as with many of the blocks within Manawatu Kukutauaki No.4, the area of 4D1s.3 owned by Ihaka Ransfield had changed with some of this area appearing to be in the hands of his father and another family member Rangi Whakairi Ransfield. Ihaka had retained two parts of 4D1s.3C2. One incorporated 34 acres with a capital value of £749, a land value of £635 and improvements to the land valued at £117. It appeared that this land was being used for grazing. The other part of the block incorporated 50 acres and there were a shed and a dwelling valued at £100 (probably identified in the 1907 valuation). This property had a capital value of £1290, with the land valued at £1000 and improvements worth £290. The improvements to this land also indicated it was being farmed at this time.

In 1914, Ihaka and Panapa Ranapiri were the owners and occupiers of 4D1s.4 (32a. 3r. 8p.). There were two buildings on this property with a combined value of £100 as well as improvements to the land indicating it was being farmed. At this time, the property had a capital value of £820, a land value of £576 and the improvements were valued at £245. Between 1916 and 1919, there was further partitioning in relation to the 4D sections and Ihaka was identified as the sole owner of 4D1s.4B2 (3a. 3r. 33p.) Three other members of the whanau probably his siblings were awarded subdivisions of the same size. Ihaka and his father also had their interests in 4D1s.3C2B (87a. 0r. 28p.) identified with 54 acres and four perches awarded to Ropata and 33 acres and 24 perches awarded to Ihaka. By 1921, Ihaka Ranapiri was occupying 4D1s.3 pt. (10a.) which was owned by his father. There was a dwelling and cowshed on this land worth £225. He may have been using the land for dairying in conjunction with his other lands in this area. The 1921 valuation evidence also recorded Ihaka Ranapiri as the owner 4D1s.4B2 (3a. 3r. 33p.) in line with the earlier partitioning. This block had a capital value of £137, with the land valued at £120 and improvements worth £17.

### *Taotahi Ranapiri*

Over 1915 and 1916 Taotahi Ranapiri (son of Ropata Ranapiri) entered into three 21-year leases involving around 125 ½ acres of 4D1 land. Two were for £16 per annum. In 1923 he expanded his leasing within the block and entered into 21-year leases over 4D1s.1B (33a. 1r. 8p.) and 4D1s2B3A (16a. 3r. 18p.).

In 1921 Taotahi Ranapiri was occupying 4D1s.3C2 pt. (43a.) owned by Ropata Ranapiri. There was a cottage and shed located on this land valued at £150. Tao Ranapiri was also occupying 4D1s.4C pt. (19a. 0r. 16p.) owned by Kipihana Hamiora and others. In addition, he was occupying 4D1s.5 pt. (44a, 3r. 8p.) owned by Hapimana te Wai. There was a cowshed valued at £50 located on this property suggesting that Taotahi Ranapiri might have been using part of his land for dairying.

Between 1921 and 23, Taotahi Ranapiri also purchased a number of 4D and 4E subdivisions. These included 4D1s.2B2 (15a. 3r. 38p.) for £235; 4E2B3 (42a.) for £588; 4E2B4 (26a. 1r.) for £355 and finally 4E2B5 (26a. 1r.) for £385. This combination of leased and purchased 4D1 and 4E2 subdivisions would probably have provided him with a contiguous farming area in the north of Manawatu Kukutauaki No.4. By September 1921, Roka Hare Wirikake transferred 4Cs.2B to Taotahi Ranapiri. This land was still the subject of a lease to Annie Inge which in January 1935 was transferred to Guy Havelock Kingdon. By 19 August 1925, Tao Ransfield raised a mortgage with The South Island Maori Land Board.

By April 1924, 4D1s.1B (33a.) and 4D1s.2B3A were registered to five owners. Haua Mohi was appointed trustee for three minors. On the same day the blocks were leased to Tao Ransfield for a term of 21 years commencing from 1 June 1923. By 31 January 1930, the blocks were transferred from the registered proprietors to Tao Ransfield.

### *Other Ranapiri Whanau Members*

There were a few other members of the Ranapiri whanau involved in farming within Manawatu Kukutauaki No.4. This was in relation to land that was awarded to them through the Native land Court and at times also in relation to land that they leased to supplement their landholdings. For example, by 1921, as a result of earlier partitioning, Taniera Ranapiri was the owner and occupier of 4D1s.4B3 (3a. 3r. 33p.). In addition, Tamati Ranapiri (Thomas Ransfield) leased 4E4D1 (11a) for a term of 21 years commencing from 1 May 1895. However, this lease was subsequently transferred from Tamati Ranapiri to Henry Owen for a term of 13 years and 11 months from 1 June 1902. Tamati Ranapiri was also leasing 4E4D1A (5a.) and by July 1908, he subleased this lease to Henry Owen for a term of 13 years and 11 months from 1 June 1902.

### Rangi Whakairi Ranapiri

It appears that in May 1913, 4G Lot 7 pt. (34a.) was transferred to Rangi Ransfield by the executors of Mary Anne Cutter. However, in August 1921, Rangi Ransfield transferred the block to Iwi Ransfield a married woman of Manakau.

In addition, by 1914, Rangi Whakairi Ransfield was the recorded owner and occupier of 4D1s.3C1 (33a. 0r. 24p.). This area was the site of a Meeting House as well as a dwelling and a shed with a total value of £150. Improvements to the land indicated it was being grazed. In 1914, the capital value of this property was £815, the land value was £536, and the improvements amounted to a value of £279.

Rangi Whakairi Ransfield continued to own and occupy 4D1s.3C1 in 1921. By this time the Meeting House and dwelling were valued at £300, double the value of 1914 indicating that there were at least being maintained, if not improved. By this time the capital value of the property had risen to £1434 (a 76% increase). The land value had increased £990 (an increase of 85%). Improvements were by this time valued at £444.

As a result of earlier partitioning, by 1921, Rangi Ranapiri was the sole owner of 4D1s.4B1 (3a. 3r. 33p.). This small block was leased to Henry Fielding.



### Te Hiwi Ranapiri

In 1916, Te Hiwi Ranapiri (son of Ropata Ranapiri) entered a 21-year lease in relation to 4D1s.4C (23a. 3r. 3p.) at a rate of £10.14/- per annum. By 1921, valuation evidence indicated that Hiwi Ransfield was occupying a part of 4C2, 4C3 (10a. 1r. 34p.) that belonged to Constance Drake. This would have been in fairly close proximity to his leased land but did not adjoin it. It appears that at that time Hiwi Ranapiri was the owner of 4C2 & 4D1s.6 pts (12a. 0r. 7p.) which appears to have been leased to Campbell Holmes. By this time Hiwi Ranapiri was also the sole owner of 4D1s.4B4 (3a. 3r. 33p.) which he had also leased to Campbell Holmes.

### *Commentary*

In considering the Ranapiri whanau, it appears that in a number of cases, members of the family supplemented the lands that were awarded to them by leasing or purchasing other lands in the vicinity. Ropata Ranapiri was associated with leases involving 4E2B land that was in close proximity to land he was eventually awarded sole ownership of. He also appears to have leased a part of 4C2 from Haimoana Te Kohu and others which probably adjoined his 4C1s.2 pt. Likewise over 1914 to 1916 he leased further 4D1 subdivisions that would have assisted in consolidating his lands. In a similar way to the case studies of Pakeha farmers in Porirua ki Manawatu area, Ropata Ranapiri appears to have accumulated further lands to build up a relatively large estate. By 1907, the land occupied by Ropata Ranapiri through ownership and leases appears to amount to around 855 acres.

Valuation evidence regarding improvements on the properties owned by members of the Ranapiri whanau demonstrated that by 1907 almost all the land occupied by them appeared to be utilised for dairying and sheep farming. The siting of multiple dwellings on different subdivisions occupied by Ropata Ranapiri raises the possibility that other members of the family

may have been farming with him. As noted, this area appears to have been a popular place to live.

Nevertheless, it appears that as Ropata Ranapiri became older most of the land in his possession was leased out to Pakeha. Some of his children such as Ihaka, Te Hiwi and Taotahi were by this time already farming in the area and they do appear to take on some of his lands.

As early as 1897, Ropata Ranapiri had raised a mortgage with The New Zealand Loan and Mercantile Agency Co Ltd. Nonetheless, there were very few mortgages raised by this whanau compared to some other case studies. Another example occurred in 1925 when Taotahi Ranapiri raised a mortgage with The South Island Maori Land Board in relation to 4Cs.2B.

In 1896, a caveat was registered against the 46-acre 4C1s.2 block owned by Ropata Ranapiri by The New Zealand Loan and Merchant Agency Co Ltd. By 3 February 1897, Ropata Ranapiri transferred part of the block to Thomas Bevan (Jnr).

In this case study as in others in this area, the fact that the titles do not reflect the occupation is further highlighted. Once again this caused difficulties in comparing values because of the different areas involved. Nevertheless, in the few instances where this was possible, substantial rises in value can be observed. For example, in relation to 4C1s.2pt. (10a. 2r. 24p.) there was an increase in the value of the land from £105 in 1907 to £235 in 1914 (an increase of 124%). Similarly, between 1914 and 1921, the land value of 4D1s.3C1 (33a. 0r. 24p.) rose from £536 to £990 (an increase of 85%).

### Other Owners

As noted, in contrast to other blocks within the Porirua ki Manawatu district, a large part of the land within Manawatu Kukutauaki No.4 remained in the hands of the Maori owners over the time period investigated. Much of this land was leased out but there were a few blocks that appear to have been farmed by the owners themselves.

#### Peter King & others (4B1 pt.)

The 1907 valuation evidence indicated that Peter King and others who were the owners of 4B1 pt. (16a. 3r. 6p.) were also occupying this land. This small block had a capital value of only £340 made up of £146 in land value and improvements valued at £194. These improvements were predominantly associated with three buildings that were located on this land which were worth £150. In addition, there had been fencing carried out and the land had been cleared and grassed. It appears that the owners were living and farming on this land. Once again, it is notable that by this time 4B1 had been partitioned, however, this does not appear to have been reflected within the valuation records.

Examination of the 1914 valuation evidence suggests that by this time this land may have been part of a large portion of land that was in the hands of the Bevan family (see case study for further information on this family).

#### Wiremu Te Kohu & others (4B1A2 pt.)

The 4B1A2 pt. block (53a. 2r. 3p.) was recorded as owned and occupied by Wiremu Te Kohu and others in 1907. At this time the block had a capital value of £857, mainly made up of the land value of £700 with only £157 worth of undefined improvements.

Likewise, this block may have been part of the land that by 1914 was in the hands of members of the Bevan family.

### Te Whena Whanau (4C5A)

Two separate parts of this block were recorded as occupied by the Maori owners in 1907. Mukakai and Apaina Te Whena were recorded as the owners and occupiers of 4C5A pt. (53a. 3r. 30p.) which had a capital value of £778, primarily associated with the land value of £628. The improvements, valued at £150, included two buildings worth £50 and in addition, 45 acres had been cleared and grassed.

Mukakai Te Whena and others were also owners in another part of 4C5A (23a. 3r. 39p.) that appears to have been an important area. This relatively small block had a capital value of £592 and a land value of £432. Improvements on the block included a dwelling, Wharepuni and two cottages with a combined value of £100. Fencing and stumping had been carried out and the land had been cleared and grassed.

By 1914, the valuation records for 4C5A show a number of different subdivisions with no areas appearing to relate exactly to the above occupied areas. Members of the Te Whena family were associated with owning a number of these subdivisions and were recorded as occupying three of these.

Rawinia Karohana te Whena was recorded as occupying a part of 4C5A1D (1a. 3r. 17p.) that she owned. This small block had a capital value of £84, a land value of £66 and improvements valued at £18 which related to fencing, clearing, grassing and stumping. Rawinia and Te Hokinga te Whena also owned and occupied part of 4C5A2B (8a. 3r. 3p.). This property had a capital value of £400, made up of a land value of £304 and improvements valued at £96. The improvements included a building valued at £50 as well as fencing, stumping and the clearing and grassing of the block. It appears likely that the smaller block may have been utilised in association with the larger block on which Rawinia and Te Hokinga te Whena were probably living.

Another member of the family, Karehana te Whena was the owner and occupier of a part of 4C5A3 pt. (8a. 3r. 3p.) in 1914. This land had a capital value of £432 comprised of a land value of £280 and improvements valued at £125. Improvements on this block included three buildings valued at £110 that possibly related to some of the buildings included on the former just under 24-acre part owned and occupied by Mukakai Te Whenua and others in 1907. It appears that some of the 4C5A land occupied by the owners in 1907 had been leased out by 1914.

In 1921 Rawinia and Te Hokinga te Whena continued to own and occupy 4C5A2B pt. (8a. 3r. 3p.) although the larger part of the block (21a. 1r. 11p.) had been leased by them to Arthur Drake along with other land in the area. The small part owned and occupied by the couple by this time had a capital value of £509 (up from £400 in 1914, an increase of 27%) and a land value of £394 (up from £304 in 1914, an increase of 30%). The value of the improvements had increased slightly from £96 in 1914 to £114 in 1921 (an increase of 19%). The cottage on the property decreased in value from £50 in 1914 to £30 in 1921 probably reflecting the age of the building. Other improvements such as fencing, clearing and grassing appear to have been maintained.

By 1921, Mapaira te Whena was the owner and occupier of a portion of 4C5A3 & 4C5A4 pt. (10a 2r 15p.). This portion had a capital value of £660 and a land value of £470. The improvements on this land were valued at £190 and included a Meeting House valued at £100 as well as the usual fencing, clearing, grassing and stumping.

#### Kipihana Whanau (4D1s.1 pt. & s.2 pt.)

In 1907, Hamiora Kipihana was recorded as the owner and occupier of 4D1s.1 pt. & s.2 pt. (53a. 2r. 16p.). This area had a capital value of £640 with a land value of £472. The improvements which were valued at £168 included a dwelling and shed worth £55 as well as some fencing and by this time almost all the land had been cleared and 43 acres had been grassed.

By 1914, Rahira and Ruhia Kipihana were the owners of three portions of land involving 4D1s.1 & 2. An area involving 115 acres and two roods was occupied by Annie Inge and another area involving 56 acres was occupied by Ihaka Ransfield. Rahira and Ruhia Kipihana were occupying a further part of the land they owned with an area of 20 acres. This land had a capital value of

£600 comprised of land and improvements both valued at £300. Improvements on this land include two buildings valued at £220, probably relating to the dwelling and shed above as these do not appear to be associated with the land that was leased out (although perhaps these buildings had been renewed or improved considering the upsurge in value). This land had been fenced, cleared and grassed suggesting that the owners may have been living on the block and using it for grazing.

In 1921, members of the Kipihana family were still recorded as owning and occupying an area out of 4D1s.1 & 2 pts recorded as 21 acres and 39 perches. This area is slightly bigger than that noted in the 1914 valuation evidence which was only 20 acres. It appears that the capital value of this land had increased from £600 in 1914 to £1250 in 1921 (an increase of 108%). The land value had increased from £300 in 1914 to £630 in 1921 (an increase of 110%). The value of the improvements had doubled from £300 in 1914 to £600 in 1921. By this time, the dwellings and outbuildings were valued at £480 (double the value of the buildings in 1914) indicating that they were at least being maintained if not improved over the previous seven years. Once again, the presence of a dwelling and the other improvements on the block suggest the owners have continued to live on this land and use it for grazing.

#### Manahi Hikai (4D1s.3A)

In 1914, Manahi Hiakai was recorded as the owner and occupier of 4D1s.3A (4a. 3r. 26p.). This block had a capital value of £95, a land value of £60 and improvements relating to the block being fenced, cleared and grassed valued at £35.

Seven years later, valuation evidence indicated that Manahi Hiakai continued to own and occupy this land which had become considerably more valuable. By 1921, this subdivision had a capital value of £290 (an increase of 205%) and a land value of £265 (an increase of 342%). The improvements had decreased slightly in value to £25 and there was still no building recorded on the block.

### Hapimana Whanau (4D1s.5 pt.)

Meritana and Te Uma Hapimana and others were occupying their 4D1s.5 pt. land (81a. 0r. 11 p.) in 1907. This land had a capital value of £972 and land value of £782. The improvements of £190 included a building valued at £30 and fencing had been carried out and the block cleared and grassed indicating that it was being utilised.

Another apparently important area concerned another part of this block incorporating 61 acres, that belonged to Wai te Ti Hapimana (also known as Hapimana Waiteti). This block had a capital value of £760 with a land value of £549. The improvements worth £211 included three dwellings and a meeting house worth £145 as well as fencing with 45 acres being cleared and grassed by this stage. Once again, there appears to have been a small settlement in this area.

Once again, in 1914, none of the portions of 4D1s.5 recorded within the valuation evidence relate exactly to the portions described in the 1907 valuation evidence. An area incorporating 67 acres and 13 perches owned by Te Uma and Meritama Hapimana was by this time occupied by Muriel Bevan.

Two portions of 4D1s.5 (27a. 2r. 4p. and 20a. 3r. 29p.) owned by Hapimana Waiteti were occupied by Robert Ransfield and on one of these there was a building valued at £60, possibly one of those referred to above. Hapimana Waiteti continued to occupy an area of 58 acres, two roods and 24 perches. This area was valued at £1330 with the land worth £989 indicating that land in the area had increased substantially over the seven years since the last valuation. The improvements valued at £341 included a dwelling and meeting house valued at £160. This land was fenced and had almost all been cleared and grassed.

In 1921, Hapimana Waiteti continued to own and occupy a part of 4D1s.5 pt. by this time recorded as incorporating a slightly lesser area of 56 acres and five perches. The capital value of this land had increased substantially from £1330 in 1914 to £2602 (an increase of 96%). Similarly, the land value had significantly increased from £989 in 1914 to £1975 (an increase of almost 100%). The improvements were worth £627 and included a dwelling, meeting house and five whare valued at £365 as well as the usual fencing, clearing and grassing. Hapimana Waiteti may have been over 100 years old by this time as when he eventually died in 1925 he was

reported to be 106 years of age.<sup>87</sup> It appears that 4D1s.5 pt. was the site of a small settlement by this time. 4D1s.5 was a long thin block which extended from the northwest on a slight angle south all the way to the eastern side of the block. The western end of this subdivision was on the other side of the main road, but it is not known exactly where the portion occupied by Hapimana Waiteti and his whanau was located within the block.

#### Angiangi Mokohiki & others (4E2 pt.)

In 1907 Angiangi Mokohiki and others were recorded as the owners and occupiers of the fairly large 4E2 pt. (219a.) block. This block had a capital value of £1893, and a land value of £1533. Although there were no buildings recorded on the block, fencing had been carried out and it had been cleared and grassed indicating it was being utilised for grazing. Subsequent valuations recorded the various subdivisions under different owners. (See below)

#### Davis Kara (4E2 pt.)

As with other blocks in this area, by 1914, the valuation records showed a considerable number of subdivisions in relation to 4E2. There were a number of subdivisions that were occupied by their Maori owners. One of these was 4E2A pt. (20a.) owned and occupied by Davis Kara. This subdivision had a capital value of £844 with the land valued at £560. Improvements were valued at £284 and included two buildings worth £160 as well as stumping, fencing and the whole block being cleared and grassed.

#### Ruhi Hamahona (4E2 pt.)

By 1914, Ruhi Hamahona also owned and occupied a 20-acre portion of the 4E2 block. This subdivision had a capital value of £730 and this land was also valued at £560, There was one

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<sup>87</sup> 24 March 1925, *Horowhenua Chronicle*, p.2



building valued at £50 situated on the property. This block had also been cleared and grassed and in addition, fencing and stumping had been carried out.

#### Hiakai Manahi (4E2 pt.)

Likewise, Hiakai Manahi was occupying ten-acre part of 4E2. The capital value of this area amounted to £454 with a land value of £200. The £254 worth of improvements included a building worth £200 as well as the usual fencing, clearing and grassing. The improvements and the existence of buildings on these blocks suggest that the owners may have been living on the blocks and using them for grazing.

The 1921 valuation evidence indicated that Hiakai Manahi continued to own and occupy 4E2B1 pt. (10a.). The capital value of this area had increased from £454 in 1914 to £780 in 1921 (an increase of 72%). The land value had increased from £200 in 1914 to £350 in 1921 (a 50%). Improvements were by this time valued at £430 (a 69% increase from £254 in 1914). These included a dwelling and shed valued at £330 as well as maintenance and improvement of the land suggesting it was being used for grazing.

#### Mare Warahi (4E3)

The 4E3 subdivision was located in the north east of Manawatu Kukutauaki No.4 and straddled the main road. In contrast to many of the other subdivisions which tended to be long and narrow in shape the 4E3 subdivision was wider and the northern part around the centre of the block had been partitioned to form 4E4 subdivisions.

In 1907, a small settlement appeared to have been located on a relatively sizeable part of 4E3 (228a. 3r. 18p.) which was recorded as owned and occupied by Mare Warahi. This block had a capital value of £2765 and a land value of £2229. The improvements were valued at £536 and included three dwellings and a Meeting House worth £200. Fencing had been carried out and the land had been cleared and grassed indicating it was being utilised by the occupants. By 1914,

this some of this large block had been leased out and other parts was being occupied in relation to smaller subdivisions. (See below)

#### Rangiparea Taupo (4E3s.1A)

By 1914, there were a number of subdivisions associated with 4E3 and most of these appear to have been retained by their various Maori owners. Some of this land was leased out but a number of owners were occupying the subdivisions they owned. Rangiparea Taupo owned and occupied 4E3s.1A (39a. 2r. 24p.). The capital value was £995, comprised of a land value of £730 and improvements valued at £265 which included a dwelling and a shed with a combined value of £210. In addition, stumping and fencing had been carried out and 35 acres had been cleared and grassed. Kira Ngawaina owned and occupied the adjoining 4E3s.1B (20a 2r.). This subdivision had a capital value of £505, a land value of £300 and improvements valued at £205 which included a building with a recorded worth of £100. Once again, there had been stumping and fencing carried out and half the block had been cleared and grassed.

In 1921, Rangiparea Taupo continued to own and occupy 4E3s.1A. By this time, the capital value had increased from £995 in 1914 to £1750 in 1921 (an increase of 76%). The land value had increased from £730 in 1914 to £1495 in 1921 (an increase of 105%). By this time, the improvements were valued at £255 (a decrease from £265 in 1914). There is no mention of the dwelling and shed which were formerly on this land and had perhaps deteriorated by this time. It appears that the land was being maintained and probably utilised for grazing.

#### Ruihi te Angiangi (4E3s.1C pt.)

In 1914, Ruihi te Angiangi retained a small part of 4E3s.1C pt. (2a. 1r.) while most of te Angiangi's block was occupied by George Taylor. The small retained portion had a capital value of £65, mainly made up by the £55 land value although some fencing, clearing and grassing had taken place.

Ruhi te Angiangi continued to own and occupy the small part of 4E3s.1C pt. (2a. 1r.) in 1921 with the larger part now occupied by David Gardner who was also occupying other land in the area. The small block now had a capital value of £100 (up from £65 in 1914) and this was still mainly associated with the land value of £93 (up from £55 in 1914) with a small amount of fencing and grassing having taken place.

#### Te Hatete Whanau (4E3s.1 subdivisions)

Several members of the te Hatete whanau also owned and occupied land within 4E3s.1 in 1914. Kawa Te Hatete owned and occupied the 4E3s.1E subdivision (9a. 3r. 9p.) which in addition to a building valued at £30 had been fenced, cleared and grassed. This property had a capital value of £210 and land value of £147. Meihana Te Hatete owned and occupied the adjoining 4E3s.1F (2a.) which had a capital and land value of £35 with no improvements. Te Arai Te Hatete and others also owned and occupied two small subdivisions 4E3s.1G (2a.) and 4E3s.1H (1a.). 1G had a building worth £80 and had been fenced, cleared and grazed. It had capital value of £118 and a land value of £30. 1H had a building valued at £20 and this was the only improvement on the property which had a land value of £17. Te Arai Te Hatete was also the sole owner of 4E3s.1J (4a. 1r. 15p.). This small block had a capital value of £100 and land value of £70. There was no building on this property, but it had been fenced, stumped, cleared and grassed so was possibly being utilised for grazing in association with the adjoining blocks. Two further 4E3 subdivisions that were somewhat larger (75a. 1r. 26p. and 38a. 3r.) were owned by members of the Te Hatete whanau but were occupied by George Taylor and Charles Bell respectively, under lease arrangements.

The 1921 valuation evidence indicated that members of the Te Hatete whanau continued to own a number of subdivisions within 4E3 and some of these were occupied by them. Kawa Te Hatete continued to own and occupy 4E3s.1E (9a. 3r. 9p.). This had risen in capital value from £210 in 1914 to £350 in 1921 (an increase of 67%) and in land value from £147 to £265 (an increase of 80%). By this time the £85 worth of improvements included a dwelling valued at £50 and as noted previously this property had been fenced, cleared and grassed. It appears that the owners had a modest home and were grazing the block.

Meihana Te Hatete continued to own and occupy 4E3s.1F (2a.) and over the seven years the capital value of this block had increased from £35 to £78 (an increase of 123%) and the land value had risen from £35 to £65 (an increase of 86%). Whereas in 1914 there had been no improvements, by 1921 there was a shed on the property valued at £5 and some fencing and grassing had been carried out suggesting that some degree of utilisation or preparation for utilisation had occurred.

Te Arai Te Hatete and others continued to own and occupy the adjoining 4E3s.1G (2a.) and 1H (1a.) subdivisions. These had grown in value over the seven-year period with 1G rising in capital value from £118 in 1914 to £220 in 1921 (an increase of 86%) and the land value doubling from £30 to £60 over the same period. By 1921, the dwelling on the block was worth £150 and the area continued to be fenced and grassed. The small 1H subdivision had increased in capital value from £37 to £95 (an increase of 166%) and in land value from £17 to £35 (an increase of 106%). The building on the property was now identified as a Meeting House and was valued at £50. The subdivision was also fenced by this time. Te Arai Te Hatete continued to be the sole owner and occupier of 4E3s.1J (4a. 1r. 15p.). Like the other subdivisions in the area, this small block had also experienced a considerable rise in value between 1914 and 1921, with capital value increasing from £100 to £203 (an increase of 103%) and land value going from £70 to £170 (an increase of 142%). There was still no building on this property but the improvements to the land indicated it may have been used for grazing in association with adjoining land.

By 1921, 4E3s.2A1 (27a. 3r. 37p.) was recorded as being owned and occupied by Hare and Haruroa Te Hatete. It appears that this was part of land that had previously been leased to Charles Bell. The valuation evidence records the presence of a mill and six sheds on the land valued at £285 suggesting that there was wheat being grown and processed on the block. The block had a capital value of £710 comprised of £350 in land value and considerable improvements valued at £360. A further part of this land (10a. 3r. 3p.) was under lease to John Meredith Galloway.

### *Commentary*

In examining the land occupied by Maori owners in Manawatu Kūkutaauaki No.4 a number of themes emerge. One is the small size of most of these properties. In 1907, only two of the owner-occupied subdivisions were over 200 acres in size, with five other Maori owners or families occupying land that was between 50 and 100 acres. All the rest were occupying subdivisions that were less than 50 acres in area. It appears that between 1907 and 1914, some further areas still owned by Maori were leased out although the Maori owners appear to have in some cases retained small portions of land probably in relation to the areas they were living on. By 1914, only one Maori owner was occupying land that was over 50 acres in size with many occupying areas of less than 20 acres.

Despite the small size of these subdivisions almost all of them had at least one dwelling and some of them were associated with a number of dwellings. It appears that the Maori owners tended to live and use the land in this area, possibly because of its proximity to the main road and to the Manakau settlement and Otaki. It appears unlikely that the small subdivisions were able to provide an economic base when compared to the large estates accumulated by many of the Pakeha farmers so there may have been other employment in this area or owners may have chosen to live in this community and farm elsewhere (further research would be necessary to determine this).

Like elsewhere within this block, consideration of the owner-occupied areas highlighted the fact that the partitions did not seem to reflect the way that the land was occupied with subdivisions often occupied in a number of parts and conversely at times occupation took in parts of different subdivisions.

Another striking feature in considering the land retained by the owners in this block is the escalation in the value of the blocks. This was difficult to assess between 1907 and 1914 due to changes in the areas occupied, however, there were numerous examples between 1914 and 1921 of high increases in values.

In 1921 Rawinia and Te Hokinga Te Whena continued to own and occupy 4C5A2B pt. (8a. 3r. 3p.) which had a capital value of £509 (up from £400 in 1914, an increase of 27%) and a land value of £394 (up from £304 in 1914, an increase of 30%).

More pronounced examples of this escalation in values was evident in relation to the 4D subdivisions occupied by their Maori owners. Even the relatively small subdivision, 4D1s.3A (4a. 3r. 26p.) which was owned and occupied by Manahi Hiakai increased in capital value from £95 in 1914 to £290 in 1921 (an increase of 205%) and in land value from just £60 to £265 (an increase of 342%) over the same period. Another noticeable example is 4D1s.1 & 2 pts (21a 0r.39p.) owned and occupied by the Kipihana family in 1921. This area was slightly bigger than that noted in the 1914 valuation evidence which was only 20 acres. It appears that the capital value of this land had increased from £600 in 1914 to £1250 in 1921 (an increase of 108%). The land value had increased from £300 in 1914 to £630 in 1921 (an increase of 110%). In addition, between 1914 and 1921, 4D1s.5 pt. (around 56a.) owned by Hapimana Waiteti increased in capital value from £1330 to £2602 (an increase of 96%). Similarly, the land value significantly increased over this period from £989 to £1975 (an increase of almost 100%).

The 4E subdivisions provided further examples of an upsurge in property values in this area between 1914 and 1921. The 1921 valuation evidence indicated that Hiakai Manahi continued to own and occupy 4E2B1 pt. (10a.). The capital value of this area had increased from £454 in 1914 to £780 in 1921 (an increase of 72%). The land value had increased from £200 in 1914 to £350 in 1921 (a 50% increase). In 1921, Rangiparea Taupo continued to own and occupy 4E3s.1A. By this time, the capital value had increased from £995 in 1914 to £1750 in 1921 (an increase of 76%). The land value had increased from £730 in 1914 to £1495 in 1921 (an increase of 105%).

The relatively small 4E3s.1 subdivisions owned by members of the Te Hatete whanau also demonstrated considerable increases in their values over the 1914 to 1921 period. In 1921, Kawa Te Hatete continued to own and occupy 4E3s.1E (9a. 3r. 9p.). This had risen in capital value from £210 in 1914 to £350 in 1921 (an increase of 67%) and in land value from £147 to £265 (an increase of 80%). Meihana te Hatete continued to own and occupy 4E3s.1F (2a.) and over the seven years the capital value of this block had increased from £35 to £78 (an increase of 123%) and the land value had risen from £35 to £65 (an increase of 86%). Te Arai Te Hatete and

others continued to own and occupy the adjoining 4E3s.1G (2a.) and 1H (1a.) subdivisions over the 1914 to 1921 period. These also grew in value with 1G rising in capital value from £118 in 1914 to £220 in 1921 (an increase of 86%) and over the same period the land value doubled from £30 to £60. The small 1H subdivision had increased in capital value from £37 to £95 (an increase of 166%) and in land value from £17 to £35 (an increase of 106%). Te Arai Te Hatete continued to be the sole owner and occupier of 4E3s.1J (4a. 1r. 15p.) over this time. Like the other subdivisions in the area, this small block had also experienced a considerable rise in value, with capital value increasing from £100 in 1914 to £203 in 1921 (an increase of 103%) and land value going from £70 to £170 (an increase of 142%) over the same period.

## *Themes*

Having summarised the narrative associated with Manawatu Kukutauaki No.4, and having looked at key case studies for Pakeha and Maori occupation on the block, other themes can also be considered.

### Pakeha Occupation

A striking feature when examining land within Manawatu Kukutauaki No.4 is that the titles do not reflect the occupation of the land. Despite partitions having taken place, valuation evidence revealed that several people were often occupying portions within the same land and conversely some occupation was over several subdivisions. Although there are some examples of this in other Porirua ki Manawatu blocks, this was almost a constant feature of Manawatu Kukutauaki occupation. In addition, related to this was the fact that the properties occupied by individuals were more likely to change in area between valuations than in other blocks.

Much of the information has already been presented in the land owner case studies. Arthur Drake appears to have been a local farmer living permanently in the area, probably on Manawatu Kukutauaki land or close by and involved in the Otaki community. His wife and his children appear to have continued to live in this area after his death in July 1916. Likewise, John Kebbell was a long-time resident of the area who was also a participant in community activities. Although his leasehold activities within Manawatu Kukutauaki No.4 were of a somewhat temporary nature and possibly connected to his wider pastoralist activities elsewhere, Kebbell remained in Horowhenua district until his death in June 1931. In the case of Samuel Mason, another of the early purchasers and a leaseholder in the Manawatu Kukutauaki No.4 block it is difficult to assess the extent to which he was farming the land himself. He was a resident of Lower Hutt when he came to the area and some of the land he owned was occupied by his brother and others. There was no evidence confirming that he lived on any of the land he owned or leased in Manawatu Kukutauaki No.4 although it is possible. It appears that around 1908 he divested himself of most of his interests in the area. The Bevan family were the descendants of



early settlers and some of them were also descended from tangata whenua. Their farming in this area was over extensive land holdings and involved generations.

Case studies within Kukutauaki No.4 reveal several examples by both Pakeha and Maori of the accumulation of a number of subdivisions via purchase or leasing to form one viable farm.

Firstly, in relation to Pakeha farmers, consideration of Samuel Smart Mason's association with Manawatu Kukutauaki No.4 land generally demonstrated an accumulation of contiguous or close by land blocks in the southern part of the block via purchase and leasehold between 1894 and 1903. Likewise, by 1907, Arthur Drake owned around 227 acres and leased 536 acres, a total of around 763 acres. Arthur Drake and his wife Harriet continued to aggregate land over the next years so that by 1914, they owned around 534 acres and leased around 665 acres, a total of around 1199 acres.

In the case of Thomas and Hannah Bevan, their accumulated lands were related to both land that was awarded to Hannah Bevan or Haana Pewene via the Native Land Court and to lands purchased and leased by the couple. By 1907, the lands owned and leased by Thomas and Hannah Bevan appear to have amounted to around 965 acres. Thomas Bevan Jnr and Sarah Jane Bevan by 1914 also appear to have occupied more than 400 acres of land. Other members of the family also had relatively large estates.

In considering Ropata Ranapiri, it appears he supplemented the lands awarded to him by leasing or purchasing other lands in the vicinity. Examples include his leasing of 4E2B land and part of 4C2 which appear to adjoin or be in close proximity to other land he had been awarded. Over 1914 to 1916, Ropata Ranapiri leased further 4D1 subdivisions that would have assisted in consolidating his lands. In a similar way to the case studies of Pakeha farmers in Porirua ki Manawatu area, Ropata Ranapiri appeared to have accumulated further lands to build up a relatively large estate. By 1907, the land occupied by Ropata Ranapiri through ownership and leases appeared to have amounted to around 855 acres.

In addition, to the larger areas that they farmed, some small parts of 4B3 land owned by Thomas (Snr) and Hannah Bevan were occupied by others. This subdivision adjoined the settlement of Manakau and this occupation appears likely to have been in relation to this settlement. An area

of one rood was occupied by Abraham & Williams Ltd and contained sale yards. One part incorporating one rood was occupied by A. Knight and had two buildings located on it in 1907. Another even smaller part (20p.) was occupied by C.E. Lindsay and there was one building situated on this land. Likewise, another small part of this land (1r.) was in the hands of Byron Brown and incorporated two shops, stables and a pataka valued at £120. Another one rood (or ¼ acre) section appears to have been held by Swanson Bevan (presumably a family member). Although there were no buildings recorded, there were £40 worth of undefined improvements. By 1914, some of these were in the hands of their son Richard. Unfortunately, the valuation records do not define the nature of the buildings on this land but there were some substantial establishments including one building valued at £658 and another worth £200. There remained several more modest dwellings, sheds, a stable and shop located on the various sections occupied by Richard and others. By 1921 it was William Bevan who was recorded as the owner of these small 4B3s.1 sections. He is recorded as the owner and occupier of three of these sections. Two of these were ¼ acre sections and one was an even smaller subdivision (20p.) on which there were shops valued at £100. In addition, he leased out two further ¼ acre sections, one of which was the site of a butchery (valued at £150) and the other the site of a blacksmiths (valued at £350).

In addition, the evidence in relation to the occupation of the Manawatu Kukutauaki No.4 land by the Maori owners indicated that this often related to relatively small subdivisions. There were only two subdivisions that were over 100 acres in size. These were both recorded in 1907. At that time, Angiangi Mokohiki and others were recorded as the owners and occupiers of the fairly large 4E2 pt. (219a.) block. In addition, in 1907, a small settlement appeared to have been located on a relatively sizeable part of 4E3 (228a. 3r. 18p.) which was recorded as owned and occupied by Mare Warahi. By 1914, there were no longer any areas in occupation by their Maori owners which incorporated more than 100 acres.

In considering subdivisions that were over 50 acres in size but less than 100 acres, there were several in 1907. At that time, the 4B1A2 pt. block (53a. 2r. 3p.) was recorded as owned and occupied by Wiremu Te Kohu and others in 1907. Likewise, in 1907 Mukakai and Apaina Te Whena were recorded as the owners and occupiers of 4C5A pt. (53a. 3r. 30p.) and as well Mukakai Te Whena and others were also owners in another part of 4C5A (23a. 3r. 39p.). In 1907, Hamiora Kipihana was recorded as the owner and occupier of 4D1s.1 pt. & s.2 pt. (53a.

2r. 16p.). In 1907 Meritana and Te Uma Hapimana and others were occupying their 4D1s.5 pt. land (81a. 0r. 11 p.). In all these cases, by 1914, these people were no longer occupying an area larger than 50 acres.

The only relatively large subdivision that continued to be owner-occupied over the time period investigated was 4D1s.5 pt. occupied by Wai Te Ti Hapimana (also known as Hapimana Waiteti). In 1907 this area was recorded as incorporating 61 acres. By 1914, it had decreased a little to 58 acres, two roods and 24 perches. In 1921, Hapimana Waiteti continued to own and occupy a part of 4D1s.5 pt. by this time recorded as incorporating a slightly lesser area of 56 acres and five perches.

By 1914, almost all the owner-occupied land was in portions of less than 50 acres. Some of the subdivisions that were less than 50 acres, but more than 20 acres included 4D1s.1 & 2. (20a.) which was occupied by Rahira and Ruhia Kipihana. In 1921, members of the Kipihana family were still recorded as owning and occupying an area out of 4D1s.1 & 2 pts noted to be 21 acres and 39 perches

Meanwhile, in 1914, Davis Kara owned and occupied 4E2A pt. (20a.). Likewise, by 1914, Ruhi Hamahona also owned and occupied a 20-acre portion of the 4E2 block.

By 1914, there were a number of subdivisions associated with the former 4E3 block and most of these appear to have been retained by their various Maori owners. Some of this land was leased out but a number of owners were occupying the subdivisions they owned. Rangiparea Taupo owned and occupied 4E3s.1A (39a. 2r. 24p.) and this continued in the 1921 valuation evidence. Meanwhile in 1914, Kira Ngawaina owned and occupied the adjoining 4E3s.1B (20a 2r.).

In addition, by 1921, 4E3s.2A1 (27a. 3r. 37p.) was recorded as being owned and occupied by Hare and Haruroa Te Hatete. It appears that this was part of land that had previously been leased to Charles Bell.

Quite a few subdivisions occupied by the Maori owners were under 20 acres in size or became divided to that size over the time period investigated. In 1907 Peter King and others were the owners of 4B1 pt. (16a. 3r. 6p.), It appears that this land was no longer in their hands in 1914.

In 1914, Rawinia Karohana Te Whena was recorded as occupying a part of 4C5A1D (1a. 3r. 17p.) that she owned. Rawinia and Te Hokinga Te Whena also owned and occupied part of 4C5A2B (8a. 3r. 3p.). In 1921 Rawinia and Te Hokinga Te Whena continued to own and occupy 4C5A2B pt. (8a. 3r. 3p.). In 1914, another member of the whanau, Karehana Te Whena was the owner and occupier of a part of 4C5A3 pt. (8a. 3r. 3p.). By 1921, Mapaira Te Whena was the owner and occupier of a portion of 4C5A3 & 4C5A4 pt. (10a 2r 15p.).

In 1914, Manahi Hiakai was recorded as the owner and occupier of 4D1s.3A (4a. 3r. 26p.) Seven years later, valuation evidence indicated that Manahi Hiakai continued to own and occupy this land. Likewise, the 1914 and 1921 valuation evidence indicated that Hiakai Manahi was occupying a ten-acre part of 4E2.

In 1914, Ruihi te Angiangi retained a small part of 4E3s.1C pt. (2a. 1r.) while most of te Angiangi's block was occupied by George Taylor. Ruhi Te Angiangi continued to own and occupy this land in 1921.

Several members of the Te Hatete whanau also owned and occupied land within 4E3s.1 in 1914 and were still in occupation in 1921. Kawa te Hatete owned and occupied the 4E3s.1E subdivision (9a. 3r. 9p.). Meihana te Hatete owned and occupied the adjoining 4E3s.1F (2a.). Te Arai te Hatete and others also owned and occupied two small subdivisions 4E3s.1G (2a.) and 4E3s.1H (1a.). Te Arai Te Hatete was also the sole owner of 4E3s.1J (4a. 1r. 15p.).

Despite the small size of these subdivisions, almost all of them had at least one dwelling and some had several. In addition, most of the land had been improved so it appeared that the owners were living and farming on these properties.

## Mortgages and Caveats

As in other blocks, those occupying Manawatu Kukutauaki No.4 land raised a number of mortgages with some of these dating to the 1800s. In contrast to some Pakeha case studies within Porirua ki Manawatu which show considerable mortgages raised with private individuals, Arthur Drake's mortgages, which occurred primarily during the early part of his accumulation of property in this area, predominantly involved the Bank of Australasia and the National Mutual Life Association of Australasia. He also raised some mortgages with Godfrey Halsted who appears to have been Drake's associate in some of his early ventures involving Manawatu Kukutauaki No.4 land.

There were no records indicating that John Kebbell raised mortgages in relation to his leases over Manawatu Kukutauaki No.4 land. However, his daughter Gertrude Kebbell was able to provide mortgages for Thomas Bevan in relation to land in this area.

It appears that Samuel Mason was associated with two mortgages in relation to Manawatu Kukutauaki No.4 land. In the early 1900s he raised mortgages with Arthur W. F. Smith and Arthur R. Fitzherbert in relation to two subdivisions. He was also associated in providing mortgages to Dugald Thomson in relation to Manawatu Kukutauaki No.4 land that Mason had sold to Thompson although it appears this was a complicated situation. Subsequently, in 1911, he also provided a mortgage to Thomas Bevan Jnr in relation to Manawatu Kukutauaki No.4 land including some that Mason had sold to Bevan.

In the case of the Bevan family, the older generation raised very few mortgages, however, the other Bevans, particularly Thomas Bevan Jnr and Sarah Jane Bevan were associated with a copious number of mortgages. These were primarily after 1908. These numerous mortgages were associated with private individuals, businesses, the National Mutual Life Association, the Public Trustee and the Government Advances to Settlers. There did not appear to be any mortgages raised with banks.

As early as 1897, Ropata Ranapiri had raised a mortgage with The New Zealand Loan and Mercantile Agency Co Ltd. It appears that around this time, he may have had to sell some of 4C1s.2 in relation to a caveat over the block registered by this company. Nonetheless, there were very few mortgages raised by this whanau compared to some other case studies. Another example occurred in 1925 when Taotahi Ranapiri raised a mortgage with The South Island Maori Land Board in relation to 4Cs.2B.

Another aspect of land dealing within Manawatu Kukutauaki No.4 was the number of caveats that were registered against different subdivisions. This was highlighted in a number of the case studies. In September 1908, a caveat was registered over 4A and 4A2s.2 (owned by Samuel Mason) by The National Mutual Life Association of Australasia. By October 1908, Mason had transferred his interests in this block to Dugald Thomson.

One of the noticeable features in relation to Arthur Drake was the number of caveats associated with his land dealings in the late 1800s. In 1888, he registered caveats against 4C3 (166a. 1r. 35p.) and 4C4 (47a.). In 1893, he registered a caveat against 4Bs.1 (195a.). In 1897, he also registered a caveat against 4B1A pt. (100a.). Additionally, in 1897, Drake registered a caveat against 4B1A pt. (44a.) owned by Hakaraia Te Whena. In 1893, another member of the family, Frank Drake (brother of Arthur Drake) registered a caveat against 4B3s.1 pt. which was later withdrawn. Parts of some the blocks over which Arthur Drake registered caveats were subsequently purchased or leased by him such as in the case of 4B3s.1 pt. which was later part of his estate. In addition, by 1907, he was also leasing a part of 4C3 and it was on this or nearby land that there were considerable assets in the way of a dwelling, granary and stable. In the early 1900s, some caveats were also registered against Drake's leased land by Godfrey Halsted who appears to have been associated in some of Drake's land dealings.

Some of the lands owned or leased by the Bevan family had caveats registered against them. It appears that in 1908, a part of 4B3s.2 which had been transferred to Thomas Bevan Jnr by Edward Bevan had a caveat registered against it by the National Mutual Life Association of Australasia Ltd. A further part of 4B3s.2 owned by Haana Pewene also had a caveat registered against it by Abraham and Williams Ltd a caveat by 1909. Furthermore, in 1917 and 1918, two caveats were placed over part of the lease held by Sarah Bevan in relation to 4C5A2 by Percy William Inge.

In 1896, a caveat was registered against the 46-acre 4C1s.2 block owned by Ropata Ranapiri by The New Zealand Loan and Merchant Agency Co Ltd. By 3 February 1897, Ropata Ranapiri transferred part of the block to Thomas Bevan (Jnr).

## Built Improvements

All land within Manawatu Kukutauaki No.4 was improved and details of fencing, cleared and grassed land occur for every block. Only some blocks have dwellings or some other form of buildings erected. (For details see Part III summary data tables). The following map records the most significant built improvements established on Manawatu Kukutauaki No.4 as at 1914 - those with a value of more than £300.

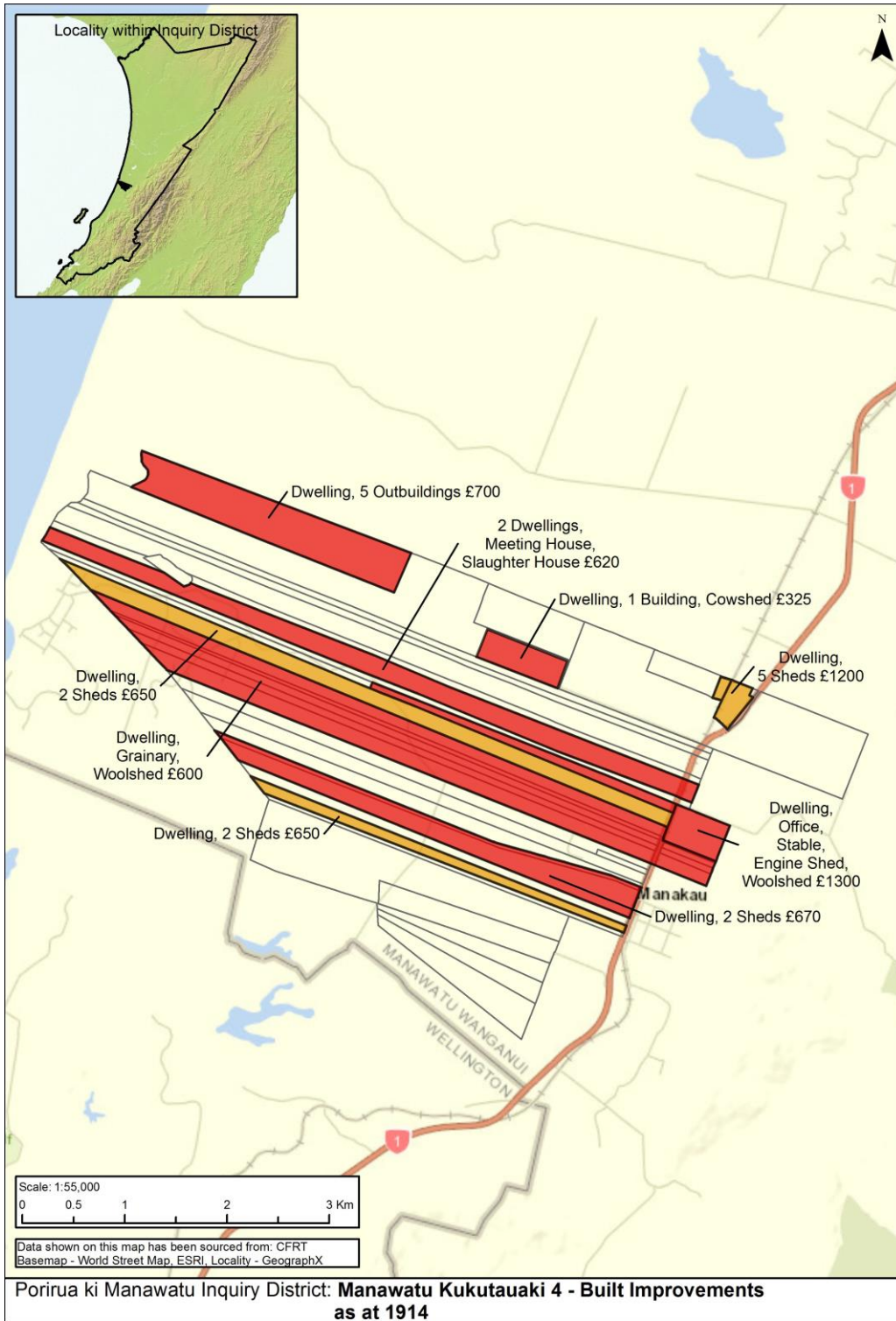
There were two dwellings, a school room, a wash house, a woolshed, granary, and stable on Arthur Drake's leased lands by 1907 and improvements to most of the lands suggest that he and his family lived in the area and utilised their lands for sheep and grain. By 1914, there was a slaughter house on some of the land they were leasing indicating they had diversified into providing meat from their farm. Flax was also recorded adding to the value of some of Drake's lands in 1914.

The land John Kebbell was leasing appears to have been fenced, cleared and grassed by 1907 and was probably being used in relation to his sheep-farming activities.

By 1907, Robert Mason was occupying 104 acres of 4A on which there was a dwelling and a cowshed. Land within areas occupied by Samuel Mason had been improved indicating that it was probably being grazed. In addition, there were undefined but apparently substantial improvements valued at £600 on 4B4A pt. (30a).

Valuation evidence regarding improvements on the properties owned by members of the Ranapiri whanau demonstrated that by 1907 almost all the land occupied by them appeared to be utilised for dairying and sheep farming. The siting of multiple dwellings on different subdivisions occupied by Ropata Ranapiri raises the possibility that other members of the family may have been farming with him. As noted, this area appears to have been a popular place to live.





Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 046 Map projection: New Zealand Transverse Mercator Date: 30/10/2018

## MAP 153

In considering the land occupied by Maori owners (not including members of the Bevan or Ranapiri families who were examined within separate case studies) an examination of buildings sited on these properties provides some indication in relation to the utilisation and occupation. The 1914 valuation evidence has been used for this purpose.

Almost all of the small owner-occupied subdivisions had been cleared and grassed so appeared to be used for grazing. In addition, by 1921, 4E3s.2A1 (27a. 3r. 37p.) was recorded as being owned and occupied by Hare and Haruroa te Hatete. It appears that this was part of land that had previously been leased to Charles Bell. The valuation evidence records the presence of a mill and six sheds on the land valued at £285 suggesting that there was wheat being grown and processed on the block.

Despite there being a number of buildings on the owner-occupied land there were none that were valued at over £300. Properties with buildings included 4C5A2B pt. (8a. 3r. 3p.) owned by Rawinia & Te Hokinga te Whena where there was one building valued at £50. Another member of the te Whena Whanau, Karehana owned and occupied 4C5A3 pt. (also 8a. 3r. 3p.) and there were three buildings with a combined value of £110 on this property. In considering the 4D subdivisions, Rahira & Ruhia Kipihana were the owners and occupiers of 4D1s.1 & 2 pts (20a.) on which were located two buildings valued at £220. Hapimana Waitete was also the owner and occupier of 4D1s.5 pt. (58a. 2r. 24p.) where there was a dwelling and meeting house valued at £160. There were also buildings associated with a number of 4E2 subdivisions. These included 4E2A pt. (20a.) owned and occupied by Davis Kara where there were two buildings valued at £160. In addition, another part of this subdivision also incorporating 20 acres was owned and occupied by Ruhi Hamahona and was the site of one building valued at £50. Hiakai Manahi was occupying the smaller 10-acre 4E2B1 pt. where there was one building valued at £200. Several 4E3s.1 properties had also had buildings erected on them. Rangiparea Taupo's 4E3s.1A subdivision (39a. 2r. 24p.) had one dwelling and a shed valued at £210 and 4E3s.1B (20a. 2r.) belonging to Kira Ngawaina also had a building valued at £100. In addition, the Te Hatete whanau also owned a number of modest buildings. Kawa te Hatete had a building valued at £30 on 4Es.1E (9a. 3r. 9p.). Te Arai te Hatete and others had a further building valued at £80 on 4E3s.1G. Finally, Te Arai te Hatete also had a building valued at only £20 on 4E3s.1H.

## Rising Land Values

Comparison of property values over time has been somewhat difficult within Manawatu Kūkūtauaki No.4 as the portions leased and even owned were often identified in varied ways and with differing areas in the valuation evidence. Nevertheless, some comparisons were able to be carried out. In relation to land owned by Arthur Drake By 1914, two pieces of land within 4C1s.1 that had been recorded separately were recorded as one portion, but a comparison could be completed against the combined blocks. In 1914, 4C1s.1 pt. (45a. 1r. 14p.) had a capital value of £455 (an increase of 36% on the 1907 combined value of £335). The land value had also increased to £320 (an increase of 110% from the 1907 combined value of £167). In 1921, Arthur Drake continued to be recorded as the owner and occupier of 4C1s.1 (45a. 1r. 14p.) which had continued to rise in value but at a more moderate rate than between 1907 and 1914. By 1921, this property had a capital value of £525 (an increase of 15% from £455 in 1914). The land had risen to £370 in 1921 (an increase of 16% from £320 in 1914).

In 1921, Arthur Drake continued to be recorded as the proprietor of 4C2, 4C3 pts. (210a, 1r. 4p.). This block had also only risen in value at a relatively modest rate over the preceding seven years. The capital value was at this time recorded as £2950 (an increase of 10% from £2680 in 1914). The land value had risen to £2470 (an increase of 23% from £2000 in 1914).

The 4C5A4 subdivision (owned and occupied by Arthur Drake) also rose in value between 1914 and 1921. By 1921, the capital value of the block was £545 (an increase of 122% on the 1914 value of £245). This increase was associated with the new buildings on the property and also due to an increase in the land value to £280 (an increase of 75% from £160 in 1914).

The part of 4D1s.6 (45a. 0r. 22p.) owned by Arthur Drake only increased moderately in value between 1907 and 1914. The capital value rose from £218 to £225 (a 3% increase) and the land value rose from £130 to £160 (an increase of 23%). This situation changed with more significant increases in value over 1914 to 1921 period. The rate of increase in the values associated with 4D1s.6 pt. (45a. 0r. 22p.) was more notable over the 1914 to 1921 period than in the seven years previously (1907-1914). By 1921 the block had a capital value of £495 (an increase of 120%

from £225 in 1914). The land had also experienced a significant upsurge in value from £160 in 1914 to £425 in 1921 (an increase of 166%).

In relation to Thomas Bevan Snr, and the part of 4C4 (47a. 2r. 38p.) occupied by him, the capital value increased from £2384 in 1907 to £3365 in 1914 (an increase of 41%) with the land value increasing from £816 to £1584 (an increase of 94%) over the same period. Likewise, in 1914, Thomas Bevan was still recorded as occupying a portion of 4B (43a 0r. 34p.) owned by Ropata Ranapiri. This was now recorded as 4B1C1. By this time the property had increased in capital value from £675 in 1907 to £1120 in 1914 (an increase of 66%) and the land had increased in value from £510 to £875 (an increase of 72%) over the same period.

The small amount of evidence available suggests that some of the land owned by members of the Bevan family continued to rise in value over the 1914 to 1921 period. The 1921 valuation evidence indicated that Edward Bevan was still in possession of the small 4B1B subdivision ((6a. 3r. 6p.)). The capital value of this property had risen sharply from £258 in 1914 to £545 in 1921 (an increase of 111%).

In regard to the Ranapiri whanau, in the few instances where it was possible to compare property values over time, substantial rises in value could be observed. For example, in relation to 4C1s.2pt. (10a. 2r. 24p.) owned by Ropata Ranapiri there was an increase in the value of the land from £105 in 1907 to £235 in 1914 (an increase of 124%). Similarly, between 1914 and 1921, the land value of 4D1s.3C1 (33a. 0r. 24p.) owned and occupied by Rangī Whakairi Ransfield rose from £536 to £990 (an increase of 85%).

The escalation in values was very noticeable in relation to the areas examined in regard to occupation by the Maori owners. This was difficult to assess between 1907 and 1914 due to changes in the areas occupied. Nevertheless, there were numerous examples between 1914 and 1921 of high increases in values.

In 1921 Rawinia and Te Hokinga te Whena continued to own and occupy 4C5A2B pt. (8a. 3r. 3p.) which had a capital value of £509 (up from £400 in 1914, an increase of 27%) and a land value of £394 (up from £304 in 1914, an increase of 30%).

The 4D subdivisions occupied by their Maori owners provided more striking examples of the escalation in values. Even the relatively small subdivision, 4D1s.3A (4a. 3r. 26p.) which was owned and occupied by Manahi Hiakai increased in capital value from £95 in 1914 to £290 in 1921 (an increase of 205%) and in land value from just £60 to £265 (an increase of 342%) over the same period. Another notable example is 4D1s.1 & 2 pts (21a 0r.39p.) owned and occupied by the Kipihana family in 1921. This area was slightly bigger than that noted in the 1914 valuation evidence which was only 20 acres. It appears that the capital value of this land had increased from £600 in 1914 to £1250 in 1921 (an increase of 108%). The land value had increased from £300 in 1914 to £630 in 1921 (an increase of 110%). Moreover, between 1914 and 1921, 4D1s.5 pt. (around 56a.) owned by Hapimana Waiteti also increased in capital value from £1330 to £2602 (an increase of 96%). Similarly, the land value significantly increased over this period from £989 to £1975 (an increase of almost 100%).

This trend in rising values over the 1914 to 1921 period is also evident in regard to the 4E subdivisions. The capital value of this 4E2B1 pt. (10a.) owned and occupied by Hikai Manahi increased from £454 in 1914 to £780 in 1921 (an increase of 72%). The land value had increased from £200 in 1914 to £350 in 1921 (a 50%). By 1921, the capital value of 4E3s.1A (owned and occupied by Rangiparea Taupo) had increased from £995 in 1914 to £1750 in 1921 (an increase of 76%). The land value had increased from £730 in 1914 to £1495 in 1921 (an increase of 105%).

Over the 1914 to 1921 period the small 4E3s.1 subdivisions in the hands of the Te Hatete whanau also escalated in value. In 1921, Kawa te Hatete continued to own and occupy 4E3s.1E (9a. 3r. 9p.) and this had risen in capital value from £210 in 1914 to £350 in 1921 (an increase of 67%) and in land value from £147 to £265 (an increase of 80%). Meihana te Hatete continued to own and occupy 4E3s.1F (2a.) and over the seven years the capital value of this block had increased from £35 to £78 (an increase of 123%) and the land value had risen from £35 to £65 (an increase of 86%). Te Arai te Hatete and others owned and occupied the adjoining 4E3s.1G (2a.) and 1H (1a.) subdivisions over this time. These had grown in value over the seven-year period with 1G rising in capital value from £118 in 1914 to £220 in 1921 (an increase of 86%) and the land value doubling from £30 to £60 over the same period. The small 1H subdivision had increased in capital value from £37 to £95 (an increase of 166%) and in land value from £17 to £35 (an increase of 106%). Te Arai te Hatete continued to be the sole owner and occupier of

4E3s.1J (4a. 1r. 15p.). Like the other subdivisions in the area, this small block had also experienced a considerable rise in value between 1914 and 1921, with capital value increasing from £100 to £203 (an increase of 103%) and land value going from £70 to £170 (an increase of 142%).

## Ngakaroro:

As noted in Part I of this report the Ngakaroro block grouping, totalling 27,088 acres, is located in an area that is generally known today as Te Horo. Ngakaroro was titled in 1874 as 12 distinct parent blocks with varying ownership numbers. The owner numbers were, however, comparatively small ranging from four to ten persons. In addition, some owners appeared in more than one block. The details of the Crown purchasing that proceeded between 1874 and 1880 have been recorded in Parts I and II of this report. The land purchased by the Crown totalled just over 19,045 acres and consisted of primarily hilly countryside in the eastern part of the block. Seven of the 12 parent blocks were fully acquired by the Crown with another parent block partly acquired. By 1881, the following Ngakaroro blocks totalling 8,133 acres remained:

- 1A 1,653¾ acres
- 2F 2,536 acres
- 3 1,869 acres
- 4 913 acres
- 5 1,020½ acres
- 6 142 acres

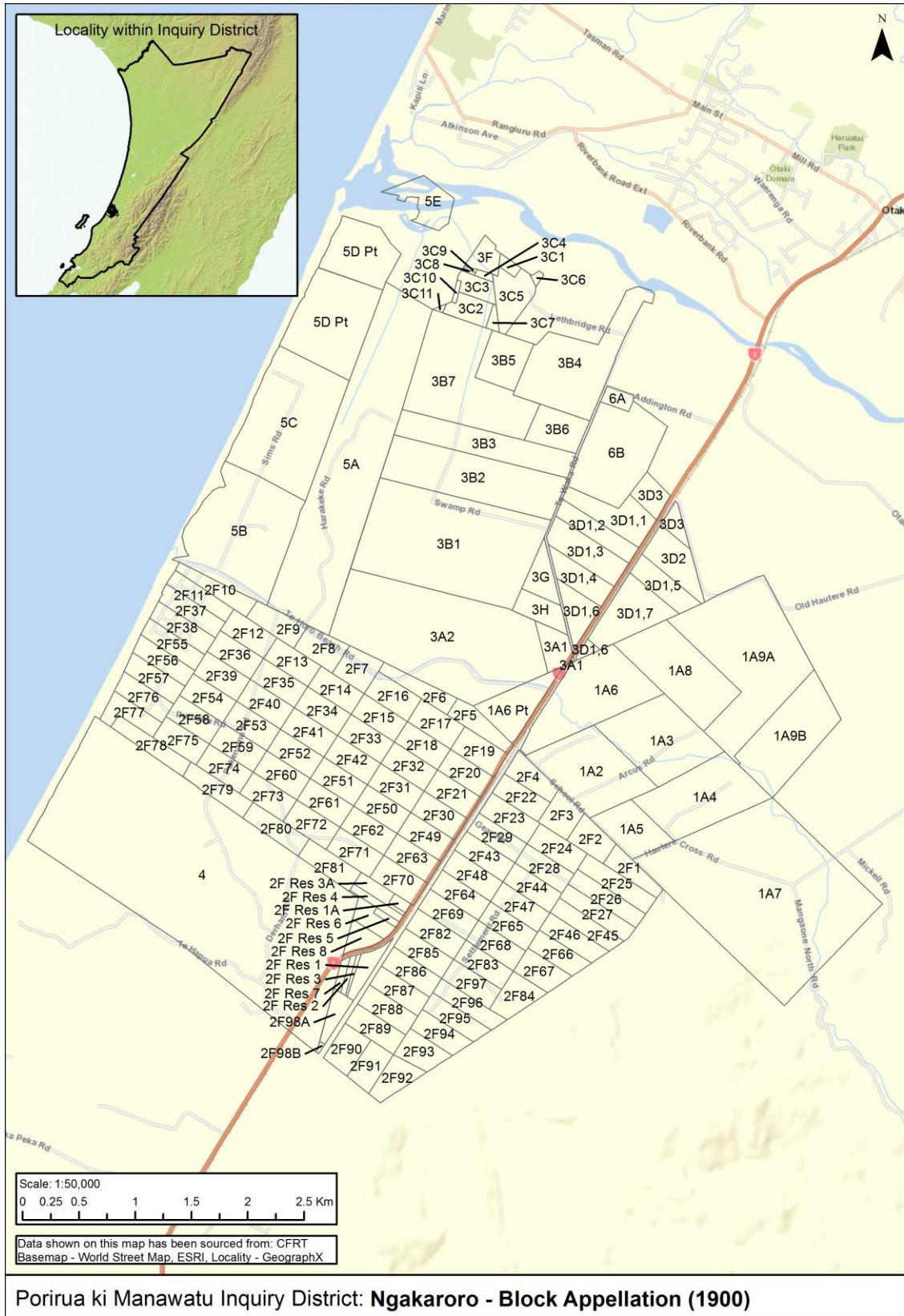
In the aftermath of Crown purchasing, during the 1880s and 1890s a great deal of title and alienation activity occurred in respect of the remaining Ngakaroro blocks. A significant degree of partitioning occurred amongst the remaining five blocks. In addition, despite Crown purchasing having come to an end, a great deal of private purchase activity proceeded. A number of blocks were leased and a number sold. By 1900, the combined areas of the remaining blocks as at 1881 had been reduced to just 1,611 acres only. The following statements summarise the developments of the previous decades up to 1900 with each of the subdivisions noted above:

- 1A 1,653¾ acres: following a significant partition in 1881, with leasing among some of the blocks, a total area of 833¾ acres was acquired - just over half of the block. The 1A sections remaining in Maori ownership were 1A6 (pt) (147¾ acres), 1A7 (almost 502 acres) and 1A8 (123 acres)
- 2F 2,536 acres: following an intensive partitioning into 99 sections, the blocks were virtually all purchased. By 1900 only one 1-acre section remained (2F98B)

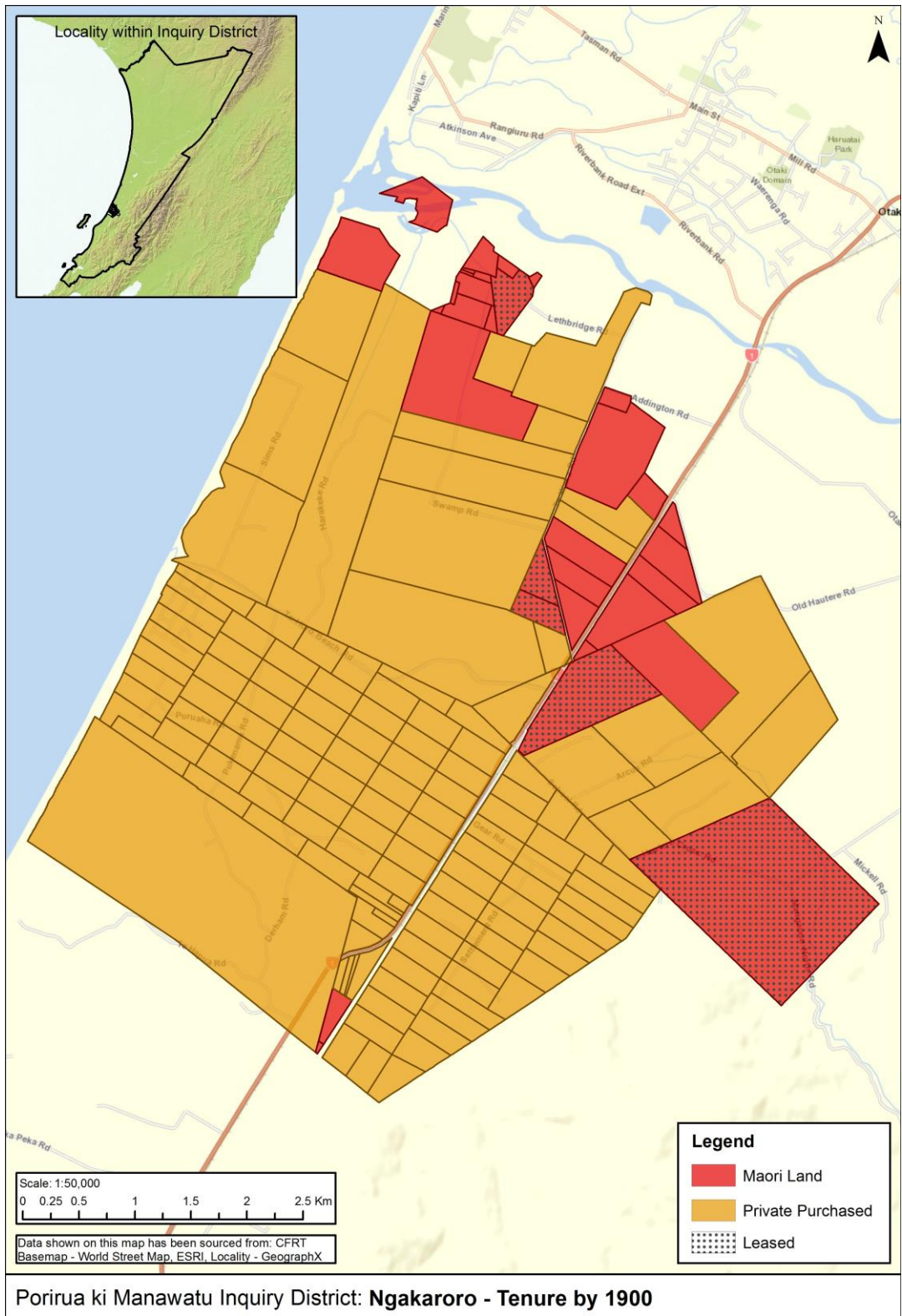
- 3      1,869 acres: despite being a large block as at 1880, by 1900 there had been several rounds of partitioning and a number of sales. By 1900, only 3B7 (188¼ acres); all eleven 3C sections (totalling 88 acres); 3D1 s.3-7, 3D2 & 3D3 (283 acres); and 3F-H (66 acres) remained - a total of 625¼ acres.
  
- 4      913 acres: sold by 1900
  
- 5      1,020½ acres: by 1900 only a part of 5D remained (71¼ acres)
  
- 6      142 acres: all remained as Maori land by 1900

The following maps record the situation of the Ngakaroro blocks by 1900. The first map provides the names of all the Ngakaroro sections as at 1900 and the second map records whether they were under Maori title or had been purchased by private Europeans and which blocks, when they had been under Maori title, had been under lease at some time before 1900.





Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 004 Map projection: New Zealand Transverse Mercator Date: 29/10/2018



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 007 Map projection: New Zealand Transverse Mercator

Date: 29/10/2018

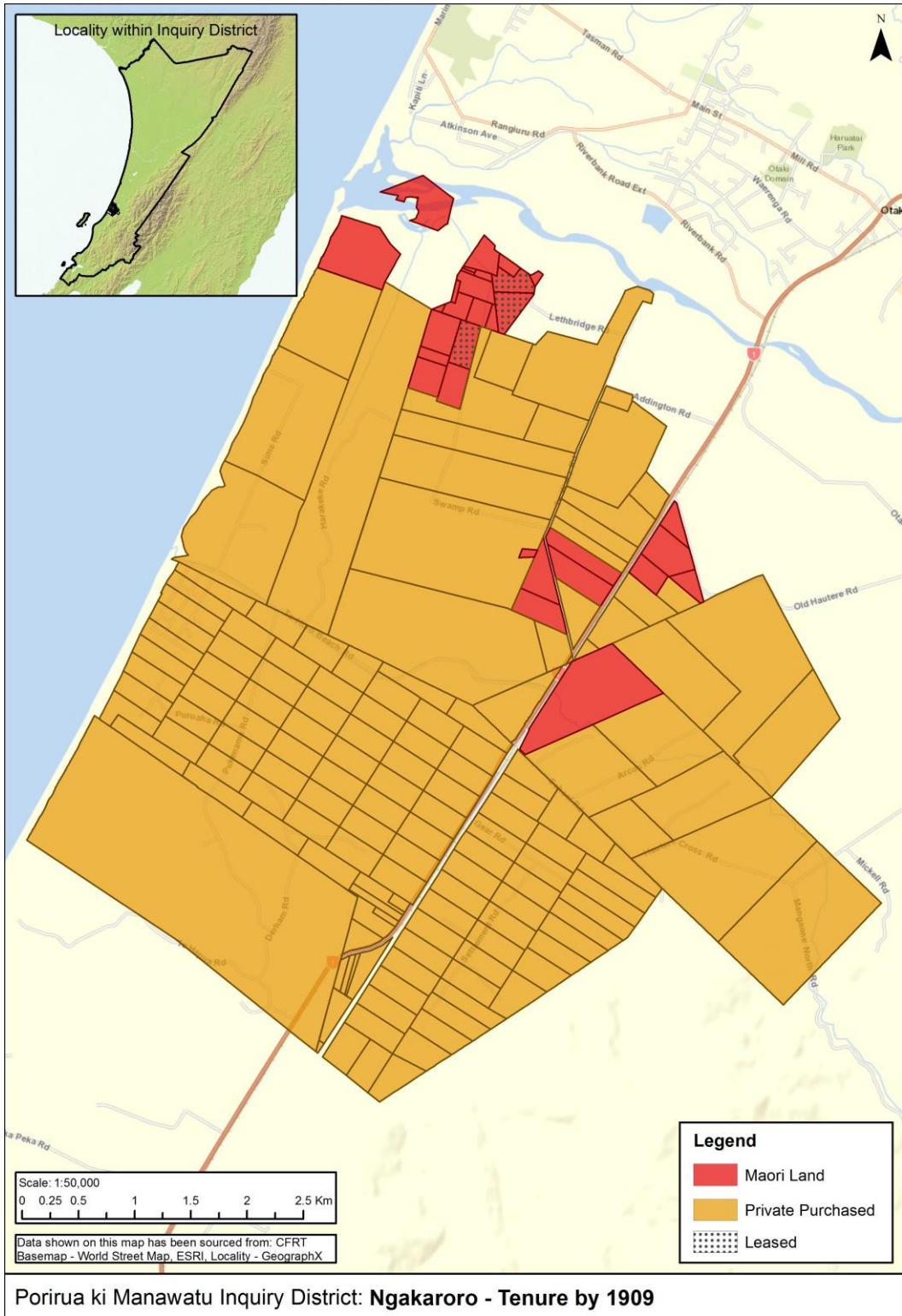
The features of the pre-1900 purchasing will be considered later in this section. In brief, however, the pre-1900 landscape is dominated by the actions of James Gear. On the heels of throwing a lease over all of section 3, he became involved in purchasing within the 2, 3 and 5 sections. Private purchasing in Ngakaroro began at the beginning of the 1880s and extended through to 1899 with 25 purchases being completed in that period. Of these, Gear was involved in 15 purchases and acquired the much greater proportion of land. Nevertheless, other purchasers, such as Frederick Bright, Frederick Mountier, the Taylor brothers and John Gillies, each purchasing several hundred acres each, also contributed to the 6,480 acres acquired before 1900. This was 79.7% of the post- Crown purchasing estate that had been left in Maori hands.

Over the next decade, further private purchasing would affect those blocks still held under Maori title as at 1900. Thirteen further purchases occurred involving around 425 acres. This meant almost 85% of the post- Crown purchasing estate had been acquired by 1909. The following statements summarise the developments that occurred by 1909 with those Ngakaroro lands remaining in Maori ownership as at 1900:

- 1A : although 772<sup>3</sup>/<sub>4</sub> acres had remained in 1900, by 1909 this had reduced to 147<sup>3</sup>/<sub>4</sub> acres only concentrated in one block - (1A6 pt )
- 3: the 625<sup>1</sup>/<sub>4</sub> acres remaining as at 1900 had been further reduced as follows down to 377<sup>1</sup>/<sub>2</sub> acres which was spread across the various sections as follows: 3B7 (88<sup>1</sup>/<sub>4</sub> acres); all eleven 3C sections (totalling 88 acres); 3D1 s.3-7, 3D2 & 3D3 (135<sup>1</sup>/<sub>4</sub> acres); and 3F-H (66 acres).
- 5: by 1909 only a part of 5D remained (71<sup>1</sup>/<sub>4</sub> acres)

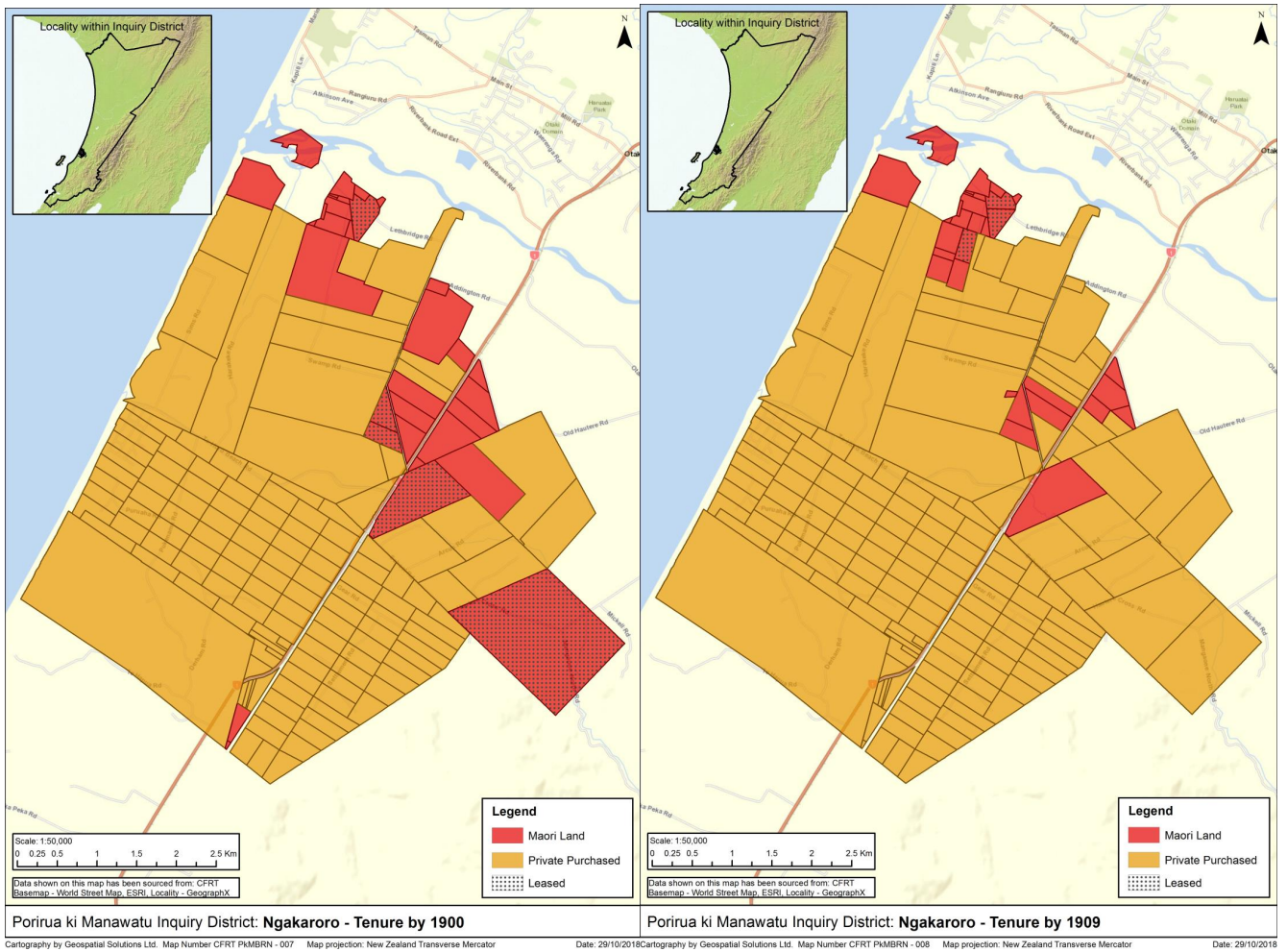
As depicted in the following map, the remaining Maori land blocks by 1909 were in 2 groupings:

- a collection of 3D sections along with 3G and 3H as well as 1A6. These sections lay just to the north of Te Horo village and straddled the railway and main road.
- a collection of 3B, 3C and 5D sections lying to the north west in a cluster that was located just to the south of the Otaki River.



MAP 157

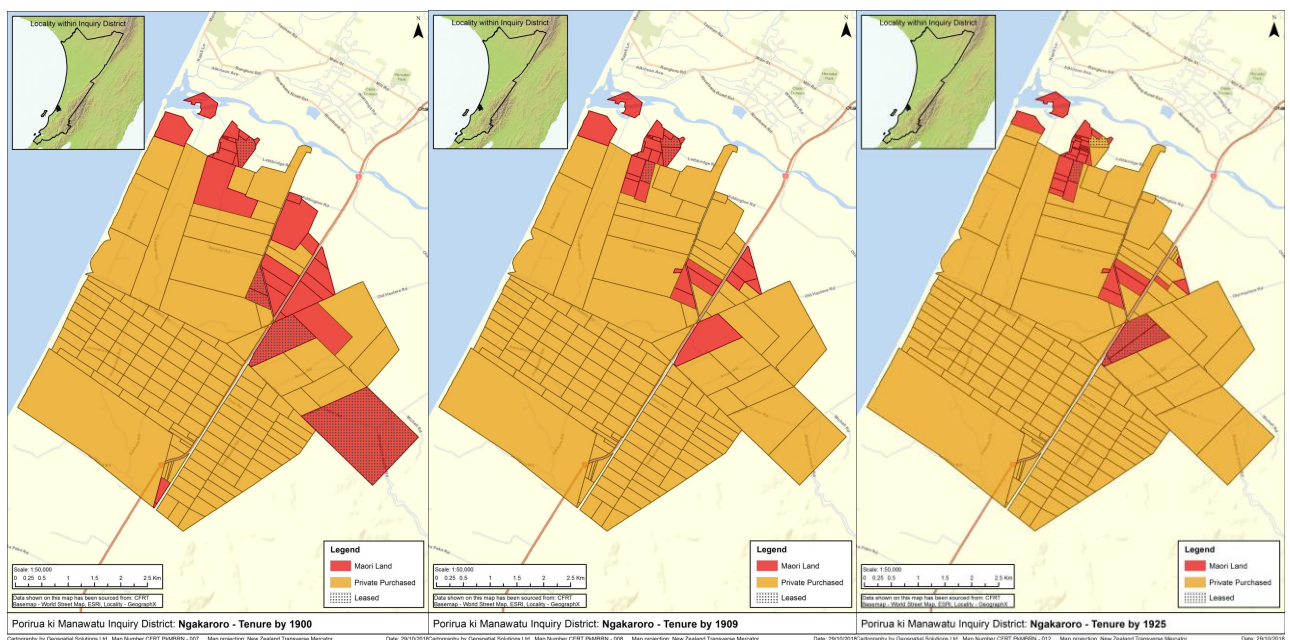
The following map places the above map alongside that showing the land tenure situation in Ngakaroro as at 1900 to give a clear depiction of where the purchasing of Maori land between 1900 and 1909 occurred.



**MAP 158**

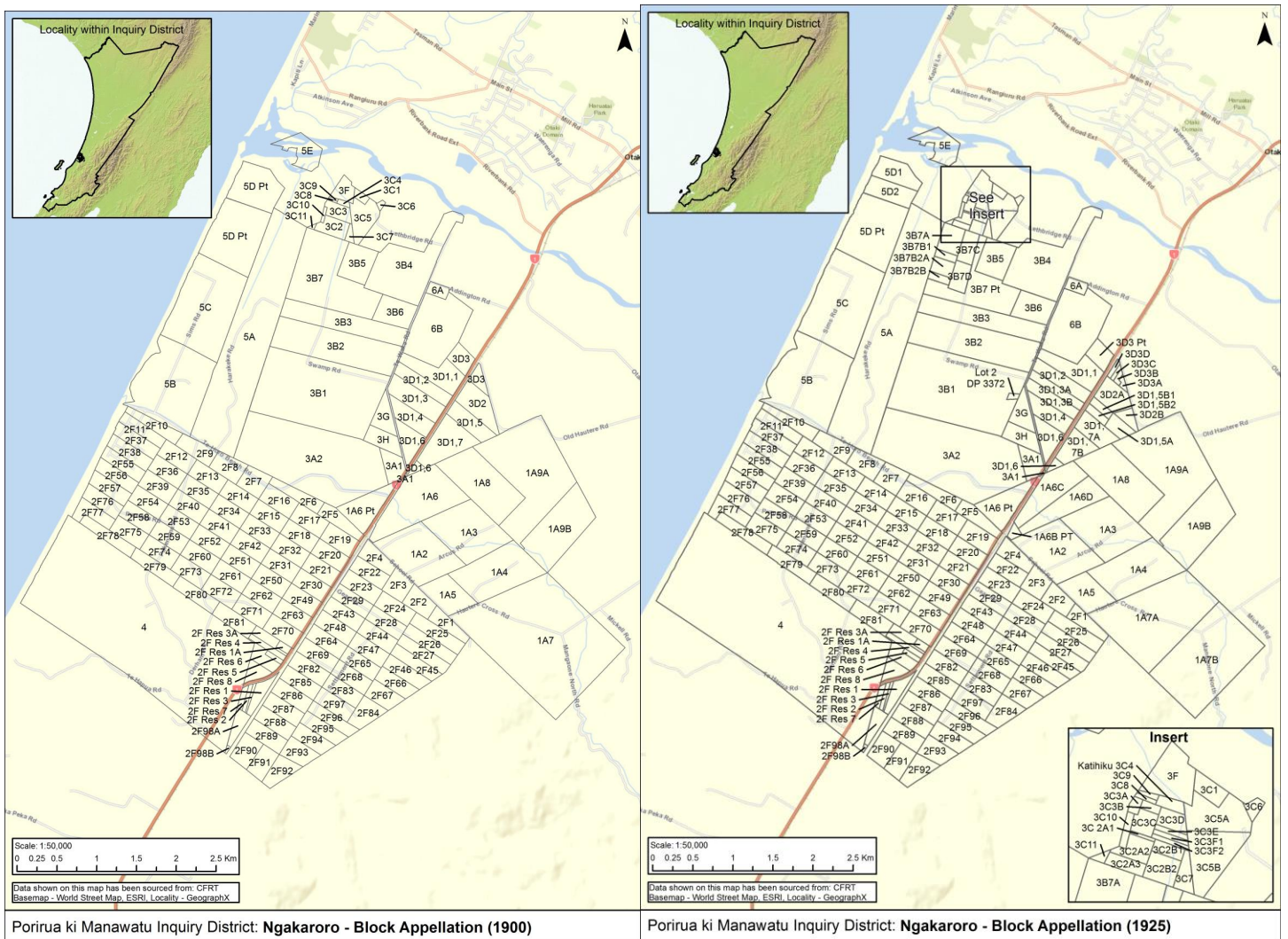
Over the next decade, the pace of purchasing dropped away with just six purchases involving only 66 acres. As a result, the situation of Maori land within Ngakaroro 1A, 3B7, 3F-H and 5D remained unchanged. Alienation occurred among the a few of the small 3C sections (of which there were now ten totalling 69 acres) but mainly the 3D1-3 sections which had been reduced in area to just 88¼ acres. The total area of No.3 sections was now 311½ acres.

Through to 1925 just two purchases occurred - 16 acres among the 3C sections and 36 acres among the 5D sections. Essentially, then, the main period of purchasing on Ngakaroro was over by 1910. Full sized maps of Ngakaroro as at 1925 showing both the title situation as well as the land tenure are recorded in Part III. As there had been little purchasing between 1910 and 1925, a much reduced version of the land tenure map is presented below compared with the two earlier periods of 1900 and 1909.



**MAP 159**

Aside from the issue of land alienation, the case studies also follow how title had changed within the case study block over the period through to 1925. The following map shows subdivisions within Ngakaroro by 1900 and 1925. Compared with other blocks, there is comparatively little subdivision after 1900 presumably due to the acquisition of almost 80% of the block by 1900 and 85% by 1909.



## MAP 160

### *Pakeha Landowner Case Studies*

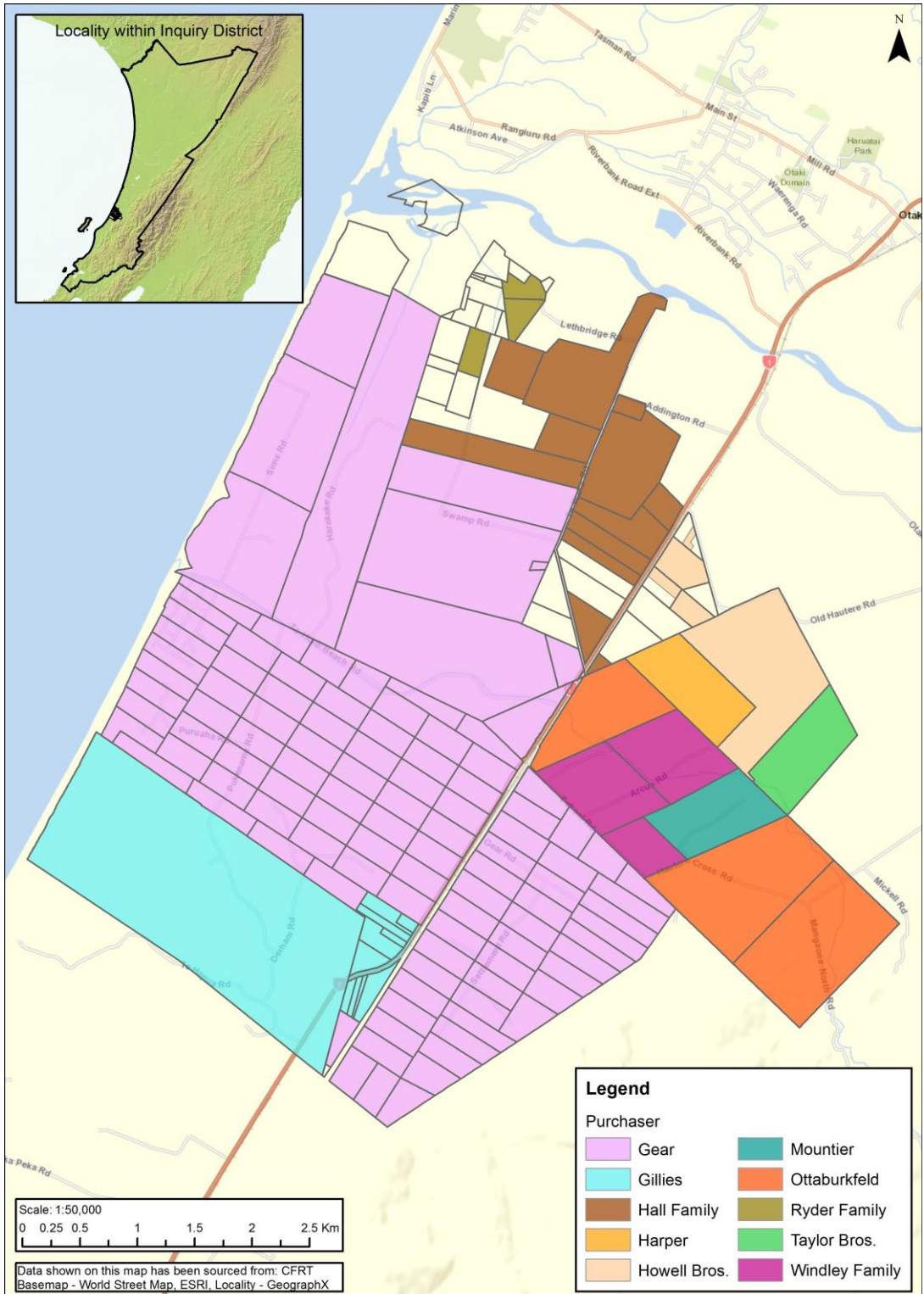
As indicated above, the predominant feature of the Ngakaroro block is the early and extensive degree of land purchasing that occurred within the block before 1909 and especially before 1900. As a result, much of the land occupation and utilisation data gathered in relation to Ngakaroro is about the Pakeha experience on the land in acquiring and settling on the land. To highlight this, a selection of case studies will be presented to represent the different experiences of Pakeha on the Ngakaroro block:

- James Gear: chosen due to the massive estate that James Gear built at Te Horo using Ngakaroro land. Gear is the predominant Pakeha purchaser having acquired 4,533 acres of land by 1900. Approximate figures within the various subdivisions included 48 acres in Pt 1A6; 359 acres of 3A; 737 acres in 3B 1-5 plus some interests in 3B7; 949 acres in No.5 subdivisions and 2440 acres in 2F sections. Although some lands were soon onsold, others were held and developed for a number of years. By 1915, it appears that the Gear family had onsold their interests in Ngakaroro.
- Hall family: Husband and wife, Archibald and Catherine Hall, also acquired a significant number of Ngakaroro sections although on nowhere near the scale of Gear. Over the decade from 1896 to 1906, the Hall family carried out a series of purchases from James Gear and from the original Maori owners. The area within 3B involved 3B3, 3B4, 3B5, 3B6, and some of the interests in 3B7 totalling just over 400 acres. In addition, between 1899 and 1906 they purchased sections of 3D including part of 3D3, 3D1 s.3A and 3D1 s.6 which combined incorporated just over 148 acres within 3D. Finally, over the early 1900s they were also involved in purchasing the various interests of the Maori owners in Ngakaroro No.6 containing 142 acres. This provided them with a total of Ngakaroro landholding of around 690 acres. The Hall family provide an interesting case study on how land was acquired - primarily through mortgages and frequently moving block of land between family members.



- **Ryder family:** Across two generations, the Ryder family also are involved with an ongoing presence in occupying land within Ngakaroro although again not on the scale evident by the Hall or Gear families. Subdivisions associated with them included 35 acres of 3C5 (first leased by F.J. Ryder and then eventually purchased by Reginald Ryder) and 38 acres within 3B7 (separate parts were leased by F.J Ryder and Mary Emily Ryder). The family was involved in other blocks as well but what is interesting about their involvement in Ngakaroro is the wide range of involvement. They are prepared to lease land, from either Maori or Pakeha owners, in addition to acquiring small parcels of land when the can. Often their holding of land is for a short period only.
- **Windley family:** The activity of both the Gear and Hall families do suggest involvement in land for speculative reasons and even the Ryder family operate a diverse land portfolio with Ngakaroro. In contrast, some Pakeha came onto Ngakaroro to establish a long term homestead. One such example is the Windely family, who bought land off an original Pakeha purchaser in 1889 and still held the same land in 1925 - a very different experience from those of the families noted above.

The following map shows the land acquired and/or occupied by the Pakeha families covered in the following case studies. It also depicts other major purchasers and occupiers of lands on Ngakaroro by 1910, but their narratives will be discussed later in this section when the broader experiences of Pakeha occupation on Ngakaroro are discussed.



Porirua ki Manawatu Inquiry District: **Ngakaroro - Significant Land Purchasers and Occupiers 1880-1910**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 009 Map projection: New Zealand Transverse Mercator Date: 1/11/2018

## James Gear

Born in England in 1839, James Gear migrated to Victoria Australia in in 1857 and then on to New Zealand in about 1861. By 1865 he had established a butcher's business in Wellington. By 1868 Gear also had purchased Benjamin Ling's butcher's shop. This was the beginning of a financial partnership between Gear and Ling and later Ling's widow Isabella. Gear's business prospered and over time he acquired other Wellington butcher shops. By 1873, Gear had established a preserving plant and supplied canned meat both to local and distant markets. Gear acquired land at Karori and Petone where stock was fattened. In 1874 he built a boiling down plant in Petone. In 1879, Gear married Ruth Milstead.

A key to Gear's success was his involvement in the refrigerated meat after the first shipment was made in February 1882. As his business flourished he became prominent in Wellington society. He also branched out into other business. Of note, Gear was also a shareholder in the Wellington Manawatu Railway Company. The other new area of business was the farming estate he established at Te Horo on the Ngakaroro Block. Although Gear had built dwellings at Te Horo, he and his family primarily resided at the Gear Homestead in Porirua. James Gear died 5 April 1911 aged 75 years.<sup>88</sup>

From 1885, he was recorded as maintaining a sizeable sheep flock.<sup>89</sup>

<b>1885</b>	<b>1890</b>	<b>1895</b>	<b>1900</b>	<b>1905</b>	<b>1910</b>
2140	5300	8090	7298	9124	5569

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<sup>88</sup> <https://teara.govt.nz/en/biographies/1g6/gear-james>

<sup>89</sup> See sheep returns for the various years listed, AJHR #H23

James Gear had the most significant involvement with land within the Ngakaroro block. In 1880 he purchased 5A (401 acres) for £200. On 31 December 1880, he also leased the large No.3 block (1,869 acres) for 21 years with a rental of £150 per annum. In 1881, he purchased 5C (207 acres) for £100. In October 1881, 3B was partitioned and on 7 March 1884, a new 21-year lease was brought into effect in relation to Ngakaroro 3B (968 acres) involving James Gear and his business partner Isabella Ling for the amount of £67 7s per annum. In September 1884, James Gear purchased 5B (208 acres) for £100 and part of 5D (133 acres) for £100. The unpurchased part of 5D consisted of 71½ acres so this meant that by 1884, 93 percent of the Ngakaroro No. 5 block had been purchased by James Gear. By 1889 he had also purchased 3A2 (22 acres and two roods).

Over the 1890s, Gear continued to amass further land within Ngakaroro. In 1891, Gear and Ling purchased part of 1A6 (48 acres). He also purchased most of the 3B sections including 3B2 (153 acres), 3B4 (130 acres) and 3B5 (46 acres) in 1891; two of the 14 interests in 3B7 in 1893; 3B3 (92 acres) for £151.12.6 in 1895; 3B1 (314 acres) and two further interests in 3B7 in 1896. By 1896, Gear had also acquired 3A1 (22 acres).

Meanwhile, of greatest significance, is Gear's purchase in 1892 of 97 Ngakaroro 2F sections. These sections were created in 1881 when this block was partitioned into 99 sections with 97 of these being 25 acres in size and awarded to sole owners. It was these 25-acre sections that made up the 1892 purchase by Gear. Interestingly, on 1 July 1892, Gear raised a mortgage over these blocks with the Public Trustee. In 1896, Gear also acquired 15 acres of the 16-acre 2F98 block which had been held under the ownership of 15 owners.

During 1896, Gear sold several of the 3B sections he had acquired to Archibald Hall. On 16 January 1896 he sold 3B5 (acquired in 1892) to Hall. In July 1896 it was 3B4 and in addition, around this time, Gear sold 3B3 to Hall.

In the early 1900s Gear onsold further Ngakaroro land that he had purchased over the 1880s and 1890s. These sales involved people that owned other parts of the Ngakaroro block. After Gear had purchased further 3B7 interests, on 22 February 1901, Gear transferred his interests in 3B7 to Archibald Hall. At some time after 1900, it appears that Gear also onsold 3A1 (22 acres) acquired by him in by 1896. This subdivision appears to have been joined with 1A6 (38 acres)

held by Charles Guy Powles. By 1907, valuation information records that this 61-acre estate held a Capital Value of £1138. Of this £500 was the timber resource on the block. Only 12 acres had been cleared and just 6 acres grassed. It appears that there had been little utilisation of this land during the time that it was in the hands of James Gear.

It appears that 300 acres of 3A2 had been sold to George Tolhurst for £8193 by 1907. This sale was for more than the 1907 total valuation of £6900. By this time the land was worth £5780 and there were improvements on the land worth £1120. Although there was no dwelling on the land, the whole property had been cleared, grassed and fenced.

By 1907, a 643-acre portion of the original 950-acre block incorporating 5A-C & 5D pt, initially purchased by James Gear between 1880 and 1884 was onsold to Thomas Storey. Once again, although valued at £9545, it appears to have been purchased by Thomas Storey at an above valuation price of £13,209. On 31 July 1908, although the value of the block had risen to £10,345, Francis H. Sylvester had purchased the property from Storey for £15,432. At this time, a significant dwelling valued at £750 had been built as well as yards and a windmill. This indicated that the land was being lived on and farmed with at least part of the estate being used to grow wheat.

In 1908 James Gear also made five transfers of interests in relation to 3B1 (315 acres). These transfers, completed 12 years after Gear's purchase of this block in 1896, included one to George G. Tolhurst, two to Charles Kilsby and two to Herbert D. Baylis. Similarly, 3B2 (154 acres), which also had been acquired by Gear over 1896 and 1897, was sold on 31 March 1908, with Lots 1 & 2 going to Charles Kilsby and Lot 3 to Herbert Baylis.

Compared with the selloff of other sections, the Gear family held onto their largest Ngakaroro 2F estate of 2,539 acres. By 1907, the Gear family still held this land although, according to 1907 Valuations, it was held as four estates by different family members. The 1907 valuation reveals that the blocks had been extensively developed:

Roll No.	Occupiers	Section	Area (acres) <sup>90</sup>	Total Value	Land Value	Imp. Value	Buildings	Area Cleared	Area Grassed	Other features
104	Eva Gear	2F pt	219	5476	4720	576		219	219	Stumping £147
106	Gladys Gear	2F pt	746½	13178	11190	1988		746	746	
107	Ernest Gear	2F pt	772	20084	13124	6960	5 Dwellings, Woolshed, Cottages. Stables	772	772	Stumping & Planting £1100; Yards and Dips £350
118	James Gear	2F pt	862	10344	7849	2495		790	790	Bridge £100, Stumping £350
105	Ellen Gillies	2F Res	86	1712	1032		Dwelling, Woolshed, Slaughterhouse	70	70	Stumping £115, Yards £15, Planting £45

The 1914 valuation, however, seems to indicate that the whole estate had been broken up and sold off with no evidence that any of the land had been retained by the Gear family.

Occupier	Sub	Area	CV	O:UV	O:Imp	Bldgs: Description	Fenc Val	Crg Val	Gras Val	Other Imp
Otaki Dairy Company ltd	Lt.1, 2 & 3	3.0.00	550	340	310					
John Arthur Smith	Lt.4, 5 & 6	3.0.00	860	150	710	3 Buildings £670	20	6	2	Stpg £12
Ellen Maria Tocker	Lt. 8 & 9	2.0.00	110	86	24		10	4	2	Stpg £8
Bernard Ellie	Lt.11	1.0.00	55	43	12		5	2	1	Stpg £4
Herbert Freeman	Lt. 12, 13 & 15	3.0.00	160	129	31		10	6	3	Stpg £12
Richard Bowden Martin	Lt.15	5.1.16	460	205	255	Dwg, 3 Sheds £180	20	10	5	Roads £20, Stpg £20
Kate Richards	Lt.16	5.0.00	477	225	252	1 Building £200	17	10	5	Stumping £20
Carl Larson	Lt.17 & 18	10.0.00	600	400	200	1 Building £100	30	20	10	Stpg £40
George Smale	Lt. 19 & 20	10.0.00	540	400	140	1 Building £40	30	20	10	Stpg £40
John Robert Cottle	Lt.21, 23, 26 & 28	77.0.16	3850	2619	1231	Dwg, 3 Sheds £570	150	154	77	
George Richards	Lt. 24 & 25	32.3.03	1796	1058	738	Dwg, 10 Sheds 10 £450	60	64	82	Plntg £20, Stpg £112
Alfred Gough	Lt.29	10.0.00	470	370	100		30	20	10	Stpg £40
Alfred Gough	Lt.30	12.3.23	580	453	127		40	25	12	Stpg £50
Alfred Brane	Lt.31	11.2.38	500	376	124	Dwg, Shed £40	30	23	4	Stpg £20
John Dylan	Lt.32	20.0.00	1080	740	340	1 Building £200	40	40	20	Stpg £40
John Bradey	Lt.33	20.0.00	1090	700	390	Dwg, Shed £250	40	40	20	Stpg £40
Francis Emily Waterhouse	Lt.34	20.0.00	910	720	190	1 Building £10	40	40	20	Stpg £80
Timothy O'Rourke	Lt. 35 & 36	70.0.00	3020	2460	540	1 Building £10	80	140	70	
Corbett Tesker	Lt.37	54.3.15	2200	1950	250	1 Building £10	60	110	50	Stpg £20
Percy James & Harold Taylor	Lt.38	43.2.31	2074	1505	569	Dwg, Shed £200	80	86	43	Stpg £160
Peter Keith Buchanan	Lt.39 & 43	92.1.22	4140	2760	1380	Dwg, 2 Sheds £800	150	170	80	Stpg £240, Drnge £40
Herbert Hedge	Lt.41 & 42	164.0.32	4820	3631	1189	3 Buildings £400	150	346	123	Stpg £350, Drnge £20
Reginald Ryder	Lt.44-5 et al	222.2.00	6163	5019	444		250	333	202	Stpg £105, Drnge £254
Richard Henry Barber	Lt. 46, 60, 61 & 62	194.1.33	4700	2220	2480	2 Buildings £1550	150	200	100	Plntg £20, Stpg £200, Roads £200, Drnge £60
H E Hunt	Lt.47 et al	107.1.08	2441	1369	1072	3 Buildings				

<sup>90</sup> As recorded in Valuations for Te Horo 1914-21, V-WROLLS, 3/26, ANZ-W

Percy Gillies	Lt.48-9 et al	343.2.08	6185	5066	419		325	388	192	Plntg £10, Yards £50, Drnge £154
W Harwood	Lt.50 et al	162.2.15	2640	2210	43					
James A Muir	Lt.54 & 55	2.0.00	140	120	20		6	4	2	Stpg £8
Herbert Hedge	Lt.56 & 58	3.0.00	211	180	31		10	6	3	Stpg £12
Benjamin D Basket	Lt.59	1.0.00	60	60						
Fraser Barber	Lt.65	1.1.38	67	60	7		7			
Percy Archibald Gillies	Secs 1, 1A, 2, 3, 3A 4-8	85.3.00	2200	1452	748	Dwg, Woolshed, Slaughter house £310	118	120	60	Plntg £202, Yards £15, Stpg £130
Percy Archibald Gillies	Secs 45, 46, 62-6, et al	277.3.36	11130	6936	1335		360	756	378	
William Baker	Secs 49-53, 59-63, 70-4, 79-81	290.1.20	4610	3484	1071	Dwg, 3 Sheds £380	176	290	160	Stpg £20, Drnge £100
Percy Archibald Gillies	Secs 86-96	260.0.17	9340	7540	1800		200	520	260	Plntg £20, Stpg £850
			80229	57036	18572					

In considering the James Gear case study, it is evident that over the 1880s and 1890s Gear aggregated a considerable amount of land within the Ngakaroro block. Approximate figures within the various subdivisions included 48 acres in Pt 1A6; 359 acres of 3A; 737 acres in 3B 1-5 plus some interests in 3B7; 949 acres in No.5 subdivisions and 2440 acres in 2F sections. In total this amounted to more than 4533 acres. The large amount of land accumulated by Gear appears to be related to his investing in the area rather than an attempt to create an economic farming unit.

As early as 1896 (only a few years after Gear had acquired the subdivisions) Gear onsold a number of 3B subdivisions. Therefore between 1900 and 1907 Gear had onsold a further 1534 acres which combined with the pre-1900 blocks he sold amounted to around 1793 acres or nearly 40 percent of the total land he had purchased in Ngakaroro. This clearly indicates that Gear had purchased at least some of the land with an objective of land speculation. There are also a number of features regarding these sales that need to be considered. One is that in the case of two of the sales that details have been collated on, Gear appears to have been paid an amount that is more than the valuation of the block. Another factor is that the sales by Gear were to people who already owned land within the area. This could be in relation to the creation of estates that represented an optimum amount of land for farming. By 1907, a number of these blocks show improvements indicating they were being utilised for farming or growing wheat, but it is difficult to be certain as to whether any of this development occurred while in the hands of Gear or in the years immediately after he sold them. Gear appears to have been assisted with the financing of his enterprise by a mortgage raised with the Public Trustee on 1 July 1892.

## Hall Family

The Hall family was also a key landowner within the Ngakaroro block. In at least one document Archibald Hall is described as a tramway proprietor from Wellington. An obituary published following his death in December 1931 indicated that although he had spent some time running a coaching service between Wellington and Foxton and then between Wanganui and New Plymouth in the early 1880s, this had been followed by a period on the West Coast of the South Island and later as a tram proprietor in Wellington. Following his retirement in 1898 he was said to have resided in Wellington until his death.<sup>91</sup>

Archibald Hall, and his wife Catherine, were associated with dealings affecting a number of Ngakaroro subdivisions over the late 1800s and early 1900s. Their first venture in this area involved Ngakaroro No.6 (142 acres) which was leased to Archibald Hall by the block's four owners on 17 September 1894 for 21 years for annual rental of £28.10.0. This was followed by a number of purchases associated with land within the Ngakaroro 3B block.

Over 1896 Archibald Hall purchased 3B5 (46 acres) and 3B4 (130 acres) from James Gear. Around this time Hall also purchased 3B3 (92 acres) from James Gear. In October 1896, the land purchased by Archibald Hall was transferred to his wife Catherine. In addition, in 1898, Catherine Hall purchased 3B6 (42 acres). Over the early 1900s, Catherine Hall purchased interests in 3B7 and on 22 February 1901, Archibald Hall purchased James Gear's interests in 3B7 and on the same day transferred them to his wife. In 1904, however, Catherine sold some part of her interests to six persons from the Hawea and Apiata whanau. This left the Halls with an estate incorporating just over 400 acres within Ngakaroro 3B. On 8 December 1905, Catherine Hall transferred several interests in the 3B land to their son Frederick Hall. A few days later on 11 December, the Halls took out a mortgage involving the Ngakaroro lands with Ernest D. Bell and W.E. Bidwell. On 20 February 1906, Frederick Hall transferred all his interests to Archibald Hall. In 1907, the combined 3B land owned by the Halls had a total value of £6447, made up of land value of £5073 and improvements worth £1415. The value of the improvements indicated that the land was being utilised at this time.

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<sup>91</sup> 5 Dec 1931, *Horowhenua Chronicle*, p.4



The Hall family also became involved in Ngakaroro 3D. Archibald Hall purchased two sections of land within the Ngakaroro 3D subdivision. In April 1899, Archibald Hall purchased 3D1 s.1 (46 acres) and 3D1 s.2 (32 acres). By 1904, Archibald Hall had also purchased 3D3 pt (19 acres,) for £55 and the following year, on 19 May 1905, he purchased 3D1 s.3A (20 acres). In December the same year he transferred the block to his wife Catherine.

Meanwhile, the alienation of Ngakaroro No.6 (which had been leased by the Halls in 1894) had occurred by 28 July 1903, when transfers from all but one of the owners were registered to Archibald Hall. On the 2 October 1905, Archibald Hall transferred the block to his wife Catherine.

On 11 December 1905, Catherine Hall raised a further mortgage with Ernest D. Bell and W.E. Bidwell involving the Ngakaroro 3D, 3B and No.6 land. The following year in February 1906, Catherine transferred the 3D land back to her husband Archibald. On 18 May 1906, Archibald Hall purchased 3D1 s.6 (30 acres, two roods and 34.3 perches). This provided the Hall family with an estate of just over 148 acres within the Ngakaroro 3D subdivision.

Two months later, on 17 February 1906, Catherine Hall, after acquiring the mortgage with Bell and Bidwell in December 1905, then transferred the Ngakaroro No.6 block back to her husband as she did with other blocks.

The acquisition of the No.6 block, combined with the 3B and 3D estates, gave the Hall family a total of around 690 acres within Ngakaroro.

Records over the time period investigated show that in November 1907, Archibald Hall transferred part of 3D1s.6 to Sydney C. Leary (lot 11) and a few years later in January 1911, Hall transferred the balance of this block to H.S. Addington. At this time Archibald and Catherine also transferred No.6A (10 acres) to H.H.S. Addington. These two blocks combined incorporated only around 56 acres.

The Hall family case study highlights a number of features that may relate to Pakeha land holding within the Ngakaroro block. Over the decade from 1896 to 1906, the Hall family carried

out a series of purchases from James Gear and from the original Maori owners. The area within 3B involved 3B3, 3B4, 3B5, 3B6, and some of the interests in 3B7 totalling just over 400 acres. In addition, between 1899 and 1906 they purchased sections of 3D including part of 3D3, 3D1 s.3A and 3D1 s.6 which combined incorporated just over 148 acres within 3D. Finally, over the early 1900s they were also involved in purchasing the various interests of the Maori owners in Ngakaroro No.6 containing 142 acres. This provided them with a total of Ngakaroro landholding of around 690 acres.

One interesting feature of the way in which the Hall family acquired land is the frequent transfer of interests between family members, particularly between Archibald and his wife Catherine but also at one time involving their son Frederick. At times land was also purchased directly by Catherine Hall. It would appear that these transfers were probably associated with regulations relating to aggregation - the amount of land that could be held. It is clear that Catherine's holding of all the land was connected with their ability to obtain a mortgage as in December 1905, Catherine transferred some of her interests in 3B to Frederick, while Archibald transferred his interests in 3D and No.6 to Catherine. Catherine then raised a mortgage with Ernest D. Bell and W.E. Bidwell. Around two months later, in February 1906, both Catherine and Frederick transferred their interests in the Ngakaroro land back to Archibald.

In October 1905, in the wake of further purchasing of 3D subdivisions Archibald Hall raised a mortgage with the bank of New South Wales. This was just a few months prior to the mortgage raised by Catherine Hall with Bell and Bidwell, in December 1905. Therefore, it appears that the Hall family was also able to access the finance necessary to establish their farming enterprise and perhaps were able to 'use the system' via their transfer of interests between family members to accomplish this.

Finally, it would appear that despite their extensive dealings in the Ngakaroro area, Archibald and Catherine Hall were not farmers themselves and were living in Wellington over these years. It would appear that these purchases were investments.

## Ryder Family

Another Pakeha who was associated with Ngakaroro lands from the late 1800s onwards was Frederick James Ryder. His initial venture in this area was on 14 January 1899, when he leased 3C5 (35¼ acres) for 21 years for a rental of £5 17s per annum. This was an area affected by swamplands. In 1902, the 3C5 block was partitioned into 3C5A (16 acres) with five owners and 3C5B (19¼ acres) with eight owners.

Information from valuation evidence shows that by 1907 the 35 acres of both 3C5A and 3C5B under lease had a capital value of £566. Conditions of the lease provided for the lessee to gain an interest in the block and a share of improvements. Ryder therefore held a £100 interest in the £312 unimproved value of the property and a £82 interest in the £254 of improvements. These improvements included 90 chains of drainage worth £135 and £40 of logging. In addition, the whole block had been grassed and fenced.

It appears that at some stage the lease on 3C5B block (19¼ acres) was transferred to Reginald D'Ath. On 6 June 1913, the 3C5B block (19¼ acres) was sold to D'Ath for £328 19s. Five years later, on 1 June 1918, D'Ath transferred his interests to a Ryder family member - Reginald W.F.C. Ryder. The following month, Ryder raised a mortgage against the block with the Public Trustee. Reginald Ryder owned this block for around five years until December 1923 when he transferred the block to Harry B. Lethbridge.

Meanwhile, on 10 October 1922, the Public Trustee on behalf of the 12 registered owners of 3C5A transferred the interests of the owners to Reginald Ryder. It appears likely that Ryder was already utilising this land under lease. Ryder also sold this block to Harry B. Lethbridge on 11 December 1923.

The Ryder family also gained interests in another small block. In February 1902, the remaining unsold 38 acres of the 3B7 block that was being acquired by Gear (see above) was leased to F.J. Ryder for 21 years at £6 per acre. This lease with Ryder appears to have been renegotiated from 1 February 1908 and turned into a 33-year lease with an annual rental of £10 5s per annum. By

the time this lease began, valuation records place a value of £382 on the 38-acre property. Of this just £82 was improvements. These essentially consisted of the whole block being fenced and grassed. It appears, however, that soon after, a drainage scheme at Ngakaroro came into effect. This greatly improved the value of the land which jumped from £300 unimproved value to £570 by 1909.

It appears that on 1 February 1908, 19 acres out of the 38 acres leased to F.J. Ryder was put under a distinct lease to Mary Emily Ryder for a term of 33 years. In 1929 the 38-acre area was partitioned into 3B7C and 3B7D, both incorporating 19 acres and eleven perches. It was the area that later became 3B7C that was incorporated in the lease with Mary Ryder.

### Windley Family

Thomas Windley initially purchased land within the Ngakaroro block in 1889. A few years previously over 1885 and 1886, Frederick Bright has purchased three 1A subdivisions, 1A2 (123 acres) for £275, 1A3 (122 acres) for £275 and 1A5 (50 acres) for £113 (total purchase price of £663). In 28 May 1889, Bright sold all three of these contiguous subdivisions (totalling 295 acres) to Thomas Windley. On the same day, however, Thomas Windley raised a mortgage with Bright on the three blocks. The amount of the sale and mortgage are not available, but it would appear that Bright is financing Windley onto the block. By 1893, the mortgage had been discharged with no evidence on the title of another one being raised at this time.

Following the death of Thomas Windley in 1905, the 1A blocks initially passed to both of his sons until his eldest son Thomas Henry Windley ultimately took over the blocks later in the year. The history of the blocks around this time was as follows:

- 1A2: On 10 November 1905, Thomas Henry Windley raised a mortgage on this block with the Government Advances to Settlers Office, possibly, in part at least, to pay out his brother's interest in the land and possibly in the other two blocks as well. In regard to 1A2, evidence indicated that over the 18 years between the 1889 purchase and the 1907 valuation, members of the Windley family had been farming on the land and the value

had risen considerably. There had been an extremely large rise in the value of the land itself which had risen from £275 in 1889 to £1620. There were also improvements to the value of £1001 on this the land. It appears that these improvements began in the time of Thomas Windley senior, as a house and two sheds dating from 1900 accounted for £450 of this value. In addition, the majority of the land (110 out of 122 acres) had been cleared with 104 grassed; and this along with stumping and ploughing had added a further £240 value to the block. Furthermore, the land had been fenced and £30 of planting put on the land.

- 1A3: With this block the land value had risen from £275 in 1886 to £886 in 1907. Evidence in relation to this land also indicated that it was being farmed. Improvements included a dwelling and the clearing, grassing and fencing of 95 out of the 122 acres, with a further 20 acres stumped. These improvements added a further £324 to the block.
- 1A5: This block had been worth £113 in 1886 and by 1907 its capital value had increased to £974. Once again there is evidence on how the land was being utilised. Aside from the £760 land value, £214 of improvements had been placed on the land. A dwelling had been built and all of the land cleared, grassed and fenced. On 14 November 1910, Thomas H. Windley raised a mortgage over 1A5 with Catherine M. Stafford and H.B. Tripp.

By 1914, there had been further substantive increases in the value of the blocks owned by Windley. The total value of 1A2 had more than doubled to £4637 with the land now being worth £3172 and improvements of £1465. Further improvements had taken place and there were by this time two dwellings and three sheds which accounted for £720 of the value of the improvements. By this time 1A3 had a total value of £3572 with the land being worth £3000. Improvements were somewhat less than 1A2 only amounting to £572 probably indicating that although this land was used for farming, the dwellings and sheds associated with this were located on 1A2. The 1914 valuation showed that even the smaller 50-acre 1A5 had also almost doubled in value to a capital value of £1780 with £1439 consisting of land and with improvements worth £341 (including a building valued at £80). By 1921, the estate was valued as one unit and once again there had been a marked increase in the value. The total value on the three blocks had risen £8246 from £9989 in 1914 to £17,413 in 1921. A considerable amount of this value was in the

land itself which had almost doubled from a total value on the three blocks of £7611 in 1914 to £14480 in 1921.

Over the 1920s Thomas Henry Windley raised a number of mortgages in relation to 1A2. On 25 January 1922, he raised a mortgage with Gordon Gibson. On 1 April 1926, He raised a further mortgage with The Public Trustee and the following year, on 3 October 1927, an additional mortgage was raised with J. Miles and 5 others.

This case study highlights several issues. Firstly, it appears that to create an economic farm, Frederick Bright considered it necessary to purchase three contiguous subdivisions from individual owners. Thomas Windley also appears to have considered that he needed to purchase the entire estate from Bright to farm economically.

A further feature is that Thomas Windley and his son had access to finance from a number of sources to assist them in their farming activities. Thomas Windley senior appears to have been assisted financially by Frederick Bright in the purchase of this land. Subsequently, in 1905, his son, Thomas Henry Windley obtained a mortgage through the Government Advances to Settlers Office. A few years later in 1910, Thomas H. Windley was also able to gain access to further finance through private individuals. Finance via a private individual was available to him again in 1922 and in 1927 and he also raised a mortgage with the Public Trustee in 1926.

The large rise in the value of the Windley properties is also evident. Ngakaroro 1A2 was purchased by Bright for only £275 in 1889 and less than a decade later in 1907 it had a land value of £1620 while in 1914 the land value had risen dramatically again to £3172. Likewise, 1A3 was also sold for £275 in 1886, with the land valued at £1310 in 1907 and £3000 in 1914. The smaller 50-acre 1A5 was sold in 1886 for only £113 and this land was valued at more than six times this price at £760 in 1907 and the value had risen to £1439 in 1914. The total land value on the three blocks of £14,480 in 1921 indicated that the value of this land almost doubled again between 1914 and 1921.

### *Maori Land Case Studies*

The above summary of alienation, shows that in the aftermath of Crown purchasing, in the decade through to 1900 private purchasing brought a significant impact to reduce further the amount of Maori land within Ngakaroro. As a result, a near 8,000-acre estate was reduced 80% to just over 1,600 acres in the twenty years between 1880 and 1900. By 1900, there were just three clusters of land - in Ngakaroro 1A, 3 and 5D. Between 1900 and 1909, the 1600-acre estate reduced even further down to just under 600 acres. After this time, there was little further land loss. The data on these blocks of land have been presented in Part III of this report in chronologically-ordered sections where it sat alongside information on the land that had been sold. Therefore, in this summary section, the experience of each of the small Maori land clusters remaining within Ngakaroro will be presented as summarised histories.

#### Moroati whanau - Block No.1A6

Ngakaroro 1A (1,653  $\frac{3}{4}$  acres) was one of the remaining Ngakaroro blocks in 1881. Most of the 1A block lay to the immediate east of the route through which the Wellington to Manawatu railway would pass. In October 1881, following the cutting out of a Crown interest in 1A, the remaining block was partitioned into eight subdivisions: 1A2 – 1A9. It was at this time that Ngakaroro 1A6 (196 acres) was created with the two owners Matenga Moroati and Putu Moroati both owning half shares. On 1 November 1885, 1A6 and neighbouring block 1A7 (501 acres and also owned by Matenga Moroati and Putu Moroati) were leased to Ernest Carl Ottaburkfeld for 21 years from 1 November 1885. The rental is not known.

Ngakaroro 1A6 straddled the railway line that ran through this area. On 20 June 1891, the portion of 1A6 which was located to the west of the railway line (incorporating 48 acres) was purchased by Gear and Ling. This was the only portion of 1A to lie to the west of the railway line and this purchased area later became the site of the Te Horo village. The rest of 1A6 (147  $\frac{3}{4}$  acres) remained in the hands of the Moroati owners. By 2 August 1902, the lessee Ernest Carl Ottaburkfeld had transferred his lease to Heinrich W. Fahrenbach, who, on the same day transferred the lease Francis Drake.

Presumably the lease ran its full term which would have concluded in 1906. The 1907 valuation recorded the Moroati whanau as being in possession of 1A6. At this time the block had a Capital Value of £1910. The land was valued at £1400 and improvements made up the remaining £510. Ten years before, while the land was under lease, a dwelling had been erected on the land and two outbuildings had been established as well. These accounted for £170 of the improvements. Further improvements indicated that efforts had been made to develop this land probably while under the lease. Stumping accounted for £120 of the value. A total of 125 acres had been cleared and 118 acres of this grassed. A total of 87 chains of fencing had been raised. By 1909, the 147¾ acres left of 1A6 were all that remained in Maori lands of the entire 1A subdivision which in 1881 contained 1,653 ¾ acres.

On 1 September 1912, 1A6 was leased to Elizabeth Guy for ten years at an annual rental of £150. Elizabeth was described in the valuation records as the “wife of Joseph”. On 13 June 1913, soon after the lease came into effect, this section was partitioned with 1A6B (5 acres) and 1A6D (62 acres) under the ownership of Matenga Moroati and 1A6C (68 acres) under the ownership of Putu Moroati.

Valuation evidence from 1914 records details about the 1A6C and 1A6D property that was still occupied by Elizabeth Guy under lease. Whereas in 1907, the whole of 1A6 had a capital value of £1910, (land value of £1400 and improvements £510), seven years later the two subdivisions of around 130 acres had a capital value of £2,670, (land value £1780: improvements £990). It appears that grassing and fencing on the property had been maintained and a dwelling and outbuildings were located on the land. Furthermore, by this time an orchard worth £140 had been established on the property.

It appears that the area of nine acres which incorporated 1A6B (five acres), and possibly some of 1A6C, was occupied by the Moroati whanau rather than the lease holder. They were noted as the only occupiers in the 1914 valuation which showed that, although only nine acres, the property held a value of £1070. This was made up of a land value of £537 with improvements accounting for a further £533. Aside from all of the land being grassed and fenced, recorded buildings included a dwelling, outbuildings and a blacksmith. These buildings were worth £440. In addition, a bridge had been built and an orchard established. The owners of the 1A6 blocks took



out a number of mortgages on the land. The first of these was on 28 July 1915, when Putu Moroati, took out a mortgage with The Public Trustee. This mortgage was increased on 19 April 1918.

Interestingly, the 1921 valuation of 1A6B showed a slight decrease (£20) in total value from £1070 in 1914 to £1050 in 1921. There had been this a significant fall in the value of the land from £537 in 1914 to £375 in 1921 (a decrease of £162). This had been somewhat offset, however, by improvements on the property that had risen in value from £553 in 1914 to £675 in 1921. As noted previously, these improvements included a dwelling, several outbuildings and a blacksmith's shop.

Compared with the experience of 1A6B, the combined total value of the 1A6C and 1A6D blocks more than doubled from £2670 in 1914 to £5363 in 1921. A considerable amount of this increase was due to an increase in the value of the land from £1780 to £4225 (an increase of £2445) with a lower rate of increase in relation to the improvements from £990 to £1138 in 1921. Built improvements included a dwelling and various outbuildings.

In 1922, presumably the 10-year 1912 lease to Elizabeth Guy came to an end. On 1 October 1924, 1A6B, the area formerly occupied by the Moroati whanau, was leased by the owners, along with 1A6D, to Symon Thomas O'Rourke for a term of 5 years. The following year on 16 January 1925, O'Rourke transferred this lease to Horace W.H. Clifton for the balance of term. On 31 July 1925, owner Pene Amene Matenga raised mortgages over 1A6B and 1A6D block with Mary George and six years later on 26 August 1931 had the terms of the mortgages extended. Presumably, Pene Amene Matenga was a successor to Matenga Moroati who had died in January 1916.<sup>92</sup>

Meanwhile, by 29 August 1921, Putu Moroati was also deceased and on 29 August 1921, his estate extended and increased the mortgage with The Public Trustee in relation to 1A6C. On 23 May 1924, the estate was granted another increase in relation to their mortgage with The Public Trustee.

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<sup>92</sup> 20 Jan 1916, *Feilding Star*, p.2

One notable feature of this case study is that it appears that there was a relationship to the land being under lease and the owners being able to obtain a mortgage. The first of these was the mortgage obtained by Putu Moroati the owner of 1A6C in 1915. This was with the Public Trustee and occurred while this block was under a ten-year lease with Elizabeth Guy which commenced in September 1912. This mortgage was increased in April 1918. In August 1921, apparently just prior to the completion of the 10-year lease of the 1A6C block to Elizabeth Guy, the estate of Putu Moroati extended and increased the mortgage with The Public Trustee in relation to this block. This potential relationship between land being under lease and the ability to obtain a mortgage is particularly noticeable in relation to 1A6B which was occupied by the owners for a number of years and then was leased along with 1A6D for a five-year period to Symon Thomas O'Rourke and then Horace W.H. Clifton in October 1924. The following year in July 1925, Pene Amene Matenga raised mortgages over these blocks with Mary George.

It seems that although there may be a relationship between the initial obtaining of a mortgage and the land being under lease, some Maori owners were able to obtain extensions or increases to existing mortgages even after the leases appeared to have been completed. On 23 May 1924, when the lease to Elizabeth Guy had presumably been completed, the estate of Putu Moroati was granted another increase in relation to their mortgage over 1A6C by the Public Trustee. Likewise, in August 1931, Pene Amene Matenga was granted an extension to the mortgage over 1A6D by Mary George.

A further feature is that 1A6 or parts of it were at times occupied by the Maori owners, but this was for some reason not sustained. For example, the 1907 valuation indicated that the 1A6 was occupied by the Moroati whanau. By this time there had been considerable improvements including a dwelling, two outbuildings and the majority of the land had been cleared and grassed with considerable fencing completed. This development presumably had proceeded under the leasing regime that had been in place through to 1906. Yet, in 1912, most of the land was leased to Elizabeth Guy for ten years. Nine acres remained in Maori hands. By 1914, this area was all grassed and fenced, and there were buildings including a dwelling, outbuildings and a blacksmith workshop on the land. An orchard had also been established and a bridge had been built on this area. Nevertheless, this area was also leased out for a term of five years in October 1924.

The dramatic rise in the value in relation to most of the 1A6 land between 1907 and 1914 and again between 1914 and 1921 resulted in these owners having a far more valuable asset than may have been anticipated by those Maori owners who sold their land earlier on for various reasons.

#### Haweā & Apiata whānau - Block No.3B7 (part)

By 1881, Ngakaroro No.3 (1,869 acres) was the second largest of the six Ngakaroro subdivisions remaining in Maori ownership following Crown purchasing between 1874 and 1880. The whole of this block had been leased to James Gear on 31 December 1880 for 21 years with a rental of £150 per annum. In October 1881, the No.3 block was partitioned into ten subdivisions. The largest of these was 3B which contained 968 acres.

On 2 July 1891, ten years after coming into existence Ngakaroro 3B was partitioned. One of the blocks created as part of this partition was No.3B7. This subdivision contained a little over 188 acres. The 14 owners included Karanama Kapukai, Karepa Kapukai, Areta Mihaka, Mihaka Karepa, Epiha Karepa, Hoani Taipua, Ramari Matiu, Hone Tuahangata, Pia Apera, Wiremu Pene, Ruihate Kopi, Te Ngaiate Kopi, Iharairate Kopi, and Hare Kopi. In 1893, two of the 14 interests were sold to James Gear and in 1896 two further interests in this block were sold to Gear.

More interests in 3B7 were sold between 1900 and 1904 with some being sold to Catherine Hall and others to James Gear. In addition, an area of 38 acres of the remaining Maori 3B7 land was leased to F.J. Ryder for 21 years at £6 per acre from 1 February 1902 with this being renegotiated from 1 February 1908 and turned into a 33-year lease with an annual rental of £10 5s per annum.

Meanwhile, the 1907 valuation recorded an area of 50 acres of 3B7 as remaining under the occupation of the Maori owners. This block had a total value of £315 with the land being valued at £250 and improvements of £65. These improvements were associated with the whole block having been cleared with 30 acres having been grassed and fenced.

Between 1911 and 1916, a number of partitions took place in relation to the remaining 3B7 land. On 30 June 1911, 3B7 was partitioned into two subdivisions, 3B7A (23½ acres) owned by Hemi Kupa Hawea and Mirika Hawea and 3B7B (26½ acres) owned by Unaiki Hawea, Manahi Apiata and Ariki Apiata.

A few years later, on 4 August 1915, 3B7B was again partitioned into two subdivisions: 3B7B1 (6¾ acres) under the sole ownership of Panahi Apiata and 3B7B2 (19¾ acres) to two owners Ariki Apiata and Unaiki Hawea.

On 1 November 1916, a further subdivision of 3B7B2 took place to recognise the sole interest of Ariki Apiata (3B7B2B - 6¾ acres). The remainder of this block, 3B7B2A (13¼ acres) went to nine owners, probably the successors to Unaiki Hawea.

Over this time, the 38-acre portion mentioned previously remained under lease to the Ryder family and eventually came to be known as 3B7C. The 1914 valuation indicated that the lessees had invested in some improvements on this property. Prior to 1914, all value in the block had been assigned to the owners, however, by 1914, of the total capital value of £760, the owners held £440 of land value while the lessee held an interest of £41 in the land. Regarding improvements, the owners held £165 of interests while the lessee held £114.

The subdivisions of 3B7A and 3B7B remained owner occupied over the period 1910 to 1919. Valuation records refer to the blocks together as one 50-acre block. Between 1907 and 1914, the value of this block rose from £315 in 1907 to £810 in 1914. In 1914, the land value was £645 with improvements worth £165. By 1914, the whole block had been cleared and grassed, however, there were no dwellings or other buildings on the land.

The 1921 valuation records show a further sizeable increase in the value of the 3B7 land still held by the Maori owners. By this time, 3B7C had a total value of £1240. The land value at £1060 made up most of this value with improvements actually dropping in value from £279 in 1914 to £180 in 1921. By this time valuations were provided on the smaller subdivisions rather than the combined 50-acre 3B7 block. These small subdivisions showed substantial increases in value. Ngakaroro 3B7A (23½ acres) was had a total value of £500 made up of a land value of £420 and improvements of £80. Seven years previously, the total capital value of the combined

50-acre block had been £315. These increases were also evident in the 3B7B subdivisions with 3B7B1 (6¼ acres) with a sole owner having a total value of £135, land value of £105 and improvements of £30; 3B7B2A (13¼ acres) with nine owners having a total value of £240, land value of £200 and improvements of £40; and finally 3B7B2B (6½ acres) with the sole owner having a total value of £130, land value of £105 and improvements of £25. This gave the total 50-acres occupied by Maori a land value of £830 up from £645 in 1907 (an increase of nearly 30%).

In considering the remaining 50 acres (subdivisions of 3B7A and 3B7B), there is no evidence to suggest that any of the owners were living on this land as dwellings are not recorded in valuation evidence. It appears, however, that some farming was taking place. By 1907, the whole block had been cleared and 30 acres had been grassed and fenced. By 1914, the whole block had been cleared and grassed. The 1921 valuations on the various subdivisions that make up these 50 acres show only a £10 increase in the improvements from £165 to £175 suggesting that little further development other than the clearing and grassing had taken part on the property.

Between 1908 and 1909, the 3B7C block (38 acres under lease to the Ryder family) went through a considerable rise in unimproved value from £300 to £570, some of which was due to the introduction of a drainage scheme in the area. However, interestingly, unlike some of the other blocks in the area, there was a decrease in the land value from £570 in 1909 to £481 in 1914. Nevertheless, over the next seven years this trend reversed with the land value increasing to £1060 in 1921 (a 120% increase). In looking at the improvements carried out by the Ryder family, these appear to have been mainly carried out between 1907 and 1914, when there was an increase from £82 to £279. By 1907 this whole block was fenced and grassed, and it not known what the extra improvements were that were implemented over the seven years. However, it appears that these improvements deteriorated somewhat over the next seven years being worth only £180 in 1921.

In 1907, the combined land value of the 3B7 A & B blocks (50 acres) was £250. Over the next seven years this increased by more than 150% to £645 in 1914 and by 1921 the combined land value of the subdivisions that made up these 50 acres was £830. This was a 29% increase between 1914 and 1921 and a 232% increase between 1907 and 1921. This suggests that those

Maori owners who were able to hold on to their land for longer periods ended up with a considerably more valuable asset.

### No.3C Sections

The small area of Ngakaroro land that remained in Maori ownership and at times occupation into the 1900s included subdivisions associated with Ngakaroro No.3C. As noted, by 1881, Ngakaroro No.3 (1,869 acres) was the second largest of the six Ngakaroro subdivisions remaining in Maori ownership. The whole of this block had been leased to James Gear on 31 December 1880 for 21 years with a rental of £150 per annum. In October 1881, this block was partitioned, and it was at this time that the 3C block (88 acres) was created with 82 owners.

In 1890, the 3C block was recorded as being in the occupation of the 'Native' owners and was valued at £131. By 1897, however, the 3C block, which had not lessened in area through alienation, had decreased in value to only £95.

On 7 October 1898, the already relatively small 88-acre Ngakaroro 3C block was partitioned into 11 sections ranging from house lots of  $\frac{3}{4}$ -acre to 2 acres, to somewhat larger sections of 15 to 35 acres. Six of the smaller subdivisions had between two and four owners. However, other smaller subdivisions of between two and five acres had numerous owners and the larger blocks tended to have a large number of owners.

Not long after the partition, on 14 January 1899, 3C5, the largest block (35 acres), was leased by the ten owners to Frederick James Ryder for 21 years for a rental of £5 17s per annum. The rest of the subdivisions remained in the hands of their Maori owners. It appears that there may have been some challenges in developing some of this land. A swamp was located on parts of Ngakaroro 3C1, 3C2, 3C5 and 3C6, while the remainder of 3C5 and all 3C7 were covered in bush.

After 1900, two of these larger sections were further subdivided. On 17 December 1902, 3C5 was partitioned into 3C5A (16 acres) owned by five owners and 3C5B (19 acres) owned by 8

owners. On 29 November 1905, 3C2 (previously noted to have 26 owners) was divided in half to form A and B both incorporating 10¼ acres and both recorded as having 13 owners. As noted both these subdivisions were affected by swamplands.

Valuation records from 1907 indicated that 3C5 (39 acres) was being developed by the lessee. By this time the block had a capital value of £566. This was made up of a land value of £312 and £254 of improvements although the lessee had an interest in some of these. By this time, there had been 90 chains of drainage worth £135 carried out and there was assessed to be £40 of logging on the property. The whole block had been grassed and fenced by 1907.

The other 3C subdivisions were under the occupation of the owners in 1907. Valuation records provided information on the total 49 acres of these 3C sections under Maori occupation despite the partitions that had taken place by this time. These records showed that the total capital value of all sections was £402 consisting of £352 for the land and just £50 of improvements. Although all of the land was grassed, the value of this was just £9. A small amount of fencing worth just £7 had been completed. The remaining £34 of improvements were accounted for by buildings consisting of four dwellings and three stores. All the buildings were described as being old and in bad condition. It appears that little had been done over the 1900s to improve the land and that existing buildings were deteriorating.

By 1914, valuation records were provided in relation to nine of the 3C Maori occupied subdivisions. A combined valuation was provided for 9 and 10. When all added together the land value of the Maori owned and occupied 3C blocks (50 acres) had gone through a marked increase from £352 in 1907 to £665 in 1914 (an 89% increase). Consideration of the value of the improvements indicates that work had been carried out on some of the subdivisions. The total value of the improvements had risen from a mere £50 in 1907 to £172 in 1914. Five out of the eight subdivisions were noted to have improvements. There were no improvements recorded for 3C6, 3C8 and 3C11.

Over the next few years, the already small 3C subdivisions went through a further series of partitions. In some cases, these partitions appeared to be related to recognising sole owners or possibly whanau groups. On 13 May 1916, 3C2B was subdivided into 3C2B1 (3¼ acres) with 7 owners and 3C2B2 (seven acres) with eight owners. On 9 November 1916, 3C3 was subdivided

into six sections A-F. Three of these, A, B, and E, were just over one acre in size and had sole owners. 3C3F (almost three acres) had two owners. The two remaining subdivisions C and D were both just over four acres in area and each had three owners. On 7 September 1918, 3C2A was subdivided into three blocks of five acres or less. In 1920, the small 3C3F block (2¾ acres) was divided in half. Apparently to recognise the interests of the sole owner of 3CF1 with 3CF2 having six owners.

The 1921 valuations reveal that there were differences in the way 3C subdivisions decreased or increased in value over the 1914 to 1921 period.

- In the case of 3C1 (five acres) the total value had decreased from £45 to £25. This reflected a decrease in value in both the land from £30 to £20 and in the improvements from £14 to £5.

This trend was not the case in relation to 3C2 which had an increase in the total value from £360 to £565. The land value had increased from £300 to £460 and improvements had increased from £60 to £105 indicating that the land was either being further improved or at least maintained over this seven-year period.

Valuations were provided for the various subdivisions of 3C3. When these were totalled, it showed that there had been a very noticeable overall increase in the value of this section. The total value of 3C3 had more than doubled from £300 in 1914 to £655 in 1921. This was reflected in both the land value which had increased from £220 to £339 and particularly markedly in relation to the improvements which increased from £80 to £316 (nearly 300%). The subdivisions that had the most improvements on were 3C3A (1½ acres) with a sole owner which had improvements valued at £118 – indicating the probability that a house had been erected. Likewise, 3C3C (four acres) with four owners had improvements valued at £135. All the other 3C3 subdivisions also had some improvements on them ranging in value from £8 to £25.

- In the case of 3C4 (2½ acres), although the land value had increased from £35 to £65, the improvements on this section had only increased by £1 from £8 to £9.



- There was no change to the value of 3C6 (2 acres) over the seven years which remained at £10 with no improvements recorded.
- The value of 3C8 (3/4 acre) had increased dramatically probably indicating the erection of a house on the property. The land value had only increased £5 to £15 but whereas this subdivision had no improvements recorded in 1914 by 1921 improvements on the block were valued at £155.
- Over the 1914-21 period the combined land value of 3C9&10 (2¾ acres) went up slightly from £40 to £45. The value of improvements increased from £10 to £25 with £20 worth of these improvements being on 3C9.
- Finally, the land value of 3C11 (one acre) with four owners stayed the same at £20. This block had no improvements in 1914 and in 1921 had £5 worth of improvements.

One of the features of this case study is the very small size of subdivisions. The 3C block was only 88 acres and had 82 owners when it was partitioned out of the No.3 block in 1881. The block went through a series of subdivisions which in some cases appeared to be for the purpose of cutting out the interests of sole owners or whanau groups. By 1922 there were 19 subdivisions remaining in the hands of their Maori owners ranging in size from 0.75 acres to seven acres. By 1921, records showed that 3C1 (five acres) still had 23 owners, but by this time there were at least seven blocks that were held by only one to two owners and the other blocks ranged between three and eight owners.

There is some indication that the owners were utilising some of the 3C land. It appears that people had been living on this land at some stage in the late 1800s as four dwellings and three stores had been erected on the block. However, by 1907, there were just £50 of improvements and all the buildings were described as being old and in bad condition. All the land had been grassed and a small amount of fencing had been completed.

Over the next seven years, there was some increase in the value improvements to £172 and these were associated with five of the eight subdivisions for which records were taken. The main improvements were associated with 3C2 (20¼ acres) which had improvements of £60 including

a dwelling and had been cleared and half of it grassed and 3C3 (15 acres) which had improvements of £80 including two dwellings. This block had been cleared, grassed and some stumping had taken place. Improvements on the three other blocks tended to be associated with clearing and grassing indicating that they may have been being used for grazing.

Over the next seven-year period, it appears that some of the blocks were not being further improved and at times not even maintained. Five subdivisions where the small amount of improvements decreased, remained the same or only increased by a few pounds were 3C1 (five acres), 3C4 (2½ acres) and 3C6 (two acres) 3C9&10 (2¾ acres) and 3C11. However, large increases in the value of the improvements in some other blocks suggest the possibility that dwellings had been erected on them by 1921. These subdivisions included 3C3 (15 acres) where improvements increased in value from £80 in 1914 to £316 in 1921. These improvements were mainly located on two 3C3 subdivisions. 3C3A (1 ½ acres) with a sole owner which had improvements valued at £118 – indicating the probability that a house had been erected and 3C3C (four acres) with four owners which had improvements valued at £135 also suggesting the possibility of a dwelling. Similarly, 3C8 (¾ acre) with four owners, went from having no improvements in 1914 to having improvements valued at £155 in 1921.

The land within the 3C subdivisions differed in the extent that they increased in value or even at times decreased over the late 1800s and early 1900s. Over the 1890s, the 3C block (88 acres) decreased in value from £131 in 1890 to only £95 in 1897. However, by 1907 the value of the 50 acres remaining in Maori occupation was £352. By 1914, this had increased by a further 89% increase to £665. Over the next seven-year period the 3C land owned and occupied by Maori increased further in value to £974 (46%). However, the increase in value was not consistent across the 3C subdivisions. Several subdivisions were recorded as having stayed the same or even declining slightly in their land value over this time including 3C1, 3C6 and 3C11. Others such as 3C2 and 3C3 had relatively substantial increases. The remaining blocks had small increases in their land value.

### Ngakaroro No.3D

The Ngakaroro 3D block (359 acres) was created when Ngakaroro No.3 was partitioned in October 1881. At that time there were 13 owners associated with 3D. On 13 July 1889, 3D was subdivided into three subdivisions. 3D1 (276 acres with 11 owners), 3D2 (40 acres with seven owners) and 3D3 (30 acres with four owners). A number of these new subdivisions were bush covered.

Seven years later, on 8 July 1896, 3D1, the largest of the three subdivisions, was further divided into seven sections of 30 to 60 acres most of which were held by sole owners. During the late 1890s, evidence indicated that Metapare Ropata, the sole owner of 3D1s.4 raised a mortgage with Joseph McGiffert Cleland. In April 1899, two of the 3D1 subdivisions, 3D1s.1 (46 acres) and 3D1s.2 (32 acres) were sold to Archibald Hall.

In 1900, the seven remaining 3D sections ranged from 30 to 61 acres in size. While most of the 3D1 sections were sole owned, 3D2 and 3D3 had seven and four owners respectively. These unsold 3D sections were located to the North of Te Horo village on both sides of the railway. Between 1900 and 1909, four of these seven sections were further partitioned:

- in 25 January 1902, 3D1s.7 was partitioned almost in half into two sections with sole owners.
- on 24 February 1902, 3D1s.3 was also partitioned into A (20 acres) and B (25 ½ acres).
- on 11 November 1905, 3D2 was partitioned into 3D2A (20 acres) with two owners, and 3D2B (10 acres) owned by five owners.
- on 14 April 1908, 3D1s.5 was cut in half to form two subdivisions both containing just over 15 acres. It appears that this was to recognise the sale of half the block (3D1s.5A) to John David Howell.

Other sales of 3D land that occurred around this time included both subdivisions of 3D1s.7 to William Knocks for £30 each by 1902 as well as three sales to Archibald Hall that involved a

part of 3D3 (19 acres) in 1904, 3D1s.3A (20 acres) in 1905 and finally 3D1s.6 (30 acres) in 1906.

By 1908, valuation records provided some insight into how the remaining 3D lands were being utilised by their Maori owners. In relation to 3D1s.3B (25 acres) it does not appear that the land had been developed by this time as although it had a Capital Value of £212, there were no improvements on the property. Likewise, 3D1s.4 (30¾ acres) had no improvements despite the sole owner, Metapare Ropata, having raised a mortgage against the land in the 1890s. The capital value was £300.

Some improvements (amounting to £50) had taken place in relation to 3D1s.5B (15 acres) which was under the sole ownership of Hera Tuhangahanga. A water race accounted for £20 of the improvements. All of the land was cleared with 10 acres having been grassed and fenced. The capital value was £202 with a land value of £152.

The most utilised area was the 3D land under the sole ownership of Unariki Ropata. He owned 3D2 (41 acres) and the unsold part of 3D3 which amounted to 11¼ acres giving a total of around 52¼ acres. This estate was valued collectively at £996. There were improvements valued at £476. These included a dwelling and outbuilding which were together worth £310. There was also a windmill which was valued at £50 suggesting that wheat was being grown. In addition, the whole block had been cleared, grassed and fenced.

On 19 February 1912, 3D1s.5B, previously indicated as owned by Hera Tuhangahanga, was partitioned into two equal sections of seven acres, two roods and 29 perches. This appears to have been in preparation for the sale of part of the block. On 22 April 1913, 3D3 was partitioned apparently in relation to recognising the interests of several individuals within the block. All the subdivisions were just under three acres in size. 3D3A remained in the hands of eight members of the Ropata whanau. 3D3B, C and D were in the hands of individual members of the Hawea family.

Some of these partitions were involved, along with other 3D land, in sales that occurred between 1912 and 1918. (See Part III for details) As a result of these sales, by 1918 there were only five small blocks of Ngakaroro 3D land with a total acreage of less than 70 acres remaining in Maori

hands. Some understanding regarding how this land was being used by the owners can be ascertained through valuation and title records.

- 3D1s.3B (20 acres): It appears that by the time of the 1914 valuation there had been a small amount of development.. The capital value was £300 made up of £280 land value and only £20 of improvements. Five acres or around 25% of the land had been cleared, grassed and fenced (compared to none in 1907). By April 1916, there were five registered owners associated with this block. At this time, one of the owners Whakarau Te Kotua raised a mortgage with William Hughes in relation to his interest in the block.
- 3D1s.4 (30 acres): Similarly, despite the earlier mortgage over the land taken out by Metapare Ropata, there had been only a small amount of development. By 1914, the capital value increased to £424 with the land value accounting for £370. By this time 15 acres or nearly half the block had been cleared, grassed and fenced accounting for £54 of improvements. Seven years previously, there had been no improvements located on this land.
- 3D2B block (10 acres) incorporated the land remaining following the sale to Howell of just over 30 acres of the original 3D2 block. By 1914, fencing worth just £15 was the only improvement on the remaining ten acres. The capital value was £120 with a land value of £105.

Consideration of valuation reports on the 3D land remaining in Maori hands by 1921 showed a significant rise in the value.

- 3D1s.3B (25 ½ acres): had a capital value of £735. This was mainly made up of the land value of £635 up from £280 in 1914, an increase of around 127%. The improvements had increased in value from £20 to £100 suggesting that perhaps further clearing and grassing had taken place or at least that the existing improvements were being maintained.
- 3D1s.4 (30¾ acres): the capital value of had also increased to £865 by 1921. Once again, this was primarily due to a large increase in the land value from £370 in 1914 to £760 in

1921, an increase of around 105%. The value of the improvements on the land had increased from £54 to £105.

- 3D2B (10¼ acres): The capital value of rose from £120 in 1914 to £295 in 1921. Once again this was largely as a result of the increase in the land value from £105 to £255, an increase of nearly 143%. The value of the improvements had risen from £15 to £40.

One noticeable feature of the 3D lands is that between 1881 and 1918 the Maori owners do not appear to have leased any of the land out. Examination of other Ngakaroro blocks has suggested the possibility of a relationship between the block being leased out and the ability to raise a mortgage. However, despite no evidence of land being leased out there were in fact two Maori owners who raised mortgages with private individuals over 3D lands. The first was Metapare Ropata, the sole owner of 3D1s.4, who raised a mortgage with Joseph McGiffert Cleland in 1896. Available evidence suggests that she did not use this money to develop the property as the 1907 valuation indicated there were no improvements on this land. The other mortgage during the period studied was in April 1916, when one of the five owners associated with 3D1s.3B raised a mortgage with William Hughes in relation to his interest in the block.

Similar to other Ngakaroro blocks, it appears that considerable partitioning took place over the 3D blocks in order to recognise individual or whanau interests. Once again, it is noticeable that purchasers such as Jamieson bought several of these subdivisions. Another interesting feature of the sales is that John David Howell (described as a butcher from Otaki) and his wife appear to have acted as intermediaries for Jamieson, purchasing several 3D subdivisions and then shortly afterwards onselling them to Andrew Jamieson. This was possibly related to getting around regulations regarding how much Maori land could be purchased by one Pakeha.

Available evidence indicates that a few of the Maori owners were utilising the remaining 3D land to some extent. In 1908 the owners of 3D1s.3B (25 acres) and 3D1s.4 (30¾ acres) appear to have made no improvements on the land and there is no evidence of any buildings on these properties suggesting that no one was living there. However, by 1914, there had been some small developments on these blocks with five acres, or around 25% of the block, being cleared, grassed and fenced. Similarly, around half of 3D1s.4 had been cleared, grassed and fenced by 1914 suggesting these subdivisions may have been used for grazing. Some increase in the value of the

improvements on both subdivisions indicated that further clearing and grassing may have taken place on these blocks by 1921. By 1907, 10 of the 15 acres of 3D1s.5B had been grassed and fenced and there was a water race on the property. This block also showed no sign that the owners were living there. There were no further records for this block.

The 52¼ estate created out of 3D2 and part of 3D3 owned by Unariki Ropata appeared to be have people living and farming it by 1907 as indicated by the presence of a dwelling, outbuilding and windmill as well as the whole block being cleared grassed and fenced. These improvements seem to have been maintained and increased in value by the 1914 valuation. However, around this time sales in relation to 3D2 meant that only 3D2B (10 ¼ acres) of the original 41 acres of 3D2 land remaining and by 1918 there was only 3D3A (2¾ acres) remaining of the 3D3 land and this was in the hands of eight owners.

There is some evidence to suggest that those owners who were able to hold on to land, even quite small subdivisions, for a longer period of time were able to achieve substantially better prices for their land. For example, the 3D1s.7A and B subdivisions which were both around 30 acres and three roods in size sold for only £30 in 1902; yet only 11 years later in 1913, 3D2A (which was almost the same size) sold for £312. Land prices continued to increase with a further example being that two small subdivisions (3D3B and 3D3D both 2¾ acres) sold for £40 and £50 respectively in 1913 whereas five years later in 1918, 3D3C (3 acres) sold for £100.

### Blocks 3G & 3H

The Ngakaroro 3G and 3H blocks were created through the partitioning of Ngakaroro No.3 in October 1881. Both incorporated 25 acres and had sole owners with 3G being owned by Mere Kaumatua and 3H owned by Erana Tuporo. Along with the unsold sections of 3D, these two blocks ran on either side of the railway line to the north of Te Horo village.

In 1889, 3H was recorded as occupied under Maori title by the owner George (Hori) Silberry. At this time the block was valued at £46. The following year, Ben Ling was recorded as occupying part of this block presumably under a lease agreement. In 1889, 3G was occupied by James

Smith and was valued at £76, once again presumably under a lease and by 1897, James Smith was occupying both 3G and 3H. The combined value of the blocks at this time was £280. Details of these early lease agreements have not been found.

At some stage over the following years this lease appears to have come to an end as by 1907 both 3G and 3H were jointly occupied by George (Hori) Silberry and Ani McDonald (nee Silberry). The 3G block was valued at £289 and by this time had £89 of improvements consisting of cleared, grassed and fenced land with a small dwelling worth £30. The 3H subdivision had a total value of £200. This included £39 improvements which were associated with the clearing and grassing of 15 acres of the 25-acre block.

These two subdivisions were among only a few Ngakaroro blocks to remain under direct owner occupation between 1907 and 1914. Over this time, it appears that further improvements were made. By 1914, the total value of 3G had risen considerably to £480 made up of a land value of £350 and improvements worth £130 which included a dwelling and the clearing and grassing of 20 of the 25 acres. Stumping worth £5 had also been carried out. The total value of 3H had also increased to £450. The land value was the same as 3G at £350 with improvements on the block worth slightly less than 3G at £100. By this time there was also a dwelling on this block worth £10 and further clearing and grassing had been completed, again involving 20 out of the 25 acres. Stumping worth £5 had also been carried out on this property.

The value of the 3G and 3H land had grown markedly by 1921. Both blocks had total values of £1428, land values of £1200 and improvements worth £228.

Apart from the early relatively short-term leases it would appear that these are two of only a few Ngakaroro subdivisions to be under owner occupation for a lengthy period over the early 1900s. It is possible that these owners benefited by the early lessors making initial improvements to the land. The 3G and 3H owners' ability to hold on to their land over these years meant that by 1921 the land had considerably increased in value.



## *Themes*

As indicated in the foregoing narrative, the unique feature of the Ngakaroro block among the utilisation and occupation case studies is the degree of pre-1900 purchases that occurred. With almost 80% of the block acquired by 1900, rising to 85% by 1909, there is little Maori land on the block to consider. The pockets of Maori land that remain have been considered closely in the narrative to understand how the remaining owners were faring on the block. The predominantly Pakeha landscape that was established on the block, however, somewhat shapes the themes to be considered for analysis.

- **Pakeha Occupation:** One theme that can be considered is the way in which Pakeha occupation developed on the Ngakaroro block. The Pakeha landowning case studies show that when original purchasers and early occupants are considered there are a handful of Pakeha holding several hundred acres of land and another small group with a few hundred acres. The question of whether this remains or changes will be considered as part of the analysis of Pakeha occupation on Ngakaroro.
- **The Role of Mortgages:** As part of a theme explored throughout the case study section of this report, the role of mortgages in support of Pakeha land occupation and utilisation in Ngakaroro is considered. In addition, despite the fact that the Maori land estate on Ngakaroro is residual, the question of whether mortgages had any role to play in the continued occupation of owners is explored.
- **Improvements:** As noted previously in this part of the report, there is no question that any of the land considered in the utilisation and occupation case study - Maori or Pakeha - was not developed especially when it comes to clearing, grassing and fencing the land. Therefore the question focus on how much improvements were placed on the land above these basic improvements. The focus therefore is on built structures and the extent of these, on Maori and Pakeha land in Ngakaroro, are considered.

- Land Values: Another constant themes across the land utilisation and occupation case study is whether the period of consideration - 1880 to 1925 - was one in which the core unimproved land value rose and whether this was even across and within blocks. For Ngakaroro, there is a related question. Given the large Pakeha estates established early on the block, is there any indication that those who held the land did so to create a homestead, an investment or a speculation.

### Pakeha Occupation

The initial focus of discussion in this commentary, when considering Pakeha occupation on Ngakaroro, has been on identifying how, at an early time, a limited number of significant purchasers and occupiers gained most of the block prior to 1900 or 1909. This subsection will explore other aspects of Pakeha occupation on Ngakaroro.

### *Other Early Landholders*

The four case studies of Pakeha occupation that have previously been presented do not represent the entire story of early Pakeha occupation on Ngakaroro. As Map 161 shows, there were other early occupiers of land who held comparatively large estates or held certain contiguous areas of land and their experiences are summarised below.

- John Gillies: is shown on the map primarily due to his occupation of the 913-acre Ngakaroro No.4 block. The actual purchaser of the land in 1881 was James Howard Wallace but Gillies occupied the land for at least twenty years and therefore occupied it in conjunction with the 86-acre 2F Reserve block which was adjacent to Ngakaroro No.4 and which Gillies had purchased.
- Ernest Carl Ottaburkfeld: Not a land purchaser, Ottaburkfeld occupied by lease Ngakaroro 1A6 (pt) (136 acres) and 1A7 (501 acres) from 1881 through to 1901. After the lease on 1A7, the occupation that developed was more complex.

- According to 1907 valuation records by this time 1A7A (127 acres) was owned by Eli Allen although it had been leased as part of the larger 1A7 by various people in the past from 1885 onwards. By this time there were improvements worth £826 on the property including a dwelling, stable, barn and cowshed, 115 acres cleared, and 109 acres grassed; six acres stumped and ploughed and 250 chains of fencing. The existence of a cowshed along with the other improvements indicate that the land was being lived on and utilised for dairying. The improvements may have been put in place while the land was under lease. Similarly, the 1907 valuation of 116½ acres of 1A7A held by W.H. Catley indicated there were improvements valued at £680 on this property including a dwelling, a cowshed and yards. Once again, this piece of land appears to be lived on and used as a dairy farm by this time. It appears that part of 1A9B was also being farmed as part of this estate and this was also cleared, grassed and fenced.
  
- By 1907 1A7B Jane and Maria Nodine were the owners of a part of 1A7B containing 104 acres. This property had £1,176 of improvements in place. Some of these improvements also appear to date back to the 1885 lease (see above) as the dwelling, wash-house and workshop on this section are recorded as being 17 years old. Nevertheless, it appears that they were being maintained as they were all described as being in good condition. In addition, 108 acres (out of 123 acres) had been cleared and grassed. The other part of 1A7B (104 acres) was in the hands of Lewis and Claudine Nodine. Although no buildings were located on this property all the land had been cleared and grassed. It may have been used for grazing in conjunction with the other part of 1A7B owned by their family members.
  
- Frederick Mountier and the Taylor brothers. Each of these parties were purchasers of just one block, each block being 122 acres - Mountier the 1A4 block in 1890 and the Taylor brothers 1A9B in 1894. Their purchases, however, complete the picture of significant Pakeha early occupation on Ngakaroro and both parties had a comparatively long association with Ngakaroro. After 1907, there were changes in the landholding of these blocks
  - By 1907, the 1A4 block was probably back in the hands of the Mountier family following a period where it had been leased from 1898 for five years. Around this time Frederick Mountier died and this land passed to his sons. There were £758 of improvements. A dwelling had been erected after the lease had ended and in 1906 a storeroom was built. Of the 122 acres, 112 had been cleared and 197 grassed with stumping accounting for a further £100 of the land's value. Furthermore, an orchard valued at £200, had been established. From 1911, the Mountier brothers leased part of the block (60 ½ acres) to various people over the next few years and it was eventually purchased by Catley in 1916, At the time there were £721 worth of improvements including one dwelling and three

sheds worth £380, In addition the block had been cleared, grassed and fenced. It appears that this land was also being lived on and used for grazing. Meanwhile, the remaining 1A4 land (61 ½ acres) continued to be improved by the Mountier brothers. By 1914 there were £806 worth of improvements including all of the land being cleared and 45 acres being grassed and fenced. In addition, there was a dwelling and 3 storerooms valued at £150 and an orchard valued at £300. It appears that this land was being lived on, grazed and utilised for growing fruit.

- James Best was the owner of a part of 1A9B (84 ½ acres) in 1907. This area was also being lived on and grazed and utilised for growing wheat as was indicated by the fact that 80 acres had been cleared and grassed, and buildings included a dwelling, five outbuildings and a windmill. The remainder of the block was held by Catley
  
- Howell Brothers: In 1893 the Howells initially leased 1A9A (245 acres, one rood and 14 perches) from Edward Halcombe Brown. However, this lease had a right of purchase and the land was transferred to the Howells in 1909. By 1907, the block had £804 worth of improvements including 230 acres being cleared, grassed and fenced. In addition, there was a dwelling, yards, five sheds, a slaughter house and a windmill. It appears that this farm was lived on and was being utilised in relation to grazing animals for meat and growing wheat. It appears they leased the land out to others after this. Around this time, they also acquired other small pieces of Ngakaroro lands including 3D1s.5A (15 acres) in 1908 and 3D1s.5B (seven acres) in 1912. In 1913, John David Howell acquired two subdivisions of 3D2 (around 33½ acres combined). In 1914 Howell also acquired a number of other subdivisions but immediately sold this land. Also around this time he sold the sD1s.5 subdivisions. Prior to selling land the Howells had accumulated around 301½ acres (not counting the 3D3C block which had immediately been on sold). Some of the land was only in their hands for a short time but they appear to have kept the 1A9A block and leased this out.
  
- Andrew Jamieson: also purchased a number of Ngakaroro subdivisions but on a much smaller scale than others. His purchasing began in 1914 when he acquired 3D1s.5B1 (7 ¾ acres) and 3D2A (30 ¼ acres) from the Howells. By 1918, Jamieson had acquired all the interests in 3D3C (three acres) and he also owned 3D3D (two ¾ acres). These subdivisions amounted to an area of around 43¾ acres and in 1925 he sold all this land to Rowland Hughes and Harold Taylor. In 1929, Taylor transferred his interests in these blocks to Hughes.

Some of those purchasing land within Ngakaroro appear to have been investors rather than farmers. One example are the Halls. As noted in the previous case study, Archibald Hall was described as a tramway proprietor from Wellington. He appears to have some possible connections with the area through running a coaching service between Wellington and Foxton and then between Wanganui and New Plymouth in the early 1880s. However, this had been followed by a period on the West Coast of the South Island and later as a tram proprietor in Wellington. His obituary indicated that following his retirement in 1898 he resided in Wellington until his death. Frederick, by this time the only living son of Archibald and his wife Catherine, was living on the West Coast of the South Island by 1931.<sup>93</sup> Therefore, it appears likely that he was Wellington based during the time that he owned the various Ngakaroro subdivisions.

Similarly, evidence suggests that James Gear, who was a prodigious purchaser of Ngakaroro land and who sold it all before 1915.<sup>94</sup>

A further sign that the purchasers may have been investors rather than farmers is that they leased the land out shortly after purchasing it. Edward Halcombe Brown purchased 1A9A in 1893 and leased this to William, J. and John D. Howell for ten years from 1899. A condition of this agreement was a right of purchase by the Howell brothers at a fixed price and the land was eventually sold to the Howell brothers in 1909.

In relation to Ngakaroro No.4, almost immediately after purchase, James Howard Wallace granted a lease over the whole block to James Gillies. The lease commenced from 17 November 1881 for a term of 15 years. On 17 November 1893, a new lease was established for Gillies, this time for a term of 21 years. It appears that soon after taking on the lease Gillies had built three dwellings, a stable and a shed on the land as these were noted to almost 25 years old by 1907. By 1907, 400 acres had been grassed and partly fenced.

A number of Pakeha who purchased land within Ngakaroro only held onto it for relatively short periods of time. Although there could be any number of economic or personal reasons for this, it

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<sup>93</sup> 5 Dec 1931, *Horowhenua Chronicle*, p.4

<sup>94</sup> 19 March 1880, *Wanganui Herald*, p.2

could also indicate that the market of increasing land values was such that onselling was very attractive and done for speculative purposes.

Examples include Bright's purchase of the contiguous 1A2, 1A3 and 1A5 subdivisions (totalling 295 acres) by 1886 and the sale of these to Thomas Windley in 1889. Similarly, in 1896, Gear sold his interests in 3B3, 3B4 and 3B3 to Archibald Hall in 1896 after only owning them for between one to four years.

In the 1900s there are some further examples of onselling after a very short period. On 1904, Arthur Alexander Mitchell purchased 1A7B (244 acres and 20 perches) for £4,307.0.0 and the following year onsold this land to Lewis C. and Claudia Nodine and balance to Jane and Maria Nodine. Charles Harper onsold 1A7A (244 acres and 20 perches) with part going to Eli Allen and part to George H. Harper around two years after he had purchased this land. Later in 1907, 1A7A appears to have been onsold again as it was recorded as belonging to W.H. Catley. In June 1906, Best purchased 123-acre 1A9B from the Taylor brothers. By 1908, Best seems to have sold part of 1A9B to the Catley brothers keeping 84 acres and two roods for himself.

Several other relatively quick resales of Ngakaroro land occurred around this time. In 1907 a 643-acre portion of the estate made up of 5A-C & 5D pt was purchased by Thomas Storey for £13,209 despite the original 950-acre estate being valued at £9,545. The following year, on 31 July 1908, although the value of the block had risen to £10,345, Francis H. Sylvester had purchased the property for £15,432.

Between 1913 and 1918 the Howell family were involved in a number of transactions where land was sold either immediately or shortly after purchase. In July 1913, Ellen Howell, wife of John David Howell, purchased 3D1s.5B1 from Maaka Pukehi and in July the following year she transferred her interests to Andrew Jamieson. Likewise, John David Howell appears to have transferred his interests in 3D2A to Andrew Jamieson almost immediately after being registered as the owner. Once again, in July 1914, Manahi Apiata, a recipient of the Hawea estate transferred his interests in 3D3C to John David Howell, who on the same day transferred that interest to Andrew Jamieson.

By 1916, Charles Kilsby had acquired 3G1 by way of exchange. On 13 August 1919 he transferred his interests in this block to John Fielding. A final example is the 10 October 1922 acquisition by Reginald F.W.C. Ryder of 365A from the Public Trustee on behalf of the registered owners and Ryder's transfer of these interests to Harry B. Lethbridge on 11 December 1923.

These examples suggest that some Ngakaroro land changed hands a number of times and sometimes within a relatively short period of time. In three cases where we have details regarding the price it appears that it is possible that an increase in price in a short time may have motivated the on-sale. It is also possible that the land had been purchased from a speculative perspective with this in mind. George Herbert Harper appears to have achieved a profit of £239 when he purchased 1A8 (123 acres) from Wi Katene Te Puoho or his successors for £150 in 1903 and on-sold this land to Te Whena Hakaraia for £389 a few months later.

A further sale where the profit was even more significant was in the case of a 643-acre portion of the estate made up of 5A-C & 5D pt which was sold by Gear to Thomas Storey for £13,209 in 1907 despite the original 950-acre estate being valued at £9545 and having been purchased by Gear over the early 1880s for a mere £500. The following year, on 31 July 1908, although the value of the block had risen to £10,345, Francis H. Sylvester had purchased the property for £15,432. Storey appears to have made £2223 in relation to these transactions, a not inconsiderable sum for those times.

Not all details regarding prices involved in Pakeha land dealing have been found or collected so it is possible that some of the other instances of on-selling in a short time were also motivated by profit as land prices in this area at times rose steeply particularly around 1909. At times there may have been other motivations behind the owners' desire to sell. Between 1913 and 1918, members of the Howell family purchased several 3D subdivisions and then shortly afterwards or in some cases immediately sold them to Andrew Jamieson. This raises the possibility that they were acting as some sort of intermediaries.

### *Later Developments*

There is another aspect of Pakeha occupation on Ngakaroro to consider. This relates to the situation that developed after 1907. In contrast to a handful of Pakeha occupants holding most of the land by 1900, with some acquiring more by 1909, over the next decade this situation would change significantly and a larger number of Pakeha would occupy the land and locate on smaller sections. Furthermore, the duration of occupation would for many be short, as owners and/or occupants would move off and others take their place.

The first part of this later narrative to explain is the breaking up of the Gear estate. This has already been referred to in the case studies. After Gear's death in 1911, the lands within the 2F estate were broken up and sold off. As noted, although a few of those who got onto the land were long-time local residents, a number were not. As has also been shown, the sections they were prepared to occupy were comparatively small.

In addition, aside from the breakup of the Ngakaroro 2F Gear estate, the following table summarises the occupancy situations for a selection of Ngakaroro sections where full information was available.

The table provides numerous examples which show how Pakeha occupy Ngakaroro land after 1907 either through lease arrangements or through purchases of part sections. It also shows the smaller pieces of land being occupied from the way in which Ngakaroro was originally occupied.



Key: L = Lease  
 pt = Occupying/Owning part of the block

Section	Area (ac)	1907	1909	1911	1913	1915	1917	1919	1921	1923	1925
1A4	122	Mountier	Mountier	1/2 Mountier: 1/2 L Thomson	1/2 Mountier: 1/2 L Thomson	1/2 Mountier: 1/2 L Trotter	1/2 Mountier: 1/2 Catley	1/2 Mountier: 1/2 Catley	1/2 Taylor 1/2 Catley	1/2 Taylor: 1/2 Catley	1/2 Taylor: 1/2 Catley
1A6 pt	48%	Gear	Powles	L Powles	L Powles	Morgan	Morgan	Morgan	Morgan	Morgan	Morgan
1A6B	5%				Guy	Guy	Guy	Guy	Guy	O'Rourke	O'Rourke
1A6D	62%				Guy	Guy	Guy	Guy	Guy	O'Rourke	O'Rourke
1A7A	244	pt Allen: pt Harper	pt Allen: pt Catley	pt Allen: pt Catley	pt Allen: pt Catley	pt Allen: pt Catley	pt Allen: pt Catley	Harkness pt; Corby pt	Gamble & Creed pt; Corby pt	Gamble & Creed pt; Corby pt	Goldstone pt; Corby pt
1A7B	244	pt L&C Nodine: pt J&M Nodine	pt L&C Nodine: pt J&M Nodine	Knight	Knight	Ellis pt; Cottle pt	Ellis pt; Cottle pt	Best	Best	Best	Best
1A8	123	Hakaraia	Archer	Archer	Poynter	Bockett	Bockett	Bockett	Johnson & Hohipuha	Johnson & Hohipuha	Johnson & Hohipuha
1A9A	243%	Brown: L Howells	Howell Bros	Howell Bros	Howell Bros: L Cundy:	pt Howell Bros: pt Wade: pt L Kirton: pt L Grey: pt L Judd	pt Howell Bros: pt Wade: pt L Kirton: pt L Grey: pt L Judd	pt Howell Bros: pt Wade: pt L James: pt L Grey: pt L Judd	pt Howell Bros: pt Wade: pt L James: pt L Grey: pt L Judd	pt Howell Bros: pt Wade: pt L James: pt L Grey: pt L Judd	pt Howell Bros: pt Wade: pt L James: pt L Grey: pt L Judd
3A1	22%	Powles	Powles	Powles	Powles	Morgan	Morgan	Morgan	Morgan	Morgan	Morgan
3A2	336%	Tolhurst	Tolhurst	Tolhurst; Kilsby; Bayliss	Tolhurst; Kilsby; Bayliss	Tolhurst; Kilsby; Bayliss	Kilsby; Ashdown; Spiers; Lawry; McKenzie	Kilsby; Detter; Spiers; Singer; McKenzie	Kilsby; Detter; Spiers; Singer; Harkness	Kilsby; Detter; Spiers; Singer; Harkness	Kilsby; Detter; Spiers; Singer; Harkness
3B1	315	Gear	Five Sales: Tolhurst; 2 to Kilsby; 2 to Bayliss	Tolhurst; Kilsby; Bayliss	Tolhurst; Kilsby; Bayliss	Tolhurst; Kilsby; Bayliss	Kilsby; Ashdown; Spiers; Lawry; McKenzie	Kilsby; Detter; Spiers; Singer; McKenzie	Kilsby; Detter; Spiers; Singer; Harkness	Kilsby; Detter; Spiers; Singer; Harkness	Kilsby; Detter; Spiers; Singer; Harkness
3B2	153%	Gear	Three Sales: 2 to Kilsby; 1 to Bayliss	Tolhurst; Kilsby; Bayliss	Tolhurst; Kilsby; Bayliss	Tolhurst; Kilsby; Bayliss	Kilsby; Ashdown; Spiers;	Kilsby; Detter; Spiers;	Kilsby; Detter; Spiers;	Kilsby; Detter; Spiers;	Kilsby; Detter; Spiers;

Section	Area	1907	1909	1911	1913	1915	1917	1919	1921	1923	1925
							Lawry; McKenzie	Singer; McKenzie	Singer; Harkness	Singer; Harkness	Singer; Harkness
3B7pt	38	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder
3C5A	16	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	L: Ryder	Ryder	Lethbridge	Lethbridge
3C5B	19½	L: Ryder	L: Ryder	L: D'Ath	D'Ath	D'Ath	D'Ath	Ryder	Ryder	Lethbridge	Lethbridge
3D1s.5A	15½		J. Howell	J. Howell	J. Howell	Jamieson	Jamieson	Jamieson	Jamieson	Jamieson	Hughes/Taylor
3D1s.5B1	7½				A. Howell	Jamieson	Jamieson	Jamieson	Jamieson	Jamieson	Hughes/Taylor
3D1s.6	30 ¾	A. Hall pt: Leary pt	A. Hall pt: Leary pt	A. Hall pt: Leary pt	A. Hall pt: Leary pt	A. Hall pt: Leary pt	A. Hall pt: Leary pt	A. Hall pt: Leary pt	Barber pt; McChesney pt	Barber pt; McChesney pt	Barber pt; McChesney pt
3D1s.7A	30%	Hakaraia	Archer	Archer	Poynter	Bockett	Bockett	Bockett	Johnson & Hohipuha	Johnson & Hohipuha	Johnson & Hohipuha
3D1s.7B	30%	Hakaraia	Archer	Archer	Poynter	Bockett	Bockett	Bockett	Johnson & Hohipuha	Johnson & Hohipuha	Johnson & Hohipuha
3D2A	30%				J. Howell	Jamieson	Jamieson	Jamieson	Jamieson	Jamieson	Hughes/Taylor
3D3B	2¾				J. Howell	J. Howell	J. Howell	J. Howell	J. Howell	J. Howell	J. Howell
3D3C	3							Jamieson	Jamieson	Jamieson	Hughes/Taylor
3D3D	2¾				Jamieson	Jamieson	Jamieson	Jamieson	Jamieson	Jamieson	Hughes/Taylor
5A	401	Storey	Sylvester	Sylvester	Sylvester	Harkness	Shannon	Shannon	Shannon	Shannon	Shannon
5B	208	Storey	Sylvester	Sylvester	Sylvester	Harkness	Shannon	Shannon	Shannon	Shannon	Shannon
5C	207	Storey	Sylvester	Sylvester	Sylvester	Harkness	Shannon	Shannon	Shannon	Shannon	Shannon
5D pt	133¾	Storey	Sylvester	Sylvester	Sylvester	Harkness	Shannon	Shannon	Shannon	Shannon	Shannon
6A	10	A. Hall	A. Hall	Addington	Addington	Addington	Addington	Jenkins	Jenkins	Jenkins	Jenkins

## Pakeha and Mortgages

Pakeha landowners within Ngakaroro made use of individuals, banks, the Public Trustee and the Government to raise mortgages. At times, multiple sources were used to assist them in financing their endeavours. The first examples of mortgages over Ngakaroro land by Pakeha occurred in the late 1800s. In 1889, Thomas Windley raised a mortgage with Frederick Bright from whom he was purchasing the three 1A subdivisions. This was discharged in 1893. Meanwhile, despite having a significant meat processing and exporting business behind him, in July 1892, James Gear raised a mortgage with the Public Trustee. As Pakeha gained more land in the area over the 1900s there was an increase in the number of mortgages raised against the Ngakaroro land.

- As was highlighted within the case study of the Hall family they appeared to transfer shares among family members around 1905 possibly to meet some sort of lending criteria. In October 1905 Archibald Hall raised a mortgage with the Bank of New South Wales and in December Catherine Hall raised a further mortgage with Ernest D. Bell and W.E. Bidwell in relation to the Ngakaroro 3D and 3B subdivisions they owned.
- By 1905, Thomas Windley (senior) had died and his land has passed down to his sons. on 10 November 1905, Thomas Henry Windley (the eldest son) raised a mortgage over 1A2 with the Government Advances to Settlers Office, possibly, in part at least, to pay out his brother's interest in the land.
- In 1909, the Howell brothers, on the day they purchased 1A9A, raised two mortgages – one with the Public Trustee and one with George Barter (3D1s.5A also appears to have been part of this mortgage). In March 1911, the Howells took out another mortgage on 1A9A. D. & H.A. Howell then leased part of the block to W.C. Cundy for a term of 12 years commencing on 1 May 1913 in regard to water rights and with a right of purchase. In 1913, August & September J.D. & H.A. Howell raised two mortgages over 1A9A with J.R. & W. Howell. During 1911, Howell also raised a mortgage with William Amtire in relation to 3D1s.5A.

- In 1909, Frances Archer, the registered owner of the 1A8& 3D1s7A & 7B subdivisions mortgaged this land with Robert Hunter and James Stuart. The Estate of Robert Hunter transferred the mortgage to R.H. & G.E. Hunter in July 1911. By July 1914, Howell transferred the block to Andrew Jamieson who on the same day registered a mortgage with W.H.J. Horthwaite. The following year, Horthwaite transferred his mortgage to The Bank of Australasia
- In November 1910, Windley raised a further mortgage with Catherine M. Stafford and H.B. Tripp in relation to 1A5. On 1 September 1911. Thomas H. Windley transferred part of the block to James Best, Thomas F. Taylor, William G. Yardley, James J. H. Best and George W. Kirk and was discharged from mortgage.
- In 1913, Reginald W.F.C. Ryder raised a mortgage with the Public Trustee against the 3C5B block had purchased the month before.
- In 1914, following his purchase of 3D1s.5B1, Andrew Jamieson immediately raised a mortgage with W.H.J. Horthwaite and in July 1915, Horthwaite transferred his mortgage over this block to the Bank of Australasia.
- In August 1916, Charles Kilsby raised two mortgages over 3G1, one with James Ernest Locke and one with A.W. Monoth and H.H. Addington. In October 1916, James Locke transferred his mortgage to Harry Buddle.
- In a somewhat different scenario, when J.M. Johnson and Rota Hohipuha became owners of the estate made up of 1A8 & 3D1s7A&7B land in January 1920, they immediately raised a mortgage with the Crown and in October that year J.J. Johnson alone raised a mortgage with the Crown.
- Over the 1920s, Thomas Henry Windley raised several mortgages over the 1A2 land. This included one with Gordon Gibson in 1922, one with the Public Trustee in 1926 and another in 1927 with J. Miles and five others.

Meanwhile, during the 1920s there were several more mortgages raised by owners of Ngakaroro subdivisions with private individuals. This included Harry B. Lethbridge raising a mortgage with John George D'Ath over the 3C5B land he had purchased in 1923. In November 1925, on the day that Rowland Hughes and Harold Taylor purchased 3D1s.5A from Horthwaite they raised a mortgage with A. Jamieson. On the same day, Hughes and Taylor also purchased the 3D1s.5B1, 3D2A, 3D3C and 3D3D subdivisions from Jamieson and this land was also involved in the mortgage raised with Jamieson. In August 1926, George Noble raised a mortgage over 5D2 with Brydon Paul Brown and in August 1928, a further extension of this mortgage was made.

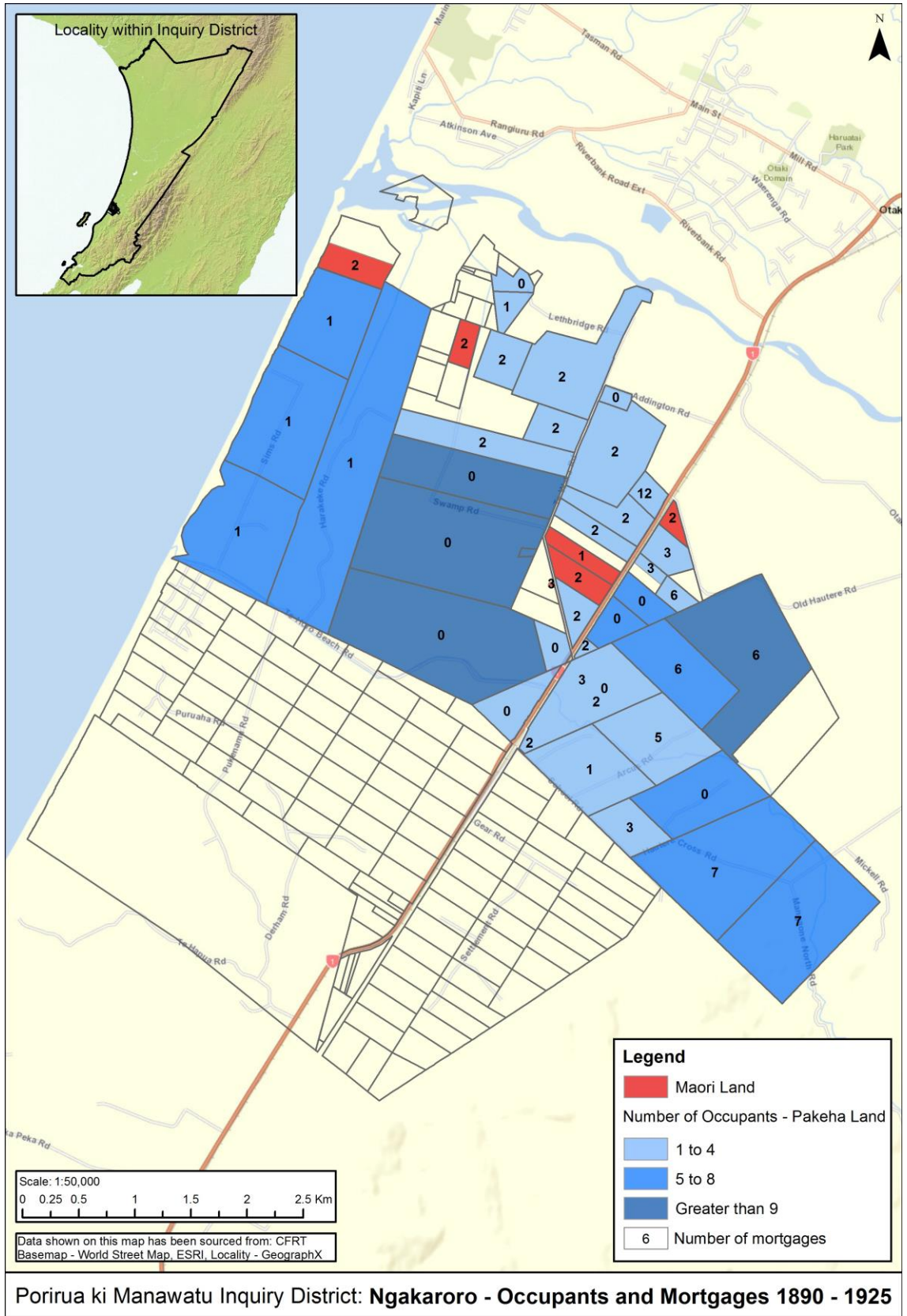
Although the mortgages by Pakeha owners of Ngakaroro land were raised in a variety of ways, the overwhelming majority of mortgages were with private individuals. This raises the possibility that at times these arrangements were the result of a joint endeavour based on acquaintance, friendship or even family connections such as in the case of the Ryder family. It also appears that some Pakeha such as the Hall family were possibly taking advantage of relationships by transferring blocks among family members to better position themselves to access mortgage finance. This appears to have enabled Archibald Hall to raise a mortgage with the Bank of New South Wales in October 1905 and then in December for Catherine Hall to raise a further mortgage with Ernest D. Bell and W.E. Bidwell in relation to the Ngakaroro 3D and 3B subdivisions she owned before transferring the land back to her husband.

On a few occasions only, Pakeha purchasers raised mortgages with the Maori from whom they had bought the land. One example is in relation to 1A7A. On 25 September 1905, the purchaser Charles Kilby raised a mortgage with the owner Putu Moroati. The same process occurred with 1A7B. The May 1904 purchase was registered on 12 November 1904 and on the same day the purchaser Mitchell raised a mortgage with the owner Matenga Kiharoa.

Sometimes, in sales between Pakeha, the person selling the land appears to have left money in the land through mortgage to assist the purchaser as noted in the 1889 sale by Frederick Bright to Thomas Windley. Another example of this is the purchase by Hughes and Taylor of 3D1s.5B1, 3D2A, 3D3C and 3D3D subdivisions from Jamieson and their immediate mortgage with Jamieson involving these and another subdivision.

There appear to be only two cases where the Government was used in relation to mortgages in this area. One was in 1905, when Thomas Henry Windley raised a mortgage over 1A2 with the Government Advances to Settlers Office, possibly to buy out his brother's interests in the land following the death of their father. The other instance was in January 1920 when J.M. Johnson and Rota Hohipuha became owners of a number of Ngakaroro subdivisions including 1A8 and 3D1s7A & 7B. At this time, they immediately raised a mortgage with the Crown followed by a subsequent mortgage by Johnson alone with the Crown in October the same year. In this case the Crown eventually ended up the owner of this land in 1929. There were a few examples where the Public Trustee was involved in mortgages. The first of these was in 1892 when James Gear raised a mortgage with the Public Trustee. In 1909, the Howell brothers raised a mortgage in relation to 1A9A and 3D1s.5A with the Public Trustee on the day they purchased 1A9A. They also raised a mortgage with George Barter in relation to these blocks on the same day. In 1913, Reginald W.F.C. Ryder raised a mortgage with the Public Trustee against the 3C5B block had purchased the month before. In 1926, Thomas Henry Windley raised a mortgage with the Public Trustee. As noted, this was in addition to two further mortgages raised by him over the 1920s one with a private individual and another with a group of private individuals. It appears that there was only one occasion where a bank was used directly by the property owner in relation to a mortgage. In October 1905, Archibald Hall raised a mortgage with the Bank of New South Wales. A further mortgage was raised by Catherine Hall with Bell and Bidwell in December the same year which suggests the possibility that the mortgage with the bank may have been only a short-term solution. Some mortgages raised with private individuals were then transferred by these individuals to banks. Examples of this are Jamieson's mortgages over 3D1s.5B1 and the estate made up of the 1A8 & 3D1s7A & 7B with W.H.J. Horthwaite in 1914 which in July 1915 were transferred by Horthwaite to the Bank of Australasia.

To provide an overview of mortgaging on Ngakaroro, the following map records, for selected Ngakaroro blocks, information on the number of occupants and number of mortgages.



MAP 162

Several components of information shown in this map will be further discussed below in later subsections. For the moment, however, the matter of number of mortgages on land acquired by Pakeha will be considered.

The map shows that mortgages were not required for several of the blocks - the 1A and 3B blocks - acquired by James Gear. On the other hand, the coastal Ngakaroro No.5 blocks were included in the 1897 mortgage that Gear obtained.

An example of a block with low number of occupants as well as a low mortgage number, is shown in the Ryder family occupation of 3C5. A mortgage was required to assist get onto the block, but thereafter no further mortgages are raised. In contrast, there are other examples of low occupant numbers, but a comparatively high number of mortgages raised. The Windley estate was occupied by one family only and yet one mortgage is raised over the 1A2 block, three over the 1A5 block and five over 1A3.

There were also comparatively few occupants of the 3D2 and 3D1s.5 sections. Although initially this began with the Howell brothers, by 1925 three sets of occupants had been on the land. The map shows that this occupation was supported by access to mortgage finance - three mortgages for two of the sections, with part of 3D1s.5 having six mortgages before 1925.

The other scenario depicted in the map, shows blocks with high occupancy which appears to be supported by a higher number of mortgages. Hence the series of six occupants on 1A8 required six mortgages to support their occupancy. The nine occupants of 1A9A also were supported by six mortgages. The seven occupants of 1A7B and the eight occupants of 1A7A each required seven mortgages in support of their farming efforts.



### Maori Access to Finance

The map above indicates that, in general, there are less mortgages raised on Maori land but there are some examples.

Some Maori owners raised mortgages in relation to their Ngakaroro land in the late 1800s. In the mid-1890s, Ngakaroro No.6 (142 acres) was leased to Archibald Hall. Prior to this there had been a series of transfers of interests among the Maori owners that appears to have resulted in two holding the block and leasing the land by July 1896. Three days after the commencement of the lease, these owners raised a mortgage on the basis of the lease with the lessee Archibald Hall.

On 28 July 1915, following the establishment of a lease on the 1A6C in September 1912, Putu Moroati took out a mortgage with the Public Trustee. This mortgage was increased on 19 April 1918. On 29 August 1921 the estate of P. Moraiti extended and increased the mortgage with The Public Trustee and again another increase was granted to the estate with The Public Trustee on 23 May 1924. As indicated in the map below showing significant improvements within Ngakaroro in 1914 above £300, the 1A6C already had a dwelling and outbuildings worth £300 by 1914 and other improvements totalling £660 before the mortgages were taken out. By 1921, the value of improvements had risen to £1,138 but this may have been the work of the lessee.

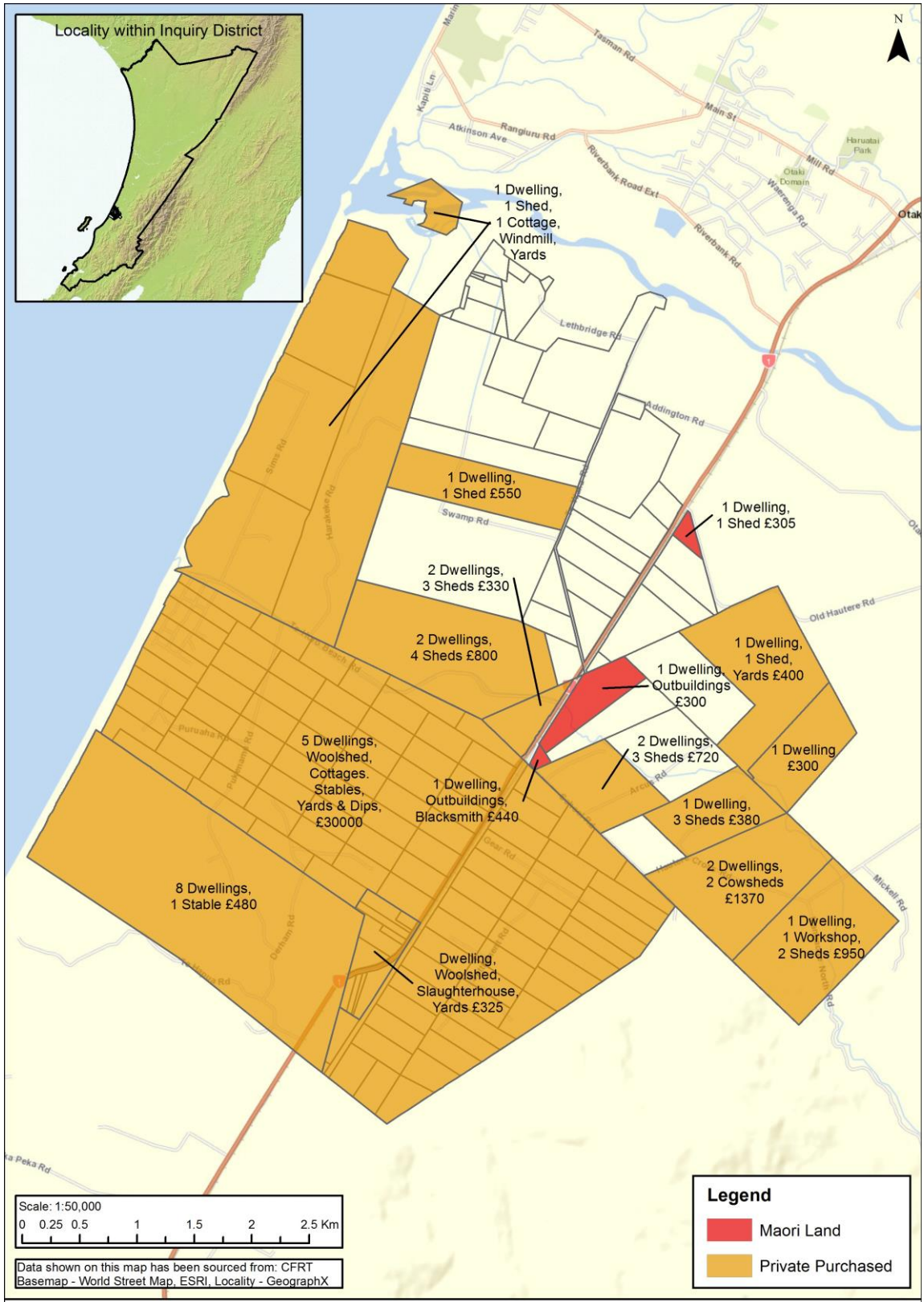
Likewise, following the leasing of 1A6B and 1A6D to Symon Thomas O'Rourke in October 1924 (which was transferred to Clifton the following year), on 31 July 1925, Pene Amene Matenga raised a mortgage over the block with Mary George and six years later on 26 August 1931 had the term of the mortgage extended. Despite this comparatively late accessing of mortgages, as the map below shows, significant improvements had already been established on this block. In 1914, a dwelling, outbuildings and a blacksmith's shop worth £440 had been established on 1A6B. Presumably the funding for these either came from earlier land sales or the proceeds of the business that was being run on the land.

The above examples shows the link for Ngakaroro Maori landowners between the raising of mortgages and the leasing of land. There does, however, appear to be one example where a mortgage was raised over land that was not leased. During the late 1890s, it appears that Metapare Ropata, the sole owner of 3D1s.4 raised a mortgage with Joseph McGiffert Cleland. This land does not appear to have been leased out at this time. Possibly the mortgage raised was comparatively small. It may have been used to develop the land. In 1907, the valuation records no improvements as being present on 3D1s.4. By 1914, there were some basic land-focused clearing improvements present. There were no built structures, however. The role of the mortgage, which was raised a number of years before, in establishing this small amount of improvement is not clear.

With the case-study approach, where only a few blocks are selected for study, a clear picture does not develop of how Maori landowners might have used any mortgage funds that are raised. The link between leasing and mortgaging that is evident in the majority of cases in Ngakaroro and elsewhere, creates a situation where the likely use of mortgage funds. If a block goes under lease, and a mortgage raised, any improvements put on the land thereafter has come from the lessee. The mortgage funds raised by the owner would be used on other land held or for other purposes. The details of these other uses cannot be elucidated unless a broader picture of owner landholders, residence or other business interests are known.

### Built Improvements

The previous subsections have considered the varying access to finance evident in Ngakaroro for Pakeha and Maori occupants. It is also useful to consider how the land was developed. A consideration of improvements that had occurred on the blocks by the time of the 1914 valuation provides some idea of which pieces of Ngakaroro land were being farmed and what sort of farming was taking place. All land within Ngakaroro was improved and details of fencing, cleared and grassed land occur for every block. Most blocks also have dwellings or some other form of buildings erected. (For details see Part III summary data tables). The following map records the most significant built improvements established on Ngakaroro as at 1914 - those with a value of more than £300.



**Porirua ki Manawatu Inquiry District: Ngakaroro - Built Improvements as at 1914**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 012 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

There are three examples on Ngakaroro of built improvements on Maori land worth more than £300 in 1914. In the case of the two 1A6 examples, these blocks had been under leases initiated in 1885 and then in 1912. Both blocks had not been mortgaged. It is possible that these improvements either were built while the block was under lease or funded, at least in part, by the leasing of the land (or a combination of both factors).

The third example of built improvements over £300 is recorded on the part of the 3D3 block - a dwelling and shed worth £305 by 1914. This block had not been under lease nor had a mortgage been raised over this piece of land. Funding sources had come from elsewhere.

There are several examples of Maori land on Ngakaroro that were under lease and had built improvements, but these improvements were low value. There are also two examples where the lessees were putting improvements on the land, but did not actually build structures on the land.

<b>Section</b>	<b>Area (acres)</b>	<b>Date of Lease</b>	<b>Total Value 1907</b>	<b>Land Value 1907</b>	<b>Imp. Value 1907</b>	<b>Total Value 1914</b>	<b>Land Value 1914</b>	<b>Imp. Value 1914</b>	<b>Buildings &amp; Value by 1914</b>
3B7pt	38	1902	382	300	82	760	481	279	-
3C5	35¼	1899	566	312	254				-
3F1	1	1892	64	40	24	100	20	80	1 building, £70
3G	25	1889	289	200	89	480	350	130	1 building, £30
3H	25	1890	200	161	39	450	350	100	1 building, £10

As for Maori land that had not been under lease, few are recorded as having buildings on the land by 1914 and those that do are very low in value. In the case of the 3C sections, there had been a number of dwellings recorded in 1907 but they were noted as being old and not in good condition. They may have not been in place by 1914. Other than that, a number of sections in Maori ownership that have no structures also have a comparatively low value for any improvements on the land with a few sections recording no improvements on the land at all.

Section	Area (acres)	Date of Lease	Total Value 1907	Land Value 1907	Imp. Value 1907	Total Value 1914	Land Value 1914	Imp. Value 1914	Buildings & Value by 1914
3B7pt	50		315	250	65	810	645	165	-
3C	88		402	352	59				
3C1	5					45	30	14	
3C2	20¼					360	300	60	1 Building, £10
3C3	15					300	220	80	2 Buildings, £10
3C4	2½					43	35	8	-
3C6	2					10	10	-	-
3C8	¾					10	10	-	-
3C9	¾					59	40	10	-
3C11	1					20	20	-	-
3D1s.3B	25½		212	212	-	300	280	20	-
3D1s.4	30 ¾		300	300	-	424	370	54	-
3D1s.5B	15½		202	152	50				
3D2B	10¼					120	105	15	-
5D pt	70		550	500	50	600	500	100	-

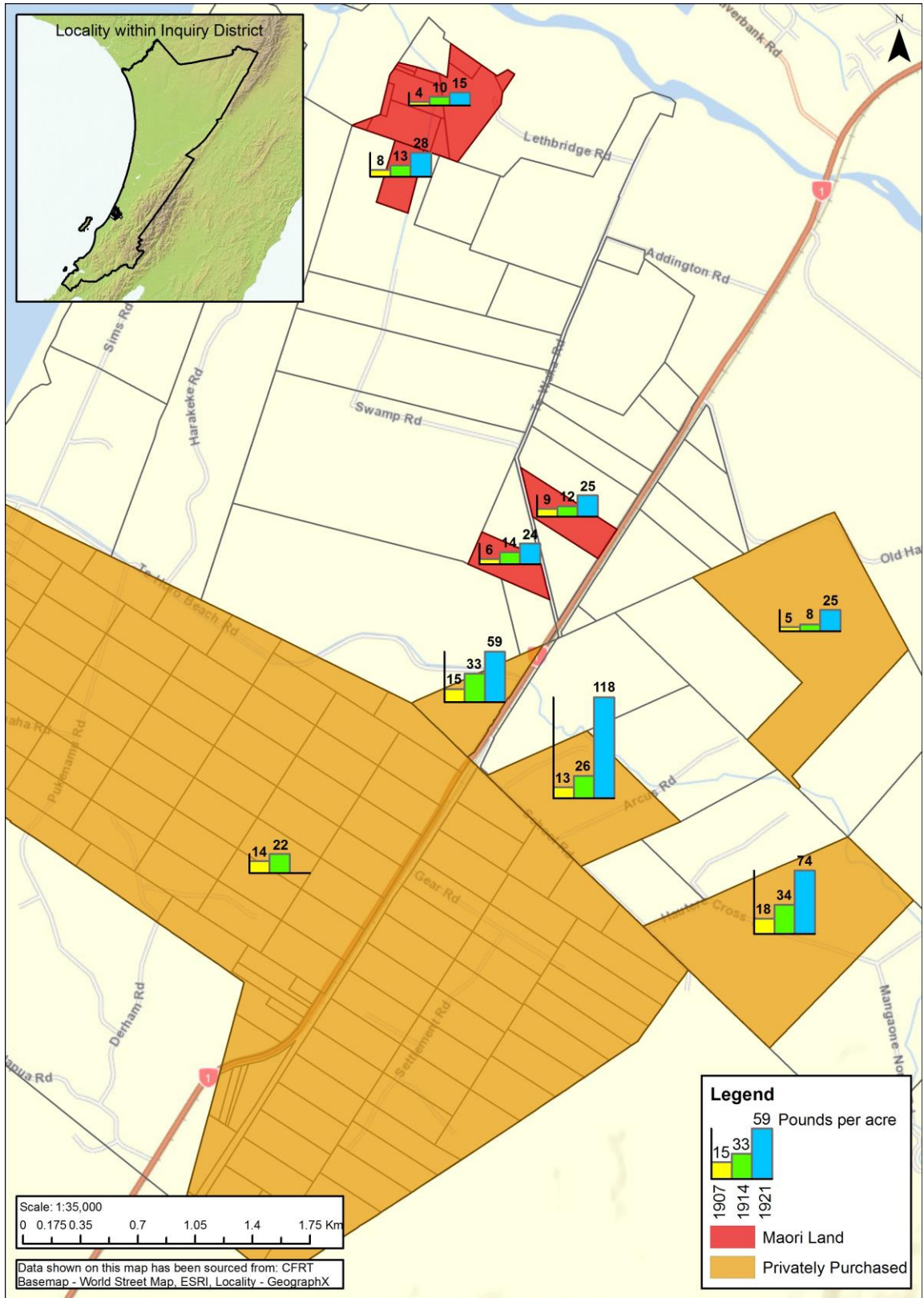
The above map of built structures shows that there are a greater number of Pakeha properties where there are built structures more than £300 in value. In addition, while a couple of the Pakeha examples sit around the £300 mark, others are well above this level. Therefore, as a generalised statement, it can be said that it is on Pakeha land that more, and more valuable, built structures have been built by 1914. When seven further Pakeha properties for which there is good valuation data are considered, it is seen that two do have built structures with one just below the £300 mark. The other five have no built structures although in one case (1A3) the value of land improvements are quite high.

Section	Area (acres)	Original purchase plus any pre-1900 Purchasers: Date: Price or Value (£)	Total Value 1907	Land Value 1907	Imp. Value 1907	Total Value 1914	Land Value 1914	Imp. Value 1914	Buildings & Value by 1914
1A3	122	Bright: 1886: £275 Windley: 1889	1310	886	324	3572	3000	572	-
1A5	50	Bright: 1886: £113 Windley: 1889	974	760	214	1780	1439	341	1 Building, £80
1A8, 3D1s.7A&B	184	Harper: 1903: £150	1550	1335	215	2300	1650	650	1 Dwelling, 4 Sheds, £280
3C5B	19¼	D'Ath: 1913: £329	-	-	-	380	315	65	-
3D1s.5A	15½	Howell: 1909: £182	182	152	30	190	150	40	-
3D1s.5B1	7¾	Howell: 1912: £78	-	-	-	110	76	34	-
3D2A	30 ¾	Howell: 1913: £312	-	-	-	394	300	94	-

### Rising Land Prices

Another noteworthy feature of Ngakaroro land over the time period under investigation is the often dramatic rise in the price or value of properties, sometimes within a very short time period. This was noted in the case study of the holding by the Windley family of Ngakaroro 1A2, 1A3 and 1A5. The blocks were sold between 1886 and 1889: 1A2 and 1A3 for £275 and smaller 1A5 for £113. In 1907, the land values of these blocks were £1620 (a 489% increase), £1310 (a 376% increase) and £760 (a 572 % increase) respectively. Land values continued to soar over the following seven years and the value of 1A3 and 1A5 more than doubled with 1A2 not far behind. In 1914, 1A2 had a land value of £3172; 1A3 land was valued at £3000 and 1A5 £1914. The total land value on the three blocks of £14,480 in 1921 indicated that the value of this land almost doubled again between 1914 and 1921.

The following map shows a few examples of land values rising over the period under consideration. Unimproved (land only) values are shown as they provide an underlying constant that differs from the actions of the occupants and the improvements that are put in place. Examples for both Maori and Pakeha lands are shown in the map. The examples have been selected where there are three set of values for 1907, 1914 and 1921 or where there are just two values which show dramatic differences. As the map shows, there are few qualifying examples. This arises from the changes that occur in the way properties are held or reported on in valuation rolls.



Porirua ki Manawatu Inquiry District: **Ngakaroro - Examples of Unimproved (land only) Values 1907, 1914 and 1921**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 011 Map projection: New Zealand Transverse Mercator Date: 29/10/2018

Although land values provide a more constant indicator to consider over time, as the above map shows it is not a constant across a large area. Land values can be affected by features on the block (soil quality, swamp, etc) or by the way in which a district, even a neighbourhood, develops due to location in respect of key infrastructure or the attractiveness of an area (due, for example, to social factors). It is probably presumed that these type of considerations are more evident or prominent in more modern land value scenarios, but the above map suggests that they also featured at an earlier time.

In the map, there seems to be two areas of land values. The first is to the northwest of Te Horo village (where the four pieces of Maori land are located) but also the large 1A9A block to the east of the railway line. For these five blocks, there is some relativity (as well as contrast with other blocks shown in the map). By 1907, these blocks had per acre values between £4 and £9. All of these blocks show increases over subsequent years. By 1914, the land value range is £10 to £14 per acre. By 1921 the range is £15 to £28 per acre. Within the value range there are three pieces of Maori land that are close to each other in values over the three dates - 3H, 3D1s.4 and 3B7C. Only one of these blocks (3H) was leased. The other two blocks, however, show differences. The eastern Pakeha block of 1A9A, shows a low £5 per acre in 1907 and £8 per acre in 1914. By 1921, however, it has caught up with the three Maori blocks noted above and has a £25 per acre value. The small 3C block in the north of Ngakaroro have a different experience. These have the lowest value in 1907 (£4 per acre) the second lowest in 1914 and do not rise higher than £15 per acre in 1921. Despite this group of blocks having a lower value than other to the south (see below), the rise in value is still evident with almost all blocks rising three to five times in value over an 18-year period.

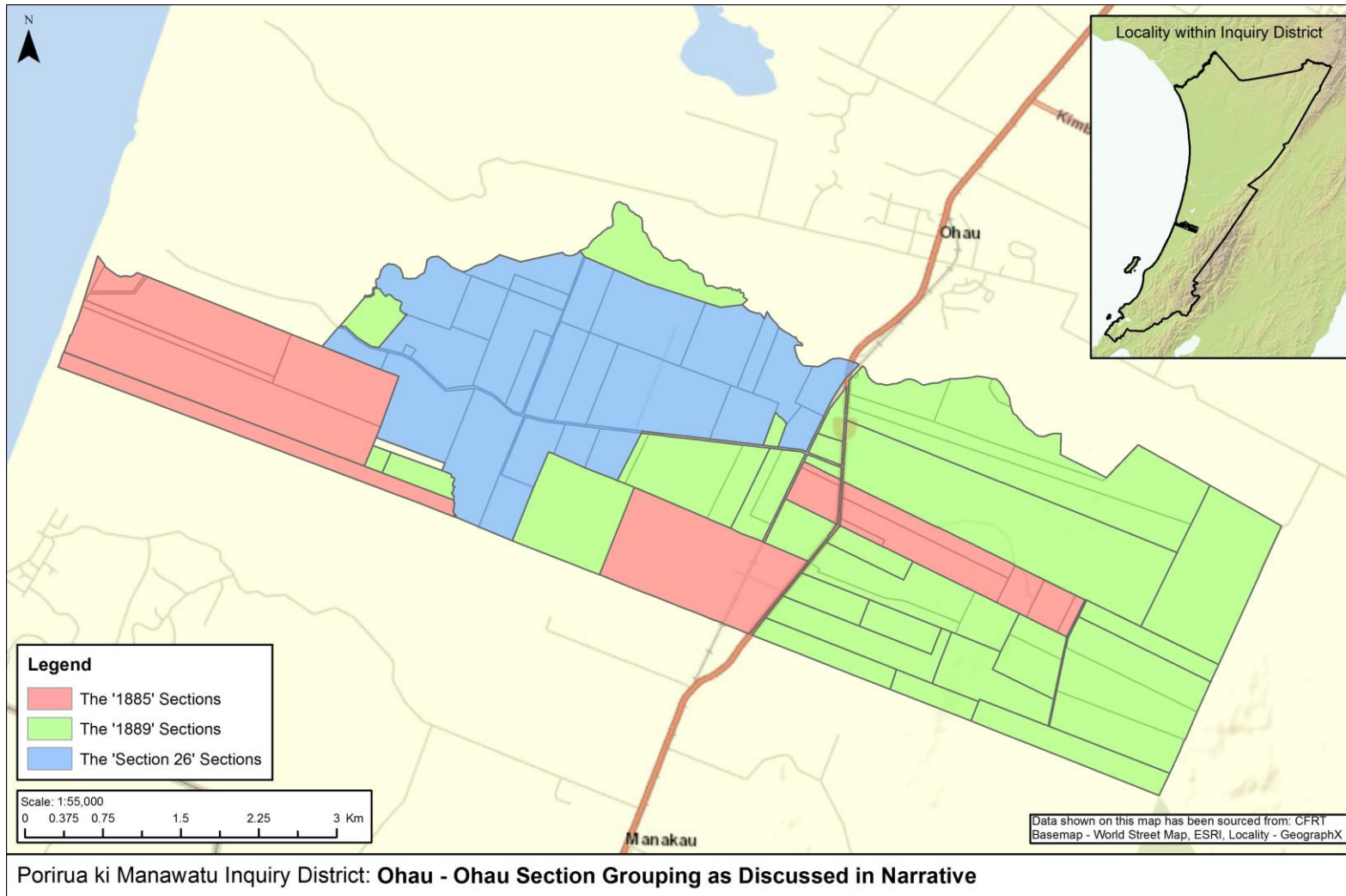
A rise in value as shown by the blocks noted above, while notable, is nowhere near comparison to the experience of the four Pakeha owned blocks to the south. Their ranges over the three time periods are £13 to £18 in 1907, £22 to £34 in 1914 and £59 to £118 in 1921. For two of the blocks, the increase from 1907 to 1921 is a four-time rise in value. For one block it is a nine-time rise in value.



## Ohau

As noted in Part I and III of this report the Ohau blocks were created out of the 1873 hearings of the Manawatu Kukutauaki block and were originally known as Manawatu Kukutauaki No.6. The area for the block grouping was just over 14,764 acres. The land area of the Ohau blocks extended from the coast to the mountains. Three Ohau parent blocks were established when title was awarded. The No.2 block was the eastern block that extended into the mountains. The significantly smaller No.1 block of 750 acres, was a coastal block that was situated on the northern bank of the Ohau River. The originally estimated 6,799-acre No.3 block also began at the coast, situated on the southern bank of the Ohau River, and extended eastward until it joined the No.2 block. The state highway north and railway line would run through the middle of this block. The earliest actions in respect of Ohau took the form of Crown purchasing which occurred soon after title was awarded. It was the eastern hilly and mountainous No.2 block (6,361¼ acres or 43.1% of the total area of the block grouping) that was completely acquired by the Crown in 1878 and eventually transferred to the Wellington-Manawatu Railway Company. In 1876, the Railway Company had also been awarded a railway reserve through Ohau of almost 16 acres (recorded as 3D). For the land occupation and utilisation study, it is Ohau 3 only that will be considered. An overview Ohau No.3's title history following the ending of Crown purchasing and prior to 1900 is as follows:

- 1885: four sections (3A1, 3A2, 3B, 3C), totalling 1,620 acres, were cut off leaving a residual block of 5,279 acres.
- 1889: the residual block, which had been held by 85 owners in 1885 was soon partitioned and 27 subdivisions were created. Only four sections were under 20 acres. 11 of the sections were between 40 and 100 acres, seven were 100 to 200 acres in area, and four were between 300 and 600 acres. One section of 1,807 acres remained (section 26)
- 1891: The large Section 26 was further subdivided into 21 lots.
- 1900: Partitioning of land continued during the 1890s with 11 further rounds of subdivisions taking place. By 1900, 77 blocks had come into existence in Ohau No.3:



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 042 Map projection: New Zealand Transverse Mercator

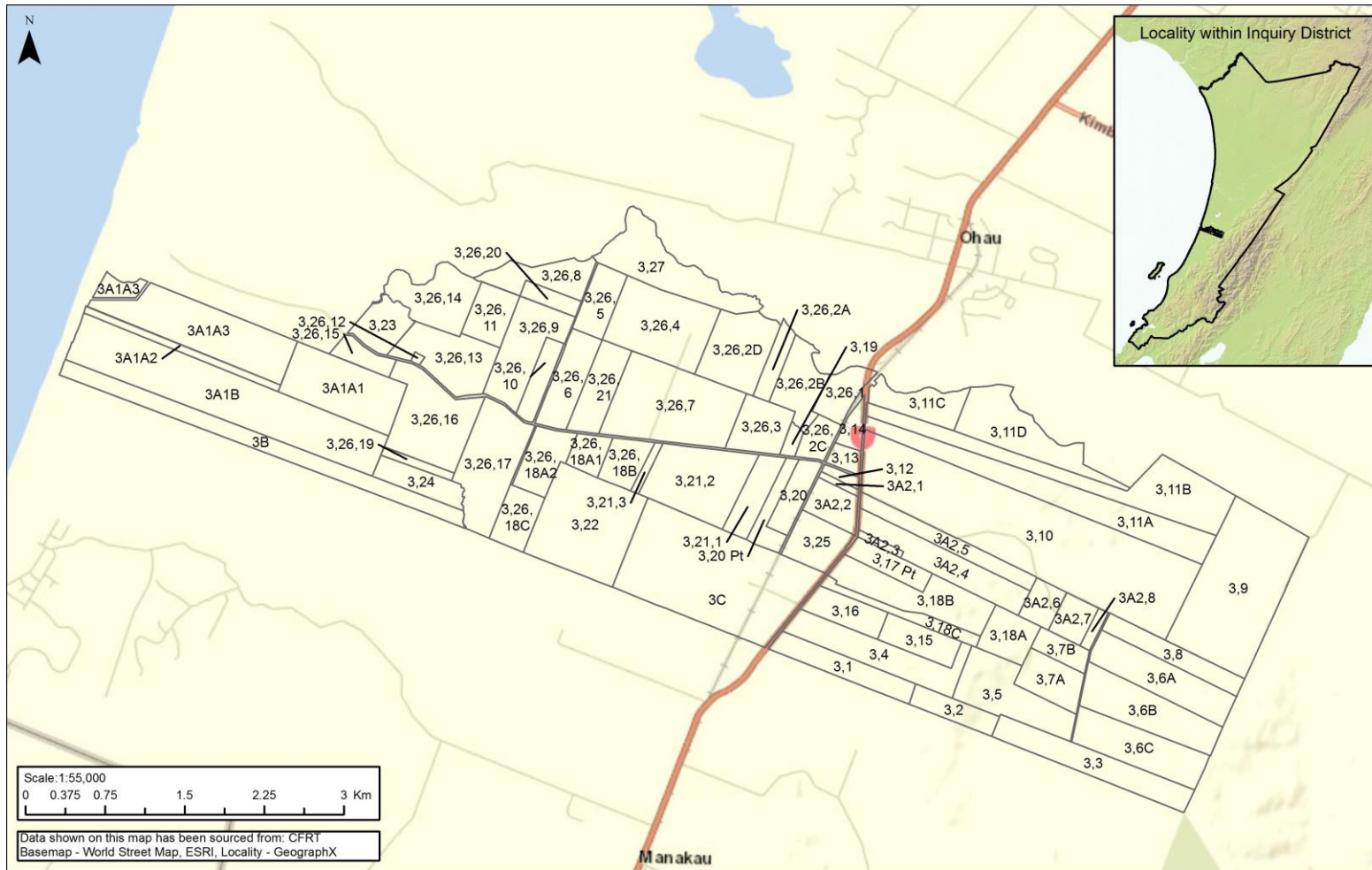
Date: 30/10/2018

**MAP 165**

Prior to 1900, nine of the 26 blocks that came into existence in 1889 either partly or fully sold. The total area sold was just over 1,045 acres - 30.1% of the total area of the 1889 sections other than s.26 (ie 3,472 acres) leaving a residue of 2,427 acres. Of the 26 sections, 11 wholly or partly, went under lease. The leased sections totalled 1,881 acres - just over 54% of the land area within these sections. Of the 11 sections that went under lease, four were sold before 1900.

On 13 November 1891, the s.26 block was partitioned into 21 sections. As with the 1889 subdivision the primary result of this partition was the creation of sole-owned landholdings. Of the 21 sections, 13 were held by single owners. A further four were held by two or three owners only. Also, as with the 1889 sections, few of the s.26 subdivisions were very small. In a few cases, the owners of s.26 sections also had interests in the 1889 sections. For most, however, their interests in s.26 sections appear to represent their only sections in Ohau 3. Of the 21 sections created in 1891, with a total area of 1,807 acres, 12 sections, wholly or partly, went under lease. The leased sections totalled almost 870 acres - 48% of the land area within these sections. On the other hand, prior to 1900, four of the 21 s.26 blocks that came into existence in 1891 either partly or fully sold. These sales involved around 353 acres - 19.5% of the block - going out of Maori title.

The following maps record the situation of the Ohau blocks by 1900. The first map provides the names of all the Ohau sections as at 1900 and the second map records whether they were under Maori title or had been purchased by private Europeans and which blocks, when they had been under Maori title, had been under lease at some time before 1900.

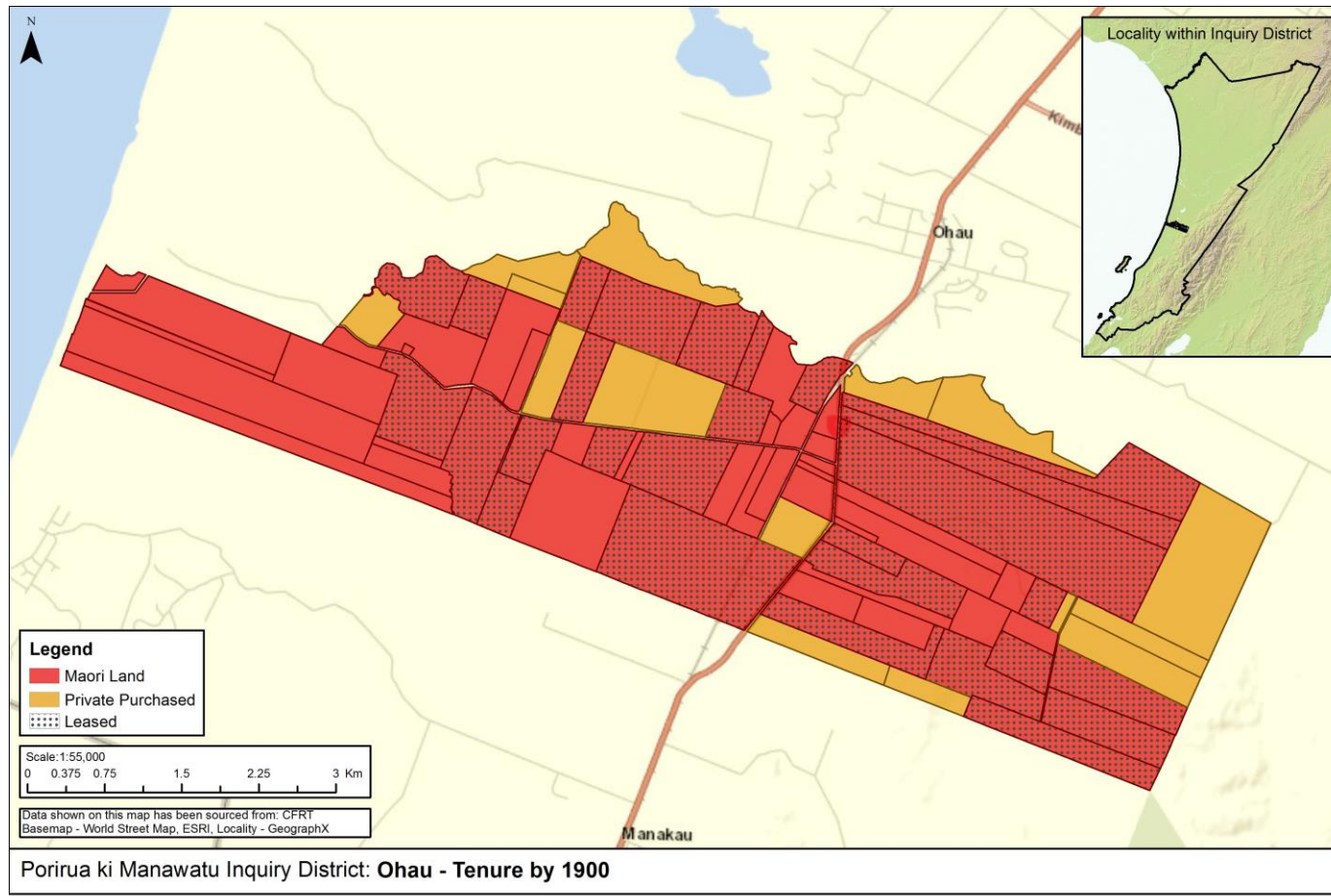


Porirua ki Manawatu Inquiry District: Ohau - Block Appellation (1900)

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 005 Map projection: New Zealand Transverse Mercator

Date: 29/10/2018

**MAP 166**



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 035 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

## MAP 167

The following summarises the experience of the three block groupings in the decade after 1900:

- '1885' Sections: Title barely changed over the period 1900 to 1909. In the period from 1900 to 1908, just four leases came into existence among the 1885 sections. Of the 1,620-acre estate, the four leases accounted for just under 237 acres. There were no land sales prior to 1909.
- '1889' Sections: title changed little as there were no further subdivisions among the '1889' Sections. Land that was already under lease remained this way. In addition, new leases involving 841 acres came into existence. On the other hand, there is only one example of a purchase involving just 50 acres having occurred among the '1889' sections. This sale did not change the title for this block which remained as Maori land. Therefore, by 1909, the '1889' sections remained 2,427 acres in area.
- 's.26' Sections: Over the ten years from 1900 to 1909, there was little additional subdivision among the s.26 sections, and only a handful of new leases. Just five leases involving 425 acres were commenced. In all cases, however, the blocks had already previously been leased before 1900. Aside from leasing, a large number of sales were confirmed in the decade after 1900. A total of 22 transactions took place involving just over 1,090 acres. Half of these transactions were between Maori and therefore the title did not change. The remaining 11 purchases resulted in approximately 775 acres being sold to Europeans. This reducing the total estate from 1454 acres in 1900 to just 679 acres by 1909.

From 1910 to 1918, partitioning of land would continue within Ohau but not to any great degree. Less than ten partitions occurred over this time period. Several of these aimed to cut out individual interests from a larger ownership group. Others appear to be orientated towards separating out whanau interests.

The leasing of land had been an early and long term feature within the Ohau block. In the years after 1910, a handful of new leases with a total area of 712 acres came into being. None

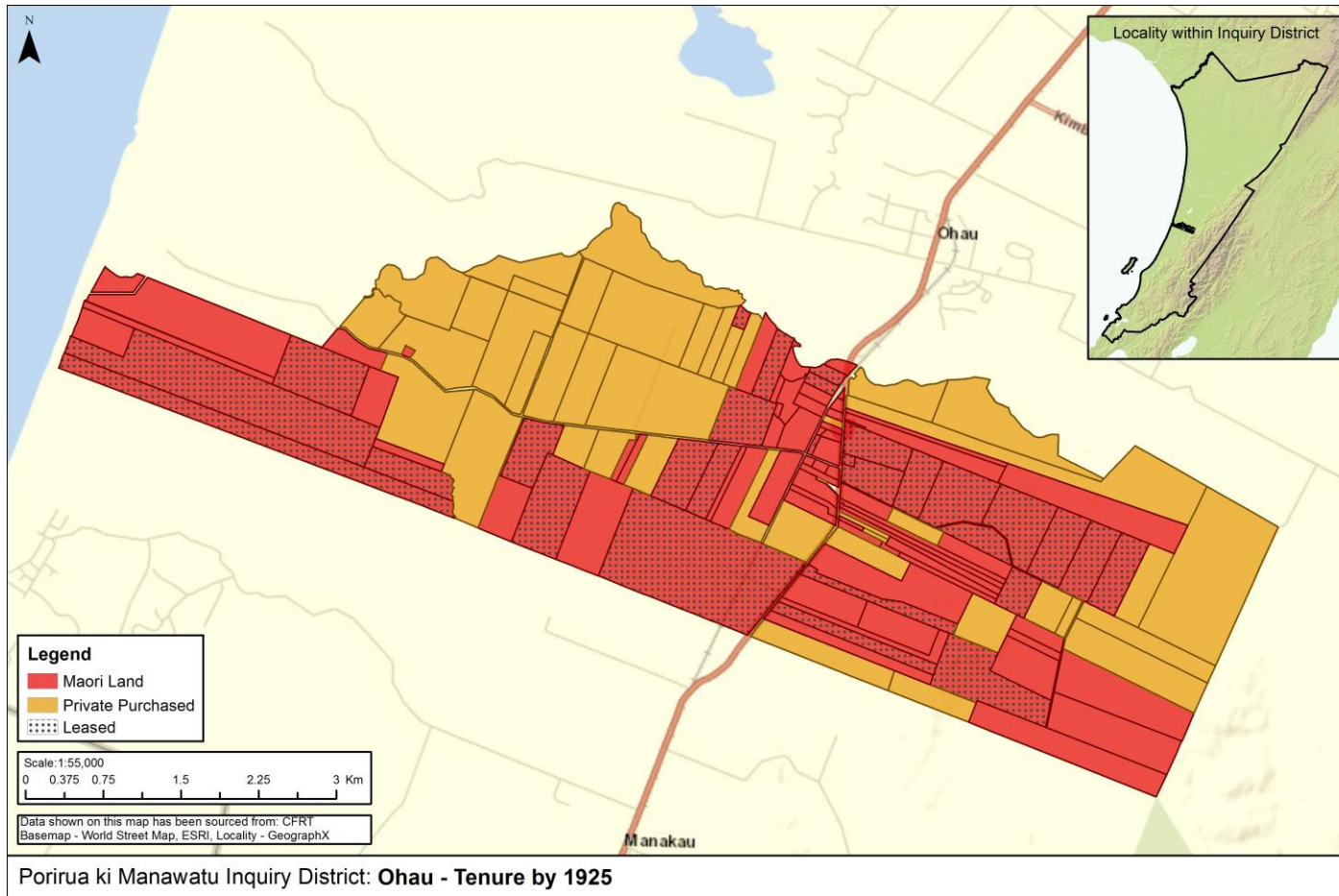
of these involved s.26 sections. As a general observation, many of the lessees were new participants within Ohau. It also appears that almost all of these leases (with the exception of the three s.21 leases of 100 acres) involved lands leased for the first time. Therefore, leasing was spreading further across the block.

Rather than leasing, it was the selling of land that was the more prominent form of land alienation in the years after 1910 with twenty sales having occurred by 1918. The nature of land purchasing changed somewhat. Although Maori to Maori sales still occur, they are much less of a feature than in the previous decade. On the other hand, the purchases by Pakeha that take place have a couple of distinct features. Firstly, a distinct, small group of persons make several purchases during this period. Secondly, most of these purchases are by people who were leasing the land. The 20 purchases that took place involved 1030 acres. Of this, 706 acres went out of Maori title: just 42 acres from the '1885' sections; 258 acres from the '1889' sections; and 406 acres from the 's.26' sections.

The years after 1919 and covering the early 1920s are often viewed as a period where both title and alienation activity drop away usually quite dramatically. For Ohau this was not necessarily the case. Partitions continued at an increased rate from the previous period considered, new leases came into effect and a degree of land sales continued. The leases involved new blocks of land and new lessees. A total of 11 new leases came into existence involving around 407 acres. Similarly, the dozen sales that occurred involved a new group of purchasers is evident, with several of these being the lessees of the lands they are acquiring. A total of 389 acres was involved although 15 acres were sold between Maori and the title did not change. By 1925, the sale that occurred and the final result for Ohau was:

- 66 acres from the '1885' sections reducing the estate to 1,512 acres;
- 267 acres from the '1889' sections leaving 1,902 acres in Maori title; and
- 41 acres from the 's.26' sections reducing the estate to 232 acres;

The following map depicts the situation within Ohou by 1925:



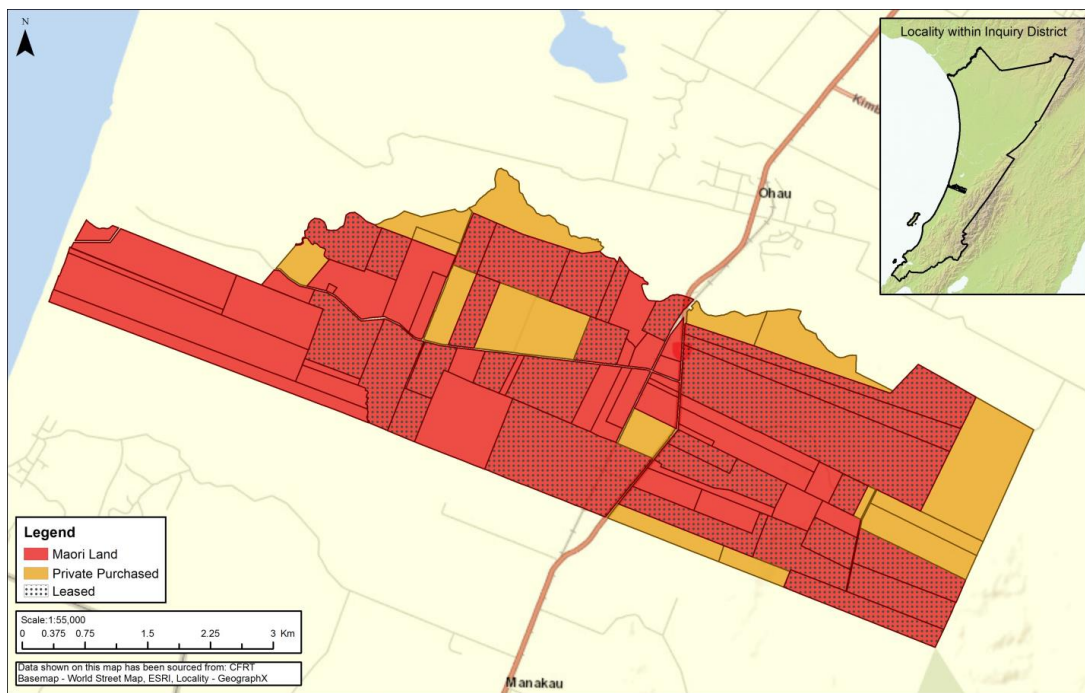
Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 036 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

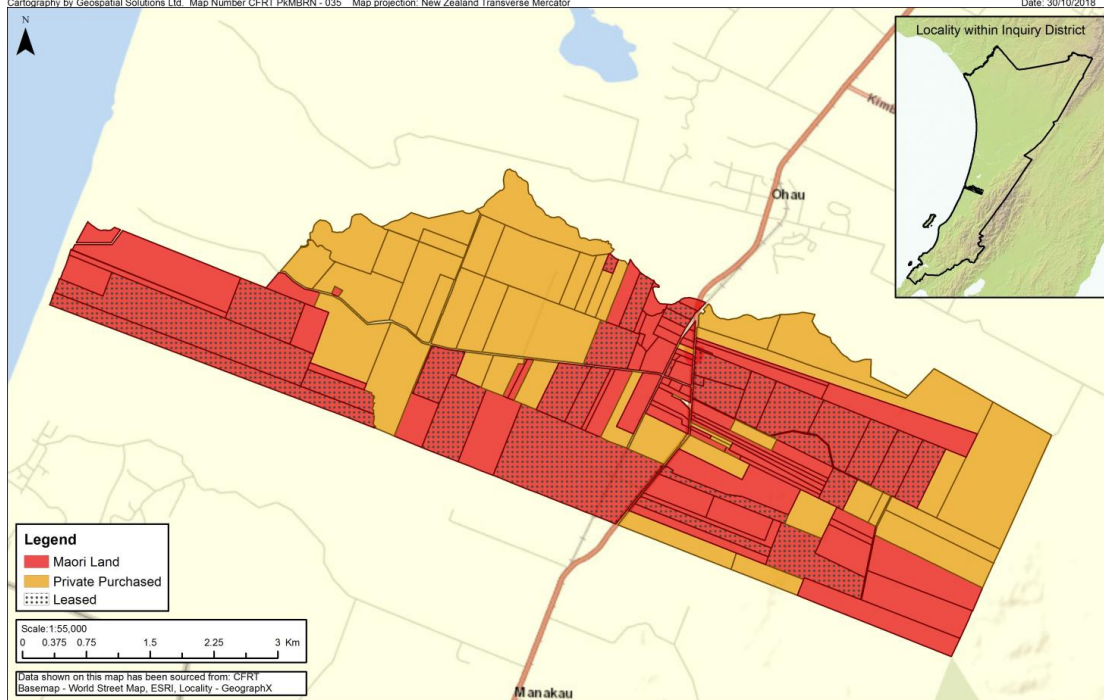
## MAP 168



The following map places the above map alongside that showing the land tenure situation in Ohau as at 1900 to give a clear depiction of where the purchasing of Maori land between 1900 and 1925 occurred.

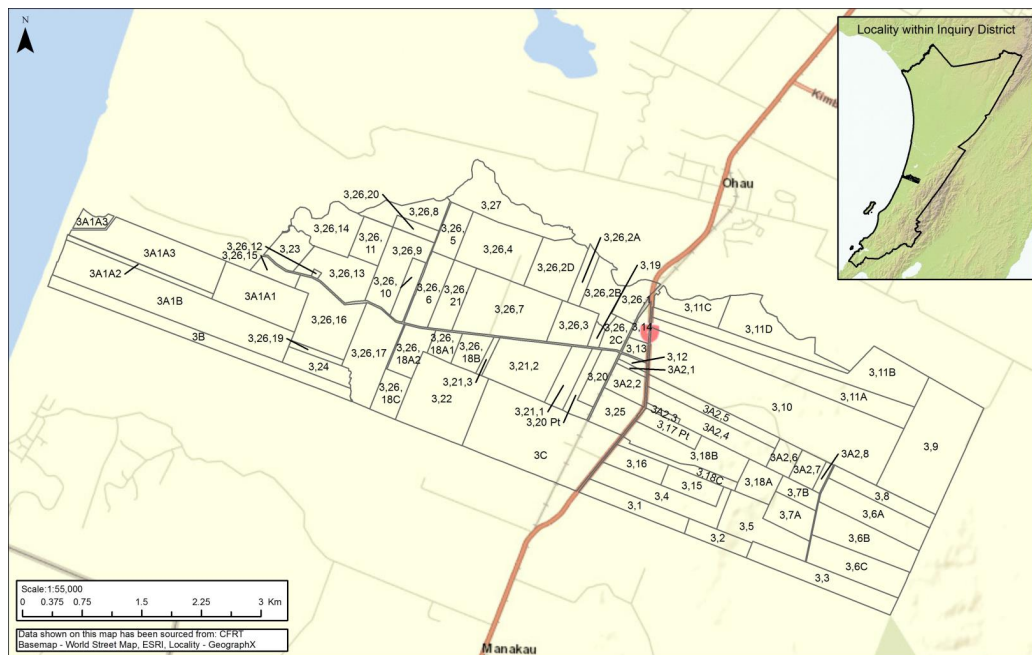


Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 035 Map projection: New Zealand Transverse Mercator Date: 30/10/2018



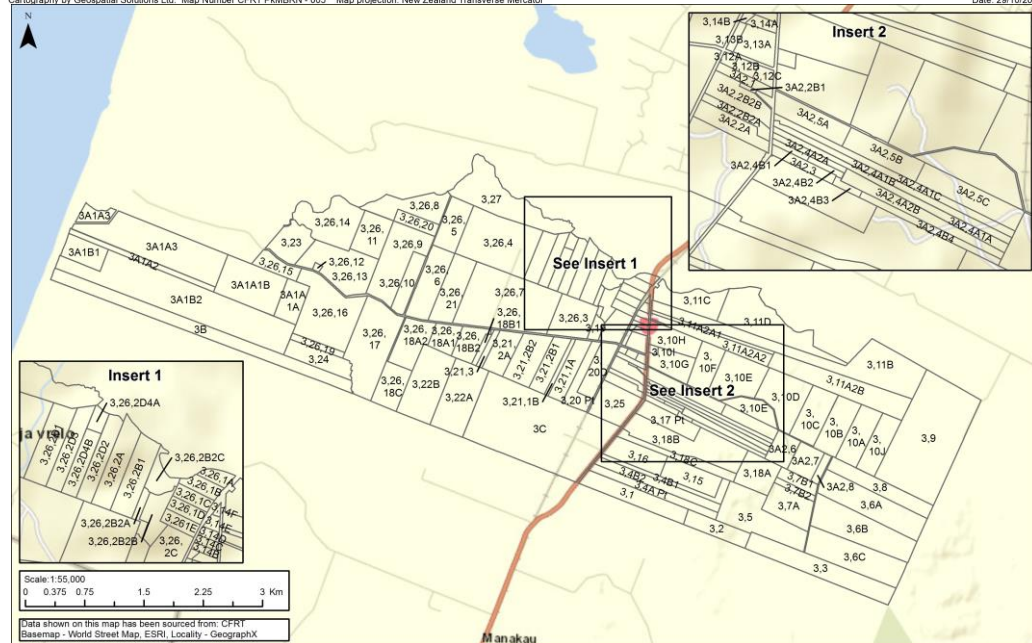
Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 036 Map projection: New Zealand Transverse Mercator Date: 30/10/2018

Aside from the issue of land alienation, the case studies also follow how title had changed within the case study block over the period through to 1925. The following map shows subdivisions within Ohau by 1900 and 1925. Compared with other blocks, there is comparatively little subdivision after 1900.



Porirua ki Manawatu Inquiry District: Ohau - Block Appellation (1900)

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 005 Map projection: New Zealand Transverse Mercator Date: 29/10/2018



Porirua ki Manawatu Inquiry District: Ohau - Block Appellation (1925)

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 026 Map projection: New Zealand Transverse Mercator Date: 31/10/2018

## *Themes*

Having summarised the narrative associated with Ohau and having looked at key case studies for Pakeha and Maori occupation on the block, other themes can also be considered.

### Pakeha Land Occupation

There are several Pakeha who are fairly prominent in the Ohau block from the 1890s and well into the period under consideration. These persons occupy a number of blocks, both leased and purchased, which in total account for several hundred acres.

- George Gower: In the early 1900s, in partnership with Wilson, Gower occupied through lease 77 acres of the 3C block. He also occupied alone 125 acres of 3A1A1 block, (the lease of which he took over from Stevens). In 1906, Gower also took over the Stevens' leases in 3s.26lt16 (128 acres) and 3s.26lt17 (142 acres). By 1910, he had purchased both blocks and in turn leased them out to Thomas Powles to whom he then sold this land in 1915. Gower was briefly involved with the 60-acre 3s.26lt3 which he leased from 1906 to 1913 before transferring the lease on to others.
- Edward Thomas Costello: As at 1900, Costello occupied (through lease) the 33 acres of 3A2s.7 (and possibly another 31 acres of 3A2s.6). He also leased s.3 (112a.) & s.6B (121 acres) initially with partner John William Swainson in 1897. When he first took up the leases, Costello immediately raised a mortgage with the Wellington Trust Loan and Investment Company Ltd. When he gained sole possession of the leases, on 3 May 1902, Costello raised another mortgage against the lease from Thomas Henry Gordon Lloyd. In addition, Costello acquired the 111-acre s.6A in 1895 and the 65-acre s.8 by 1900. By 1907, Costello had given up the 3A2s.7 but retained his other lands although much of both his leased and purchased land was occupied by Henry Saint. The purchased lands of Costello were retained and leased to Saint right through the case-study period.

- Henry Saint: As indicated above, Saint had a close relationship with Edward Costello. He leased the 111 acres Costello had purchased in 1895 (3s.6a) and the 65 acres Costello owned of s.8. Saint sub-leased 233 acres (s.3 & s.6B) that Costello was leasing from owners. In addition, Saint leased 3s.26lt1 of 40 acres directly from owners. He leased the 150-acre s.27 from initial owner O'Rourke and then the subsequent owner Joseph Death until 1913. Saint also purchased land such as the 61-acre 3s.26lt8 and the 21-acre 3s.26lt20 in 1906 from Mary Jillett both of which he held until 1920. In 1906, Saint purchased the 3s.26lt4 block of 81 acres which he held through into the 1920s. In 1921, Saint also purchased a part of 3s.26lt16 (128 acres). Saint's sons also occupied by lease the 140-acre 3A1A1 block by 1921 and acquired 39 acres of this block in 1925.
- Thomas Hilliard: From 1896, Hilliard leased 3s.20 (74 acres). On 29 August 1899, Hilliard raised a mortgage from James Charlton Fly against the lease. He leased this block through to 1917 when he purchased 35 acres of it and continued to lease the remaining 39 acres until 1920. Hilliard had varying interests in other blocks. By 1907, he had taken over Costello's lease of 3A2s.6 & 7 which he held for just a few years before Costello purchased the block (63 acres). In 1909, Hilliard took over Stevens' lease of the 50-acre 3s.26lt18C. He then had purchased the block by 1911. From 1912, Hilliard leased the land to Nicholson through to at least 1923. By 1925 Hilliard was still holding this block.
- William and Mary Jillett: this couple held a collection of variously size block through various tenures for various periods. Some land was purchased. In 1893 William Jillett, recorded as a farmer of Porirua, purchased the 50-acre 3s.23 off Frederick Bright. On 22 February 1897 he raised a mortgage on this block with the Bank of New South Wales. Jillett only held this land till 1905. Other properties were held under lease. William Jillett leased 250 acres of the 550-acre 3s.10 from 1891 to 1910. William was also the lessee of the 50-acre 3s.26lt18 from 1892 to 1902. William Jillett leased the 61-acre 3s.26lt8 until 1897 when the block was purchased by Mary. Mary Jillett raised two mortgages one by 27 August 1900 with The Bank of New South Wales and the other 28 June 1904 with The National Mutual Life Association Ltd. By 3 February

1906, Mary Jane Jillett then transferred the block to Henry Saint. In 1895 Mary Jillett also purchased the 21-acre 3s.26lt20 which she included in the mortgages she raised in 1904 and 1906 over lot.8. She also sold this land in 1905 to Saint. In addition, Mary Jillett was the registered lessee from 1895 of the 27-acre 3s.26lt2A which she retained through to 1907. In addition, 3s.26lt2D (102 acres) was leased by Mary from 1896 to 1907 after which the block was purchased by Herbert Jillett. He in turn leased the block to Frederick and then Catherine Hall and sold the block to Archibald Hall in 1911. Other blocks were lease by Mary Jillett: 3s.26lt3 (60 acres) leased from 1896 to 1903 and 3s.26lt5 (49 acres) leased from 1896 to 1900.

- D'Ath: also known as the Death family, are landholders in several other case study blocks, and were also briefly involved in Ohau land. In 1904, Ossian Death purchased 3s.26lt5 and 3s.26lt6 (119 acres in total) from the original purchaser O'Rourke, and held the land until 1918. This also applied to s.27 (150 acres). When Death purchased all of these lands from O'Rourke, he raised a mortgage on the land in January 1905 with the Bank of Australia. In the meantime, Joseph Death had, by 1909, acquired 3s.26lt9 (107 acres) and 3s.26lt10 (35 acres) which he also held till 1918.

Some Pakeha purchasers and occupiers had a more prominent role in an earlier period only.

- Kebbell: Before 1900, Kebbell acquired 112 acres freehold (3s.1 & 3s.2) and leased a further 112 acres (3s.5). In all cases these blocks were not in his possession after 1900.
- Digby Hancock Jenkins: leased and raised a mortgage on the 142-acre 3s.26s.17 on 8 March 1894. Jenkins also leased s.26 Lot4 (150 acres) over which he raised a mortgage in 1900. Also in that year, the lessee of s.26 Lot21 transferred the lease to Digby Hancock Jenkins. On 25 May 1900, Digby Hancock Jenkins raised a mortgage with the Equitable Building and Investment Company.
- Jeremiah Hurley: Initially, from 1891, Hurley who was a sheepfarmer, leased the 112 acres of s.1 and s.2. In 1896, he purchased the land which he then held until 1907.

Instead it was the 57-acre 3s.25 block that Hurley retained long-term. He acquired this block by purchase in 1890 and held it through into the 1920s

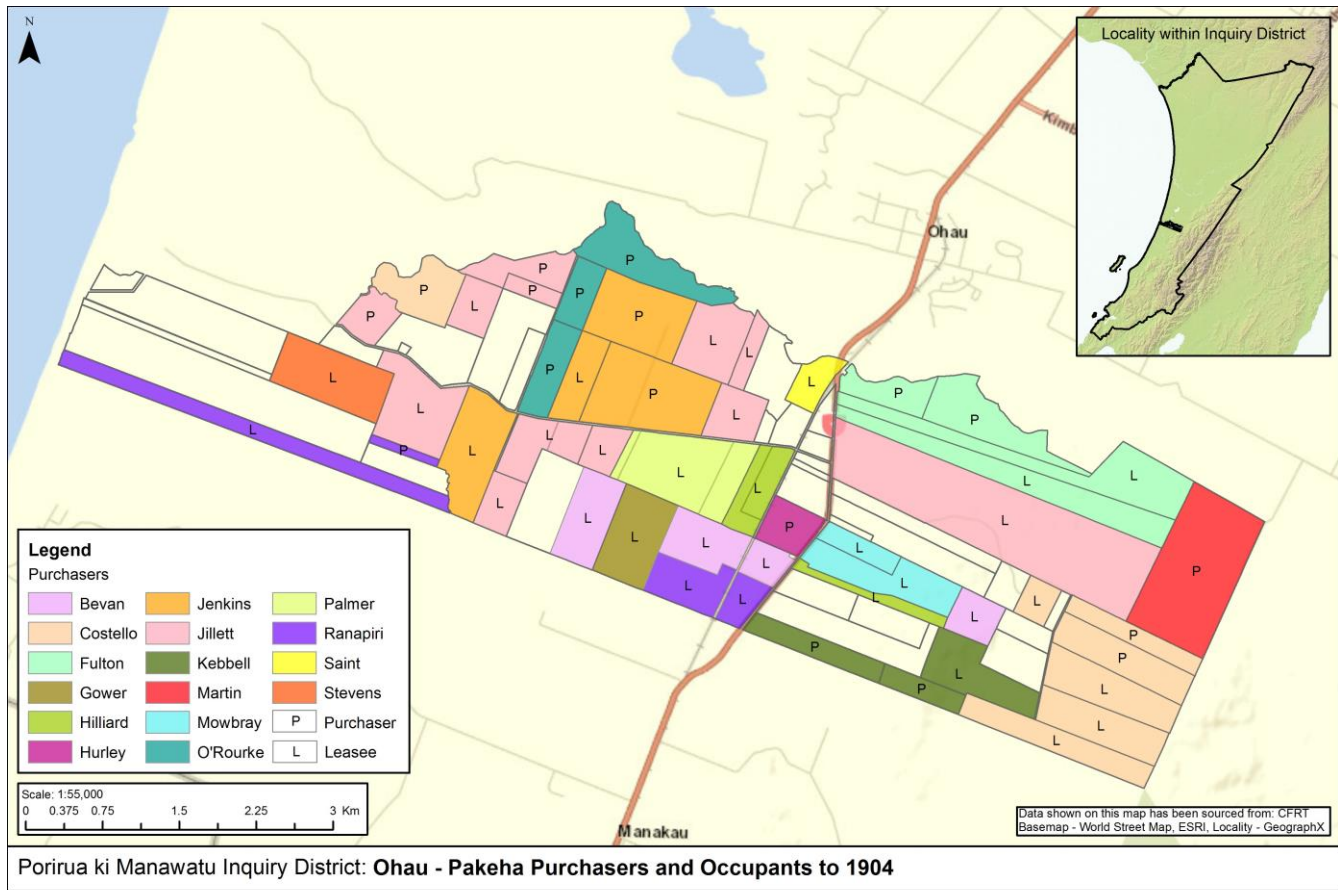
- Timothy O'Rourke purchased the 150-acre s.27 in 1893. He leased the block to the sheepfarmer Henry Saint until he onsold the block to Ossian Death in 1903. On 25 January 1898, O'Rourke had raised a mortgage on the land with the Bank of Australasia. O'Rourke was also briefly the owner of 3s.26lt5 (49 acres) which he purchased in 1904 and onsold in the same year. He had also purchased the neighbouring 3s.26lt6 (71 acres) in 1897 which he then onsold in 1903. Previous to this, he had provided the owners with a mortgage over the block.

There are also examples of persons occupying single, or several blocks of small acreage, but holding them for a comparatively long period.

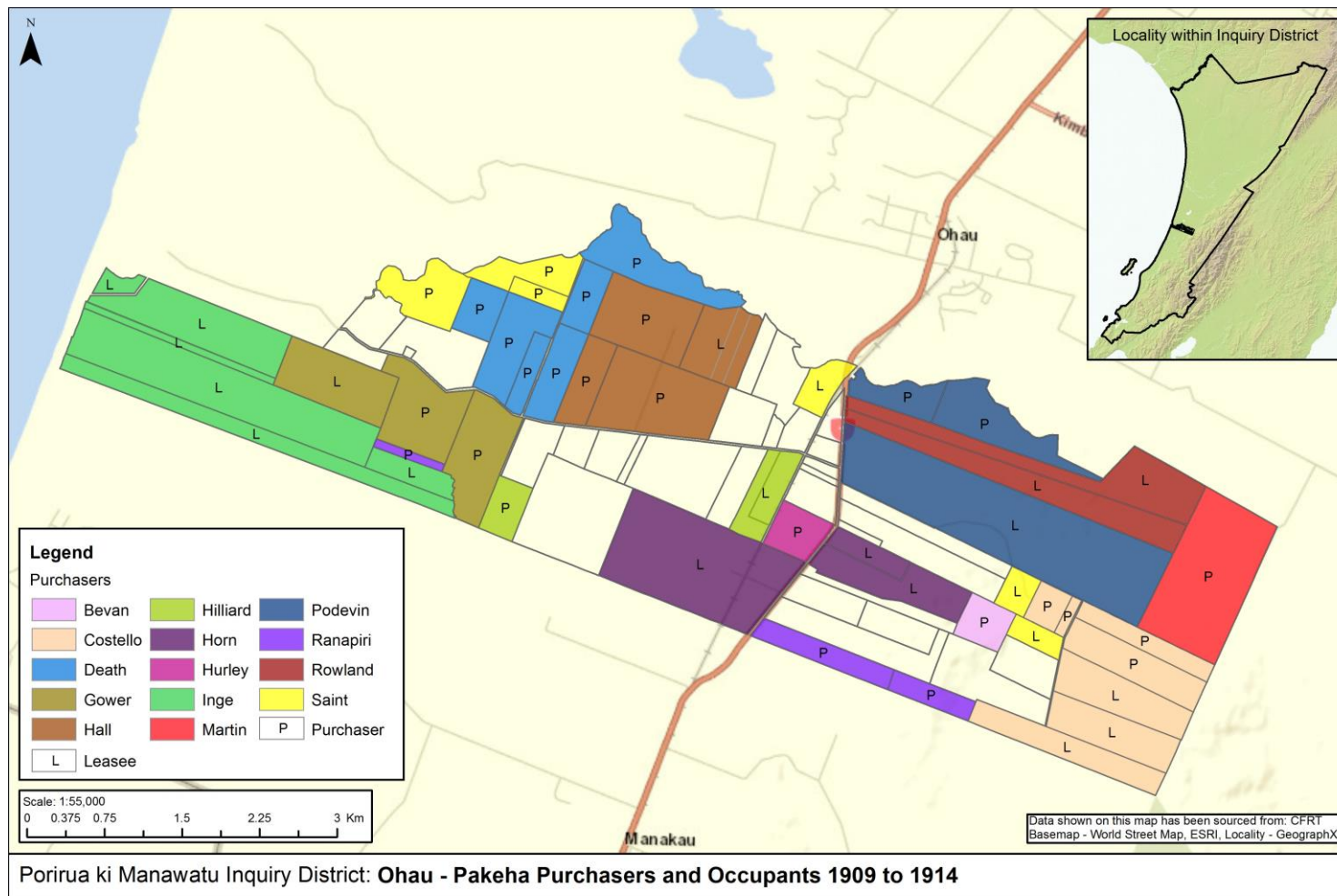
- John Romana: was in occupation of the 63-acre 3A2s.5 block at least from 1907 and at least through to 1921.

In other cases, occupiers held a single block that was of a size that was comparatively large when compared with other estates.

- P.F. Drake: leased 117 acres of the 550-acre 3s.10 from 1904 to 1910.
- R.B. Martin: acquired the 300-acre s.9 in 1890. He held the land at least until 1914. From 1907 there is evidence that he leased out the block as two separate properties to Charles Read and Alfred Webb.
- James Fulton: leased the 565-acre 3s.11 in 1890 acquiring 200 acres by 1898. Evidence is that he held both his leased and purchased interests until 1907.
- Podevin and Skerman took over leases of the 550-acre 3s.10 from 1910 through to 1921. They also purchased 200 acres of 3s.11 from Fulton



MAP 171



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 038 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

## MAP 172

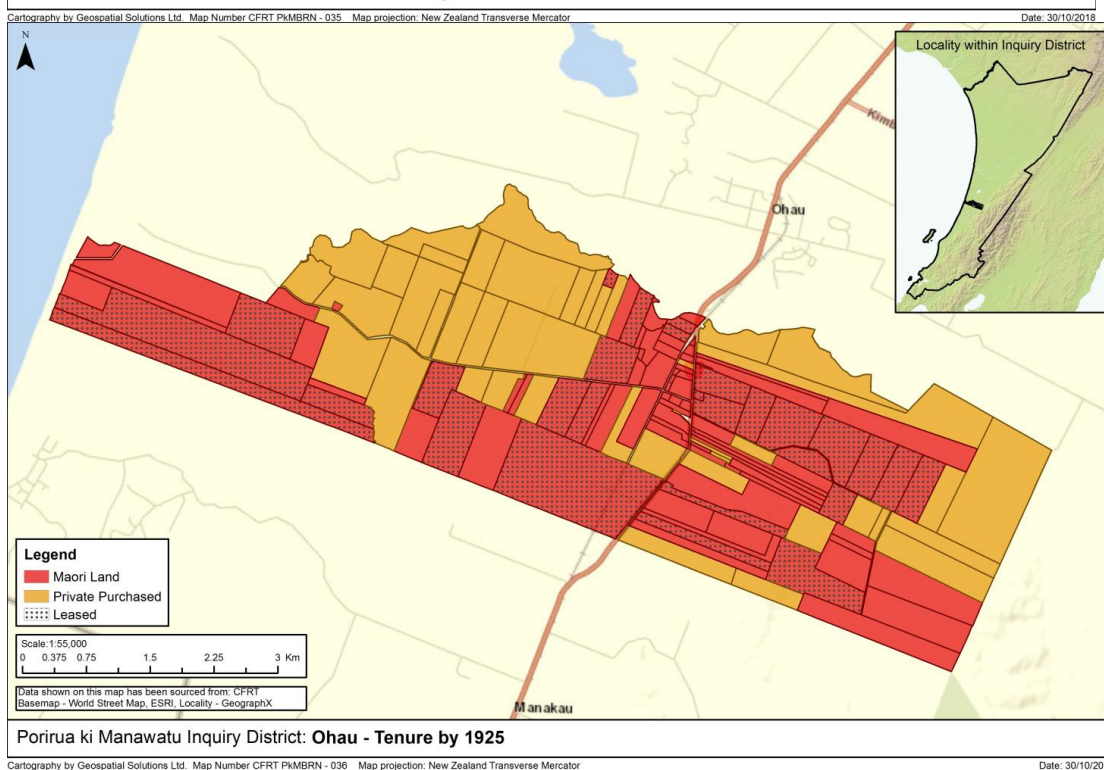
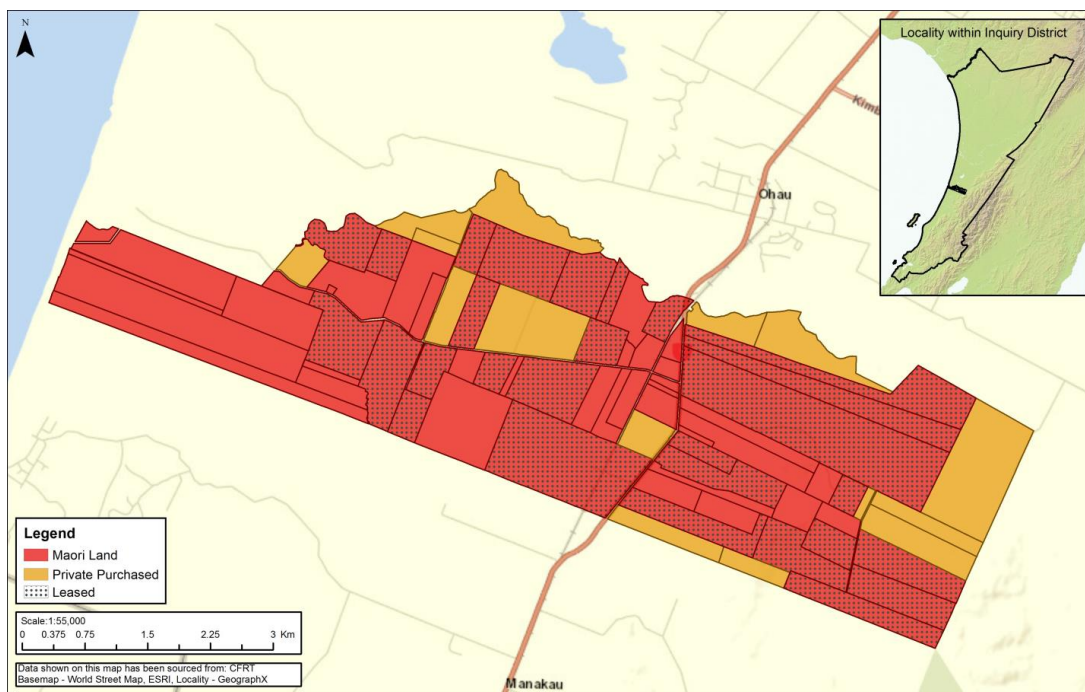


## Leasing Analysis

The leasing of land was an important feature of land use and occupation in Ohau by 1900 and, over the period under consideration through to 1925, leasing increased its impact. The experience of leasing, however, varied between the three groupings of blocks:

- '1885' sections (1,620 a.): none of these sections were leased before 1900. In the period from 1900 to 1908, just four leases involving 237 acres came into existence among the 1885 sections. From 1910 to 1918, three new leases involving 460 acres were initiated. By 1925 just one further block of 8 acres was leased.
- '1889' sections (3,472 a.): by 1900, of the 26 sections in this grouping, (ie excluding s.26), with a total area of acres, eleven sections were leased. The leased sections totalled 1,881 acres - just over 54% of the land area within these sections. Adding together the rentals that are known of, the leasing was generating an annual income of £324. Of the 11 sections that went under lease, four were sold before 1900. In none of these cases was the purchaser of the land the person who was leasing the land. In the period from 1900 to 1908, new leases for new blocks involving 841 acres came into existence. From 1910 to 1918, five new leases were initiated but these involved only 252 acres. By 1925, six more leases involving 189 acres were initiated.
- 's.26' sections (1,807 a.): this grouping experienced a significant degree of leasing before 1900. Of the 21 sections created in 1891, 12 sections, wholly or partly, went under lease. The leased sections totalled almost 870 acres - 48% of the land area within these sections. Adding together the rentals that are known of, the leasing was generating an annual income of just over £220. Over the ten years from 1900 to 1909, just five leases involving 425 acres were commenced. In all cases, however, the blocks had already previously been leased before 1900. From 1910 to 1918, no new leases were initiated a not surprising result considering the dwindling area of Maori land in this grouping with just 273 acres remaining. By 1925, four more leases involving 206 acres were initiated.

The tenure maps for 1900 and 1925 shows the prevalence of leasing within the Ohau block.



With leasing being of importance early on in the history of Ohau, analysis is useful to ascertain what the owners of the land earned from having their land under lease.

### '1889' Sections

Using the known ownership list as at 1889, the number of beneficiaries of this rental was 24 persons. The following table shows the leases, the known lessors and the rental per acre.

Block	Start Date	a.	r.	p.	Lessor	Rental per annum	Rental per acre
3s.1 & 2	9/06/1892	112	2	0	Hana Keremihana or Witana (f)	£8	1/6
3s.3	21/04/1892	112	2	12	Te Waea Witana, Te Pae Witana (f) (eq)	£11.5.0	2/-
3s.5	28/12/1894	112	2	0	Unaiki Keremihana (f) of Bulls	£14.1.3	2/6
3s.6B	19/10/1893	80	3	16	Apia Mikaera (f)(55/2/30), Mere Mikaera (f)(65/2/14)	£11	2/9
3s.6C	21/04/1892	111	0	0	Pita Kereimihana (m)	£12	2/1
3s.7A	c.1893	37	3	37	Arapata Natana, Manuriki Natana (m)(16yr), Natana Te Hiwi (19/0/00),	£60	£1/11/-
3s.10 pt	17/10/1891	250	0	0	Wehipeihana Taharape, Hare Hemi Taharape	£31.5.0	2/6
3s.11	5/07/1890	565	0	0	Roha Koroniria (146/3/20), Ripera Waretini Koronina (139/1/20), Herani Mohi Koronina (139/1/20), Marara Koronina (139/1/20)	£69	2/6
3s.20	5/05/1896	34	2	31	Roha Wehipeihana		
3s.21 (pt)	c.1894	160	0	0	Atarea Rota Tauhe, Netahio Tauhe, (equal)	£96	12/-
3s.27	3/10/1891	150	0	0	Hipora Papaka, Iwi Eruera (7yrs), Eruera Tawhiroa (14yrs), Hema Ropata, Katarina te Puke	£22.10.0	3/-

It is to be remembered that nominally, owners were awarded interests in land block on a customary basis that either reflected their position in a customary society or their use and occupation rights. Once they were holders of a title, however, they held these under a Pakeha

title system and, ostensibly, within a Pakeha land market. With this in mind, there are several comments that can be made about the above table:

- the rental supposedly represents what the market was prepared to pay for the land which in turn reflects the value of the land. Most of the rentals above, reflect a per acre rental value of between 2/- and 3/- per acre. There is one example where the rental being paid, at 1/6 per acre, was somewhat less than other rentals. Of greater significance are two examples where the rental paid was significantly higher than the other rentals with 12/- per acre being paid for the part of s.21 that was being rented and £1/11 per acre being paid for 7A. The reasons for these higher rentals are not revealed by the available data.
- although, the allocation of land in terms of location and the amount of land received depended on customary considerations, the result is variance in the landed estate held. As indicated above, in two cases five owners received a greatly higher per-acre rental than others. The table also shows that varied acreage of interests also shaped how well people did out of leasing in the amount of rental they received.

It would be useful to compare the rentals with valuations to gain an idea as to how they compared. Most of the leases were initiated before 1894. An examination of available county valuations records reveals rolls that are preliminary in nature and apparently not complete. It seems that the rolls become more complete from 1893 and by 1900 when responsibilities for land valuation were being administered by a central government agency.<sup>95</sup> Even then, however, not all properties can be located. Without a reliable set of valuations dating from the beginning of most leases, the next best available measures are later valuations which are available.

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<sup>95</sup> 'Valuation of Land Act', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand URL: <http://www.TeAra.govt.nz/en/1966/land-valuation/page-2> & /page-3 (accessed 21 Jan 2018)

Block	Start Date	a.	r.	p.	Rental (per annum)	Rental per acre	Value 1893/94 <sup>96</sup> to 1896/97 <sup>97</sup>	Estimated Rental based on valuations from 1893 to 1897 <sup>98</sup>	Estimated Rental based on valuations (total per annum)	Value 1898/99 <sup>99</sup> to 1900/01 <sup>100</sup>	Estimated Rental based on valuations from 1898 to 1901 <sup>1</sup>	Estimated Rental based on valuations from 1898 to 1901 <sup>1</sup>
3s.1 & 2	9/06/1892	112	2	0	£8 p.a.	1/6	£450 <sup>101</sup>	4/-	£22/10	-	-	-
3s.3	21/04/1892	112	2	12	£11.5.0	2/-	£336 <sup>102</sup>	3/-	£16/16	£1098 <sup>103</sup>	9/9	£54/18
3s.5	28/12/1894	112	2	0	£14.1.3	2/6	£252 <sup>104</sup>	2/3	£12/12	£596 <sup>105</sup>	2/-	£11/5
3s.6B	19/10/1893	80	3	16	£11	2/9	-	-	-	See s.3	2/-	£8/2
3s.6C	21/04/1892	111	0	0	£12	2/1	-	-	-	See s.3	2/-	£11/2
3s.7A	c.1893	37	3	37	£60	£1/11/-	-	-	-	-	-	-
3s.10 pt	17/10/1891	250	0	0	£31.5.0	2/6	£1594 <sup>106</sup>	6/-	£79/14	£1310 <sup>107</sup>	5/3	£65/10
3s.11	5/07/1890	565	0	0	£69	2/6	-	-	-	£3111 <sup>108</sup>	5/5	£155/11
3s.20	5/05/1896	34	2	31			-	-	-	-	-	-
3s.21 (pt)	c.1894	160	0	0	£96	12/-	-	-	-	-	-	-
3s.27	3/10/1891	150	0	0	£22.10.0	3/-	£893 <sup>109</sup>	6/-	£44/13	£820 <sup>110</sup>	5/5	£41

The available table indicates that for those blocks noted above the middle of the 1890s was a time when land valuations jumped significantly although they remained flat for the rest of the decade. Nevertheless, the mid-1890s jump meant that those owners who had leased their land in the early 1890s had done so at prices that within a few short years were significantly out of step with market values. Only in the case of 3s.5 and 3s.6B & C does it appear that the value did not increase - in fact it dropped a little - and therefore the lease rental remained equitable

<sup>96</sup> See [http://archivescentral.org.nz/horowhenua\\_dc/documents/show/212-horowhenua-county-council-rate-book-all-ridings](http://archivescentral.org.nz/horowhenua_dc/documents/show/212-horowhenua-county-council-rate-book-all-ridings), ie Rate Book 1891-1894, HDC 00037/2/2,

<sup>97</sup> See [http://archivescentral.org.nz/horowhenua\\_dc/documents/show/213-horowhenua-county-council-rate-book-all-ridings](http://archivescentral.org.nz/horowhenua_dc/documents/show/213-horowhenua-county-council-rate-book-all-ridings), ie Rate Book 1896-98, HDC 00037/2/3,

<sup>98</sup> The rental is shown as per acre. It is based on the formula that widely came into use in 1900 - ie 5% of the Capital value

<sup>99</sup> See [http://archivescentral.org.nz/horowhenua\\_dc/documents/show/214-horowhenua-county-council-rate-book-all-ridings](http://archivescentral.org.nz/horowhenua_dc/documents/show/214-horowhenua-county-council-rate-book-all-ridings), ie Rate Book 1898-99, HDC 00037/2/4 & See [http://archivescentral.org.nz/horowhenua\\_dc/documents/show/215-horowhenua-county-council-rate-book-all-ridings](http://archivescentral.org.nz/horowhenua_dc/documents/show/215-horowhenua-county-council-rate-book-all-ridings), ie Rate Book 1899-00, HDC 00037/4/5

<sup>100</sup> See [http://archivescentral.org.nz/horowhenua\\_dc/documents/show/217-horowhenua-county-council-rate-book-all-ridings](http://archivescentral.org.nz/horowhenua_dc/documents/show/217-horowhenua-county-council-rate-book-all-ridings), ie Rate Book 1900-01, HDC 00037/2/6,

<sup>101</sup> 1896/97 p.53

<sup>102</sup> 1893/94 p.86

<sup>103</sup> 1899/1900 p.71 Includes 6B and 6C

<sup>104</sup> 1896/97 p.56

<sup>105</sup> 1899/1900 p.54 Value is derived from doubling information in valuation entry

<sup>106</sup> A valuation of £1000 can be derived in 1893/94 (p.81) if a proportion of 250 acres is taken from the full value of the 550-acre block. The £1594 valuation from 1896/97 specifically relates to the 250 portion of the block. (p.55)

<sup>107</sup> 1899/1900 p.56

<sup>108</sup> 1999/1900 p.49 & 1900/1901 p.64

<sup>109</sup> 1896/97 p.70

<sup>110</sup> 1898/99 p.83 & 1899/1900 p.73

in that it reflected market value. For most of the other leases the land value had at least doubled by 1896 meaning that, on paper at least, the owners were being paid only half the value of their land. Even where values then declined a bit by 1900, they were still double the value at which the land had been leased. In one case, 3s.3, the value had increased just 50% by 1893 and the gap was not too wide. By 1899, however, the value of the land was four times greater than the value under which rental had been set.

To deal with the possibility of rentals not keeping up with value, a lease often will feature a rent review period. Of the 11 leases, rent reviews are known to have been in place for just four of the leases. For the other leases, owners receiving payments worth only half the value of the land extended throughout the whole lease.

For those with rent reviews, rather than the rent review being pegged to valuation, (as was the usual case after 1900 where the figure of 5% of capital valuation was used), for the four leases that had rental updates, the rent reviews already were set. The following table records a comparison of the rent reviews to values. (Only one lease (for 3s.5) featured 7-year review periods. The other three had a single rent review after 11 years.

<b>Block</b>	<b>Start Date</b>	<b>Original Rental</b>	<b>First Rent Review Date</b>	<b>Original Rental</b>	<b>5% Rental based on values known by 1900</b>
3s.3	21/04/1892	£11.5.0 p.a	1903	£16.17.6 p.a	£54.18.0 p.a
3s.5	28/12/1894	£14.1.3 p.a	1901	£19.13.3 p.a	£11.5.0 p.a
3s.6 pt	21/04/1892	£23.8.0 p.a	1903	£35.2.0 p.a	£19.4.0 p.a
3s.10 pt	17/10/1891	£31.5.0 p.a	1901	£62.10.0 p.a	£65.10.0 p.a

The table shows that for two of the blocks (s.5 and s.6), where the values dropped a bit by 1900, the lessee would be locked into a rental that favoured the owners quite significantly. For s.10, there was comparative equity between the rental and value. For s.3, however, the rent review greatly favoured the lessee who would be paying in rent a third of the rental justified by the valuation.

Overall then, it can be said that with one or two exceptions only, the owners of those 1889 sections who leased their lands in the first half of the 1890s were, within a few years of the lease beginning, being paid less than half the rent that the value of their land entitled them to and that in most cases this was not rectified as several leases had no rent reviews and in one case the rent review still did not reflect value.

### *'s,26' Sections*

In contrast with the 1889 sections, where most lessees obtained a lease over a single section, among the s.26 group there are several lessees who obtained more than one lease in this early period. Setting aside the early part leases of s.26 in 1891 and s.26 s.2 in 1892, the following lessees gained leases in more than one block.

- |                         |          |           |
|-------------------------|----------|-----------|
| • Digby Hancock Jenkins | 2 leases | 192 acres |
| • Mary Jillett          | 2 leases | 130 acres |
| • William Jillett       | 6 leases | 548 acres |

These three lessees accounted for 9 of the 12 blocks as at 1891 that were wholly or partly leased.

- s.26 Lot21. On 30 April 1900, Edmond Tutor Atkinson transferred the lease to Digby Hancock Jenkins. On 25 May 1900, Digby Hancock Jenkins raised a mortgage with the Equitable Building and Investment Company.<sup>111</sup>
- s.26 Lot8: By 26 June 1897, Albert Knight transferred his mortgage (see above) to Mary Jane Jillett wife of William who was the lessee and also recorded on the same day was a transfer made by Wehipeihana Taharape to Mary Jane Jillett who then raised a mortgage over the transfer with Anderson G.S. Monteath. On 27 August 1900, Mary Jane Jillett raised a mortgage on the property with the Bank of New South Wales.<sup>112</sup>
- s.26 Lot20: On 26 June 1897, Mary Jane Jillett raised a mortgage to Anderson Trevor Stuart Monteath. On 27 August 1900, Mary Jane Jillett raised a mortgage with the Bank of New South Wales.<sup>113</sup>

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<sup>111</sup>CTWN 106/178

<sup>112</sup>CTWN 81/211

<sup>113</sup>CTWN 88/67

Using the known ownership list as at 1889, the number of beneficiaries of this rental was 24 persons. The following table shows the leases, the known lessors and the rental per acre.

Block	Start Date	a.	r.	p.	Lessor	Rental per annum	Rental per acre
3s.26 s.1	14/03/1894	40	0	0	Arihia Wehipeihana (f) (ie two leases)	£22.10.0 p.a.	11/3
3s.26 s.2A	11/05/1895	27	2	24	Marara Koroniria	£62.10.0 p.a	£2/5
3s.26 s.2D	14/11/1896	102	1	23	Ripera Waritini (f)(23/2/0), Heraani Mohi (f)(23/2/0), Marara Koroniria (f)(23/2/0), Mohi Heremia (m)(31.3.27.8)	£23	4/6
3s.26 s.3	14/11/1896	60	2	39	Poutama (Te Tura)	-	
3s.26 s.4	2/11/1891	150	0	0	Kapariere Hoani (Te Hori Mahirahi)(m)	£18.15.0 p.a	2/6
3s.26 s.5	24/07/1896	49	0	27	Henare Toheroa (m)	£7.10.0 p.a	3/-
3s.26 s.8	24/02/1892	61	1	10	Wehipeihana Taharape	£9.15.0 p.a	3/3
3s.26 s.11	13/02/1892	100	0	0	Netahio Tuaeke, Aterea Rita Tuaeke, Hiria te Whai	£11.5.0 p.a	2/3
3s.26 s.14	3/03/1892	81	2	0	Mohi Heremia	£16.4.0 p.a	4/-
3s.26 s.16	20/02/1892	128	2	11	Nikora Huarau (67a), Matewhitu, Tiro Tiemi O'Donnell, Te Ruia Huarau	£12.9.0 p.a	2/-
3s.26 s.17	4/07/1892	142	3	18	Rana Hori Tapara (65a.), Tame Rawiri (77/3/18)	£4.17.6 p.a	0/9d
3s.26 s.18	20/02/1892	176	1	30	Huriana Tiro Tiemi O'Donnell (72/3/18), Rina Huarau Matewhitu (25/2/35), Matewhitu (5a.), Nikora Huarau (17/0/23), Ngawanihi Hana (55/2/34)	£22 p.a	2/6
3s.26 s.21	6/08/1898	65	0	0	Tame Rawiri (m)	£9.15.0 p.a.	3/-

Several comments can be made:

- The standout lease appears to be the £62 being paid for the 2A section. It is possible, however, that given the source, (1907 valuations), this is a rental as at 1907, rather than at 1895. The second highest rental - of s.1 at 11/3 per acre - does appear to represent the rates being paid at 1894 and therefore this one property was generating a rental much higher than others. Setting aside these two rogue rentals, the remaining rentals for leases initiated from 1891 to 1898 range widely from less than a shilling per acre up to 4/6 per acre. As with the 1889 sections, however, most rentals are between 2/- and 3/- per acre.



- Although a difficult exercise to work out averages for what owners are receiving, it is clear that a couple of owners individually were receiving between £15 and £25 per annum from their lease, several others around the £10 mark while others, due to multiple ownership or low rentals, were receiving under £5 per annum.

## Mortgages

### *Pre-1900*

A number of mortgages were raised in relation to Ohau No.3 land over the time period investigated. Some of these dated back to the late 1800s and both Pakeha and Maori were involved in these early mortgages.

Pakeha landholders and leaseholders raised mortgages through several different types of sources prior to 1900. Two mortgages were raised in relation to Ohau 3s.3 in the 1890s. This subdivision appears to have been associated with somewhat complicated land dealings over this time. In October 1893, Robert, Walter and Sidney Whiley (a partnership of sawmillers) used their interest in the leasehold of Ohau 3 s.3 to raise a mortgage with Garrat Bennan and John Marshall. On the same day, the sawmillers transferred the lease to John William Swainson and Herbert Parkes Swainson. A few years later, in August 1897, John William Swainson and Herbert Parkes Swainson transferred the lease again to a new partnership which involved John William Swainson again and Edward Thomas Costello (described in documentation as a bank manager of Otaki). On the same day, the partners used the lease to raise a mortgage with the Wellington Trust Loan and Investment Company Ltd. Two years later, on 17 May 1899, Swainson transferred his interest to his partner Costello who on the same day sub-leased the land to Henry Saint for a term of 14 years.

Some of the people discussed above were also involved in s.6A and in August 1897 when Herbert Parkes Swainson transferred this block to John William Swainson and Edward Thomas Costello, the partners used the lease to raise a mortgage on this block as well with the Wellington Trust Loan and Investment Company Ltd. Swainson also transferred his interest in this block to Costello in May 1899 and this land was also part of the sub-lease to Henry Saint.

In January 1898, Timothy O'Rourke raised a mortgage against s.27 with the Bank of Australasia. At this stage, this block was also being leased by Henry Saint.

Prior to this, in May 1894, Digby Hancock Jenkins raised a mortgage with Maurice Wilson Richmond in relation to s.26 Lot 7. This mortgage was discharged on 29 April 1895. On the same day, Jenkins raised a mortgage with the Government Advances to Settlers office. On 15 June 1895, Jenkins raised another mortgage with Thomas Dunne.

In February 1897, William Jillett raised a mortgage against s.23 with the Bank of New South Wales. In June 1897, Mary Jane Jillett (the wife of William Jillett) raised a mortgage against s.26 Lot 20 with Anderson Trevor Stuart Menteach.

Several Maori owners also raised mortgages in the late 1800s and at times Pakeha leasing Maori lands raised mortgages. In September 1893, Makarita Te Tihi raised a mortgage with Timothy O'Rourke in relation to s.26 Lot 6 (71a.). A few years later, in 1897, this land was in the hands of Mohi Heremaia who transferred it to Timothy O'Rourke. In 1894, Mohi Heremaia raised a mortgage against s.26 Lot 14 with the Petone and Hutt Building and Investment Company.

In 1895, Wereta te Kimate raised a mortgage in relation to Ohau s.1 & 2 which he had purchased from John Kebbell. Te Kimate had leased the land to sheep-farmer Jeremiah Hurley for a term of 15 years and it was with Hurley that he raised the mortgage. A year later, in July 1896, Wereta te Kimate sold the land to Hurley, however, it was not evident whether this was a mortgagee sale or not.

In March 1896, Wehipeihana Taharape raised a mortgage over s.26 Lot 8 with Albert Edward Knight. On 26 June 1897, Albert Edward Knight transferred the mortgage to Mary Jane Jillett, wife of William Jillett who was the lessee of this block. Also recorded on the same day, was a transfer made by Wehipeihana Taharape to Mary Jane Jillett who then raised a mortgage over the transfer with Anderson G.S. Monteath.

Ropata Ranapiri was also associated with an early mortgage. In 1897, he raised a mortgage with the New Zealand Loan and Mercantile Agency Company in relation to Ohau 3B (150a.) which had been awarded to him in 1885. He also included the six interests he had acquired in the almost 320-acre 3A1B subdivision as part of his securities in relation to this mortgage.

In addition, Rohia Wehipeihana, the sole owner of s.20, mortgaged part of this block after leasing his land to Thomas Hillard in 1897. Two years later in August 1899, Hillard raised a mortgage against the lease from James Charlton Fly. It appears Hillard may have raised a further mortgage with Fly by August 1900.

### *1900-1909*

Over the early 1900s, there continued to be additional mortgages raised in relation to Ohau No.3 land. Some of these were mortgages on land that had previously been purchased by Pakeha and others related to the Pakeha purchasing of further Maori land or the transfer of land between Pakeha. There were also mortgages involving Maori land both in association with the Maori owners and to the leaseholders.

Over 1900, there were several mortgages that related to land that had already been purchased by Pakeha, including some land that had previously been associated with at least one mortgage. On 25 May 1900, another mortgage was raised by Digby Hancock Jenkins in relation to s.26 Lot 7. This one was with the Equitable Building and Investment Company and at that time Jenkins also raised further mortgages with that company in relation to s.26 Lot 4 and s.26 Lot 21 for which he was the leaseholder. In January 1903, Jenkins raised a further mortgage over s.26 Lot 7, this time with the Bank of Australasia. By October 1905, Jenkins had transferred this land to Archibald Hall who had registered a caveat against the block a few months before. By 14 December 1905, Hall raised a mortgage over the block with Ernest T.D. Bell and L.A. Bidwell both of Wellington. A similar sequence of events occurred in relation to s.26 Lot 4 which was owned by Jenkins by 1902. In May 1902 he raised another mortgage over this land with the Equitable Building and Investment Co Ltd. This block was also ultimately transferred to Hall subsequent to a caveat being registered against it. In 1905 Hall also raised a mortgage over this block with Bell and Bidwell.

In August 1900, Mary Jane Jillett raised further mortgages against s.26 Lot 20 and s.26 Lot 8 with the Bank of New South Wales. In June 1904, Mary Jane Jillett again raised mortgages

over these blocks, this time with the National Mutual Life Association Ltd. Two years later she transferred both blocks to Henry Saint.

Mary Jane Jillett was also one of several of people who raised mortgages in relation to s.23 over the first decade of the 1900s. By 1904, the death of William Jillett led to s.23 being held in partnership by Mary Jane Jillett and Andrew Monteath, a Wellington lawyer. They both raised a mortgage on the land in June 1904 with The National Mutual Life Association of Australasia Ltd, but sold the land by February 1905 to Arthur Alexander Mitchell of Otaki. By 30 October 1905, Arthur Mitchell then transferred the block to Charles Bell and on the same day, Charles Bell then raised a mortgage with Arthur A. Mitchell. By 23 July 1908, Arthur Mitchell then transferred his mortgage over the block to Benjamin Ling. By August 1908, Charles Bell then transferred the block to William, Gerald and Leonard Smith all being farmers of Paekakariki with equal shares. Again on the same day, the Smiths then raised a mortgage with Charles Bell.

By 1904, O'Rourke had sold s.27 and s.26 Lot 6 to Ossian D'Ath, a sheep-farmer of Otaki and in January 1905, D'Ath raised mortgages over these subdivisions with the Bank of Australasia.

In May 1907, Hurley transferred Ohau 3s.1 &2 to George Revington Jones, recorded as being a farmer of Feilding. On that same day Jones raised a mortgage with Hurley. By November 1907, Jones had raised a further mortgage with Niels A. Anderson.

Once again, some of the mortgages between 1900 and 1909 involved land still in Maori possession. As noted, some of these mortgages were associated with the Maori owners and others involved the leaseholders.

In regard to the previously complex activities that had occurred in relation to s.3, one further development occurred in the first decade of the 1900s when in 1902, Costello raised a mortgage against his lease with Thomas Henry Gordon Lloyd. At the same time he also raised mortgages with Lloyd in relation to his leases over s.6A and s.6B. A few years later, in July 1908 Apia Mikaera became the sole owner of 6B through succession and raised a mortgage over the land with Costello.

At some time between 1902 and 1909, Heera Ranapiri raised a mortgage with the Public Trustee in relation to 3C (370a.) which was partly leased by Gower and Wilson at that time. By 15 June 1909, Gower and Wilson transferred their lease to Robert Latham Horn who then raised a mortgage with Charles Kendal Wilson over his lease. By 19 December 1909, Charles Kendal Wilson then transferred his mortgage with Horn over to Margaret Shaw.

Meanwhile, in May 1902, Merepa Tipa (also known as Merepa Tamati) raised a mortgage with John Kebbell in relation to s.17 (40a.). In September 1902, she leased the land to William Mowbray and then raised another mortgage with John Meads.

In July 1902, Hakaraia Te Whena raised a mortgage with Francis A. Pye in relation to the interests in s.26 Lot 14 he had acquired from Mohi Heremaia. Over the next year or so this land went through two further transfers ultimately ending up in the hands of Edmond Thomas Costello by April 1903 who raised a mortgage over the block with Ben Ling. Subsequently in September 1906, Costello transferred his interests to Henry Saint who on the same day raised a mortgage with Costello.

In March 1906, Hera Ranapiri, the wife of Thomas Ranapiri, sheep farmers of Ohau raised a mortgage over s.26 Lot 18A1 with Thomas Bevan Snr. The following year, Hera Ranapiri transferred the block to Robert Bevan (probably the son of Thomas Bevan Snr).

In 1903, Mungavin transferred his lease over s.18B to William Mowbray who on the same day raised a mortgage with the former lessee indicating he was being financed into the lease.

Other leased land was also involved in mortgages around this time. In 1904, John Gwyneth Stevens raised mortgages with Emily Steele in relation to his lease over s.26 Lot 16 and Lot 17. In December 1906, Stevens transferred his leases to George Gower, who on the same day raised mortgages with Stevens in relation to the leases.

In May 1902, Mary Jane Jillett raised a mortgage in relation to her lease over s.26 Lot 5 with the Bank of New South Wales. Over the next few years the ownership of the block was transferred to O'Rourke and then to Ossian D'Ath, who in January 1905 raised a mortgage

over it with the Bank of Australasia. Similarly, in May 1902, Mary Jane Jillett also raised a mortgage over s.26 Lot 11 with the Bank of New South Wales. By 1907 Herbert John Jillett had acquired an interest in the block and in May 1908 he raised a mortgage with Maria Elise Allman (described as a merchant) in relation to this interest.

By July 1903, s.26 Lot 10 appears to be owned by the estate of Tamati Ranapiri and a mortgage was transferred to Hera Ranapiri. By 1906, Hera Ranapiri transferred this mortgage to Timothy O'Rourke. The block then went through a series of transfers eventually ending up in the hands of William, Gerald and Leonard Smith farmers of Paikakariki in equal shares by 31 August 1908 at which time they raised a mortgage with Charles Bell.

There were also some changes in the already existing mortgages. In March 1907, the mortgage that Ropata Ranapiri had raised in relation to his interests in 3A1B was transferred to Dalgety and Co. Ltd. Likewise, at this time, his mortgage over 3B was also transferred to the same company. In June 1908, Ropata Ranapiri also raised a mortgage with this company in relation to s.24 (50a.) and s.26 Lot 19, both of which he had purchased in 1906.

### *1910-1918*

A high number of mortgages from a variety of sources continued to be a notable pattern in relation to Ohau No.3 land between 1910 and 1918. In May 1910, George Gower raised a mortgage with the Bank of New Zealand in relation to s.26 Lot 16 (128a.). By July 1910 he had also raised a further mortgage over s.26 Lot 17 with the same bank. Some years later, by 27 August 1918, Gower transferred Lot 17 to Thomas Henry Powles, and on the same day a mortgage was raised by Powles with George Travers.

By July 1910, Henry Saint raised mortgages with the Bank of Australasia in relation to s.26 Lot 8 and Lot 14. Around the same time Saint also raised a mortgage over s.26 Lot 20 with the Bank of New South Wales.

By 6 July 1911, Thomas Hillard had raised two mortgages with the Bank of Australasia in relation to 26s.18C. By 22 March 1912, Henry James V. Nicholson who was by this time the leaseholder in relation to this block raised a mortgage with the New Zealand Farmers Dairy Union Ltd over this lease. The same day, the New Zealand Farmers Dairy Union Ltd transferred this mortgage to Dalgety Co Ltd.

During this period, Catherine and Archibald Hall were associated with several mortgages involving Ohau No.3 land. By 14 September 1911, Tame Rawiri had transferred s.26 Lot 21 to Catherine Hall. The following day Hall raised a mortgage with George McLean, Francis Henry Dillon, Gerald Fitzgerald and Arthur E. Pearce of her interest in the land and with the lease registered to Archibald her husband. By 15 April 1913, a transfer was made from Catherine to her husband Archibald. By 26 March 1912, Catherine Hall purchased s.26 Lot 2D3 and the following month raised a mortgage with Ernest T.D. Bell and William E. Bidwell. On 15 April 1913, she also transferred this block to Archibald Hall. Additionally, by 16 April 1912, Beatrice Mary Jillett transferred her interests in s.26 Lot 2D2 s.26 Lot 2D4B to Archibald Hall who immediately raised mortgages over them with Ernest T. D. Bell and William E Bidwell.

Meanwhile, when Edward H. Kidd (described as an agent of Palmerston North) acquired s.23 by 3 December 1912, he raised a mortgage with John Smith, Arthur Ballinger, and William and Leonard Smith from whom he had purchased the block.

On 21 May 1913, Robert Gillies Wall (described as a commercial traveller of Foxton) purchased s.26 Lot 18A1 from Robert Bevan and on the same day Wall raised a mortgage with the Public Trustee. On the same day, Wall also purchased s.26 Lot 18B2 (31a.) from Bevan and in this case raised a mortgage with Bevan himself.

By 6 September 1913, Tame Rawiri and Heni Pene Arama transferred their interests in s.26 Lot 18A to George Bevan. Five days later, George Bevan raised a mortgage with Murray Roberts Company Ltd. In March 1915, George Bevan was able to acquire further interests in this block which were by this time in the hands of Hera Ranapiri. He then raised an additional mortgage with the same company. It appears that this land was ultimately sold in a mortgagee sale.



By 2 June 1916, Stanley Francis and Bertie MacEwen Galloway, both farmers were registered as tenants in common in relation to 3s.1&2. The same day, the Galloways raised a mortgage with George Bell.

The land remaining in Maori hands was also involved several mortgages over this period. By 26 August 1910, the estate of Poutama Te Tura transferred s.26 Lot 3 to Tangatahina Poutama who raised a mortgage with the New Zealand Settlers and Advances Office.

By 3 March 1911, Heera Ranapiri raised another mortgage with The Public Trustee in relation to 3C pt. On the same day, The Public Trustee registered a caveat which affected the lease that had been held by Gower and Wilson.

By 27 June 1916, the registered proprietors of s.6B raised a mortgage with the State Advances Superintendent.

Further mortgages were also raised by leaseholders in relation to the Ohau land. By August 1911, Mary Jane Jillett transferred her lease over s.10J to Margaret Annie Podevin, Jessie Anni Skerman and Sabie Ruth Skerman. The lessees then raised a mortgage with Mary Jane Jillett. Subsequently, Herbert John Jillett and his niece Beatrice Jillett became the owners of this block and in August 1916, they raised a mortgage with the solicitor A.A.S. Menteth (who had previously had some interest in the block).

The lease-holding in relation to the s.17 and 18B subdivisions appear to have been associated with somewhat complex dealings involving the George family which involved one family member providing mortgages for another. By 18 April 1913, a transfer of leases over these blocks was made by William Mowbray to Laura George, wife of John George of Manakau. The same day, Laura George then transferred the leases to Robert Letham George who then raised mortgages with Laura George over his leases.

In February 1915, Annie Inge, raised mortgages over her leases associated with 3B, s.24 and s.26 Lot 19 with Dalgety and Co Ltd. By 20 December she had transferred s.24 to Charles Herbert Treadwell.

By 24 May 1916, Ernest Hogg was the leaseholder of s.26 Lot 3. On this day he transferred his lease to William Herbert Pink who raised two mortgages, one with Ernest Hogg and the other with Mathew James Day. It appears that somewhat complicated situation then arose as by 5 July 1916 Ernest Hogg raised a mortgage with Arthur Pink which affected the mortgage of William Herbert Pink with Mathew J. Day.

In August 1918, George Gower transferred his lease in 3A1A1A to Thomas Henry Powles who then raised a mortgage with Gower over the lease.

#### *1919-1925*

Over the latter part of the time period investigated, the trend regarding a high number of mortgages associated with Ohau No.3 land continued.

Some of these continued to be in relation to the purchase of land from the Maori owners. By 31 October 1919, Henry Bowling purchased s.17 from Tame Rawiri and raised a mortgage with Rawiri. On 18 September 1922, Henry Bowling's mortgage with Tame Rawiri in relation to s.17 was taken over by the Public Trustee and by 8 March 1928, Henry Bowling had raised another mortgage with the Public Trustee.

By 15 September 1922, Matarona Patuaka, Tame Timo Patuaka and Moihi transferred their interests in s.21 Lot2A to Ernest Hogg. The same, day Ernest Hogg raised a mortgage with Charles Pierce Cotter.

By 20 October 1922, 3A2s.5B was registered to Thomas Hillard, He raised a mortgage the same day with Heni Desmond. By 11 December 1925, Hillard raised another mortgage with The Bank of Australasia.

Other mortgages related to lands that were already in the hands of Pakeha and at times were in relation to transfers of interests from one Pakeha to another.

On 19 June 1919, Valentine G. Hunter, Jack H. and Percy Alton Page (described as all being farmers of Levin) and Hugh White (described as a farmer of Weraroa near Levin) acquired s.26 10 from D'Ath as tenants with equal shares. On the same day, a mortgage was then raised by the farmers with the Crown under the Discharged Soldiers Settlement Amendment Act 1917.

By 28 May 1921, Robert Wall had raised another mortgage over s.26 Lot18B2 with the Public Trustee. Further extensions or variations were made with Robert Wall in the years 1925, 1930, 1935 and 1940

By 22 August 1921, Powles raised a mortgage over s.26 Lot 26 with George Gower. Over the next few years Powles sold the block in two parts to Stuart and Harry Saint and to Henry Godfrey Nicholas.

By 21 November 1921, Henry James Nicholson raised a mortgage with Ivy Winniford Speirs in association with his lease over s.26s.18C. By 11 August 1926, Thomas Hillard (the owner of the block) raised a mortgage with Charles Blenham.

By 23 May 1923, George Bevan raised a further mortgage over s.26 Lot 18A with the New Zealand Farmers' Co-operative Co Ltd. By November 1936, Murray Roberts Co Ltd had transferred their mortgages to Henry Bowling, a farmer of Manakau.

By April 1924, Ernest Saint purchased s.10J from Beatrice Bell and on the same day Saint raised a mortgage with Bell. Two years later, Ernest H. Saint raised another mortgage with Edmund Thomas Costello. By 15 November 1928, Saint raised a further mortgage with The Public Trustee.

By 3 August 1926, E.T. Costello had transferred s.6A to Ernest H. Saint and on the same day, Saint raised a mortgage with Costello. Sometime later, on 15 November 1928, Henry Saint raised a further mortgage with the Public Trustee.

Several mortgages were raised in relation to s.1&2. By 25 February 1921, Frederick H.G.S. Clarkson, a farmer of Manakau, had acquired s. 1&2 and raised a mortgage with Charles Bell. By 13 July 1925, Clarkson raised another mortgage with the State Advances Superintendent. Then by 25 September 1925, Clarkson transferred this block to William C. Lander who raised a mortgage with Clarkson.

A few mortgages were also recorded as being discharged. By 28 February 1921 Henry Saint transferred s.26s.20 Lot 6 to enable him to discharge his mortgage. At the same time he also transferred his interests in s.26s.8 Lot 6 which enabled him to be discharged from his mortgage with the Bank of Australasia. By 4 October 1922, Henry Saint also transferred to George Phillip Catley s.26s.8 Lots 1 & 2 with discharge of mortgage with the Bank of Australasia

There were a few additional mortgages raised in relation to Maori land within Ohau No.3 over this period. These mainly related to the Maori owners themselves but in one case a leaseholder was also associated with a mortgage.

By 6 September 1921, s.20 pt. (39a.) was registered to Roha Wehipeihana, who raised a mortgage with the Government Advances Superintendent.

Lands belonging to Tangatahina Poutama were associated with several mortgages. By 24 May 1922, William Herbert Pink the leaseholder of s.26 Lot 3 (owned by Poutama) raised a mortgage with Andrew Anderson. By 22 October 1925, Tangatahina Poutama raised a mortgage over this land with The Native Trustee. Meanwhile, by 14 August 1922, Poutama had also raised a mortgage over s.26s.15 with The Public Trustee. On that day he also raised a mortgage over s.26s.19 through transmission with the Native Trustee. An extension of mortgage was granted by 16 March 1928.

By 1st October 1927, Heera Ranapiri again raised a mortgage with the Public Trustee in relation to 3C pt.

By 2 June 1923, Hemi Matene Ranapiri raised a mortgage over s.26 Lot 18A2 with the Public Trustee. Various transactions were then recorded in regard to the mortgage being reduced, varied and increased for the years 1926 to the 1940s

### *Commentary*

Several factors can be observed in relation to the numerous mortgages associated with Ohau No.3 land. Firstly, in many cases the mortgages involved the person purchasing the land or leasehold raising a mortgage with the person selling the land or leasehold. This would indicate that the seller was assisting in financing the purchaser into the venture. Sometimes this appeared to be a temporary measure with the purchaser subsequently raising a mortgage with a different individual or company. The first example of this appears to have occurred in 1905 when Arthur Mitchell transferred s.23 to Charles Bell, who on the same day registered a mortgage over the block with Mitchell. In 1908, Mitchell transferred his mortgage to Benjamin Ling. This occurred again in 1908 in relation to the same block when Bell transferred the block to members of the Smith family, who on the same day registered a mortgage over the block with Bell. Throughout the time period investigated this type of scenario was a relatively regular occurrence.

An example of this situation in relation to leasehold land took place in 1903, when Mungavin transferred his lease over s.18B to William Mowbray who on the same day raised a mortgage with the former lessee indicating he was being financed into the lease. There were also further examples of these types of mortgages over the rest of the time period considered.

There were two examples where it was the Maori owner who provided a mortgage to the purchaser of his or her land. In 1919, Henry Bowling purchased s.17 from Tame Rawiri and Bowler immediately raised a mortgage with Rawiri. Another example of this appears to have occurred in October 1922, when Thomas Hillard raised a mortgage with Heni Desmond on the day he purchased 3A2s.5B.

In addition, to the sellers of lands or leaseholds, other private individuals were also involved in providing mortgages in relation to Ohau land. Prior to 1900, these included Garrat Bennan and John Marshall providing a mortgage to the Whileys; Maurice Wilson Richmond providing one mortgage to Digby Jenkins; and Thomas Dunne providing a further mortgage to him. In addition, Anderson Trevor Stuart Menteth provided mortgages for Mary Jane Jillett and James Charlton Fly also provided a mortgage in relation to Hillard's lease.

Between 1900 and 1909, individuals providing mortgages included Ernest T.D. Bell and L.A. Bidwell both of Wellington with whom several mortgages were raised by Archibald Hall. As noted, Benjamin Ling also provided a mortgage, as did Niels A. Anderson and Charles Bell., Thomas Henry Gordon Lloyd provided several mortgages in relation to land leased by Costello. Charles Kendal Wilson provided a mortgage in relation to Robert Latham Horn.

Over the period 1910 to 1919 private individuals continued to be used in relation to Pakeha mortgages. Bell and Bidwell were involved in providing two further mortgages to the Halls. A group consisting of George McLean, Francis Henry Dillon, Gerald Fitzgerald and Arthur E. Pearce also provided another mortgage to Catherine Hall. Another group, John Smith, Arthur Ballinger, and William and Leonard Smith provided a mortgage to Edward Kidd following his purchase of s.23 from them. Charles Treadwell provided Annie Inge with several mortgages in relation to her leases. Matthew Day also provided a mortgage to William Pink in association with his lease over s.26 Lot 3. As noted above there were also several further examples of sellers providing mortgages for those who had purchased their land.

Over the 1920s there continued to be some evidence of private individuals providing mortgages, in addition to the sellers of land assisting the purchasers with finance. In 1922, Charles Pierce Cotter provided a mortgage to Ernest Hogg on the day he purchased s.21 Lot2A from Matarona Patuaka, Tame Timo Patuaka and Moihi. George Gower also provided a mortgage to Powles in 1921. In 1922, Andrew Anderson provided William Pink with a mortgage in relation to his lease over s.26 Lot 3. In 1921, Charles Bell provided a mortgage to Clarkson. In 1926, Charles Blenham provided a mortgage to Thomas Hillard. Also in 1926, E. T. Costello provided a mortgage to Ernest Saint.

Banks and lending institutions were also used by Pakeha to access mortgages in relation to Ohau No.3 land, however, mortgages were not sourced from them as frequently as they were from private individuals. Prior to 1900, Pakeha land holders raised two mortgages with Wellington Trust Loan and Investment Company Ltd, one mortgage with the Bank of Australasia, and one mortgage with the Bank of New South Wales.

Between 1900 and 1909, lending institutions and banks continued to provide mortgages to Pakeha. Three mortgages were raised with the Equitable Building and Investment Company and another mortgage was raised with the National Mutual Life Association of Australasia. Moreover, another three mortgages were raised with the Bank of Australasia and an additional mortgage with the Bank of New South Wales.

Further mortgages were obtained via banks over the 1910 to 1919 period. These included two mortgages with the Bank of Australasia, one with the Bank of New South Wales. It does not appear that mortgages were raised by Pakeha with banks or lending institutions in relation to the latter part of the time period considered.

Pakeha land holders do not appear to have obtained mortgages through farming companies until 1912, when Henry V. Nicholson, the leaseholder of 26s.18C raised a mortgage with raised a mortgage with the New Zealand Farmers Dairy Union Ltd over this lease. The same day, the New Zealand Farmers Dairy Union Ltd transferred this mortgage to Dalgety Co Ltd. Murray Roberts Company Ltd (a stock and station agency) also provided mortgages to George Bevan in 1913 and 1915. In February 1915, Annie Inge also raised mortgages over her leases associated with 3B, s.24 and s.26 Lot 19 with Dalgety and Co Ltd. By 23 May 1923, George Bevan raised a further mortgage over s.26 Lot 18A with the New Zealand Farmers' Co-operative Co Ltd.

There was very little involvement from the Government in the early years in relation to providing Pakeha with mortgages over Ohau No.3 land. One example occurred in 1895, when the Government Advances to Settlers office provided a mortgage to Jenkins. The next example appears to have occurred in 1919 when Hunter, two members of the Page family and White raised a mortgage with the Crown under the Discharged Soldiers Settlement

Amendment Act 1917 in association with their purchase of s.26 Lot 10 from D'Ath. By 13 July 1925, Clarkson raised a mortgage with the State Advances Superintendent.

It appears that it was not until 1913, that there is a record of a Pakeha landowner, Wall raising a mortgage with the Public Trustee. By 28 May 1921, Robert Wall had raised another mortgage over s.26 Lot18B2 with the Public Trustee. Further extensions or variations were made with Robert Wall in the years 1925, 1930, 1935 and 1940. Over the 1920s, Henry Bowling also raised two mortgages with the Public Trustee. In 1928, Ernest Saint also raised a mortgage with the Public Trustee.

At times, multiple mortgages were raised by one individual or family, sometimes in relation to one area of land. For example, Digby Hancock Jenkins raised a succession of mortgages over s.26 Lot 7 over the 1890s and early 1900s. These were with Maurice Wilson in 1894, the Government Advances to Settlers office in 1895, Thomas Dunne also in 1895, the Equitable Building and Investment Company in 1900, the Bank of Australasia in 1903. Ultimately, in 1905, this block was transferred to Archibald Hall who raised a further mortgage with Bell and Bidwell. This was an outstanding example but there were other situations where a similar series of mortgage took place. These scenarios were more inclined to be associated with Pakeha land owners.

In at least one case, family members provided mortgages for one another. This occurred in relation to the 17 and 18B subdivisions where by 18 April 1913, a transfer of leases over these blocks was made by William Mowbray to Laura George, wife of John George of Manakau. The same day, Laura George then transferred the leases to Robert Letham George who then raised mortgages with Laura George over his leases.

There were considerably fewer mortgages associated with the Maori owners of land within Ohau No.3. There were a few cases where the Maori owners raised mortgages with those who were leasing their land. Prior to 1900, in one case, Wereta te Kimate, the Maori owner raised a mortgage over Ohau s.1 & 2 with the lessee of his lands, Jeremiah Hurley. In this case the land ended up in the hands of the lessee but it is not clear whether this was a mortgagee sale. In 1908, there was a further example of a Maori land owner raising mortgages with the lessee. This occurred in the case of Apia Mikaera when he raised



mortgages over s.6A and s.6B. with Lloyd who was the lessee of these lands. In a further case, the Maori owner, Wehipeihana Taharape raised a mortgage over s.26 Lot 8 with a private individual who a year later transferred this mortgage to wife of the lessee of the block. This property was also transferred to the lessee.

The only records associated with mortgages raised by the Maori owners in relation to lending institutions took place prior to 1900 and included the Petone and Hutt Building and Investment Company and the New Zealand Loan and Mercantile Agency Company. There does not appear to be any examples of Maori owners utilising banks to access mortgages over the time period examined.

There were several instances where Maori owners raised mortgages with private individuals. These all occurred between 1900 and 1909. In 1906, Hera Ranapiri raised a mortgage over s.26 Lot 10 with Timothy O'Rourke, shortly before it went out of his hands. Mortgages were also raised by Maori owners with John Kebbell, John Meads and Francis A. Pye. In addition in 1906 Hera Ranapiri raised a mortgage over s.26 Lot 18A1 with Thomas Bevan Snr and the following year this land was transferred to a member of the Bevan family.

Only one Maori owner appears to have raised mortgages with a farming company. This occurred in 1907, when Robert Ranapiri raised mortgages over several of his properties with Dalgety and Co. Ltd.

There were a few examples after 1900 of Maori owners accessing mortgages through the Public Trustee. At some stage between 1900 and 1910, Heera Ranapiri raised a mortgage with the Public Trustee. In 1911, Heera Ranapiri raised a further mortgage with the Public Trustee. By August 1922, Tangatahina Poutama had also raised a mortgage over s.26s.15 with The Public Trustee. By 2 June 1923, Hemi Matene Ranapiri raised a mortgage over s.26 Lot 18A2 with the Public Trustee which went through several variations through until the 1940s. In addition, by 1st October 1927, Heera Ranapiri again raised a mortgage with the Public Trustee in relation to 3C pt.

A few further mortgages were raised by Maori land owners through government agencies. In August 1910, Tangatahina Poutama raised a mortgage with the New Zealand Settlers and

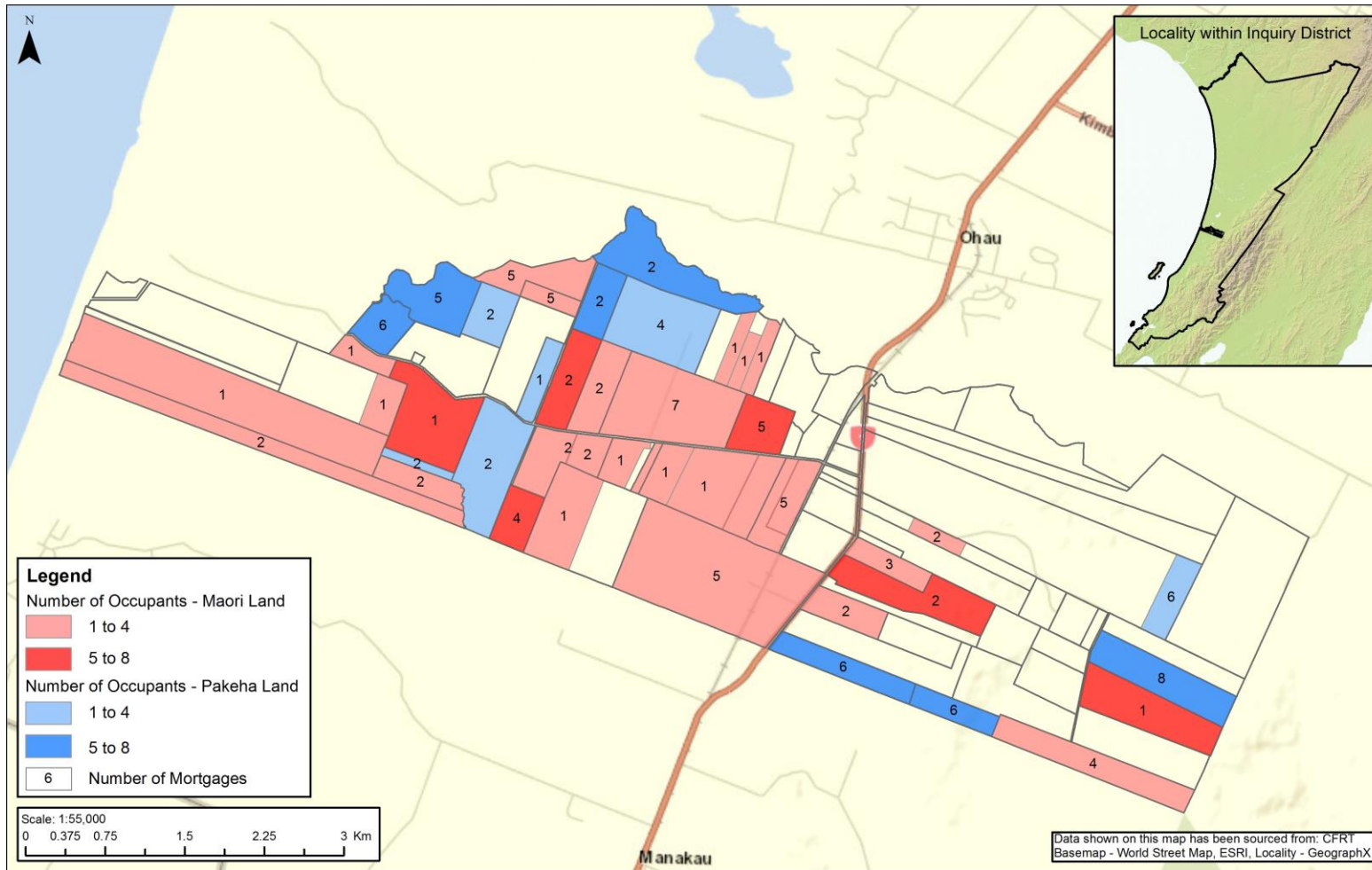
Advances Office. In 1916, the registered proprietors of s.6B also raised a mortgage with the State Advances Superintendent. Finally, in 1921 Roha Wehipeihana raised a mortgage with the Government Advances Superintendent in relation to s.20 pt.

Only one Maori land owner appears to have sourced mortgages through the Native Trustee. Over the 1920s, Tangatahina Poutama raised mortgages over two of his properties with the Native Trustee.

As in other Manawatu ki Porirua blocks, there were several women involved both in raising mortgages and in providing mortgages. Mary Jane Jillett was associated with raising a number of mortgages in association with various blocks that were owned by her even before the death of her husband William in 1904. In 1911, a group of women including Margaret Annie Podevin, Jessie Anni Skerman and Sabie Ruth Skerman took over the lease of 10J from Mary Jane Jillett and then raised a mortgage with her. Beatrice Jillett was also a co-owner in one block where a mortgage was raised. Catherine Hall, the wife of Archibald Hall raised mortgages in relation to s.26 Lot 21 and s.26 Lot 2D3 prior to transferring these properties into the name of her husband Archibald.

Some women were also involved in providing mortgages. Maria Elise Allman (described as a merchant) provided a mortgage in 1908. Moreover, in 1909, Margaret Shaw also took over a mortgage associated with Robert Latham Horn's lease of 3C. In addition, in November 1921, Ivy Winniford Speirs provided Henry James Nicholson with a mortgage in association with his lease over s.26s.18C. In 1924, Beatrice Bell also provided a mortgage to Ernest Saint following his purchase of s.10J from her.

The following map provides further insight into land dealing activities in relation to Ohau No.3. Colour coding shows the number of occupants on the various subdivisions from 1890 to 1925 as well as whether the land is Maori or Pakeha owned. The numbers on the map also provided information regarding the number of mortgages that were raised in relation to the various subdivisions.



Porirua ki Manawatu Inquery District: Ohau - Occupants and Mortgages 1890 - 1925

Cartography by Geospatial Solutions Ltd. Map Number CFRT PKMBRN - 039 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

**MAP 174**

There are a number of features that can be observed in relation to this map. Firstly, seven of the Pakeha blocks went through five to eight occupants over the time period considered compared to five that had less than that. In the case of the Pakeha blocks, the occupants can include both purchasers, if the block is owner occupied or leaseholders so it would appear that most Pakeha blocks went through considerable changes over this time with many people only staying for a short time before moving on.

In the case of the Maori owned blocks, the occupants' colouring refers to the owners themselves occupying the block and, in some cases, a different owner may come about via the transfer of land interests between Maori. It may also include leaseholders that occupied the block. The map shows that there were six blocks which experienced five to eight occupants over this time, with the vast majority of Maori blocks (24) having four or less occupants. Other analysis shows that much of this land was under leasehold and that there was some change in occupation in many of these blocks over time.

It can also be observed that there were a number of blocks in Pakeha ownership associated with a high number of mortgages. The block within Ohau No. 3 associated with the highest number of mortgages was 3s.6A located on the eastern boundary of the block. This reflects the narrative which provided details regarding a series of occupants and a succession of mortgages raised by both owners and leaseholders. There were five further Pakeha owned blocks that were associated with five or more mortgages. Only one of these blocks was associated with less than five occupants. This was 3s.10J whereas the narrative has shown, several of these mortgages were in relation to purchasers of the block or of the leasehold raising a mortgage with the seller – indicating that the seller was assisting in financing the purchaser into the land or leasehold.

In contrast, despite the much higher number of Maori owned blocks there were only five blocks where five mortgages had been raised and one block which was associated with seven mortgages. The highest number of mortgages was in relation to s.26 Lot 7.

Interestingly, it was only on one of these blocks with a high number of mortgages that there had been five or more occupants. This was on section 26 Lot 3 which had been associated

with a succession of leaseholders beginning in 1896. These mortgages were raised by the various leaseholders as well as at least two by Tangatahina Poutama, the owner.

In considering the large 3C block which was also associated with five mortgages it was the owner Heera Ranapiri who raised four mortgages with the Public Trustee over this block as well as one of the leaseholders raising a mortgage.

The Pakeha owned blocks were all associated with more than one mortgage except one. In contrast, there were a large number of Maori blocks (around 12) which were only associated with one mortgage.

## Built Improvements

The following map records the most significant built improvements established on Ohou as at 1914 - those with a value of more than £300. There are ten examples that fit into this category. Three further examples of built improvements valued between £200 and £300 are also included.

Notably, of the thirteen examples depicted, only six are recorded on land that was held as Pakeha title.<sup>114</sup> Of the Maori land examples, only four are block that are directly occupied by owners, the other blocks were leased. In addition, three of the four owner-occupied examples had built improvements under £300.

- s.26 lt3            £200            Dwelling, 3 Cowsheds
- s.21 lt2            £440            2 Dwellings, 6 Cowsheds
- A2s.1            £210            2 Dwellings, Shed
- s.4                £280            Dwellings, 2 Sheds

The remaining three examples of Maori land with built improvements over £300, are on blocks that are under lease. This includes the highest and third highest values.

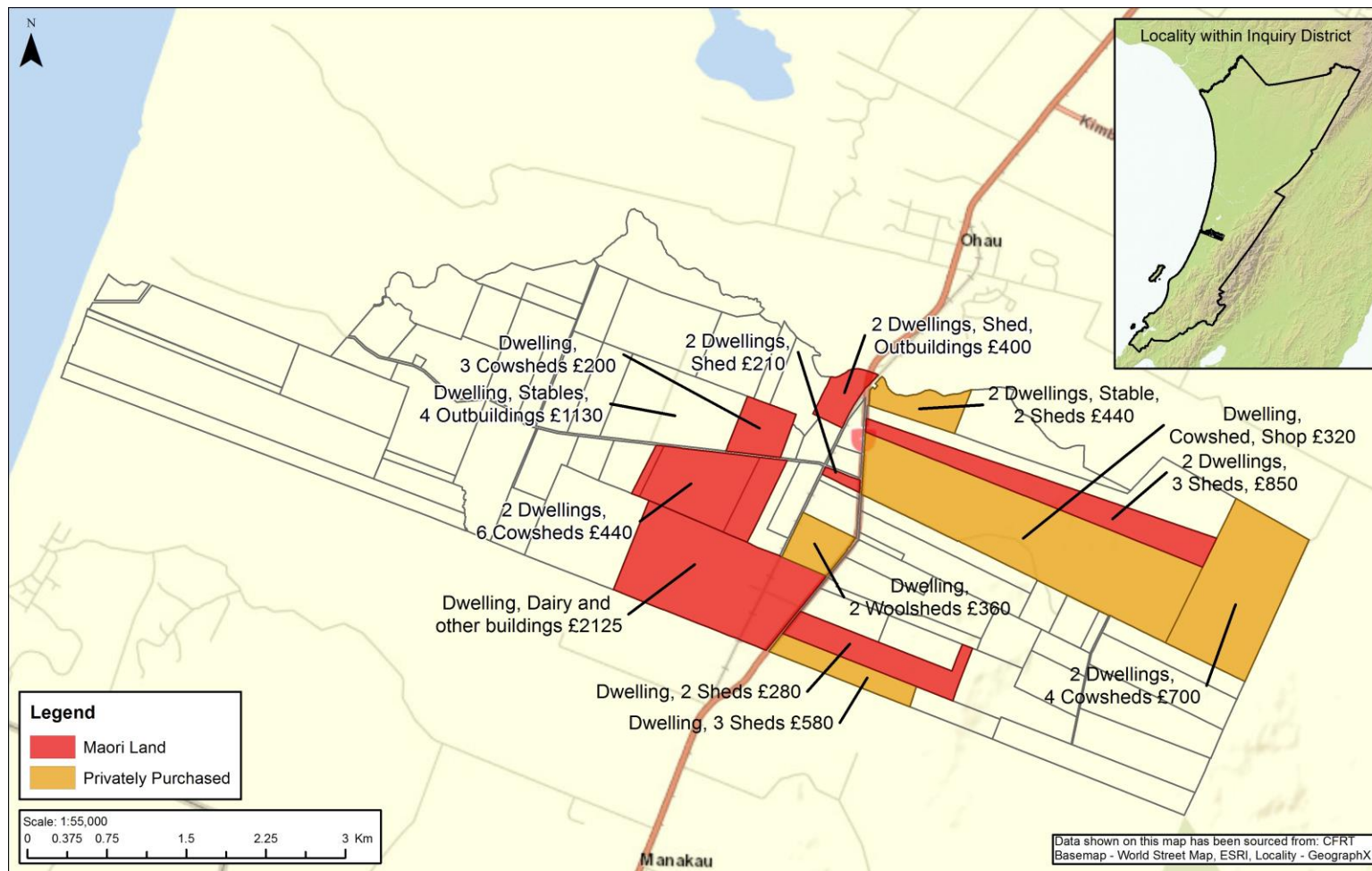
- C                £2,125            Dwelling, dairy and other buildings            Lessee: Horn
- s.26 lt1            £400            2 Dwellings, Shed, Outbuildings            Lessee: Saint
- s.11A            £850            2 Dwellings, 3 Sheds            Lessee: Rowland

This left the remaining six examples as being placed on land held in Pakeha title. These include the second and fourth highest values.

- s.26 lt7            £1,130            Dwellings, Stables, 4 Outbuildings            Owner: Hall
- s.11C            £440            2 Dwellings, Stable, 2 Sheds            Owner: Podevin
- s.10 pt            £320            Dwelling, Cowshed, Shop            Owner: Podevin
- s.9                £700            2 Dwellings, 4 Cowsheds            Owner: Martin
- s.25                £360            Dwelling, 2 Woolsheds            Owner: Hurley
- s.1                £580            Dwelling, 3 Sheds            Owner: Ranapiri

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<sup>114</sup> There is an error in the map below. The property with £1130 is not coloured. It should be coloured orange to show it privately purchased.



Porirua ki Manawatu Inquiry District: Ohau - Built Improvements as at 1914

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 040 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

MAP 175

## Rising Land Values

In this section, the values of subdivisions within Ohau No.3 are examined over time to assess trends in their value. Some subdivisions were joined or separated between valuations or purchases meaning that this comparison could not be carried out. However, there were a number of properties that remained intact as a clear subdivision or as the portion related to the initial purchase.

### *Pakeha Land*

In 1891, Kebell purchased a portion of land incorporating 3s.1&2 (112a.) for £136. Over the following years the ownership of this land changed several times until it was purchased by Jones in 1907 for £2800. This was an increase of 1959% in 16 years. Interestingly, it appears that Jones purchased the land for considerably more than the 1907 capital valuation of £1393. At that time the land value was £1150. The 1914 valuation evidence showed another significant increase in value over this period with the capital value by this time £2940 (an increase of 111%) and the land value was £1680 (an increase of 46%). Although, it should be noted that the capital value was not much more than the price paid by Jones in 1907. Further increases in value were apparent in the 1921 information. By this time the capital value of the property was £4590 (an increase of 56%) and the land value was £2800 (an increase of 67%). In 1925, Lander paid £5300 for the property suggesting a further 15% increase over the four years from the 1921 valuation.

By 1907, 3s.11B and 3s.11C (136 acres) was being farmed as one unit having been purchased by Fulton over the 1890s. The 1907 valuation evidence shows a capital value of £4060 and a land value of £2971. This block only experienced a relatively low increase in capital value over the next seven years to a capital value in 1914 of £4370 (an increase of only around 8%). Over these years the land value actually decreased slightly to £2962. However, there was a significant upsurge in the value of the property between 1914 and 1921. Valuation evidence in 1921 revealed a capital value of £7350 (a 68% increase) and a land value of £4790 (a 61% increase). This land changed hands several times over the years. It appears that



Howman purchased the property for £10,019 in 1919, a large increase on the 1914 value and considerably more even than the 1921 valuation. However, in 1928 Kilsby purchased the property for £7013, less than the 1921 valuation. The increase in value of this land in particular does not appear to have occurred at a steady rate.

Information over time was also available in relation to 3s.23 (50a.) which was purchased by Bright in 1890 for £150. This property also changed ownership several times. The next recorded purchase price is in 1905 when Bell purchased this subdivision for £1100. Once again there is a colossal increase of 633% over 15 years. Bell actually paid only very slightly less than the 1907 capital valuation of £1110. In 1907 the land was valued at £900. In contrast to the 11B & C subdivisions this block increased significantly between 1907 and 1914. The 1914 valuation evidence showed a capital value of £1988 (an increase of 79%). The land value had also increased to £1650 (an increase of 83%). Over the next seven years this property experienced an even greater escalation in value. The 1921 valuation evidence revealed a capital value of £6343 (an increase of 219%) and the land had also surged in value to £5200 (an increase of 215%).

Information in relation to 3s26 Lot13 (50a.) was available for some of the time period examined. This block was purchased by Bell in 1907 for £400. This was considerably less than the 1907 capital valuation of £1000. In 1907, the land alone was valued at £850 (more than double the figure paid by Bell). Over the next seven years the value of this property increased considerably. By 1914, the capital value was £2060 (an increase of 106%) and the land value was £1600 (an increase of 88%). The 1921 valuation was not available for this property.

Consideration of the value of 3s.25 (57a.) showed a consistent pattern of relatively significant increases over time. In 1890 Hurley purchased this block for £401. By 1907 it had a capital value of £1602, an increase of almost 300% over 17 years. Even if the land value alone is used as a comparison, this was £1026, an increase of 155%. Over the next seven years there was a further substantial increase in the value of the property. By 1914, the capital value was £2555 (an increase of 59% since 1907) and the land value was £1710 (an increase of 66%). This upward trend continued at a more reduced rate over the next seven-year period. In 1921, the capital value of this property was £3224 (an increase of 26% from 1914) and the land

value was £2109 (an increase of 23%). Interestingly, Bowling purchased this block from Hurley in 1917 for £4271 which was considerably more than the 1914 and even the 1921 valuation.

Another property in the area was made up of s.26 Lot 8 and s.26 Lot 20 (combined area of 82a.). These subdivisions had been purchased by M. Jillett in 1897 and then resold to Saint in 1907. The 1907 valuation evidence provided a capital value of £1425 and a land value of £1230. By 1914, the capital value was £3270 (an increase of 131% from 1907) and the land value was £2879 (an increase of 134% over the same period). In this case as well, the increase over the next seven years was at a somewhat reduced rate. The 1921 valuation evidence gave a capital value of £4866 (an increase of 48% from 1914) and a land value of £4050 (an increase of 41% over the same period.)

Ryder purchased 3s.26 Lot 14 (81a.) in 1901 and this was on sold to Saint in 1906 for £1467. This was slightly more than the 1907 capital valuation of £1425. The land was valued at £1215 at this time. Once again there was a relatively high rate of increase in the value over the next seven years. By 1914, the capital value of the property was £3133 (an increase of 120% from 1907) and the land value was £2600 (an increase of 114% over the same period). Once again, the increases over the next seven-year period were at a more reduced rate. The 1921 valuation evidence showed a capital value of £5006 (a 60% increase since 1914) and the land value was £4050 (a 58% increase over the same period).

The 3s.27 block (150a.) was purchased by Timothy O'Rourke in 1893 for £250. It was resold to a member of the D'Ath family in 1905, however, the price involved with this transaction has not been found. By 1907, the property had a capital value of £2645 (an increase of 958%) over the 12-year period. The land value in 1907 was £2250 so if this figure is used as a comparison with the purchase price there is still an increase of 800%. The value of the property continued to increase over the next seven-year period but this appeared to be at a somewhat reduced but still relatively substantial rate. In 1914, the block had a capital value of £3879 (an increase of 47% from 1907). The land value increased to £3309 over the same period (an increase of 32%). The upsurge in the value of this block was sustained over the next seven years. In 1919, the block was purchased by the Bishop Brothers who paid £9010 for this block as well as the S.26 Lot 5 subdivision (49a.). Consideration of the figure paid

and the acreage involved in relation to 3s.27 would suggest that they paid around £6757 but there may have been other factors affecting this price. The figure of £6757 is a little less than the 1921 capital value of £7146 but would somewhat fit in with the high rate of increase that appears to have been occurring between 1914 and 1921. The 1921 capital value was an increase of 84% on the 1914 capital value. The land value of £6000 indicated an increase of 81% over the same seven-year period.

### *Maori Land*

The land that remained under Maori ownership was also considered in relation to trends in the value of these blocks. Some of this land was leased.

The 3A1A1 subdivision (140a.) created through a partition order in 1898 remained under Maori ownership but was leased out from 1904 onwards. In 1907, this block had a capital value of £720 and a land value of £696. This value was significantly lower than the Pakeha blocks of similar size that were considered. Moreover, in contrast to most of the Pakeha blocks, this property decreased in value by 1914. In 1914 the capital value was £703 (a decrease of 2% from 1907) and the land had decreased by an even greater amount to £500 (a decrease of 28%). This trend reversed over the next seven years. In 1921, the capital value was £1492 (an increase of 112% from 1914) and the land value was £980 (an increase of 96%). This amount was still substantially lower than the values associated with the Pakeha blocks that were examined.

This same pattern was not observed in relation to the 40-acre 3A2s.2 subdivision which was created through a partition order dated 1889. This property despite being less than a third of the size of 3A1A1, in 1907 had a higher capital value of £866 and a higher land value of £750. Unlike 3A1A1, the 3A2s.2 subdivision increased by a sizeable amount in the period from 1907 to 1914. The 1914 valuation evidence revealed a capital value of £1620 (an increase of 87% from 1907) and a land value of £1244 (an increase of 66%). This upward trend continued at a lesser rate over the next seven years. In 1921, the capital value was £2126 (an increase of 31%) and a land value of £1517 (an increase of 22% over the same period).

The 3A2s.4 subdivision was created through a partition order in 1889. By 1907, this property had capital value of £1705 and a land value of £1185. This property increased in value over the next seven years and in 1914 had a capital value of £2600 (a 52% increase from 1907) and a land value of £1758 (an increase of 48% over the same period). This value of the property continued to increase but at a lesser rate over the next seven years. In 1921, the valuation evidence revealed a capital value of £3307 (an increase of 27% from 1914) and a land value of £2155 (an increase of 23% over the same period).

The 3s.4 block was also created through a partition order in 1889. By 1907, this property had a capital value of £1933 and a land value of £1415. The 1914 valuation evidence showed an increase in the capital value to £2464 (an increase of 27% from 1907). The land value had increased to £1700 (an increase of 20%). More substantial increases were evident seven years later in 1921. By that time the capital value was £4482 (an increase of 82% from 1914) and the land value was £3380 (an increase of 98% over the same period).

The final block considered was 3s.10 (550a.). This larger block was created out of partition order in 1889 and remained intact over the period investigated. In 1907, this property had a capital value of £7230 and a land value of £6160. By 1914 there had been a sizeable rise in both these values with a capital value of £11969 (an increase of 66% from 1907) and a land value of £9209 (an increase of 49% over the same period). Values continued to rise over the next seven years. In 1921, the capital value was recorded as £15,664 (an increase of 30% from 1914) and the land value was £12,064 (an increase of 31% over the same period).

### *Commentary*

This analysis highlights that all the blocks had significant rises in value although there was some variation in regard to how much and over what period of time this occurred. Several of the blocks which were purchased by Pakeha in the late 1800s had gone through massive increases in prices over the subsequent 10 to 20 years period. For example, 3s.1&2. (112a.) was sold to Kebbell in 1891 for £136 and this property was subsequently purchased by Jones in 1907 for £2800 demonstrating a dramatic increase of 1959% in 16 years. Similarly, 3s.23 (50a.) was purchased by Bright in 1890 for £150 and the next recorded purchase price is in 1905 when Bell purchased this subdivision for £1100. Once again there is a huge increase of 633% over 15 years. Other cases where a pre-1900 purchase price was known demonstrated similar dramatic increases.

Another notable feature in relation to another initial purchase was highlighted in 3s26 Lot13 which was purchased by Bell in 1907 for £400. This was considerably less than the 1907 capital valuation of £1000. In 1907, the land alone was valued at £850 (more than double the figure paid by Bell). This was not always the case though as in 1907 Jones paid £2800 for 3s.1&2 which was significantly more than the 1907 capital valuation figure of £1393. There were other examples where blocks were purchased for above valuation prices.

Several blocks showed large surges in value between 1907 and 1914 with some being over 100%. In some cases the rate of increase over the next seven years was not as high, but this varied with a few blocks showing a greater increase during the 1914 to 1921 period. The combined 3s.11B and 3s.11C land was one example of this. Subdivision 3s.23 experienced relatively high increases over the 1907 to 1914 period (around 80%) and then experienced an even greater upsurge in value between 1914 and 1921 (more than 200%).

The 3s.11B and 3s.11C land was one of only two blocks that did not experience relatively large increases over all the periods examined. Between 1907 and 1914, the capital value only

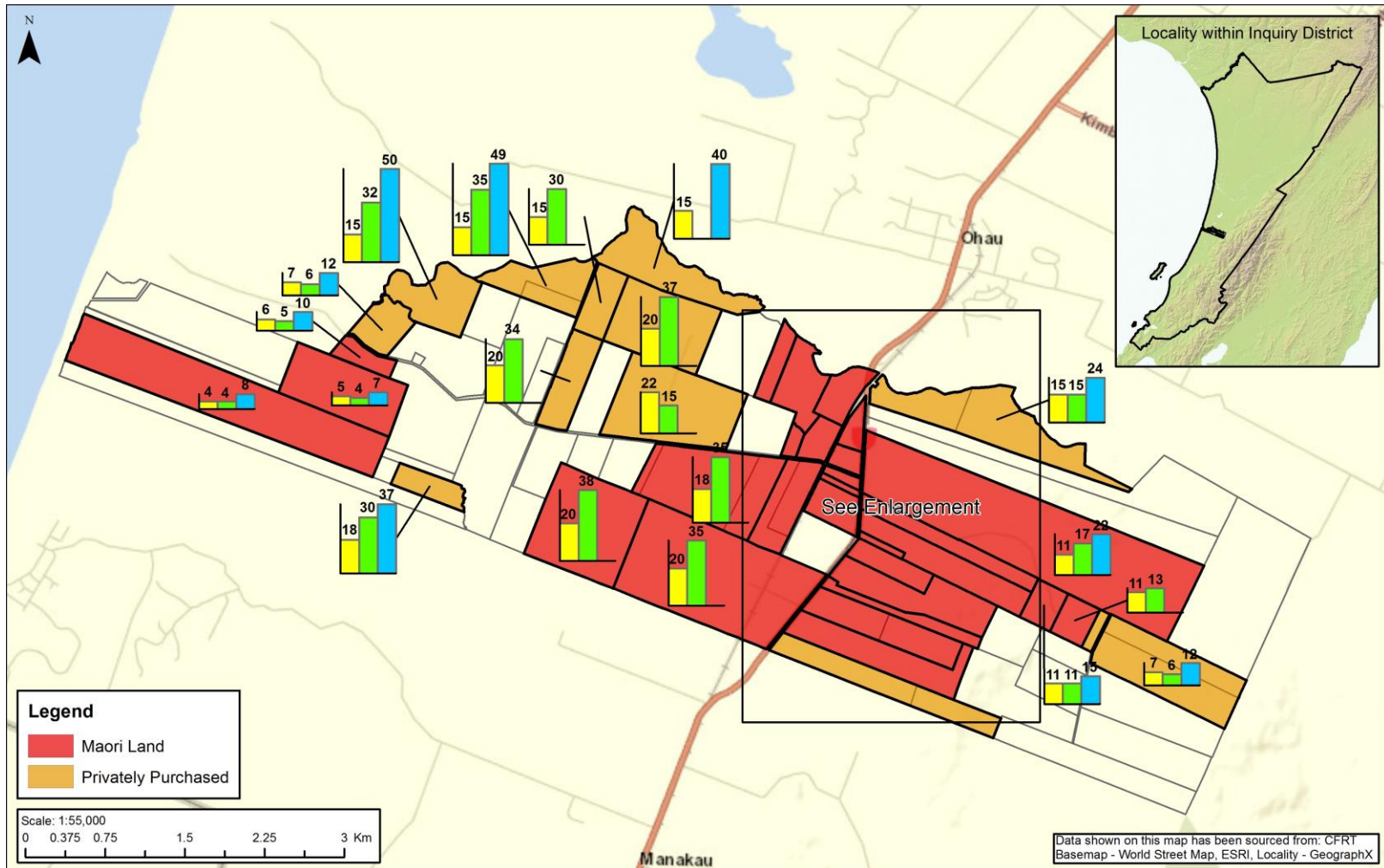
increased by around 8% and the land value decreased slightly. However, there was a significant upsurge in the value of the property between 1914 and 1921.

The 3A1A1 subdivision, one of the blocks which had remained in Maori ownership also showed some differences from the trends that were notable in most other blocks. The capital value and land value were significantly lower than the Pakeha blocks of similar size and furthermore, in contrast to most of the other blocks examined, both the capital value and the land value decreased between 1907 and 1914 with the land value decreasing by a noticeable 28%. Despite a significant reversal of this trend over the next seven years, the capital and land values in 1921 continued to be substantially lower than those of other blocks in the area. There may have been a number of reasons such as the quality of land that contributed to this.

The other land that remained in Maori ownership tended to show the same consistently upward trend in values as the Pakeha blocks. Once again, there was some variation as to whether the blocks experienced the higher rate of increase in the 1907 to 1914 period or the 1914 to 1921 period.

One conclusion that can be reached is that those Maori who were able to retain their land over this time ended up with a substantially greater asset when compared to the relatively cheap prices paid in relation to pre-1900 purchases.

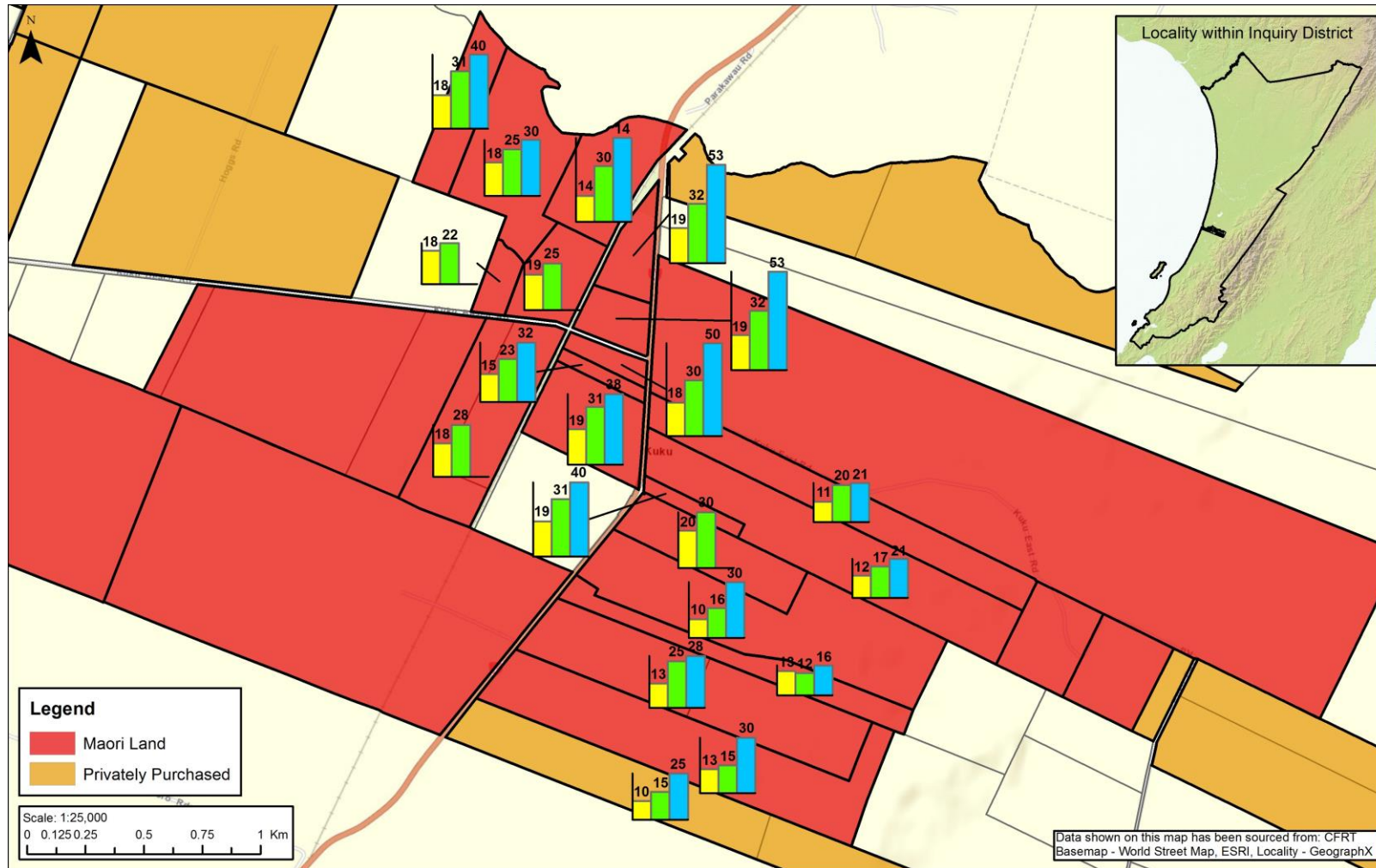
The following maps provides further insight into land values on Ohau No. 3 and the increases that occurred during the period examined. Once again, it is the unimproved (land only values) that have been used as they provided a constant that can be used for comparison, that is not affected by the actions of the occupants and the improvements that were put in place. The values of both Maori and Pakeha lands are shown on the map and the examples have primarily been selected where there are the three sets of land values for 1907, 1914, and 1921. However, to provide a more widespread information base, at times blocks where there were only records for two of these periods are also included. To facilitate the ability to consider the smaller blocks, two maps have been provided with one providing an enlarged view.



Porirua ki Manawatu Inquiry District: Ohau - Examples of Unimproved (land only) Values 1907, 1914 and 1921

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 041 Map projection: New Zealand Transverse Mercator

Date: 31/10/2018



Porirua ki Manawatu Inquiry District: Ohau - Examples of Unimproved (land only) Values 1907, 1914 and 1921

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 041A. Map projection: New Zealand Transverse Mercator

Date: 31/10/2018



Ohau No.3 was made up of numerous small subdivisions and there was some variability in land values across the block. Once again, it can be observed that it is the blocks towards the coast or western side of Ohau No.3 that have the lowest land values. Because of the effects of the low valued blocks on or near the western boundary on the sample it is more useful to consider the Maori owned land in two parts with the three coastal subdivisions considered separately. The range of land values associated with the more central and eastern blocks in 1907 ranged from £10 per acre to £20 per acre. The subdivision with lowest land value was 18B which was leased out to a succession of leaseholders from 1900 onwards. The two blocks nearer to the eastern boundary, 3s.10 and 3A2s.7, also had low land values of £11 per acre. A number of subdivisions had land values of £20 per acre including the adjoining 3C and Section 22 blocks as well as 3s.17 pt. All of which were associated with leases.

Over the years from 1907 to 1914, all the Maori owned blocks within this central and eastern area for which information has been gathered demonstrated an increase in value except for 3s.18C. In this case, the already relatively low value of £13 per acre in 1907 dropped slightly to £12 per acre by 1914. This land had been leased out from 1905 onwards. By 1914, the land values relating to the Maori owned land within the central part of the block ranged from £12 per acre to £38 per acre. As noted, it was 3s.18C which was valued at the lower end of the scale. By this time it was Section 22 which was at the top of the range.

Unfortunately, the 1921 information was not available for all the blocks included in this area including 3C, Section 22 and Section 21, s.2 land which all had relatively high values in 1914. Where information was available, the range of land values in 1921 went from £16 per acre to £53 per acre. Again, it was 3s.18C that had the lowest value and this time there were two blocks with land values of £53. These were two adjoining blocks 3s.13 and 3s.14. Both of which appear to have been owner occupied over the time period considered.

Valuation information was available in relation to three Maori owned blocks located towards the western or coastal side of Ohau No.3. These incorporated the 3A1B, 3A1A1 and section 26 Lot 15 subdivisions. The land values associated with these blocks was considerably lower. In 1907, these ranged in value from £4 per acre to £6 per acre. In contrast to the trend elsewhere in the block, 3A1A1 and section 26 Lot 15 decreased in value and 3A1B remained the same over the 1907 to 1914 period providing a range of £4 per acre to £5 per acre. A relatively small rise in

value was demonstrated during the subsequent seven-year period. However, even by 1921, these blocks were still significantly lower in value than in other parts of Ohau No.3 with a range of £7 per acre to £10 per acre. It appears that 3A1B was owner occupied until 1910 when it was purchased by Ropata Ranapiri and then leased out to Inge in 1913. The owners of 3A1A1 also appear to have occupied it until 1904 when it was initially leased to Stevens but with several changes of leaseholders over subsequent years. The smaller section 26 Lot 15 appears to have been owner occupied. Once again, the low value of these blocks raises the possibility that the same aspects that led to them being low in value may have also affected the rest of the cluster of Maori blocks that were located in the western portion of the block.

There were a lesser number of Pakeha owned blocks within Ohau No.3 within the time period considered. Once again there is a block in the western part of the block and a few others in the eastern part of the block that tended to have considerably lower values than the other blocks and these outliers will be discussed separately. The main cluster of Pakeha owned blocks for which the land valuations are available are located towards the north of the block incorporating various section 26 subdivisions as well as section 27. Section 24 located to the south of these has also been included with this analysis as this land experienced fairly similar increases in value. In 1907, these blocks ranged in value from £15 per acre to £22 per acre. This showed less variation than the Maori owned blocks.

By 1914, all the blocks in this area had increased in value except for section 26, Lot 7 which fell in value from £22 per acre to £15 per acre, going from being the highest valued of the blocks in this area in 1907 to the lowest valued in 1914. The range in land values in 1914 was £15 per acre to £38 per acre.<sup>115</sup> This was relatively similar to the Maori owned blocks in the central area which had a range of land values of £12 per acre to £38 per acre.

As can be observed on the map, by 1921, there were a number of Pakeha owned blocks in this area for which there was no valuation information available. In regard to those that there was information available for, the consistent pattern was of an increase in land values. By 1921, the land values in this group ranged from £37 per acre to £50 per acre. There was less variation in these blocks than within the Maori owned central blocks which ranged in land value from £16 per acre to £53 per acre in 1921. The most valuable Pakeha blocks were section 26 Lot 14 at £50

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<sup>115</sup> There was no 1914 valuation information available for 3s.27.

per acre which had gone out of Maori ownership in the early 1900s and had several owners before being purchased by Saint in 1907 and eventually sold to Catley in 1921. The nearby section 27 also had a high land value of £49 per acre. This had gone out of Maori ownership in 1893 and over the early years was owned by O'Rourke and then Death but was under lease to Saint. Eventually in 1914 Death occupied the land himself and in 1919 it was sold again to the Bishop Brothers.

As noted previously, there were a few Pakeha owned blocks which followed a significantly different pattern. One of these was the more coastal block, section 23 which had a relatively low land value of £7 in 1907, which decreased to £6 in 1914 and rose to £12 in 1921. This followed a fairly similar pattern to the Maori owned blocks in the area discussed previously. There was another cluster of Pakeha owned blocks that were located to the east of the main group. The land values of these blocks in 1907 ranged from £7 per acre to £15 per acre. Once again, these blocks did not follow the general trend of increases and between 1907 and 1914, the value of two of the blocks stayed the same and the other actually decreased by £1. Therefore, the range of land values at that time was £6 per acre to £15 per acre. All these blocks demonstrated slight increases over the subsequent seven years providing a range of land values of £12 per acre to £24 per acre. These blocks were in the vicinity of other Pakeha owned blocks for which there was no valuation information available. Once again, the possibility is raised that these low land values towards the eastern boundary of Ohau No.3 may be part of a large pattern of low values in this locale.

## Pukehou

To provide context, the summary information in Parts I and III will again be presented.

The Pukehou blocks lie to the immediate north of Otaki township and the beach and south of Manakau and has an actual area of 26,806 acres. As a result of title hearings that took place in 1873 and 1874, 16 parent blocks came into existence with variable areas. The first series of actions within the Pukehou block grouping was the purchasing of land by the Crown. Nine significant purchases occurred, primarily in 1875 and 1876, but also in 1878 and 1881. As a result, Crown purchases totalled 17,296 acres (64%). Although almost two thirds of the Pukehou block grouping was acquired, the seven parent blocks that were completely acquired by Crown purchasing were eastern blocks and therefore primarily hilly to mountainous. Furthermore, the 3,400-acre part of Pukehou 5A that was acquired was located in the hilly eastern side of the block where it joined up with the purchased No.5B-E blocks. In the case of the 926 acres of Pukehou No.4 that was acquired by the Crown, while this too was located on the eastern side of the block, where it joined up with already purchased Nos.1-3 blocks, much of the No.4 land that was acquired was primarily flat land running just to the east of highway and railway routes.

After 1880, there was a good deal of title activity among the Nos.4 and 5 parent blocks that remained. Following the completion of Crown purchasing, within the Pukehou No.4 block, 3,151 acres remained in Maori ownership. Between 1881 and 1900 a series of 20 partitions occurred which created 80 sections. Of these 13 were 10 acres or less and 23 were 11 to 20 acres. Partitioning occurred within a flurry of private purchase activity. Between 1880 and 1900 there were 38 purchases of Pukehou No.4 subdivisions acquiring almost 1,200 acres (38%). The purchasing particularly focused on 4H subdivisions all but one of which were acquired. These 4H sections were located in the north of Pukehou 4 to the west of the highway. Another set of sections that were almost totally acquired were located in Pukehou No.4F. One distinctive factor relating to all of the private purchasing that had occurred prior to 1900 was that a key purchaser was William Henry Simcox who acquired 22 of the 35 purchased blocks of land (ie. 671 acres of land).

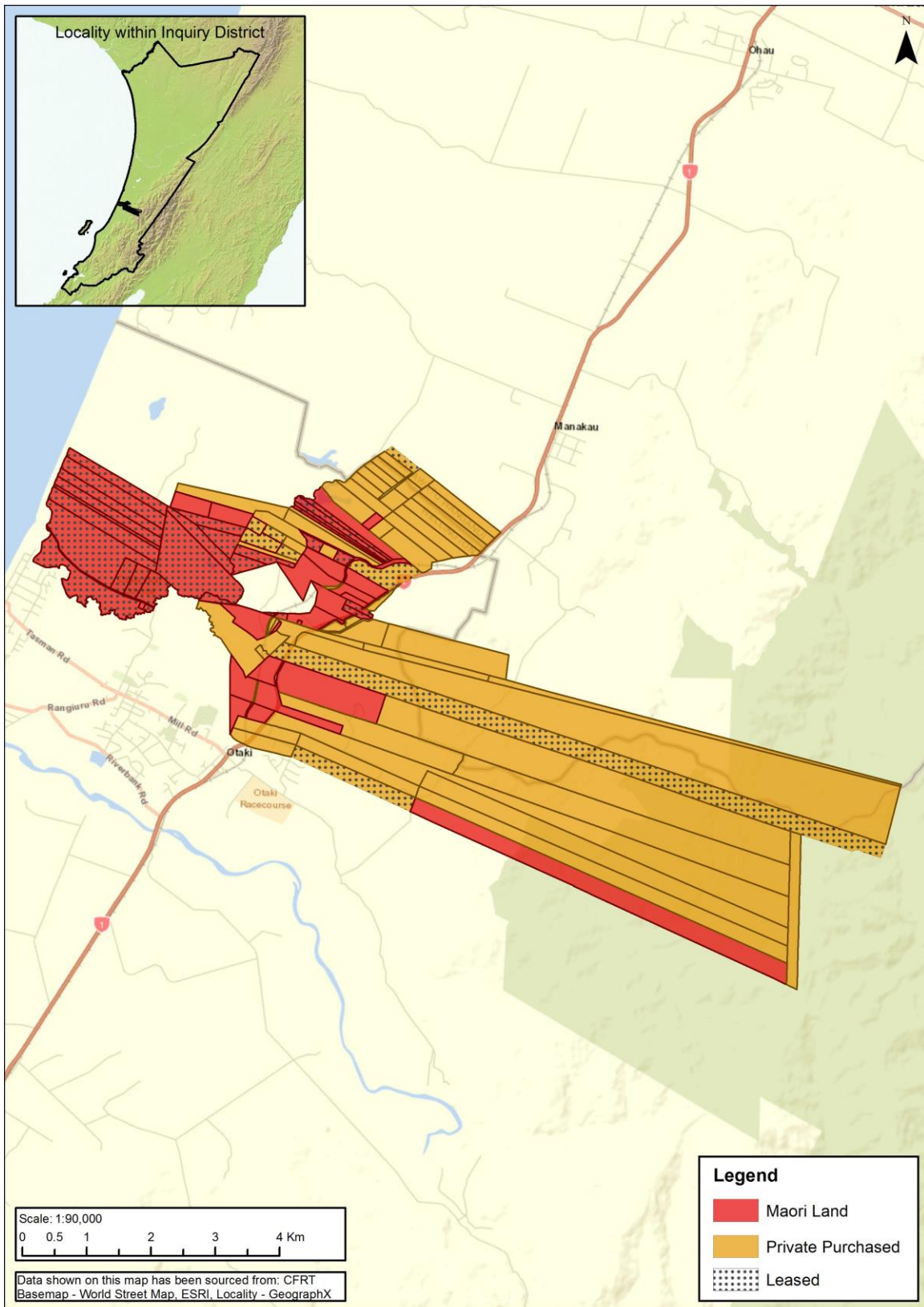
With Pukehou No.5 block, after Crown purchasing was completed, approximately 6,775 acres remained in Maori ownership. The various Pukehou No.5 parent blocks were also subdivided before 1900 although several large blocks remained. Private purchasing had a significant effect among these blocks. Acquisitions before 1900 acquired all of the smaller 5A, 5F, 5K and 5M parent blocks. A small amount of 5G was also acquired. The remaining 5L block, originally of 4,118¾ acres and which had been partitioned in 1887 into nine variously sized sections, also experienced private purchasing. By 1900, only five Pukehou No.5 sections remained - two in 5G and 3 in 5L. The total area purchased was around 5,076 acres (75%) leaving around 1,700 acres in Maori ownership.

By 1900, therefore, 2,759 acres of Pukehou land remained in Maori ownership. During the decade after 1900, in the case of both title developments and alienations, there was much less activity than in the period prior to 1900. Nevertheless, the process of subdivision and sales did continue.

As at 1900, many of the Pukehou No.4 blocks that remained in Maori ownership were under lease. Before 1900 around 20 leases had been initiated involving more than 3,000 acres. Many of these leased sections, however, were purchased before 1900. Much of the residual land was under lease. This applied to Pukehou 4B where Thompson and George Bevan were the lessees and the 4C blocks where Simcox held almost all of the leases other than one held by Bevan. Almost all of the remaining 4D, 4E, 4F and 4G sections also were leased by Simcox. The only variation was around 100 acres of land within Pukehou 4G sections which were leased by 1900 to William Bennett. In contrast, just two of the Pukehou No.5 sections remaining as Maori land were leased as at 1900. The two sections involved 768 acres of land.

The following maps record the situation of the Pukehou blocks by 1900. The first map provides the names of all the Pukehou sections as at 1900 and the second map records whether they were under Maori title or had been purchased by private Europeans and which blocks, when they had been under Maori title, had been under lease at some time before 1900.

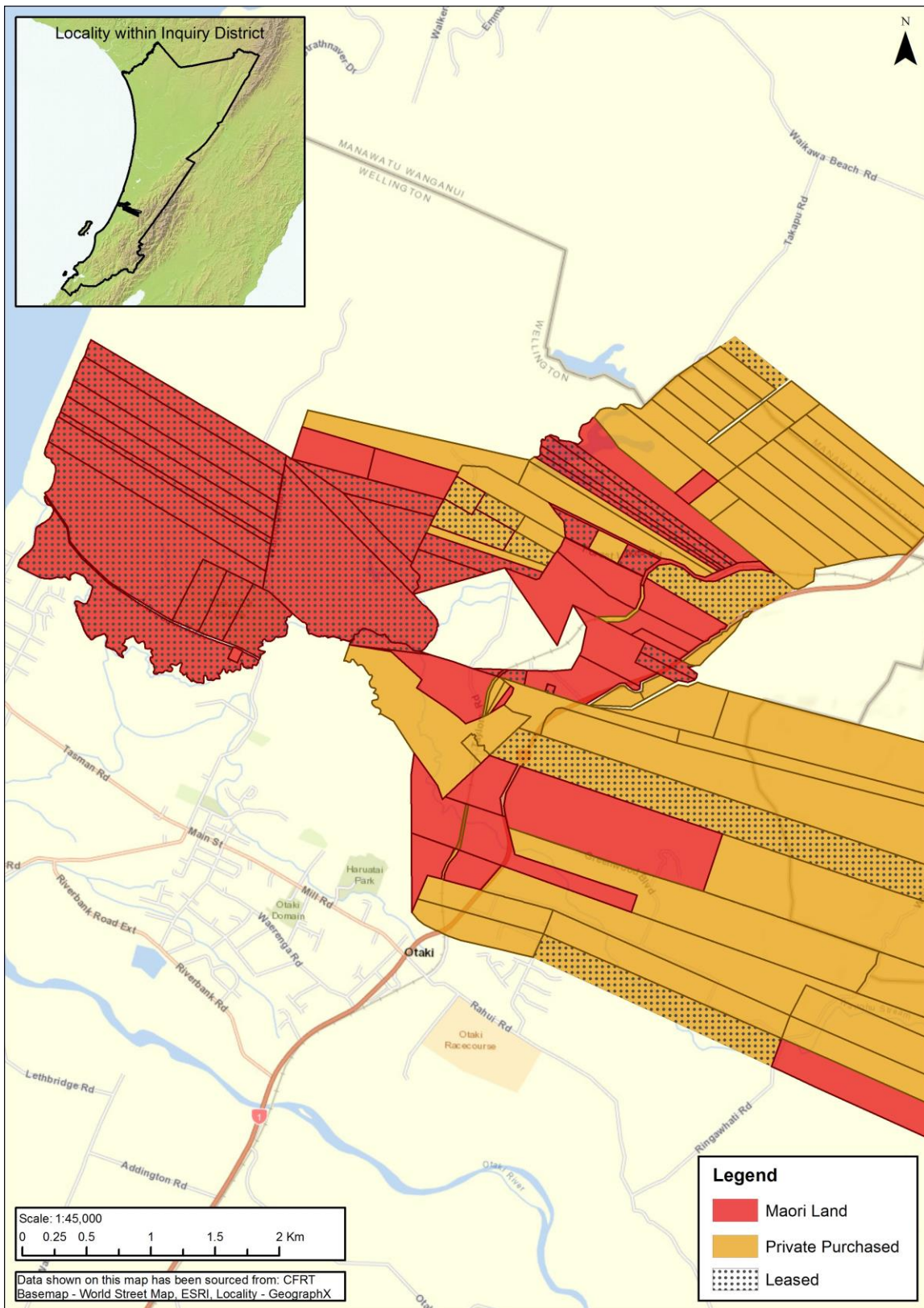




**Porirua ki Manawatu Inquiry District: Pukehou - Tenure by 1900**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 028 Map projection: New Zealand Transverse Mercator

Date: 30/10/2018



Porirua ki Manawatu Inquiry District: Pukehou - Tenure by 1900

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 028A Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

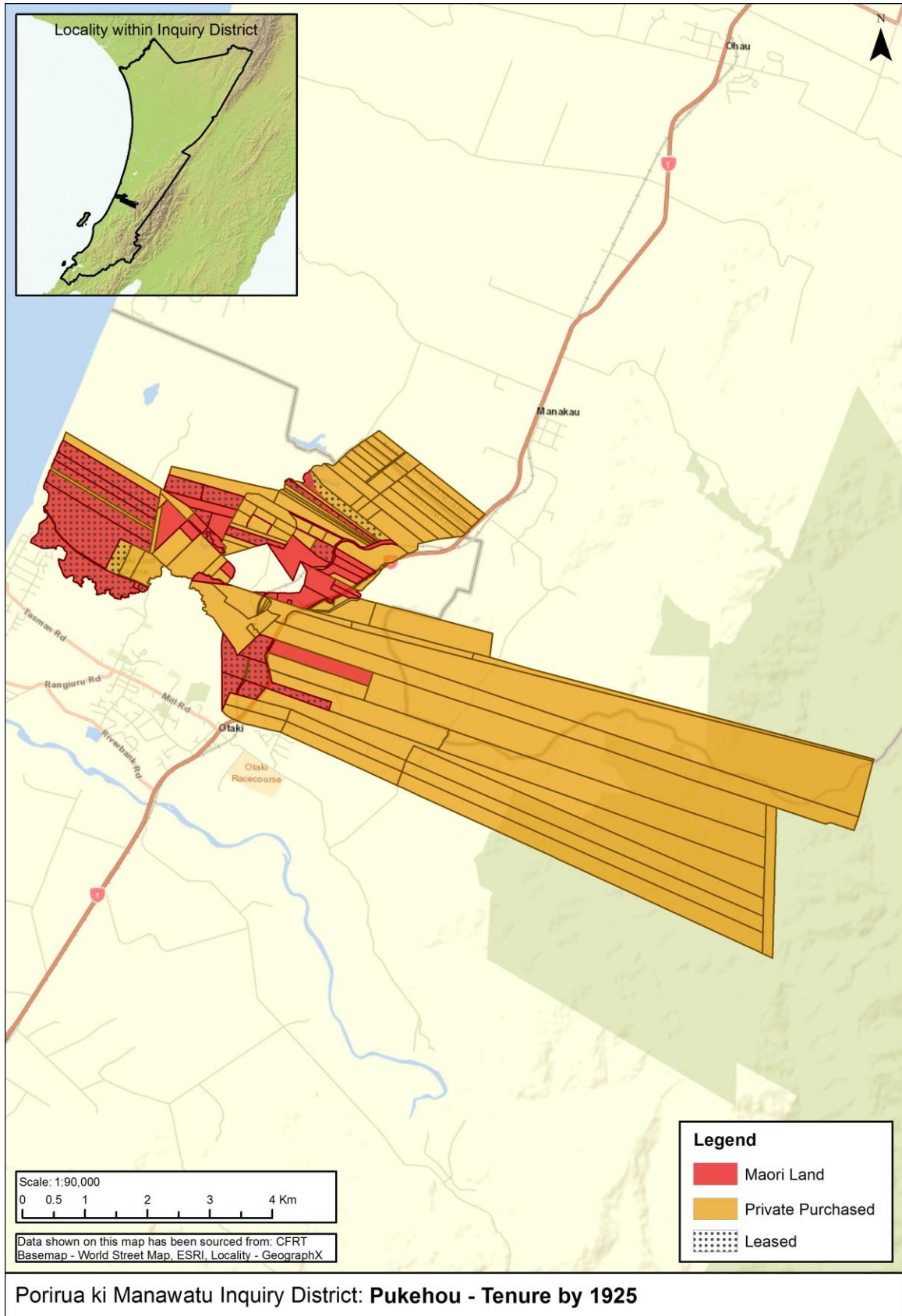


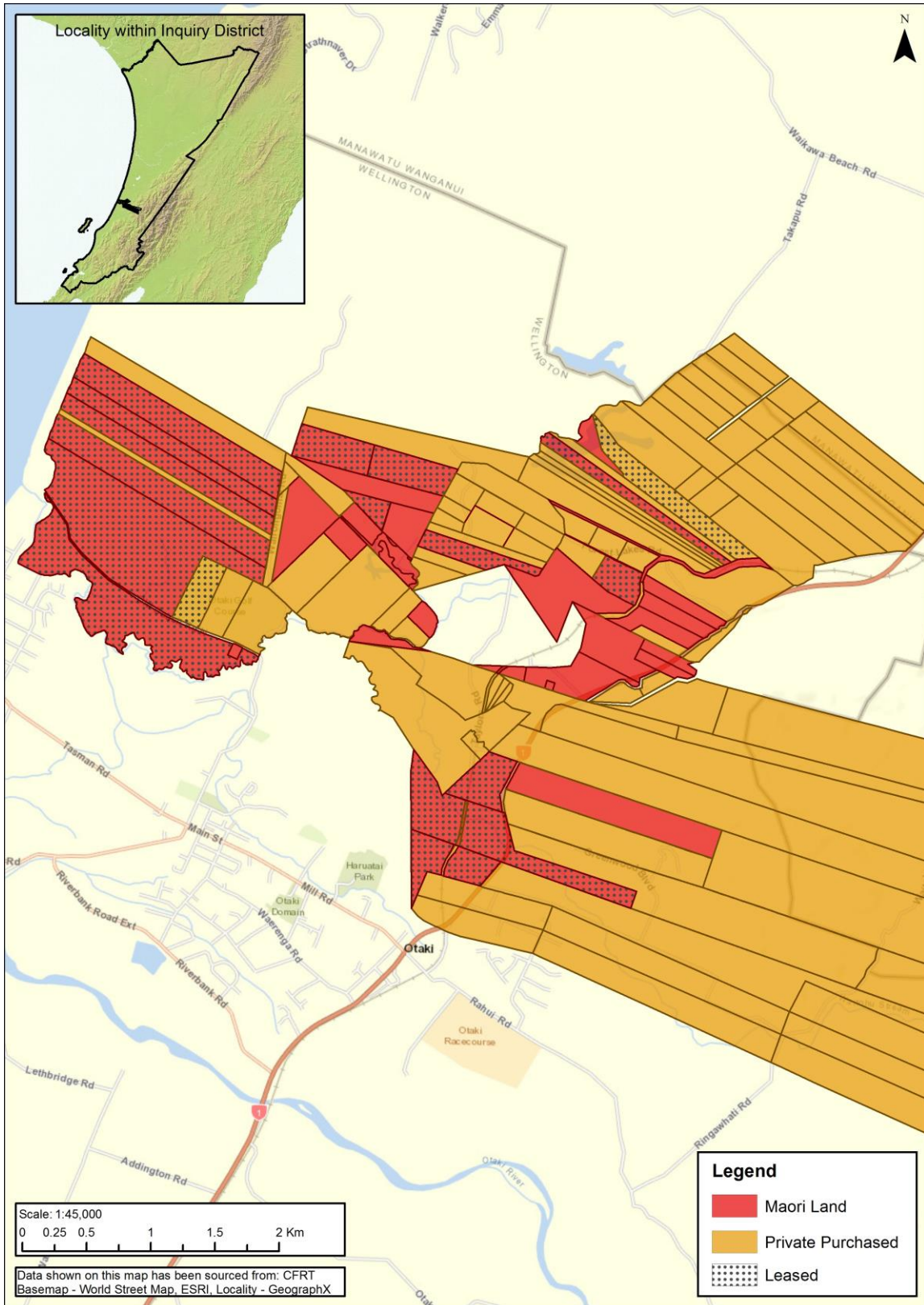
Comparatively few private purchases were negotiated after 1900. The seven purchases that occurred involved 730 acres but most of this was accounted for by the purchase of the 660-acre Pukehou 5A1 South block by Alexander Rolls. Otherwise, the Simcox family was again involved in a few purchases in Pukehou 4C, 4F and 4G sections While George Bevan acquired a small 4G section and John Atkins another 4H section. In addition, only eight new leases involving 331 acres were initiated in the decade after 1900. All related to Pukehou No.4 sections.

The years after 1910 similarly experienced little title activity. For two of the three rounds of subdivisions that did take place, the reason for partition was to cut out a title for Pakeha for land that had been purchased.

It is also evident that the period after 1910 saw a degree of new leasing activity although nowhere on the scale of that which occurred prior to 1900. Many of the new leases that were initiated occurred within the Pukehou 4C sections. Most of these blocks had already been leased before prior to 1900. In the years following 1910 the early leases were lapsing requiring a further round of leasing with original lessees, such as the Simcox family, remaining prominent in the post-1910 leases. A total of 16 leases involving at least 1,086 acres were negotiated between 1910 and 1918. After 1910, most of the remaining 4C sections that were not leased were acquired by purchase. Purchasing also focused on several 4D and 4G blocks as well. In addition, two further Pukehou 5 sections were acquired. All of the blocks were 60 acres or less in area and this is why the 15 purchases that occurred only involved just under four hundred acres.

The 1920s were a period where title and alienation activity quietened down. A dozen leases would be confirmed in this period involving around 334 acres. Most represented the renewal of former leases. In addition, just eight purchases were concluded. In total these involved around 679 acres with 429 acres being accounted for by the purchase of the 5L5 block. Across all of the Pukehou block grouping, by 1925 around 1,611 acres remained in Maori ownership. This represented 6% of the original area of all Pukehou blocks and 16% of the 9,926 acres remaining after Crown purchasing. Overall, by 1925, the lands of Pukehou No.4 that remained in Maori ownership primarily was located towards the coast in the 4C, 4D and 4E blocks although a small cluster of Maori land lay to the west of the railway in the 4G and 4B blocks. A variety of Pukehou No.5 sections also remained. Almost all of the land remaining in Maori ownership was under lease to Pakeha. The following map depicts the situation within Pukehou by 1925:



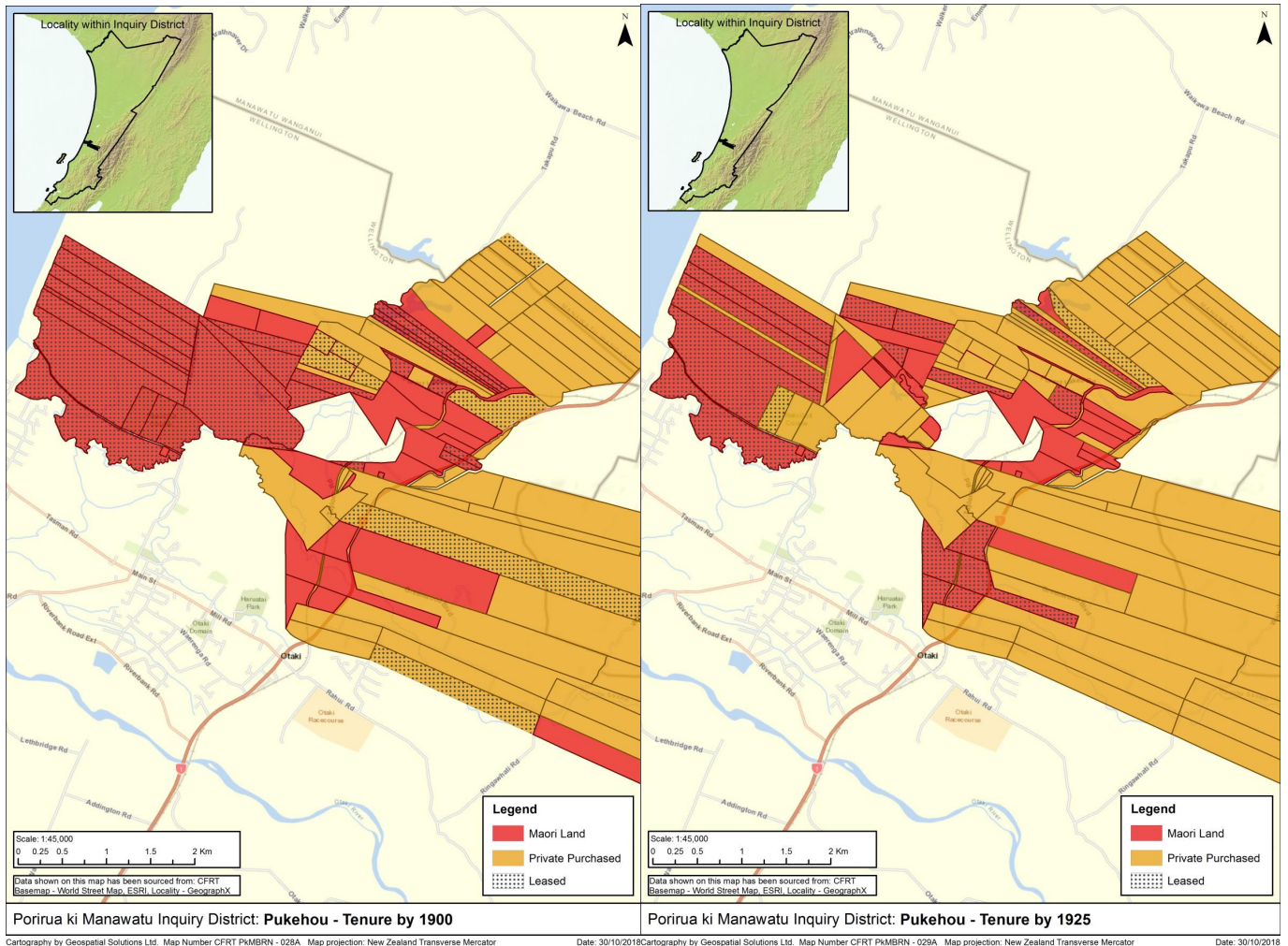


**Porirua ki Manawatu Inquiry District: Pukehou - Tenure by 1925**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 029A Map projection: New Zealand Transverse Mercator

Date: 30/10/2018

The following map places the above map alongside that showing the land tenure situation in Pukehou as at 1900 to give a clear depiction of where the purchasing of Maori land between 1900 and 1925 occurred.



## MAP 183

Aside from the issue of land alienation, the case studies also follow how title had changed within the case study block over the period through to 1925. The following map shows subdivisions within Pukehou by 1900 and 1925. Compared with other blocks, there is comparatively little subdivision after 1900.



### *Landowning Case Studies*

For the Pukehou block, three families have been chosen as case studies. In the case of the Simcox family, it is because the family members by far are the predominant land purchasers and occupiers of Pukehou land. The Bevan whanau have been chosen, not only because of the share of land they came to hold, but also because of their position of gaining access to land through their connections as owners of the land through Hanna Ranapiri, but also through their own actions of directly leasing and purchasing land. Finally, the D'Ath family (aka Death), although completing less purchases, acquire large areas of land. In addition, they resided in the district and also have landholdings in several of the other case study blocks. Therefore, their experience within Pukehou is of interest.

#### Bevan whanau

Thomas, George and Robert Bevan appear to be descendants of Thomas and Mary Bevan who came to New Zealand in 1841. Mary Bevan died on the ship on the way over. Thomas Bevan initially started a ropemaking business in Wellington before moving to Otaki a few years later when his flax supply was cut off by Maori.<sup>116</sup> Born in 1826, Thomas was a child of Thomas and Mary. In 1858 he married Hannah Ranapiri (aka Ransfield). Thomas, George and Robert, who feature in the narrative below were among the many children of Thomas and Hannah.<sup>117</sup> Despite Hannah Ranapiri being a landowner in the wider district, it appears that in Pukehou the Bevan brothers acquire land through transactions such as leases and sales and that when they do so the land is held in European title.

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<sup>116</sup> Bevan.family.name [http://www.bevan.family.name/html/nz\\_bevan.html](http://www.bevan.family.name/html/nz_bevan.html); see also Bevan Thomas, 'The Reminiscence of an Old Colonist', *Otaki Historical Society*, Vol. 5, 6, 7.

<sup>117</sup>Geni: <https://www.geni.com/people/George-Bevan/6000000027358902371>

### *George Bevan*

The first recorded association of George Bevan with Pukehou land occurred on 17 September 1894, when he entered into a lease on 4B3 pt. (18a.) for a period of 21 years at the rate of £4 per annum. The following month, on 20 October 1894, he also entered into a further lease over 4C2 pt. (17a. 2r.). This lease was for 3/- per acre and was for a term of 21 years.

George Bevan continued to purchase and lease further land in the 1900s. The first purchase involved Pukehou 4G12 (7a.). This block was registered to Taniera Rehua on 27 January 1904. In January the following year, the estate of Rehua was granted to Tamati Ranapiri and at this time this land was transferred to George Bevan, recorded as a farmer in Manakau. In January 1908, George Bevan raised a mortgage with George Herbert Thorpe.

By 17 June 1907 George Bevan also purchased 4A1, 4B4A2 and 4B4A3 from Francis Duncan Thomson. On the same day, George Bevan raised two mortgages over these subdivisions, the first with Francis Duncan Thomson and the other with Charles Kilby. Over the next year, the mortgage with Kilby was transferred a number of times. In November 1907, Charles Kilsby transferred his mortgage with George Bevan to James Gear. By 12 March 1908, James Gear transferred his mortgage back to Charles Kilsby who on the same day again transferred back this mortgage to James Gear.

Prior to this, in 1904, George Bevan leased 4B4A1A (41a. 1r. 8p.) for £7 per annum and around 1906 he leased 4B4A1B (38a. 0r. 13p.) for £17.10/- per annum. Both for the usual term of 21 years. The location of these blocks meant that the leasing of them would have assisted George Bevan in creating an estate of contiguous land on which to farm.

The 1907 valuation evidence indicated that George Bevan was utilising some of this land for sheep-farming. By this time the 4A1B & 4B4A subdivisions (254a. 3r. 34p.) had capital value of £3518 and a land value of £2286. Improvements were valued at £1232 and included a dwelling, sheds, wash-house, and three woolsheds valued at £650, along with fencing, stumping, the clearing of all the block and the grassing of 234 acres. At this time George Bevan was also occupying 4G1 pt. (6a.) which was owned by William Henry Simcox. Two thirds (4a.) of this

area had been cleared and grassed. The 4G12 subdivision (7a.) owned by George Bevan had a capital value of £105 by 1907 with the land valued at £89 and improvements valued at £16 which related to fencing and 5 acres of the block being cleared and grassed.

The 1907 evidence also provides information regarding the Pukehou blocks that George Bevan was leasing. As noted, these blocks were in the same area of the blocks owned by George Bevan and would have assisted in providing a connected area of land to farm. In relation to 4B3 (17a.) a large part of the capital value of £340 was made up of £218 worth of improvements that included a dwelling, and six sheds worth £180 as well the fencing, clearing and grassing of the area. It appears that Bevan was preparing to utilise the adjoining 4B4A1A blocks (41 a.) as he had spent £30 on drainage and fencing and the improvements of £34 were recorded as owned by him along with an interest in the land of £26. Further improvements had been completed in relation to 4B4A1B (38a. 1r. 3p.) also located in this area, which had been fenced, cleared and grassed. It is not known whether this had occurred prior to the lease being in place or while being leased by Bevan. Some improvements had also been completed on 4G2 pt. (35a.) which had been fenced along with 27 acres cleared and grassed. Likewise, on 4G3 (68a.), also leased by Bevan, drainage worth £35 and fencing had been carried out and in addition, 34 acres or half the block had been cleared and grassed.

After 1910, George Bevan raised several more mortgages in relation to his Pukehou land. In May and July 1911, he raised two mortgages with the Wellington Trust Loan Co Ltd. in relation to 4As.1, 4Bs.4A2 & 4Bs.4A3. In another development, a caveat was registered against this land by the New Zealand Farmers Dairy Union Ltd. Advances on 23 December 1911. By 12 February 1912, George Bevan had raised a mortgage with the New Zealand Farmers Dairy Union Ltd and with Dalgety and Co. Ltd in unequal shares. Another mortgage was raised by George Bevan in March 1913, this time with William Allan and later that year in December he raised a further mortgage with Murray Robertson Co. Ltd.

George Bevan also raised mortgages in relation to other Pukehou 4G land he owned. In October 1911, he raised a mortgage with Arthur Butler France over 4G12 and in May 1913, he raised a mortgage with Murray Roberts Co. Ltd over the same block.

The 1914 valuation evidence shows that the Pukehou land owned by George Bevan had considerably increased in value over the years. The 4A1B & 4B4A (which was now recorded



with a slightly increased area of 255a. 1r. 15p.) had increased in capital value from £3518 in 1907 to £6400 in 1914. (an 82% increase). Over the same period the land value increased from £2286 to £3995 (a 75% increase). By now the whole property had been cleared and grassed and fencing worth £300, planting worth £20 and stumping worth £320 had been completed. The dwelling, sheds, wash-house and woolshed had risen in value from £650 to £1000 suggesting that they had at least been maintained if not improved over this period. George Bevan continued to occupy the 6-acre part of 4G1 owned by William Henry Simcox and by 1914, five acres had been cleared and grassed and fencing valued at £10 had been carried out. The 4G12 block had risen in capital value from £105 in 1907 to £140 in 1914 (an increase of 33%) with the land value increasing from £89 to £115 (an increase of 30%) over the same period. The value of the improvements had increased only a little from £16 to £25 and by now the whole block had been cleared and grassed as well as some fencing carried out.

George Bevan continued to lease several other blocks including 4B3 (17a.) where the dwelling and six sheds maintained the value of £180. By this time 40 acres of 4B4A1a (41a.) had been cleared and 20 acres had been grassed in addition to £40 worth of fencing and £30 worth of stumping that had been carried out. By this time Bevan had a £94 interest in the land and £140 interest in the improvements which related to all the improvements that had been carried out on the land. Further improvements had been carried out on the 4B4A1B block (38a. 1r. 3r.) he was leasing. By this time there was a dwelling and shed valued at £80 on the property as well as fencing valued at £40 and stumping valued at £90 with 38 acres cleared and 20 acres grassed. By this time Bevan had interest of £334 in the 4B4A1B land and £287 in the improvements, a total of £621 out of the capital value of £1287 (48%).

The 35-acre 4G2 pt. was also still being leased by Bevan. By this time, a little more of the block has been cleared and grassed (30a.) in addition to fencing Likewise, in relation to 4G3, still leased by Bevan, a little more of the land had been cleared and grassed (40a.) in addition to the fencing and drainage that had already been completed on the block.

Interestingly in contrast to other properties in the area the 1921 valuation evidence records no change in the values associated with 4A1B & 4B4A which was still under the ownership of George Bevan at this time. This may be some reason that the block had not been updated. George Bevan continued to occupy 4G1pt. (6a.) which was now in the hands of Francis S. Simcox following a transfer by his father a few years before his death. This small block had

increased in capital value from £180 in 1914 to £285 in 1921. Fencing, clearing, grassing and stumping on the block indicate it was being utilised at this time. The 7-acre 4G12 block also remained unchanged in the 1921 valuation evidence from the values recorded in 1914.

By 1921, George Bevan was still leasing a part of 4B3, but this had been reduced to 8 ½ acres with the other half of the block on which the dwelling and sheds were located. by this time occupied by Kawa Te Hatete. There were £54 of improvements on the area under lease to Bevan relating to fencing, clearing and grassing. Bevan continued to lease 4B4A1A (41a.). It appears that by this time the owners may have reimbursed Bevan for some of the improvements on this subdivision as while in 1914 Bevan interests in the improvements of £140 referred to all the improvements that had been completed, by 1921 Bevan's share of the improvements was valued at £34 with the owner having a share of the improvements worth £256. Bevan's share of the land was valued at £135 with the owners holding a share valued at £765. In regard to 4B4A1B (38a. 1r. 3p.), it appears that the dwelling and shed on the property had decreased in value from £80 in 1914 to £50 in 1921. Once again, it appears that Bevan had probably been compensated for some of the improvements as while in 1907 his share £287 of the improvements related to the entire improvement value, by 1921, Bevan had a £87 share in the improvements with the owners share being £255. Bevan's interest in the land was by this time £380, a slight increase from his £334 interest in 1907. Overall Bevan's interest in the block was £467 out of the £2172, only 21% compared to nearly half, seven years previously.

George Bevan also continued to lease the 4G land. In 1921, he is recorded as occupying 4G2A & 4G2B (35a. 3r. 33p.) presumably relating to the 4G pt. of a slightly lesser area recorded in 1914. The capital value of this land had increased from £1000 in 1914 to £1944 in 1921. Improvements on the land had increased from £120 in 1914 to £314 in 1921. This suggests that fencing, clearing and grassing that had taken place on the land was being maintained. The area leased by George Bevan in 4G3 pt. had also decreased from 68 acres in 1914 to 20 acres, two roods and 33 perches in 1921. Once again, the only improvements on the block related to the fencing, clearing and grassing that had been completed.

By 22 August 1921, George Bevan transferred the 4A1, 4B4A2 and 4B4A3 subdivisions to his sons, Percival G. and Laurence Martin Bevan and at the same time he discharged mortgages over this land. Over the next years, George Bevan raised further mortgages, one in November 1922 with the Public Trustee and another in February 1923 with Murray Robertson Co. Ltd.

### *Robert Bevan*

Robert Bevan, brother of George, was also associated with Pukehou land. On 17 August 1898, he purchased 4H14 and 15 which were both 53 acres in area located a small distance to the north-east of the land being farmed by George. Two years later, he also leased a nearby subdivision 4H12 from William Simcox for a term of 21 years commencing from 1 July 1900. On 6 June 1903, another lease was granted by Simcox to Robert Bevan for a term of 15 years commencing from 1 July 1902. Around the same time Robert Bevan sub-leased part of this land to John Hanson for a term of 6 years commencing from 1 April 1902. John Hanson subsequently transferred his lease to William Bevan (another of the Bevan brothers).

The 1907 valuation evidence indicates that Robert Bevan was farming on his 4H14 & 4H15 blocks (106a.). These included a dwelling, wash-house, stable, sheepyards worth £880. In addition, there had been fencing, stumping and drainage carried out as well as the clearing of all the block and the grassing of 104 acres. These improvements had a total value of £1411 and together with a land value of £1200 made up a total capital value of £2611.

By 1914, the 4H14 & 4H15 blocks risen in capital value to £5498 (an increase of 110 %). The land value had also increased to £3180 (an increase of 165%). The value of the improvements was by this time £2318 (an increase of 64%). As well as the usual fencing, clearing and grassing, the improvements included stumping worth £400, a road worth £150 and a windmill worth £20. There was also said to be a building on the property valued at £1270. The presence of a windmill suggests that in addition to sheep-farming Robert Bevan may have diversified into growing wheat.

Robert Bevan was still the owner and occupier of 4H14 & 4H15 in 1921. Over this seven-year period there had been an increase in the value of this property but not at the same rate as over the previous seven-year period. By this time, the property had a capital value of 6747 (a 22% increase since 1914), a land value of £3560 (a 12% increase since 1914) and the improvements had risen in value to 3187 (a 37% increase). The records refer to a dwelling, sheds and a mill worth £1955.

### *Thomas Bevan*

Thomas Bevan (sometimes referred to as Thomas Bevan junior as his father and grandfather were called Thomas Bevan) was another of the Bevan brothers associated with Pukehou land. Pukehou 4A2s.2 (98a.) was purchased from Hemihana and Pini Whareakaka, Taperi and Wiremu Tuha by William Frederick Burnard Brown on 20 March 1895 with the consent of the Governor. Over the years that followed it was transferred to Samuel Mason and then to Dugald Thomson who leased the block to Thomas Bevan (Jnr) for a term of 4 years and 154 days commencing from 2 May 1908 with a purchasing clause to part of the block.

Subsequently, by 2 February 1911, Dugald Thomson leased part of 4A2s.2 again to Thomas Bevan (Jnr) for a term of 3 years commencing 2 October 1910 with an agreement for sale and purchase. Two years, on 2 & 3rd October 1913, Dugald Thomson transferred a part of this block to Thomas Bevan, with other parts being transferred to the Crown and Cornelius Patrick Killeen who had previously registered a caveat against the block.

### *Commentary*

The Bevan brothers were from a family that had lived in or near the Otaki area for generations. In considering the Bevan brothers, particularly George, there is a pattern of accumulating via lease and purchase a number of subdivisions that either adjoin or are located in relatively close proximity to provide an economic farming unit. By 1907, he owned around three subdivisions amounting to around 255 acres. In addition, he leased a further five subdivisions involving an area of around 199 acres. When the leased and owned land is combined with the small 6-acre part of 4G1 he was also occupying, there is total of around 460 acres. Over the years that followed some small parts of the land he leased went out of his possession.

By 1907, George Bevan as well as clearing and grassing most of the land he was farming had established a dwelling, sheds, a wash-house and three woolsheds on his land indicating that the land was being used for sheep-farming. Other valuation evidence suggests that George continued with his sheep-farming operation until 1921 when some or all appears to have been transferred to his sons.

By the end of 1900, Robert Bevan had purchased two relatively large subdivisions to make up a 106-acre farming unit. In addition, he was leasing a further adjoining subdivision creating a farm of 159 acres. By 1907, the subdivisions owned by Robert Bevan already had a dwelling, wash-house, stable and sheep yards which along with clearing and grassing indicated that he was also utilising this land for sheep-farming. The presence of a windmill from 1914 onwards suggests that he had diversified into growing wheat.

George Bevan accessed finance via a number of mortgages over this time. In June 1907, on the day he purchased 4A1, 4B4A2 and 4B4A3, he raised mortgages with Francis Duncan Thomson and Charles Kilby. The mortgage with Charles Kilsby ultimately ended up being transferred to James Gear. Additionally, in January 1908 Bevan raised a mortgage with George Herbert Thorpe in relation to Pukehou 4G12, his first purchase of land within Pukehou in 1905. He raised two further mortgages with private individuals, one in 1911 with Arthur Butler France and another 1913 with William Allan.

He also raised a number of mortgages with businesses. In May 1911, George Bevan raised two mortgages with the Wellington Trust Loan Ltd. in relation to 4As.1, 4Bs.4A2 & 4Bs.4A3. By 12 February 1912, he raised a mortgage with the New Zealand Farmer Dairy Union Ltd (following a caveat being put over his land by this business). He also raised a mortgage with Dalgety and Co. at this time. In 1913, he raised two mortgages with Murray Robertson Co. Ltd. and he raised another mortgage with this business in 1923. He raised one mortgage with the Public Trustee in 1922.

The Pukehou land purchased by George Bevan rose significantly in value over the years. For example, between 1907 the 4A1B and 4B4A lands increased in capital value from £3518 in 1907 to £6400 in 1914 (an 82% increase). Over the same period the land value increased from £2286 to £3995 (a 75% increase). A further example of rising values is the 4H14 & 4H15 blocks owned by Robert Bevan which experienced an even more dramatic upsurge. Between 1907 and 1914, these blocks increased their capital value from £2611 to £5498 (an increase of 110%) and the land value went from £1200 to £3180 (an increase of 165%). This trend continued over the next seven years but not at the same rate as by 1921, this property had a capital value of £6747 (a 22% increase since 1914), a land value of £3560 (a 12% increase since 1914).

### D'Ath family

Another family who was involved in some early purchases in Pukehou No.5 to the south of the Simcox land empire was the D'Ath family (sometimes referred to in documentation as the Death family). The first purchase occurred on 27 May 1892 when Joseph D'Ath purchased 5G2A (3a. 2r. 37.6p.). Later that year, on 26 August he also purchased the adjoining 5G2B (2a. 2r. 8.5p.). In 1893, Kate (sometimes referred to as Catherine) D'ath, the wife of Joseph D'ath<sup>118</sup> purchased a part of 5L2 and a few years later, on 8 December 1897, she also purchased 5M (50a.). At some stage the 5M land appears to have been transferred into the name of her husband.

The 1907 valuation evidence indicated that by that time Joseph D'Ath was the owner and occupier of a land estate made up of 5A, F and 5M subdivisions that incorporated an area of 381 acres. This property had a capital value of £4544 made of a land value of £3429 and improvements valued at £1115. By this time there had been fencing and stumping carried out and 370 acres had been cleared with 320 also having been grassed. There was also a building valued at £20 located on the property. At that time, Joseph D'Ath also occupied a small part of 5G2 (3a.) that was owned by Matthew Ransfield and others. This area had a capital value of £50 and a land value of £41. The £9 worth of improvements included fencing and the block being cleared and grassed. Joseph D'Ath also occupied a group of 5L subdivisions that were under the ownership of his wife Kate. These included 5L2pt., 5L3pt. and 5L3A pt. and incorporated an area of 326 acres and three roods. This property had a capital value of £3652 and a land value of £2943. The £709 of improvements included fencing and the block being cleared and grassed.

Joseph D'Ath was also occupying 5L1 pt. (374s. 1r. 38p.) under a lease. By this time there had been £1448 worth of improvements completed on this block which had a land value of £3052. Joseph D'Ath was also involved in Pukehou land in another way. On 1 July 1909, Hema Te Ao raised a mortgage over 5L2A and 5L3B with Joseph D'Ath. These lands adjoined the 5L1 pt. subdivision that Joseph D'Ath was leasing at that time.

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<sup>118</sup>Kate D'Ath', URL: <https://nzhistory.govt.nz/suffragist/kate-d-039-ath>, (Ministry for Culture and Heritage), updated 8-Sep-2011

After 1910, there were further Pukehou No.5 purchases involving Joseph D'Ath. By 3 January 1913, Tamati Ranapiri had transferred 5G1 (55a. 2r. 2p.) to Joseph D'Ath. Meanwhile, by 17 June 1914, Netahio Tanehe had transferred his interests in 5G2B to Joseph D'Ath. On the same day, Enoka Te Wani also sold 5G2C (2a. 0r. 38.5p.) to Joseph Te D'Ath.

By 1914, the estate made up of 5A, F and 5M pt. subdivisions had decreased by 50 acres with 331 acres remaining in the hands of Joseph D'Ath. It appears that this may have been due to 5M now being under the ownership of Catherine D'Ath (his wife). Despite the decrease in area, there had been a substantial increase in the capital value of the block from £4544 in 1907 to £6280 in 1914 (a 38% increase). The land value had increased from £3429 in 1907 to £4840 in 1914 (a 41 % increase).

The 1914 valuation evidence recorded that Joseph D'Ath was also the owner and occupier of further land incorporating 5G1 and other subdivisions that had an area of 85 acres, two roods and two perches. This property had a capital value of £1625, a land value of £1355 and improvements valued at £270 which included fencing and the clearing and grassing of almost all the block.

At this time Joseph D'Ath was still occupying an area incorporating 5L2 pt. and 5L3 (325 a.) that was owned by his wife Catherine or Kate. Despite a very slight decrease in area (by one acre and three roods) the capital value of this property had increased from £3652 in 1907 to £5735 in 1914 (an increase of 57%) and the land value increased from £2943 in 1907 to £4563 in 1914 (an increase of 55%). Improvements on the property were now valued at £1172 and related to fencing and drainage as well as the clearing and grassing of the area.

As noted, Catherine D'Ath was by 1914 recorded as the owner and occupier of 5M (50 a.). This block had a capital value of £196, with a land value of only £50 and improvements valued at £146 which related to fencing and the clearing and grassing of 40 out of the 50 acres.

By 1914, Reginald Michael D'Ath, the brother of Joseph was the owner and occupier of 5L1 pt. (178a. 0r. 24p.). This property had a capital value of £1335 with a land value of £740 and improvements valued at £595 consisting of fencing and the clearing and grassing of the property.

The D'Ath brothers were also leasing a number of Pukehou blocks in 1914. Joseph D'Ath was leasing 5G2A-C. These three small subdivisions had a total area of around 8 ½ acres. There had been improvements valued at £48 carried out on these properties. Reginald D'Ath was leasing a larger area made up of 5L1A (99a.) and 5L1B (also 99a.). The improvements valued at £940 show that this block was being utilised as they related to fencing, stumping, drainage, the clearing and grassing of the block as well as a dwelling and two sheds said to be worth £320. The adjoining 5L1B also had £417 worth of improvements relating to fencing and the whole block being cleared and grassed. Records indicate that Reginald D'Ath's official lease over 5L1B commenced on 1 March 1915 at a rate of £140 per annum for a term of 17 years.

In March 1918, Joseph D'Ath raised a mortgage with his brother Reginald M.B. D'Ath in relation to 5G1. At the same time Joseph D'Ath transferred his interests in 5G2B and 5G2C to Reginald D'Ath and on the same day Reginald raised mortgages with Joseph.

The 1921 valuation evidence did not record any information in relation to the 331-acre 5A, F and 5M pt. subdivision previously under Joseph D'Ath so it is unclear if it was still in his hands. He was still recorded as occupying the 325-acre 5L2A & 5L3B that was under the name of Catherine D'Ath, his wife. This property had continued to increase in value with the capital value increasing from £5735 in 1914 to £9060 in 1921 (an increase of 58%) and the land value increasing from £4563 in 1914 to £7850 in 1921 (an increase of 72%). Improvements on this property were now valued at £1210 and in addition to the fencing, clearing, grassing and drainage that had been completed by 1914 there was now a dwelling and a shed on the property valued at £270 as well as planting valued at £25.

Catherine D'Ath was still recorded as the owner and occupier of 5M (50 acres) and although it appeared that no further substantial improvements had occurred to this property with improvements only increasing from £146 in 1914 to £160 in 1921, there had been a significant rise in the capital and land value of this property. In 1914 this block had a capital value of only £196 but by 1921 this had increased by 302% to £810. This upward swing in value was primarily due to the change in the land value which had risen from only £50 in 1914 to £650 in 1921 (an increase of 1200 %).

The 1921 valuation evidence records Reginald D'Ath as the owner and occupier of a property incorporating 5G1 and other subdivisions that made up an area of 85 acres, two roods and two



perches. This property had a capital value of £5760, a land value of £5080 and improvements valued at £680 which as well as the usual fencing, clearing and grassing included stumping valued at £340 and drainage worth £10. He continued to own and occupy 5L pt.1 (178a. Or. 24p.). This property had also experienced an upsurge in value going from a capital value of £1335 in 1914 to £2434 in 1921 (an increase of 82%); likewise, the land value had risen from £740 in 1914 to £1720 in 1921 (an increase of 132%). The block had previously been fenced, cleared and grassed and by 1921 stumping to the value of £50 had also been carried out.

During the 1920s, another member of the D'Ath family, Wallace D'Ath also came to own land within Pukehou when he purchased 5L1B (96a. 3r. 22p.) on 5 October 1922. He appears to be the son of Reginald D'Ath.<sup>119</sup>

By February 1924, Reginald M.B. D'Ath had transferred the estate made up of 5G1, 5G2B & 5G2C to his wife Marion. On the same day, Marion D'Ath raised a mortgage with Kate Cooper. A few years later on 4 October 1927, she raised a further mortgage with Bethie and Albert Wilson.

Like other farmers in this area, it appears that Joseph and Catherine D'Ath found it necessary to purchase and lease a number of subdivisions within Pukehou No.5 in relation to their farming operation. The 1914 valuation evidence indicated that by this time they owned a total of 791 ½ acres which had been related to the purchase of at least seven subdivisions. Moreover, they were also involved in leases that were associated with a further 8 ½ acres over three subdivisions. Like the Simcox family in Pukehou No.4, this couple were living in the area and rather than buying and selling property appear to have generally built up and maintained an estate within Pukehou No.5 over the time period investigated.

This case study also highlights the use of women within the titles with Catherine D'Ath recorded as the owner of 5L subdivisions that were occupied by her husband Joseph. She was also recorded as the owner of 5M. In addition, as noted in 1924, Reginald D'Ath transferred 5G1, 5G2B and 5G2C into the name of his wife Marion.

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<sup>119</sup>Geni Website.

Joseph and Catherine D'Ath do not appear to have raised mortgages in relation to their farming enterprise except in regard to some dealings with Reginald D'Ath in 1918. At that time, some 5G subdivisions were transferred from Joseph to Reginald and Reginald raised mortgages in relation to these with Joseph. As noted, at the same time Joseph appears to have raised a mortgage with Reginald in relation to 5G1. The only mortgages recorded that occurred outside the family were with private individuals and involved Marion D'Ath (wife of Reginald). On the day that the 5G1, 5G2B & 5G2C had been transferred from her husband into her name, she raised a mortgage with Kate Cooper suggesting that the transfer of interests was to facilitate the mortgage. A few years later in 1927, she raised a further mortgage with the Wilsons. Once again, it is notable that one of the private individuals providing finance in the way of a mortgage was a woman.

## Simcox family

One of the earliest and most prolific purchasers within the Pukehou block was William Henry Simcox. In contrast to other blocks where early purchasers of large areas of land sometimes appear to have been solicitors, it appears that William Henry Simcox was a farmer and an early settler in this area. He came to New Zealand from England in the 1860s and married Frances Colenso, the only daughter of Rev. William Colenso.<sup>120</sup> William and Frances Simcox moved to Otaki in 1878 and remained in the area from that time onwards. They had nine children, six of whom were still alive in 1928.<sup>121</sup> William Simcox was active member of the community, being the representative of the No.4 Ward on the Otaki Board in 1878<sup>122</sup>, a Justice of the Peace<sup>123</sup> and Chairman of the Otaki Highways Board in 1880<sup>124</sup> as well as being involved in a number of sporting, church and fundraising activities.<sup>125</sup>

William Simcox's associations with the Pukehou block began shortly after his arrival in the area. In November 1880, he charged Robert Ransfield, Thomas Ransfield, Thomas Seymour, Enoka te Wano and Mohi Heremia with unlawfully driving his sheep off land within Pukehou No.4 which he claimed was legally occupied by himself and his partners Hadfield and Rutherford. At least two of these defendants Enoka te Wano and Mohi Heremia were owners in Pukehou No.4 land. During the case Hadfield provided evidence that Pukehou No.4 was part of a run he had held since 1866 as part owner and manager and told the Court that he had recently gone into partnership with Simcox and Rutherford. He indicated that he had paid rent money to Mohi Heremia and Enoka Te Wano in relation to the land occupied. The lawyer for the defence asserted that the defendants had acted in the assertion of a right or claim over the land and pointed out that neither Simcox or Hadfield had shown a lease document. Ultimately, the judgement came down to a question of title and the judge ruled as follows:

The question of title was more important. The defendants questioned the plaintiffs right to occupy the land and committed the act complained of for the purpose of asserting their claim to the land. The notices they had sent to the

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<sup>120</sup> 4 July 1923, *Otaki Mail*, p.2

<sup>121</sup> 13 June 1928, *Horowhenua Chronicle*, p.7

<sup>122</sup> 5 October 1878, *Manawatu Times*, p.2

<sup>123</sup> 26 Sept 1979, *Manawatu Herald*, p.2

<sup>124</sup> 26 March 1880, *Manawatu Herald*, p.2

<sup>125</sup> 13 June 1928, *Horowhenua Chronicle*, p.7

plaintiff had been recognised by Messrs Simcox and Hadfield. He therefore ruled that he could not convict the defendants, as a question of title was involved. The charge was therefore dismissed.<sup>126</sup>

Despite this finding, Simcox went on to have considerable involvement with Pukehou No.4 land over the years that followed. Simcox's first purchase in Pukehou took place on 4 July 1884, when he purchased 4E1 (75 a.) for £112.10/-. Simcox was joined in some of his purchasing and leasing activities in the Pukehou No.4 block by F.W. Rutherford. On 17 July 1885, Simcox and Rutherford purchased 4F1 (35 a.) for £60 or around £1.14/- per acre and a few years later, on 26 March 1888, the pair purchased 4F3 (13 acres). Between 1890 and 1894, Simcox purchased three 4F2 subdivisions, A, C & D (each was 13 acres) for £28, £26 and £39 respectively. The first purchase equated to around £2.3/- per acre and the payment in relation to the 1894 purchase had increased to £3 per acre. Over the 1890s Simcox also purchased several 4G subdivisions beginning with 4G7 (59a. 2r. 31p.) on 13 September 1890 for £149, followed the following year by 4G8E (17a. 1r. 30p.) on 18 July 1891 for £42.10/- and finally 4G1 (36a. 1r. 6p.) on 25 April 1892 for £138.15/-.

Meanwhile, over 1880s and 1890s, Simcox sometimes alone and sometimes in conjunction with Rutherford was involved in a series of purchases which ultimately resulted in their ownership of most of Pukehou 4H. This succession of purchases commenced in 1886 when Simcox and Rutherford initially purchased 4H13 (53a.) in February for £106 followed by 4H2-5 which were all around 17 ½ acres in size with 4H2, being purchased for £27; 4H3 for £25 and the other two for £36. During that year they also purchased 4H7 (40a.) for £75 and the following year purchased 4H6 (17a. 2r. 27p.). Simcox's final 4H purchase in the 1880s related to 4H12 (53 a.) in 1889. This block was registered to Tiaki Rangimanoa who was deceased by December 1886 and the block was then granted to Robert Cobb as executor. It was Cobb that ultimately transferred the interests in the block to Simcox.

Simcox was involved in several further 4H purchases over the 1890s, in these cases he was always sole purchaser. Between 1890 and 1892 he purchased three adjoining subdivisions, 4H9-11 (each containing 19a. 1r. 12p.) with 9 and 10 being purchased for £48.6/3d and 11 the last of these purchases being £55. In 1891, he also purchased 4H8A (59 a.) for £50. His final 4H purchase in the 1890s was of 4H1 (17a. 2r. 26p.) in 1894.

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<sup>126</sup> 12 Nov 1880, *Manawatu Herald*, p.2

Prior to purchasing land in Pukehou, Simcox was involved in leasing land within the block commencing on 1 January 1882 when he leased a part of 4F (181a. 2r. 32 p.) for a term of 21 years for £16.0.8 per annum. The next year he entered into a lease over a part of 4C commencing on 14 January 1883 for a term of 21 years for £89 per annum. On 1 August 1884, Simcox and F.W Rutherford entered into two further leases, over 4D (279 a.) at a rate of £26 per and 4E3 (75 acres) for £5.12.6 per annum. These leases were both for 21 years. The following year, on 21 July 1885, Simcox also leased 4E2 (75 acres) for the slightly higher rate of £6.5/- per annum. On 1 May 1889, he also entered into a lease in relation to 4H1 (17a. 2r. 26p.) for £1.7/- per annum. All these leases were for a term of 21 years from the date of their commencement.

Over the next decade, Simcox entered into several more leases involving Pukehou 4C land. In 1894, he leased 4C4 (148 a.) for £23.4/- per annum and 4C7F (100 acres) for £10 per annum. These were also for terms of 21 years. On 9 October 1896, a further lease was entered into in relation to 4C pt. This was for a term of 21 years with a slightly increased rate of £90 per annum. It is a little unclear how much of the 872-acre block was included in this lease.

He also leased several 4G subdivisions over the 1890s. The first of these was 4G1 (70a. 3r.) on 19 November 1890 for £8.17/- per annum; followed by the smaller block 4G4 (11a. 0r. 35p.) on 1 July 1893 for £5 per annum. A few years later, on 12 October 1896, William Martin Simcox, the son of William Henry Simcox leased 4G6 (11a. 1r. 5p.). All these leases were for the usual term at that time of 21 years.

By 1900, William Henry Simcox owned around 644 acres within Pukehou No.4 (3201a. 3r. 29p.). In addition, he appears to have more than 1000 acres under lease within the block. Rutherford was a co-owner and leaseholder in some of these blocks. In addition, William Martin Simcox leased just over 11 acres. The subdivisions involved in these purchases and leases involved parts of 4C, D, E, F, G and H located in the northern part of Pukehou.

Over the 1900s William Henry Simcox continued to add a few more subdivisions to his estate by leasing or purchasing land adjoining or at times connecting land he was already farming. In the early 1900s he leased 4C7A (60a.). In 1901 Simcox and Rutherford leased 4E2 (75 a.) for £5.2/6d per annum and during that year, Simcox alone leased 4G2 pt (35a. 1r. 32p.) for £17.12/3d per annum (both for terms of 21 years). In 1903, he leased 4D2 and 4D1pt. with a

combined total of 25 acres for £6.5/- per annum also for a term of 21 years. William Henry Simcox was involved in one further purchase of Pukehou land over the early 1900s, this was in 1906 when he purchased 4G4 (11a. 0r. 13p.). This took William Henry Simcox's owned land within Pukehou No.4 to around 655 acres and combined with the land he held under leases it appears likely that his land estate made up almost half of Pukehou No.4.

William Martin Simcox (son of William Henry Simcox) was involved in further purchases over first decade of the 1900s. In 1904 he purchased 4F2E2A (6a. 1r. 36p.) and during this year he also purchased 4F2E2B1 which was the same size from Anaru Tuhura for £42.7/2d. This would appear be part of an area previously leased by his father and William Henry is still recorded as the occupant in 1907. It appears that the partitioning to recognise these purchases did not take place until 1911.

The 1907 valuation evidence suggests that the land owned and leased by William Henry Simcox was being used for a large sheep and dairy enterprise. The subdivisions 4F1, 4F2A, 4F2C, 4F2D and 4F3 (combined area of 87 a.) were being run as one estate. By this time this land had a capital value of £1962 which was made up of land value of £522 and considerable improvements valued at £1440. In addition to fencing valued at £20, 51 acres had been grassed and there was an orchard and planting worth £50 on the property. Buildings on this property included three dwellings, a woolshed, a stable and three dairy sheds with a combined value of £1350.

William Henry Simcox was recorded as the owner of 4G5 (11a. 0r.29p.). This block had a capital value of £220 and land value of £200. The land had been cleared and grassed with fencing worth £1 carried out. This block was probably being grazed in conjunction with adjoining blocks which were also under his ownership. One of these adjoining blocks was 4G7pt (57a. 4r. 31p.). This area had a capital value of £1140, again mainly made up of the land value of £1069. There was fencing worth £4 on the block and 25 acres, or almost half the block had been cleared and grassed. In addition, drainage valued at £18 had been carried out. Adjoining 4G7 was the smaller, very narrow 4G8E (17a. 1r. 30p.). This block was had a capital value of £336, again primarily made up of the land value of £300. The small amount of improvements included fencing worth £15 and the clearing and grassing of 12 acres.

Another large estate owned and occupied by William Henry Simcox incorporated subdivisions 4H1-7, 4H8A, 4H9-13. This estate (368a. 1r. 11p.) had a capital value of £6960 made up of

£6196 in land value and improvements valued at £764. These improvements included fencing worth £80, stumping worth £80, drainage worth £18 and by this time 231 acres had been cleared and grassed. In addition, there was a dwelling and cowshed on the property worth £140.

It appears that by 1907, William Henry Simcox was using his leased blocks for grazing in conjunction with the adjoining blocks he owned. These included three 4F subdivisions, 4F2B pt. (25a. 0r. 31p.) with a capital value of £500 and a land value of £490; 4F2E (44a. 2r. 27p.) with a capital value of £290 and a land value of £255; and finally 4F4 with a capital value of £316 and a land value of £300. Only 10 acres had been grassed on 4F2B pt., but the other two subdivisions were mostly in grass by this time. Apart from some fencing there were no other improvements on these blocks. He also leased 4G2 pt. (35a. 1r. 32p.) which by this time had a capital value of £700. The owners had a land value of £454 and owned £97 worth of the improvements. Simcox had an interest of £122 in the land and £27 in the improvements. Fencing, stumping and ploughing had been carried out and the block had been cleared and grassed. 4G6 (11a. 1r. 5p.) was a further subdivision in this area leased by Simcox at this time. This subdivision had a capital value of £150, primarily made up of a land value of £127. Some fencing had been carried out and five acres (less than half) had been cleared and grassed. He also leased 4G11pt (20a.) which was near his the 4H subdivisions. This block had a capital value of £400 with a land value of £356 and improvements valued at £44. By 1907, the block had been cleared and grassed and some fencing had been carried out.

One of William Henry Simcox's sons, Francis S. Simcox was in occupation of 4G1pt. (63a. 0r. 7p.) at this time although the land was still owned by William Henry. This subdivision had a capital value of £1256 made up of a land value of £780 and improvements valued at £476. By this time fencing valued at £66 had been carried out, almost all the land had been cleared and grassed and stumping valued at £80 had taken place. In addition, there a dwelling and a shed were on the property worth £210. George Bevan was occupying a small part of 4G1 (6a.) that was owned by William Henry Simcox. This small part had a capital value of £120, mainly made up of the land value of £112. Four acres had been cleared and grassed and there is no record of any buildings on this property.

Although, 4G4 (11a. 0r. 35 perches) had been purchased by William Henry Simcox in 1906, by 1907 it was recorded as being in the hands of his son William Martin Simcox. By this time, 4G4 had a capital value of £220 and a land value of £202. The £18 worth of improvements related to

the clearing and grassing of the block. William Martin was also the owner of, 4H8B (10a.) which had a capital value of £200 comprised of a land value of £164 and improvements worth £36 which consisted of fencing and the whole block being cleared and grassed. In addition, William Martin Simcox had interests alongside others in part of 5L4A (31a. 3r. 34p.). In 1908, William Martin Simcox leased 4G11 pt. (57a.2r.14p.) for a term of 15 years at a rate of £15.12/- per annum.

After 1910, there appear to have been no further purchases completed by William Henry Simcox. Nevertheless, he was involved in two further leases of Pukehou No.4 land - 4C7D in 1913 for £390 per annum and 4C7C in 1916 for £480 per annum. These blocks each incorporated 60 acres and both leases were for a term of 21 years.

Over the next few years, it was William Martin Simcox, rather than his father who was involved in purchasing further subdivisions within Pukehou No.4. Some of these subdivisions extended the Simcox family's estate out towards the east of the Pukehou block. These included 4C1 (40 acres) in 1911 which he purchased from Mohi, Rawiri and Karauria Heremia for £180. In April 1914, he raised a mortgage with Elizabeth Smith in relation to this block. In 1912, he also purchased 4C7E (20a.) and 4C2 (30a.)

William Martin and Ethelwynne Simcox (his wife) also became involved with additional Pukehou 4G subdivisions between 1911 and 1913. Pukehou 4G8C (17a.) was one of several subdivisions in the area which had been leased to William Hebden Bennett for 21 years in the 1890s. The registered owners were Arihia Tuhia and Te Rei Tamihana. On 16 March 1911, Anaru Tuhia (who had succeeded to the estate of Arihia Tuhia) and Te Rai Tamihana transferred to block to William H. Bennett. On the same day, Bennett then transferred the block to William Martin Simcox. In November 1913, William Martin Simcox's wife, Ethelwynne purchased 4G6 (11a. 1r. 5p.) for £230.

In addition to his purchasing activity, William Martin Simcox also leased a number of subdivisions between 1911 and 1913. He entered into three 21-year leases associated with 4G8A (22a. 3r. 11p.), 4G8D (17a. 0r. 24p.) for £16 per annum and finally 4G8B (34a. 1r. 3p.) for £17. Subdivisions 4G8B and 4G8D had previously been the subject of 21-year leases with William Hebden Bennett commencing in 1892 which had presumably terminated around this time. As noted above prior to this in 1911, Bennett had transferred his interests in 4G8C to Simcox.



Examination of the 1914 valuation evidence indicated that the William Henry Simcox's estate made up of the subdivisions 4F1, 4F2A, 4F2C, 4F2D and 4F3 (combined area of 87 a.) had increased in value from £1962 to £2410. The land value had increased from £522 to £870 and the value of the improvements had only increased very slightly from £1440 to £1540. Half of this increase was in relation to the orchard and planting on the property which had increased in value from £50 to £100. The three dwellings, woolshed, stable and dairy had actually decreased in value from £1350 to £1200 probably reflecting their increased age. Simcox continued to own and occupy the adjoining 4E1 (75a.) which had been his first purchase in the Pukehou block. By this time, the block had a capital value of £490 and a land value of £395, a 252% increase on the 1884 purchase price of £112.10/-. By this time 60 acres had been cleared and grassed and some drainage had been carried out.

The valuation evidence indicates the William Henry Simcox continued to farm two 4G subdivisions. These included the part of 4G7 (57a. 4r.31p.) which had increased in capital value very slightly from £1140 in 1907 to £1220 in 1914. The land value had increased from £1069 to £1100 over these years. By now 30 acres had been cleared and grassed (an increase of five acres over the seven-year period) and there was fencing worth £10 on the property. In addition, drainage worth £20 had been carried out. This block connected the estate of 4F subdivisions with the smaller 4G5 (11a. 0r. 29.), subdivision. Interestingly, this small block had increased its capital value from £220 in 1907 to £330 in 1914. The land had increased in value from £200 to £297. By now the fencing on the block was worth £3 and the area remained cleared and grassed.

In 1914, William Henry Simcox retained his relatively large land estate made up of 4H1-7, 4H8A, 4H9-13 which had a combined area of 368 acres, one rood and 11 perches. The capital value of the property had increased from £6960 in 1907 to £7700 in 1914. The land had only increased by a relatively small amount from £6196 in 1907 to £6330 in 1914. Improvements had increased in value from £764 to £1370. By this time 353 acres had been cleared and 300 had been grassed. In addition, it appears that further fencing had been carried out as this was now valued at £200 rather than £80 in 1907. Stumping and drainage on the property had increased in value slightly to £100 and £20 respectively. In 1907, there had been a dwelling and a cowshed worth £140 on this 4H estate but by 1914, there was only one building valued at £50 on the property.

William Henry Simcox continued to lease a considerable amount of land in Pukehou No.4. Some of this land was adjoining or very near to the 4F land estate he owned and farmed. This included 4F4 (50 acres). As well as the 4E2 and two parts of 4E3 which incorporated a total area of 175 acres of which 140 acres had been cleared and grassed with some drainage carried out on 4E2 and some fencing completed on part of 4E3. He was also leasing a part of 4G2 (35a. 1r. 32p.) that adjoined lands he owned at this time. This land had been cleared and grassed and in addition, £35 worth of fencing had been carried out and stumping and ploughing to the value of £50 had been completed.

In 1914, he was recorded as the lease-holder for 4C4 (148 a.) and 4C5 (232a.) presumably in relation to leases entered into during the 1880s and 1890s. In 1914, 4C4 had a capital value of £740. By this time Simcox had small interests in the land (£28) and improvements (£23) as compared to the owners who held interests of £512 and £177 respectively. By this time 100 acres had been cleared and grassed; and fencing worth £50 had been completed. The larger 4C5 had a considerably smaller capital value of £340 with the land only being worth £230. Improvements valued at £110 had been completed but this only related to an area of 40 acres being cleared and grassed as well as fencing valued at £50.

At this time William Henry Simcox was also leasing 4C6, 4C7A, 4C7B, 4C7C, 4C7D (372 acres) presumably still in relation to leases taken out in the late 1800s. It appears that only 100 acres located on 4C7C and 4C7F had been cleared and grassed by this time and there were no other improvements. These 4C subdivisions appear to be located a small distance to the west of William Henry Simcox's other land areas and do not appear to have been utilised to the same extent as other areas.

Simcox does appear to have been utilising some 4D subdivisions that were located slightly east of 4C. These included a 25-acre area made up of 4D2 and a part of 4D1 where 20 acres had been cleared and grassed. He was also leasing an adjoining part of 4D1 pt. incorporating 229 acres and it appears that 204 acres of this land had been cleared and grassed and £40 worth of fencing had been completed.

Francis S. Simcox remained in occupation of 4G1pt. (63a. 0r. 7p.) in 1907 although it was still owned by William Henry Simcox. The capital value had increased from £1256 in 1907 to £2300

in 1914. The land had increased considerably from £780 in 1907 to £1414 (an increase of 81%). The value of the improvements had also increased from £476 to £886 (an increase of 86%). This was reflected in the clearing and fencing as well as the dwelling and shed which had increased in value from £210 to £480 suggesting they had either been improved or at least been well-maintained.

As noted previously, William Martin Simcox had increased his land ownership within Pukehou No.4 over the years. By 1914, he was running the adjoining 4C1-3 subdivisions (100 acres in total) as one estate. This area had a capital value of £750 with the land being worth £500. The improvements worth £250 comprised of all the block being cleared and grassed, fencing valued at £90 and a building worth £100.

In addition, he owned and occupied 4F2E (44a. 2r. 27p.) which adjoined his father's 4F estate and had previously been leased by his father. By 1914, this property had a capital value of £350, with the land valued at £268 and improvements of £82 consisting of 40 acres being cleared and grassed and some fencing being completed.

William Martin Simcox also owned 4G4 (11a. 0a. 35p.) and his wife Ethelwynne Beatrice Simcox owned 4G6 (11a. 1r. 5p.). These subdivisions were located either side of 4G4 which was of similar size and owned by William Henry Simcox, suggesting that the Simcox family may have been farming some of their lands together. 4G4 had a capital value of £330 and a land value of £297 with the land having been cleared and grassed by this time. 4G6 had a lesser capital value of £230 with a lesser land value of £190. In this case, only five acres had been cleared and grassed, although £25 worth of fencing had been carried out. This would appear to suggest that the quality of land in this subdivision was of a poorer nature. He also owned 4G8C (17a. 0r. 22p.) which had a capital value of £675. The land value was only £285 and just under half the value in the property came from a building worth £320. In addition, 10 acres had been cleared and grassed and some fencing and planting had been carried out. By 1914, 4G8E (17a. 1r. 30p.) which had been purchased in 1891 by William Henry Simcox for £42.10/- was now in the hands of his son, William Martin Simcox. This block had a capital value of £420 (an increase of almost 900%). The land was valued at £340 with improvements valued at £80 made up of fencing and the clearing of 19 acres and grassing of 12 acres. By 1914, William Martin Simcox also owned a small part of 4G11 (8a. 1r. 13p.). This block had a capital value of £200, with a

land value of £152. The £48 worth of improvements related to the block being cleared and grassed, some fencing being in place and stumping to the value of £20 having been carried out.

By 1914, William Martin Simcox owned 4H8B (10a.), again adjoining a larger estate of 4H subdivisions owned by his father. This block had a capital valued of £205, with the land valued at £160 and the £45 worth of improvements relating to the land being fenced, cleared and grassed.

In 1914, William Martin Simcox, in conjunction with William Smith continued to be a co-owner in 5L4Apt. (31a. 3r. 34p.) This subdivision had capital value of £1050 comprised in equal shares by the land and improvements valued at £525. Fencing, stumping, clearing and grassing had all been carried out and in addition, there was a dwelling and sheds worth £320 on the block.

William Martin Simcox was also the leaseholder in a number of 4G subdivisions that adjoined and connected the blocks he owned. These included 4G8A, B and D which had a combined total area of around 74 acres. In A and B most of the land had been cleared and grassed and some stumping had taken place. No improvements were recorded for D. He also leased a part of 4G11 (57a. 2r. 14p.) By this time this subdivision had a capital value of £1175 and Simcox had an interest worth £252 in the land and £80 in the improvements. By this time fencing had been carried out and 52 acres had been cleared and grassed.

Over the period up until 1920 there were a few further purchases by the Simcox family in the Pukehou block. In 1915, William Martin Simcox purchased 2 further 4G subdivisions 4G2D (14a. 1r. 3.5p.) for £539 and 4G11A (56a. 1r. 12.1 perches). He also purchased two 4D subdivisions located west of the 4C subdivisions. These were 4D1E (4a. 2r. 17p.) in 1916 for which he paid £45 and 4D1A1 (15a. 2r. 24p.) in 1917 for £168.14/9d. In addition, on 24 July 1919, Ethelwynne Beatrice Simcox purchased 4D1B (10a. 2r. 26p.) for £376.6.0 and on 31 October 1919 she purchased 4F4B2 (15a. 2r. 20p.) for £203.2.6. Moreover, by 11 December 1920, William Henry Simcox transferred 4C7A (60a.), which he had previously leased and then acquired, to his son William Martin Simcox.

Another member of the Simcox family who purchased Pukehou No.4 subdivisions around this time was Helen Kate Simcox (the wife of Francis S. Simcox, another of the sons of William

Henry). In 1918 she purchased 4D1C1 (44a. 3r. 10p.) for £298 and 4D2C (18a. 2r. 21p.) for £155.

In January 1916, presumably at the end of the original lease to William Henry Simcox, a large part of the land involving 4C4 and 4C5 pt. (328a.) was leased by George Edward Noble for 21 years at an annual rental of £164. The remaining 52 acres was leased by William Martin Simcox for £31.4/- per annum for the usual 21-year term. By June 1917, William Martin had transferred his lease to George Edward Noble. In 1916 Ethelwynne Beatrice Simcox also entered into a lease over 4C7B (90a.) for 21 years at a rate of 7/- per acre.

By the time of the 1921 valuation, William Henry Simcox was almost 80 years old and within a couple of years in July 1923 he died at the age of 81 years.<sup>127</sup> The 1921 valuation evidence indicates that prior to his death William Henry had transferred all his lands to his sons apart from 4F1 (35 a.). 4F1 had been part of an estate of several 4F subdivisions and it was on this land that two dwellings and an outbuilding worth £1540 were located. This block had a capital value of £2320, the land being worth £574, and improvements valued at £1745. As well as the buildings, there had been fencing and drainage completed on the property and it had been cleared and grassed. Following William Henry's death in 1923, by 30 September 1924, 4F1 was passed to his sons Edwin and Francis (described as farmers at Otaki) as executors. By 17 November 1924, the executors had transferred 4F1 to their brother William Martin Simcox.

With the transfer of some of William Henry Simcox's properties to them, the estate of William Martin and Ethelwynne Simcox had increased substantially. William Martin Simcox continued to hold the 4C1-3 subdivisions (100a.) and between 1914 and 1921 the capital value increased from £750 to £1410 (88%) and the land value increased from £500 to £950 (90%). It appears that further improvements had taken place, as these had increased in value from £250 to £460 with the building that in 1914 was worth £100 now being described as sheds worth £210. By this time, he had also taken over his father's interests in 4C7A (60a.) and 4C7E (20a.). The blocks had capital values of £360 and £300 respectively and land values of £230 and £220. It appears that these blocks had also been fenced, cleared and grassed. William Martin had also acquired 4D2A (11a. 3r. 18p.) with a capital value of £15 and no record of any improvements on the block. He continued to hold the 4E1 subdivision (75a.) which had increased in capital value

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<sup>127</sup> 4 July 1923, *Otaki Mail*, p.2

from £490 to £628 (around 28%) and increased in land value from £395 to £468 (around 18%). By this time, the improvements were valued at £160 and included the previously completed clearing and grassing as well as probably further drainage as this had increased in value from £5 to £50. One of the more valuable additions to William Martin Simcox's estate was the 2F subdivisions. In 1921, these were recorded as being in two estates. The first included 4F2E1, 4F2E2A, 4F2E2B1, 4F2E2B2 (combined area of 44a. 2r. 27p.) This estate had a capital value of £695, primarily made up of a land value of £620 with improvements only including fencing, clearing and grassing. The other 4F estate included 4F2A, 4F2C, 4F2D, 4F3 (combined area of 52a.). This estate had a larger capital value of £1085 with a similar land value of £660 but more valuable improvements at £425 including a dwelling and outbuilding valued at £335 as well as the usual fencing, clearing and grassing. As noted above within a few years, William Martin Simcox had also inherited 4F1 (35a.) with its valuable dwellings and outbuilding. This gave him a combined acreage within 4F of around 131 ½ acres out of the total 187 acres incorporated in this block.

As noted by 1921, William and Ethelwynne Simcox had also slightly increased their holdings in 4G with their purchase of 4G2D and a further part of 4G11pt. This brought their combined holdings to 183 acres out of the 528 acres incorporated in 4G. Over the seven years from 1907, the 4G blocks already owned had increased in both capital and land value. By now the total capital value of the 4G subdivisions in their possession amounted to £6454 with the land value of their 4G subdivisions worth £5280 and improvements worth a total of £1174. The biggest developments within their 4G subdivisions had been the addition of a whare, woolshed and yards on 4G7 pt. worth £340 between 1914 and 1921.

Pukehou 4H8A (59a.) which had formerly been under the ownership of William Henry Simcox was by 1921 in the hands of his William Martin Simcox. This block adjoined the smaller 4H8B (10a.) that was already owned by him. These 4H subdivisions had a combined capital value of £1995, primarily made up of a land value of £1700. Both blocks appear to have been fenced cleared and grassed and some stumping had taken place on 4H8B.

As well as transferring the blocks he owned to his sons, by 1921, William Henry Simcox had also transferred his leasehold interests. Pukehou 4C4, 4C5 and 4C7F which had formerly been leased by him were now in the hands of George Edward Noble, but the majority of other leases had been taken over by William Martin and Ethelwynne Simcox. These included 4C7B, C, and

D which connected 4C7A and 4C7E by this time were owned by the couple. These leased blocks amounted to 210 acres and when joined with the owned subdivisions provided a farm of 290 acres within Pukehou 4C.

William Martin Simcox also took over the leases over a number of 4D subdivisions which adjoined the 4C blocks referred to above and the 4D2A subdivision he owned. These included 4D1A, 4D1B, 4D1C, 4D1E and 4D2B (combined total of 194a. 3r. 21p.). As well as being cleared and grassed there were noted to be yards on this land. He also took over the lease of 4D1D (58a. 0r. 12p.) which had been fenced, cleared and grassed. This gave William Martin and Ethelwynne Simcox an area of around 264 ½ acres to farm within Pukehou 4D.

In addition, they also took on the leases over 4E2 and 4E3A and B which adjoined 4D2. These involved a further area of around 149 ½ acres. This area appears to have been cleared and grassed with some fencing and drainage carried out.

William Martin Simcox also took over this father's lease-holdings in 4F4A, as well 4FB1 and 2 which would have augmented their land area within Pukehou 4F. These leasehold lands which amounted to 50 acres when combined with the lands owned provided a total farming estate of around 146 ½ acres within Pukehou 4F.

Finally, William Martin Simcox also leased a number of 4G subdivisions including 4G2C, 4G8A, 4G8B pt., 4G8D pt. and 4G11 pt. These leased subdivisions provided them with around 100¼ acres and an overall area of just over 283 acres within 4G.

Other members of the Simcox family had also increased their landholdings within Pukehou No.4 by 1921. As noted previously in 1918 Helen Kate Simcox (wife of Francis S. Simcox) had purchased 4D2C (18a. 2r. 21r.) for £155. The 1921 valuation evidence gives a capital value of slightly less at £144 made up of a land value of £124 and improvements valued at only £20 made up of clearing and grassing. In addition, her husband was now the owner of 4G1 pt. (63a. 0r. 7p.) which he had previously occupied while it was owned by his father. The capital value of this area had increased from £2300 in 1914 to £2606 in 1921 (a 13% increase) with the land increasing from £1414 to £1505 (a 6% increase). There were considerable improvements on this block which were valued at £1101 by 1921. By now the dwelling and outbuilding located on the block was worth £673. However, it appears that the land had still only been fenced and cleared

and not grassed. The subdivisions owned by Francis and Kate Simcox were some distance away from each other.

Edwin Percival Simcox was by 1921 the owner of the 4H subdivisions previously owned by his father. These included 4H1-5, 4H9-13 (combined total of 242a. 1r. 11p.). The 4H8A subdivision had been transferred to William Martin as noted above. The 4H land owned by Edwin Simcox had a capital value of £10,573 and a land value of £7845. There were improvements valued at £2728 which included two dwellings and outbuildings worth £1543 and prior to the transfer of interests most of this block had been cleared and grassed with fencing and stumping also carried out.

Over the next few years, the William Martin and Ethelwynne Simcox expanded their estate still further by purchasing a number of relatively small subdivisions. In 1923, Ethelwynne Simcox purchased 4G8D (17a. 0r. 24p.) for £35.8/4d and in 1925 she purchased 4G8A (22a. 3r.11p) for £488.3/4d. Meanwhile, in 1924, William purchased 4F4B2 (15a. 2r. 20p.) and the following year he purchased 4D1D1 (11a. 2r. 18p.).

Over 1923, Ethelwynne Beatrice Simcox entered into a number of leases. Some of this land appears to have previously been under lease to her father in law, William Henry Simcox. On the 1 February 1923, she leased 4E2A (37a. 2r.) and 4E2B (18a.3r.) at a rate of 9/-per acre for a term of 21 years. Nearly, two weeks later, on 14 February 1923, she also leased three further Pukehou No.4 subdivisions, included 4E3B2 (10a.) for 7/8d per acre and 4E4A (25a.) and 4F4A all for a term of 21 years. On 1 May 1923, she leased 4G2C (1a. 0r. 3p.) at the rate of £2.2/- per acre for the usual 21-year term.

Over the 1920s, several more mortgages were raised by William Martin Simcox in relation to Pukehou land. On 5 July 1922, he raised a mortgage over 4G8C with the Bank of Australasia. On 20 April 1923, he raised a mortgage of 4G3 and 4G5 with Stafford W. Rapley and by December 1924, he raised a further mortgage with Clara Miller. By April 1931, another mortgage was raised over this block with Abraham & Williams Ltd. On 5 July 1923 William Martin Simcox raised mortgages over 4C7A and 4C7E with The Bank of Australasia. In December 1923 he raised a further mortgage over 4C7A with Abraham & William Ltd. and several years later in December 1932, he raised another mortgage over 4C7E with the same business. Meanwhile, on 23 July 1925, William Martin Simcox raised a further mortgage over



4C1, this time with H. Bright Peare and S.W Rapley. During 1925, William Martin Simcox also raised a mortgage over 4F1 (inherited from his father's estate the previous year) with the Bank of Australasia.

### *Commentary*

As noted, William Henry Simcox was an early settler in the Otaki area and it appears that his family grew up there and some of them remained in the area over the time period examined. In contrast to some areas where subdivisions sometimes changed hands within relatively short time periods, the theme associated with the Simcox family case study is one of ongoing accumulation of Pukehou land, primarily within Pukehou No.4 over the time period investigated. This accretion of Pukehou land commenced in the 1880s with the patriarch of the family William Henry Simcox. It appears that by 1900 he owned around 644 acres as a result of purchasing around 19 subdivisions (sometimes in conjunction with Rutherford). This land was combined with leases that appear to involve more than 1000 acres. These leases involved around 12 further subdivisions and often involved subdivisions that adjoined or connected land owned by Simcox. Additional purchasing and leasing activity by William Henry Simcox over the 1900s resulted in his estate involving almost half of the Pukehou No.4. The size of this estate and the amount of subdivisions acquired by purchase and lease raise doubts as to the economic viability of the often small subdivisions that were the result of the fractionalisation that had occurred in the area to recognise the interests of individual of small groups of Maori owners.

Valuation records show the presence of both woolsheds and dairy sheds and indicate that by 1907 Simcox was utilising the land for both sheep and dairy farming and it appears that there was an orchard located within the estate as well.

The dominance of the Simcox family in the Pukehou block escalated when William Martin Simcox, the son of William Henry also began amassing land in the area from 1904 onwards. Ultimately, William Martin and his wife Ethelwynne Simcox also came into the possession of much his father's land. This resulted in their landholding in Pukehou being around 715 acres. By the 1920s they had also taken over a number of the leases initially entered into by William Henry, in addition to those they entered into themselves. These leases involved around 1140

acres taking their total land utilisation within Pukehou to 1855 acres, around 58 % of Pukehou No.4.

In addition, by the end of the period under investigation, other members of the Simcox family had also acquired land within Pukehou No.4, either through their own activities or through the transfer of the interests of William Henry Simcox's land interests. By 1921, Francis and Helen Simcox owned 81  $\frac{3}{4}$  acres and Edwin Simcox owned 242  $\frac{1}{4}$  acres.

Another feature is the rise in the value of some of the land. Although the rate of increase tended to be somewhat inconsistent. One example of a substantial rise in value is in relation to 4E1 (75a.) which by 1914 had a land value of £395, a 252% increase on the 1884 purchase price of £112.10/-. Similarly, in relation to 4G1 pt. (63a. Or. 7p.) the capital value had increased from £1256 in 1907 to £2300 in 1914 (an increase of 83%). The land value had increased considerably from £780 in 1907 to £1414 (an increase of 81%). In addition, the 87-acre estate made up of 4F1, 4F2A, 4F2C, 4F2D and 4F3 increased at a relatively high rate with the capital value going from £1962 in 1907 to £2410 in 1914 (a 23% increase) and over the same period increased in land value from £522 to £870 (a 67% increase).

However, some of the blocks owned by William Henry Simcox did not seem to experience the more dramatic increase in values observable in other subdivisions. In the case of 4G7 pt. (57a. 4r. 31p.), the increase in value between 1907 and 1914 for some unknown reason was minimal compared to other subdivisions. This land increased in capital value very slightly from £1140 in 1907 to £1220 in 1914 (an increase of only 7%). The land value had increased from £1069 to £1100 over these years (an increase of only 3%). Likewise, in the case of his relatively large land estate made up of 4H1-7, 4H8A, 4H9-13 (combined area of 368a. 1r. 11 p.) the capital value of the property had increased from £6960 in 1907 to £7700 in 1914 (an increase of 11%). The land had only increased by a relatively small amount from £6196 in 1907 to £6330 in 1914 (an increase of just 2%).

Over the period between 1914 and 1921, although all the subdivisions experienced some increase in value, once again there appears to be some inconsistency in the rate of these rises. For example, William Martin Simcox continued to hold the 4C1-3 subdivisions (100a.) and between 1914 and 1921 the capital value increased from £750 to £1410 (88%) and the land value increased from £500 to £950 (90%). However, the increase in value was less evident in the 4E1

subdivision (75a.) over the same period which had increased in capital value from £490 to £628 (around 28%) and increased in land value from £395 to £468 (around 18%).

It is also notable, considering the time period investigated, that some of the land titles and some of the leases were in the names of women such as Ethelwynne Simcox and Helen Simcox who were married to William Martin and Francis Simcox. Again, this may have been a way of manipulating ownership in relation to regulations that limited the amount of land that could be purchased from Maori or owned by one person. The sometimes frequent transfer of interests between husband and wife which is observable in other case studies is not apparent in the Simcox family.

Although William Henry Simcox did not appear to need to raise finance in relation to his purchases or his leases, this was not the case with his son William Martin. Only one mortgage was raised prior to the 1920s. This was in 1914, when William Martin Simcox raised a mortgage with Elizabeth Smith in relation to 4C1. Between 1922 and 1932, however, William Martin Simcox raised a number of mortgages in relation to the different properties he owned. Some of these were with private individuals and at times involved more than one mortgage – these private mortgages involved Stafford W. Rapley (over 4G3, 4G5 & 4C1), Clara Miller (4G3 and 4G5) and H. Bright Peare (4C1). He also raised mortgages with the Bank of Australasia during the same period over 4G8C, 4C7A, 4C7E and 4F1. A further source of finance was through the business Abraham & Williams Ltd. He raised mortgages with them in relation to 4G3, 4G5, and 4C7A. It is notable that some of these mortgages were with women, Elizabeth Smith and Clara Miller.

## *Themes*

Having summarised the narrative associated with the Pukehou, and having looked at key case studies for Pakeha and Maori occupation on the block, other themes can also be considered. These primarily are associated with Pakeha occupation of the block either through freehold or leasehold tenure. The following themes will be considered:

- the nature of Pakeha occupation on the block (especially that other than the large estates)
- the predominance of mortgages in support of this occupation
- the improvements that were built on the land
- the rising of land values associated with Pukehou

## Pakeha Occupation

In considering the case studies, it appears that the prominent purchasers within Pukehou were often relatively early settlers in the area or those descended from them. For example Thomas, George and Robert Bevan appear to be descendants of Thomas and Mary Bevan who came to New Zealand in 1841. After a few years in Wellington, Thomas Bevan and his children moved to Otaki. Thomas, George and Robert Bevan appear to be the grandsons of Thomas and Mary Bevan, through their son also called Thomas and his wife Hannah Te Ranapiri (Ransfield) Bevan who were married in Otaki and then made their family home in Manakau Horowhenua where presumably Thomas, George, Robert and their siblings were born and grew up. The presence of dwellings on the properties of George and Robert suggest they were living on their Pukehou properties.

Joseph and Catherine D’Ath also began purchasing in Pukehou in the late 1800s and appear to have kept a constant presence in the area over the time period investigated.

Finally, William Henry Simcox came to New Zealand in 1860s and came to Otaki with his wife Frances (daughter of Rev. William Colenso) in 1878. They remained in the area and were active members of the Otaki community with their children growing up in this area. William Martin

Simcox would have been around 8 years old when they moved to Otaki and his brothers Francis and Edwin was born after their arrival. Records investigated in relation to Pukehou suggest that at least two of his children William Martin and his wife Ethelwynne and Francis and his wife Helen were living and farming within Pukehou. Edwin Simcox may have also moved onto Pukehou land in the 1920s following the death of his father.

There appears to be a difference between the way in which the Pukehou No.4 and No.5 blocks were occupied over the period under consideration. Primarily before 1900, the Pukehou No.4 blocks were subdivided a number of times over creating dozens of comparatively smaller sections, most less than 60 acres and a number less than 20 acres. Their smaller size, however, did not present a barrier to being acquired either by lease or sale. It appears that this was because the lessees or purchasers primarily were from either the Simcox or Bevan families. As more sections were acquired and occupied, the small size of sections was no longer a problem as they effectively were being aggregated back up into a workable estate for the purposes of land utilisation.

Conversely, an opposite process appears to have occurred on the larger Pukehou No.5 sections. Unfortunately, the collected record for these blocks is somewhat incomplete and therefore does not give a clear picture of how the land was held over the years. What is apparent in Pukehou No.5, however, is that when one of the larger blocks are acquired, they are split into smaller parcels over time for occupation. For example, the 660-acre 5A1 South block was acquired in 1900 by Alexander Rolls. By 1908, Rolls has retained 218 acres while George Taylor occupied a 423-acre estate. In addition, smaller occupiers of sections less than 20 acres were on the land. (eg Vella Brothers (6a.) and Charles Swabey (11a.)) Although Rolls still held his estate in 1914, he appears to be gone by 1921 whereas Taylor, by this time, held only 12 acres. Instead, Taylor then held the 5F block of 138 acre. Other 5L blocks also had multiple occupiers if the valuation rolls are any indication. As noted, however, little can be made of this in the absence of more complete information.

### *Aggregating Occupied Estates*

In considering the case studies completed on Pakeha landowners in Pukehou land, one striking feature is the accumulation of several subdivisions that either adjoin or are in close proximity to one another. Often, the subdivisions that have been purchased are supplemented by the strategic leasing of land to expand the area available for farming.

This pattern of aggregation is notable in the case of George Bevan. By 1907, he owned three subdivisions with a total of 255 acres. Moreover, he leased a further five subdivisions involving an area of around 199 acres. When the leased and owned land is combined with a small 6-acre part of 4G1, there is total of around 460 acres. Valuation evidence suggests Bevan was utilising this land for sheep-farming. Over the years that followed some small parts of the land he leased went out of his possession.

Although his brother Robert Bevan did not accumulate land to the same extent, it is observable that by the end of 1900, he had purchased two relatively large subdivisions to make up a 106-acre farming unit. In addition, he was leasing a further adjoining subdivision creating a farm of 159 acres which he appeared to be using for sheep-farming and later for growing wheat.

This trend of aggregating land is also a feature of the D'Ath family's purchasing within Pukehou. The 1914 valuation evidence indicated that by that time Joseph and Catherine D'Ath owned a total of 791½ acres which had been related to the purchase of at least seven subdivisions. In addition, they were also involved in leases that were associated with a further 8 ½ acres over three subdivisions.

The feature of combining multiple titles together to create a large estate is even more marked in relation to the Simcox family. In this case, the process took place over generations. The accumulation of Pukehou land began with William Henry Simcox in the 1880s. It appears that by 1900 he owned around 644 acres as a result of purchasing around 19 subdivisions (sometimes in conjunction with Rutherford). This land was combined with leases that appear to involve more than 1000 acres. These leases involved around 12 subdivisions and involved subdivisions that adjoined or connected land owned by Simcox. Additional purchasing and leasing activity by

William Henry Simcox over the 1900s resulted in his estate involving almost half of Pukehou No.4 (which had a total area of 3201a. 3r. 29p.).

From 1904 onwards, William Martin and Ethelwynne Simcox, the son and daughter in law of William Henry also began amassing land in the area via purchase and lease. By the 1920s when the land formerly belonging to William Henry was added to their estate, they owned around 715 acres of Pukehou land and were leasing around 1140 acres taking the total land available to them within Pukehou to 1855 acres, or around 58 % of Pukehou No.4.

The process of bringing land together to create a larger estate also occurred between Pakeha land occupiers as well. The Bevan family, for example, seem to have purchased out several early settlers who had smaller holdings within the block. Simcox also was able to gain the lease of James Atkin over 4G11 (65 acres) by having it transferred to him. On the other hand the situation was fluid. There are few examples of later comers acquiring interests in Pukehou away from the dominant family land holders. In 1916, George Edward Noble was awarded the lease of 4C4 (148a.), 4C5 (232a.) and 4C7F (100a.) after these blocks had been held under lease by William Simcox since 1894.

### *Smaller Occupied Estates*

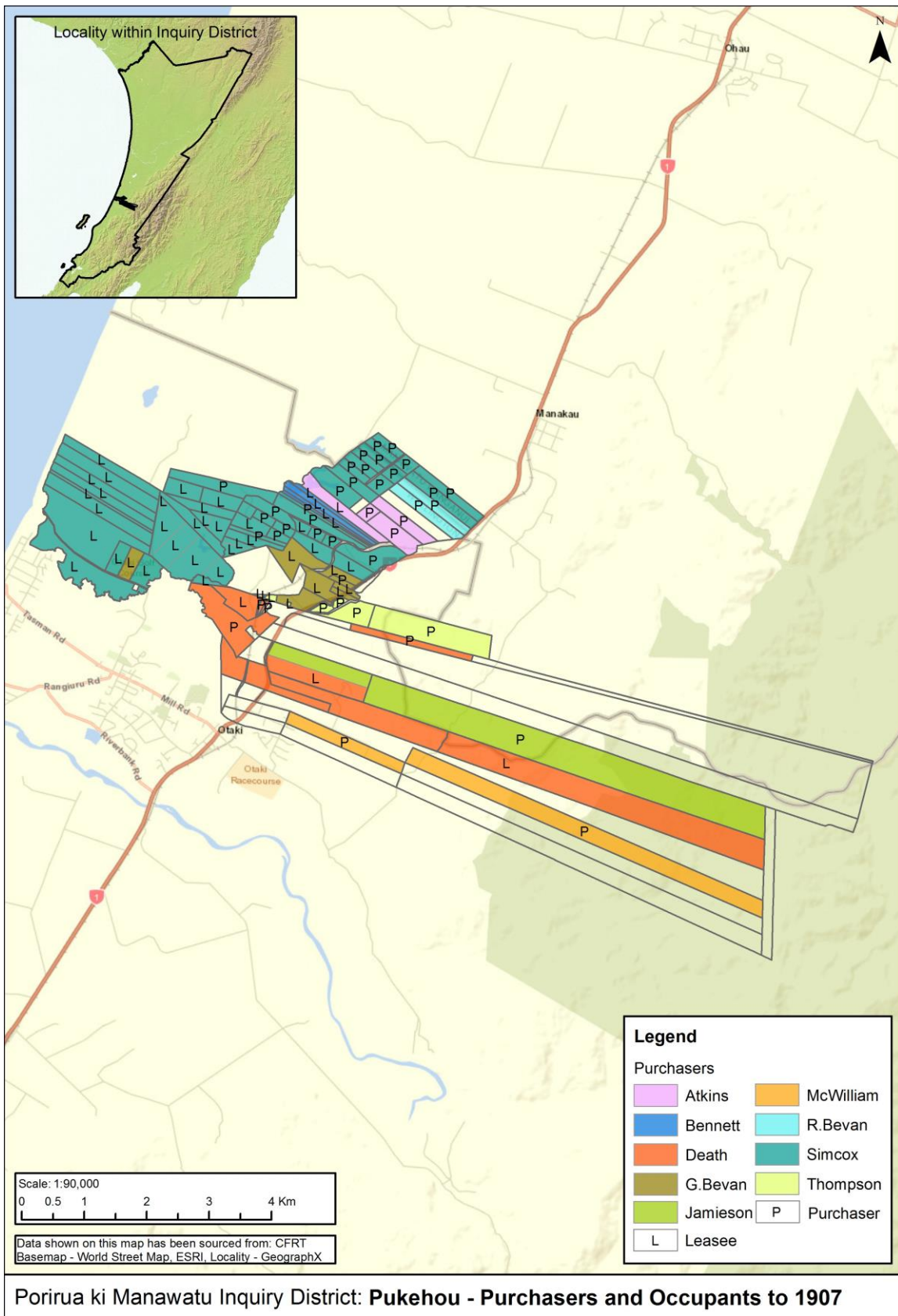
Amidst the large landholdings acquired by the three case-study families, are a number of examples of smaller-scale landholders who either maintain a persistent presence on the landscape or who are on the scene for only a comparatively short time within the period being considered. The following examples related to Pukehou No.4 occupation.

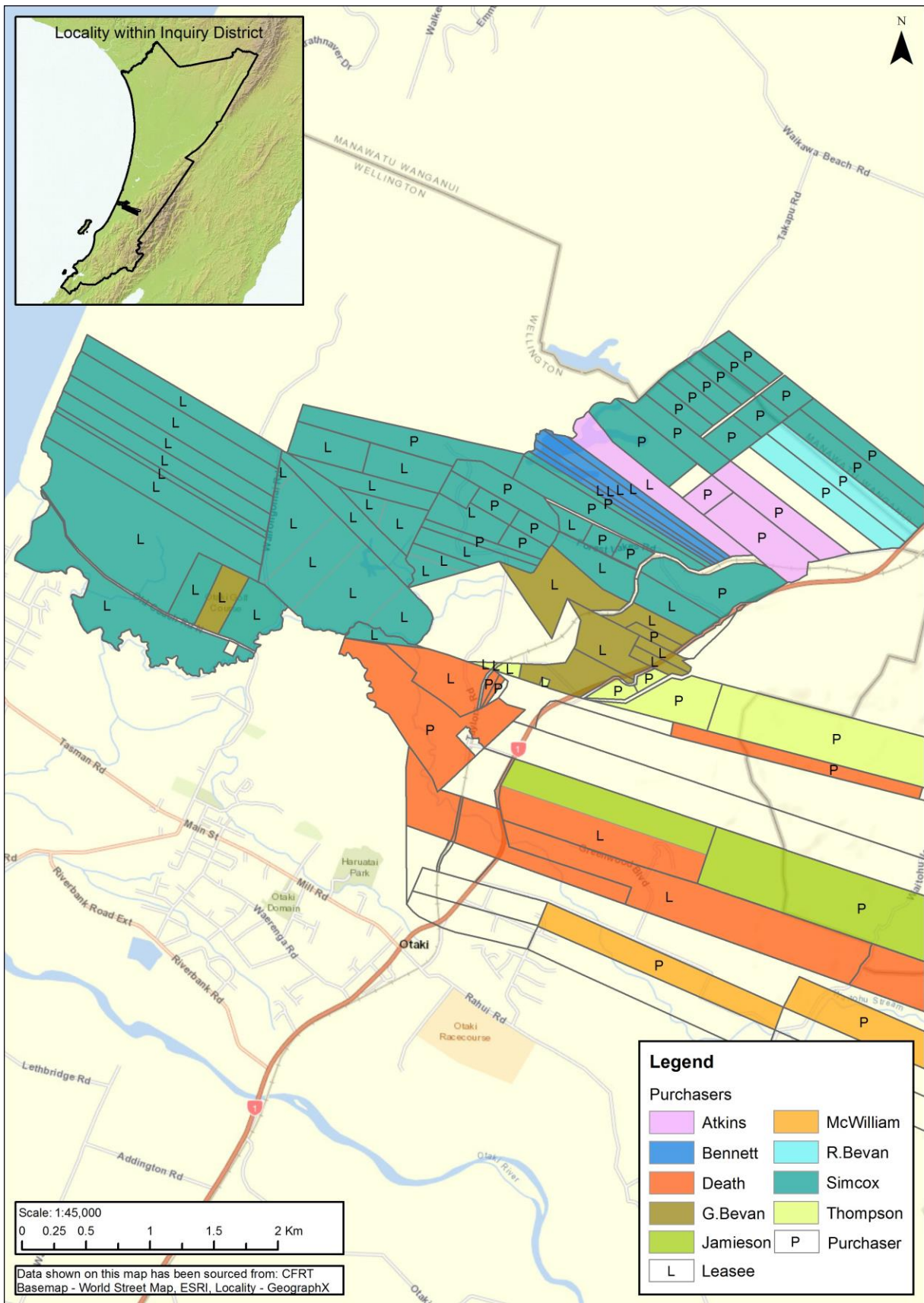
- Francis Thompson was an early player in the occupation and purchase of Pukehou land. He leased the 240-acres 4A1 block from 1889 and had acquired it by 1896. Thompson held the land for a decade before selling it in 1906 to George Bevan. Thompson was similarly as 1889 lessee of parts of Pukehou 4B which he eventually purchased in 1897 a three 4B4 sections of around 15 acres in total. These also were onsold to Bevan in 1906.

- William Bennett gained a lease of 4G8 (110 acres) in 1892 which he held through to 1911 when William Martin Simcox was next awarded the lease.
- James Atkin had a short involvement with the 65-acre 4G11 block when he acquired the lease in 1903 but transferred it to William Martin Simcox in 1911. Similarly, although Atkins purchased the 10-acre 4H8B block in 1907, he sold it the next year to Simcox. On the other hand, Atkins was able to maintain an estate nearby. Between 1885 and 1887, Atkins (with his partner Staples) acquired 4H17, 4H18 and 4H19 (120 acres in total). After buying out his partner, Atkins held these three blocks for the entire period under consideration.

The Pakeha land occupation pattern on Pukehou by 1907 is depicted in the following map:







**Porirua ki Manawatu Inquiry District: Pukehou - Purchasers and Occupants to 1907**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 030A Map projection: New Zealand Transverse Mercator

Date: 1/11/2018

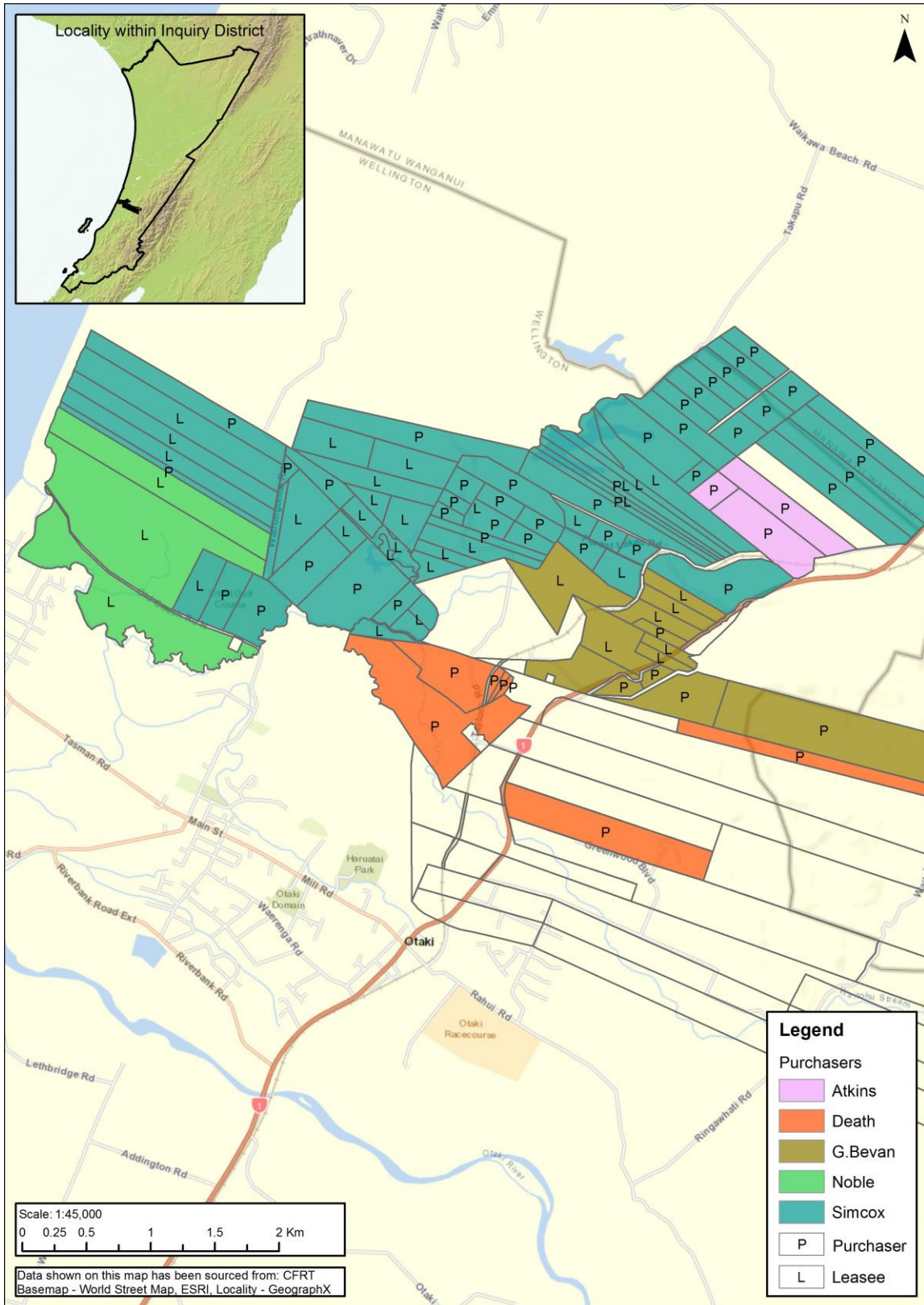
After 1907, several new entrant Pakeha occupiers take up Pukehou land. Two examples follow:

- George Edward Noble: was awarded the lease of 4C4 (148a.), 4C5 (232a.) and 4C7F (100a.), after these blocks had been held under lease by William Simcox since 1894 and held these blocks through into the 1920s.
- Moffatt Brothers: first noticed on the block in 1916 with a lease of the 527-acre 5L3B block, the Moffat brothers occupied several Pukehou No.5 blocks by the 1920s. Only one small block was held freehold - the 29-acre 5L7 was acquired in 1923. Other blocks were leased. In addition to 5L3B, which was still being leased in 1925, the brothers also occupied under lease 5L2A, 5L3 (85 acres) and 5L7A (33 acres).

The main trend, however, discussed above and illustrated in the map below, is the movement towards aggregation of Pakeha estates within Pukehou No.4. After 1909, for example Simcox took over the leases and sections held by Bennett, Atkins and Robert Bevan leases. George Bevan took over the Thompson leases.

As noted previously, little can be said of the situation in Pukehou No.5 as there were too many gaps in the dataset accessed for this case-study project.

The following map reflects the tenure on Pukehou that developed after 1914.

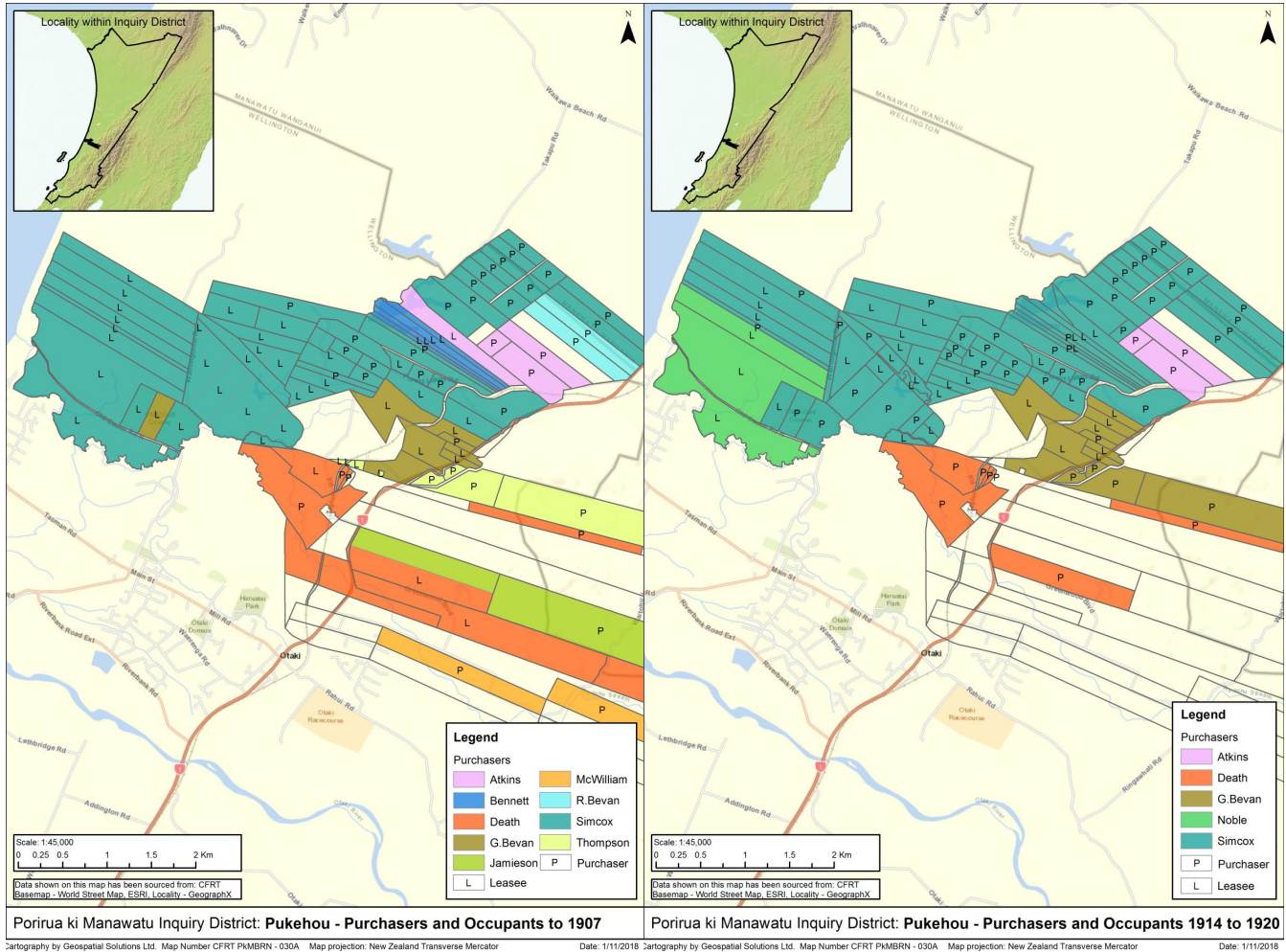


**Porirua ki Manawatu Inquiry District: Pukehou - Purchasers and Occupants 1914 to 1920**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 030A Map projection: New Zealand Transverse Mercator

Date: 1/11/2018

To illustrate the point further of the changing occupation on Pukehou, the Pakeha occupation maps of 1907 and 1920 can be put side by side to show the changes.



MAP 188

## Pakeha and Mortgages

Pakeha who owned or leased land within Pukehou were associated with a number of mortgages involving private individuals, businesses, banks, the Public Trustee and the Crown.

Some of these mortgages dated back to the 1800s. The majority of the mortgages during this time period were associated with private individuals. For example, in 1888, James Atkin raised mortgages with Marion Atkinson involving part of 4Hs.18 and 4Hs.19. John F. Anderson also raised a number of mortgages with private individuals in relation to his lease over 5L5A. Over 1888 and 1889, he raised mortgages with Charles and Rochfort Snow, Richard C Kirk and Edmond T. Atkinson, and finally J.G.W. Atkin and George Wilson, before ultimately transferring the lease to John G.W. Atkin and G. Wilson of Wellington in November 1889. Another leaseholder, Alexander Rolls also raised a mortgage in 1896 over 5A1 Sth, although by November 1900, Alexander Rolls was the proprietor of this block. It is not clear who this mortgage was with.

There was one example of a mortgage through a bank involving Pukehou land prior to 1900. This occurred when Francis Duncan Thomson purchased 4As.1 in 1897 and raised a mortgage with the Bank of Australasia. There was only one mortgage associated with Pukehou land recorded with the Crown over the time period examined. This took place in May 1890 when James Atkins raised a mortgage with the Crown in relation to 4Hs.17.

By 29 April 1904, John Atkins had raised a mortgage with Neil Anderson in relation to his interests in 4H8B. In September 1907, Atkins raised another mortgage with James Staples following the transfer of Tarei Tahitangata's interests in 4H8B to him. Subsequently, by 17 December 1907, Atkins transferred this block to William Martin Simcox who on the same day raised a mortgage with Atkins.

In January 1905, George Bevan raised a mortgage with George Herbert Thorpe a year after purchasing 4Gs.12. Two years later immediately, after his purchase of 4As.1, 4Bs.4A2 & 4Bs.4A3 in June 1907, he raised mortgages with Francis Duncan Thomson (from whom he had

purchased the subdivisions) and also with Charles Kilsby. This mortgage was ultimately transferred to James Gear.

After 1910, it appears that there was an increase in the number of mortgages associated with businesses. In 1911, George Bevan raised two mortgages over 4As.1, 4Bs.4A2 & 4Bs.4A3 with the Wellington Trust Loan Co Ltd. In 1912, he raised mortgages with Dalgety and Co. and with the New Zealand Farmers Dairy Union Ltd. (who had previously registered a caveat over these blocks). In 1913, he raised a further mortgage with Murray Robertson Co. Ltd. in relation to these blocks and 4Gs.12.

After 1910, mortgages continued to be with private individuals. George Bevan raised a mortgage with Arthur Butler France in 1911 over 4Gs.12 and in 1913, he raised a further mortgage with William Allan over the 4As.1, 4Bs.4A2 & 4Bs.4A3 estate. In 1914, William Martin Simcox raised a mortgage with Elizabeth Smith following his purchase of 4C1. A few years later, in September 1919, Simcox raised a further mortgage with Percy Gillies in relation to his interests in 4Gs.11A. Meanwhile. In April 1917, Herbert Moffatt, raised a mortgage with G. Cole, William Watson and J. P. Brandon in relation to his lease over 5L2A & 5L3B.

Two brothers were also involved in lending money to one another. There appears to be a rather complex situation in 1918 when Joseph D'Ath raised a mortgage with his brother Reginald D'Ath over 5G1. At that time, Joseph D'Ath also transferred his interests in 5G2B and 5G2C to Reginald and at the same time Reginald raised mortgages with Joseph in relation to these blocks.

The trend of obtaining mortgages through private individuals continued into the 1920s. In April 1923, William Martin Simcox raised a mortgage over 4G4 and 4G5 with Stafford W. Raphay and the following year he raised a further mortgage over these blocks with Clara Miller. In July 1925, William Martin Simcox registered a mortgage with H. Bright Pearce and S.W. Rapley in relation to 4C1. Meanwhile, in February 1924, Marion D'Ath raised a mortgage with Kate Cooper in relation to 5G1, 5G2B & 5G2C following the transfer of these blocks to her from her husband Reginald.

During the 1920s there were several more mortgages involving companies. In 1923 George Bevan registered a further mortgage with Murray Robertson Co. Ltd. During this year, William Martin Simcox raised mortgages with Abraham & William in relation to 4C7A and 4C7E. In

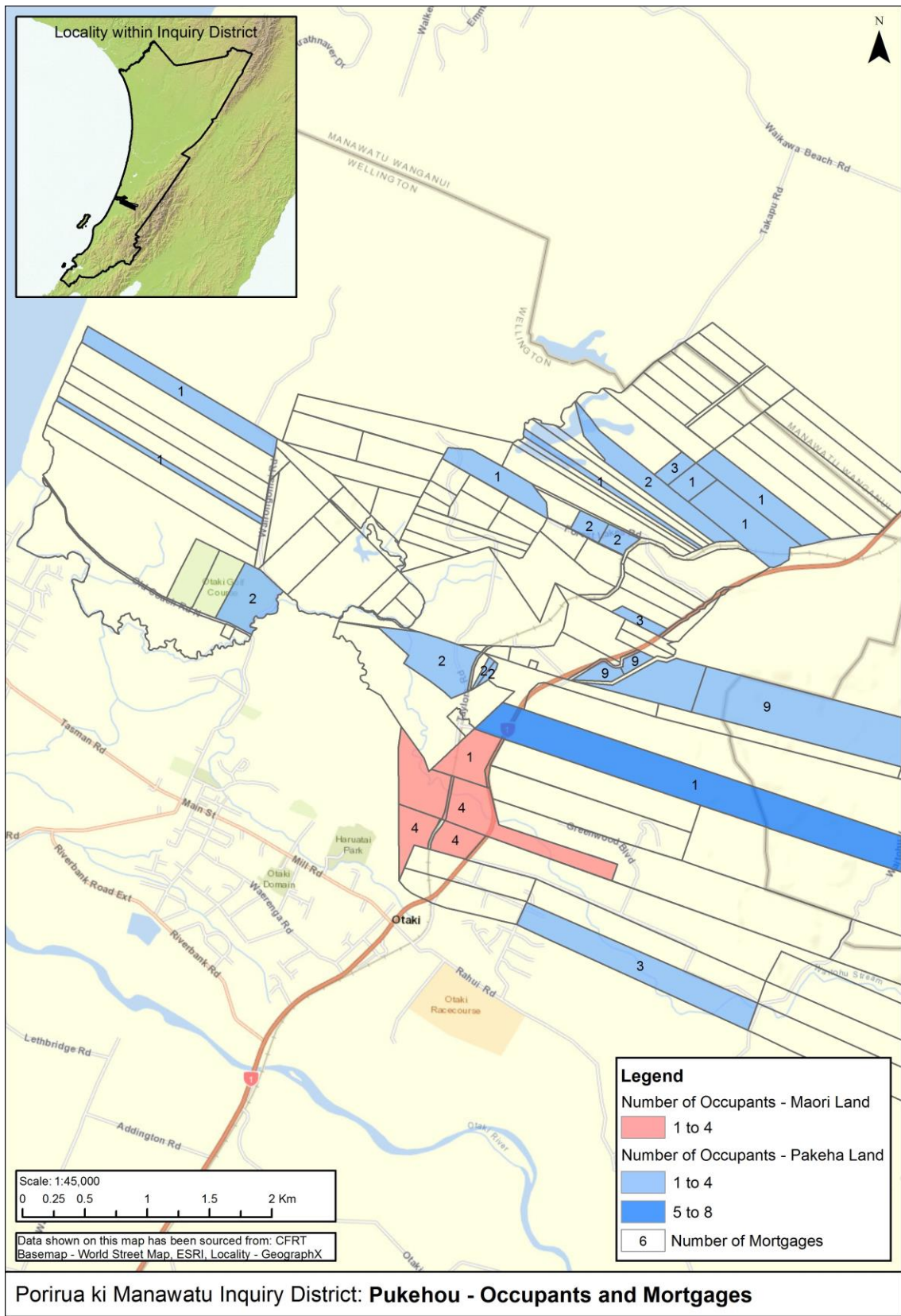
April 1931, Simcox raised a further mortgage with this company in relation to 4G4 and 4G5. Simcox was also involved in several mortgages with the Bank of Australasia over the 1920s. By July 1922, Simcox had raised a mortgage over 4Gs.8C with the Bank of Australasia. In 1923, William Martin Simcox also raised mortgages with the Bank of Australasia over 4C7A and 4C7E. In 1925 he raised a further mortgage with the Bank of Australasia in relation to 4Fs.1 when this came into his hands following the death of his father.

In the 1920s there was one mortgage registered with the Public Trustee. This occurred in 1922 and involved George Bevan.

As in other areas, throughout the time period under investigation, the majority of mortgages raised by Pakeha in relation to Pukehou land involved private individuals. Once again, there are several examples involving women as providing finance via these mortgages. Examples included Marion Atkinson, Elizabeth Smith and Clara Miller. In addition, there were a number of mortgages involving companies some of which were directly related to farming such as the New Zealand Farmers Dairy Union Ltd, Dalgety and Co as well as Abraham & Williams. A few mortgages were raised with the Bank of Australasia. Only one mortgage was raised with this Bank prior to 1900 and then several others were raised with this Bank by William Martin Simcox in the 1920s. Only one mortgage involved the Crown, and this occurred in 1890. Likewise, only one mortgage was raised with the Public Trustee over this time and this took place in 1922. There are a few examples where the purchaser raised a mortgage with the person from whom he or she had purchased the land such as in 1907 when William Martin Simcox raised a mortgage with Atkins following his purchase of 4H8B from Atkins. Some people acquired finance from multiple sources such as Simcox who raised mortgages with private individuals, businesses and from the Bank of Australasia. As noted, there is one case where family members raised mortgages with one another.

The following map records the number of mortgages raised over time within the Pukehou block.





In all but one case, the map reflects the low number of Pakeha occupants within this block. This primarily comes about due to the predominance of the three case study occupant families on the block. Between the Bevan, Death and Simcox families, much of the Pukehou No.4 block is taken up. In addition, these families intergenerationally occupy this land through the period under consideration. The low occupancy also accounts for the low level of mortgages. As noted in the narrative above, it does not appear that the Simcox family accessed mortgages to the extent evident in other case study blocks. On the other hand, around the 1920s, the Bevan family became active in raising finance through mortgages and this is reflected in the 9 mortgages indicated to have been raised. The Death also raised four mortgages to support their occupancy of Pukehou 5 blocks.

### Maori Access to Finance

Although little research has been completed on the Certificates of Title in relation to the Pukehou block there is some information available in relation to some of the 5L subdivisions and it can be observed that a few mortgages were raised in relation to these blocks by Maori owners.

On 1 July 1909, when 5L2A and 5L3B were granted to Hema Te Ao through the estate of Ropata Te Ao, Hema Te Ao raised a mortgage over the land with Joseph D'Ath. On 1914 and 1915, Hema Te Ao raised two further mortgages over 5L2A and 5L3B with the Public Trustee. In September 1915, he also raised a mortgage with the Public Trustee over 5L7A. By July 1924, Hema Te Ao's mortgage with the Public Trustee over the 5L2A, 5L3B and 5L7A sections had been granted an extension of term with an increase of interest and with a further increase of mortgage produced the following month in August.<sup>128</sup>

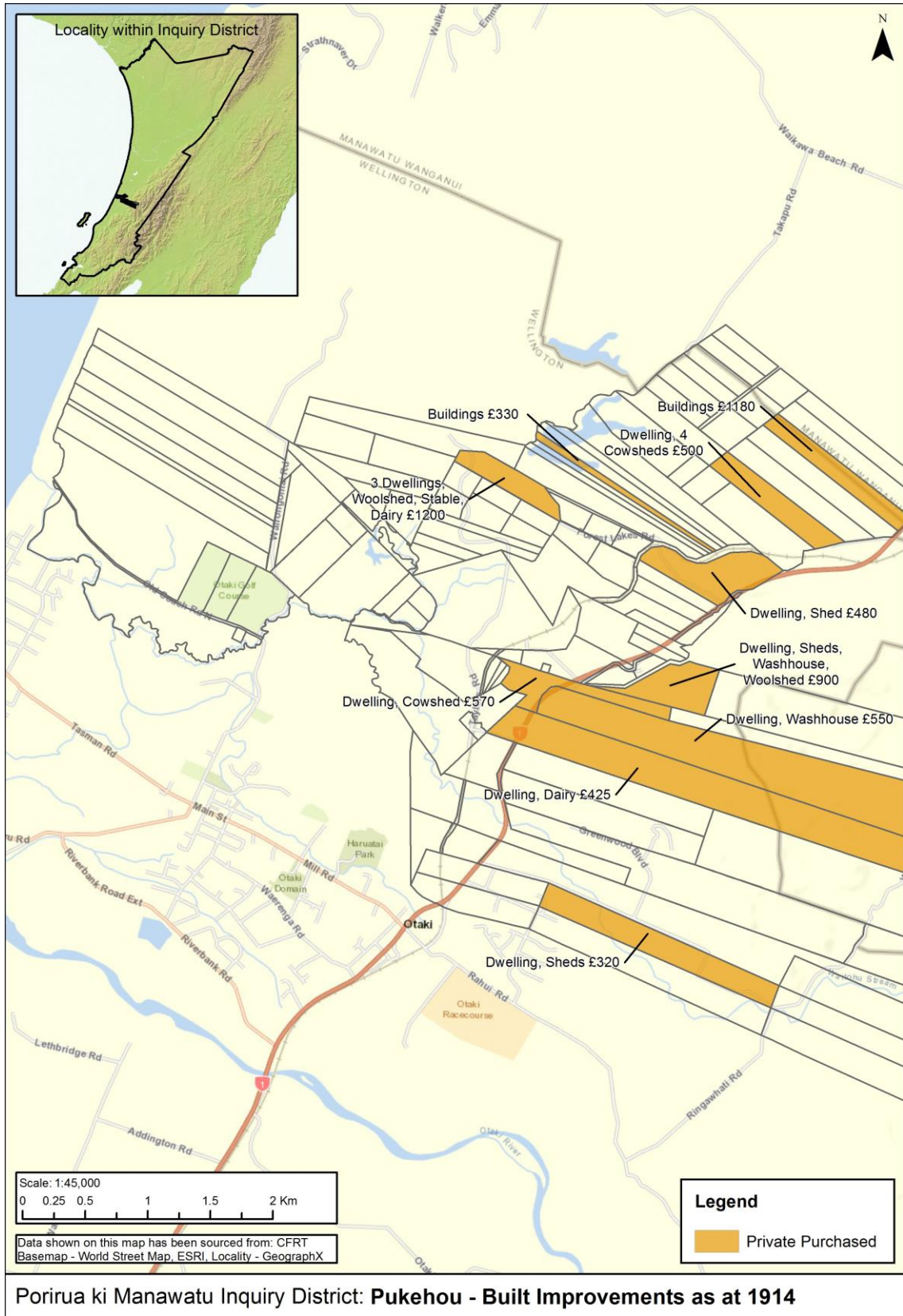
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<sup>128</sup>CTWN108/83, 108/84, 404/237 & 288/96

### Built Improvements

The previous subsections have considered the varying access to finance evident in Manawatu Kūkūtauaki No.3 for Pakeha and Maori occupants. It is also useful to consider how the land was developed. A consideration of improvements that had occurred on the blocks by the time of the 1914 valuation provides some idea of which pieces of Manawatu Kūkūtauaki No.3 land were being farmed and what sort of farming was taking place.

All land within Pukehou was improved and details of fencing, cleared and grassed land occur for every block. Only some blocks have dwellings or some other form of buildings erected. (For details see Part III summary data tables). The following map records the most significant built improvements established on Pukehou as at 1914 - those with a value of more than £300. Notably, these are all located on Pakeha owned land. As will be noted below, there are buildings located on Maori owned and occupied land, but these do not come up in value to £300. In addition, there are several further examples of structures built on other Pakeha block within Pukehou but these too do not reach the £300 value.



Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 033 Map projection: New Zealand Transverse Mercator Date: 30/10/2018

The built structures valued at over £300 by 1914 are located on the following blocks:

- 4G8C - (Buildings £330): The buildings had probably been established by Bennett during the time that he leased this and surrounding lands from the 1890s through to 1912 when Simcox took over the leases.
- 4H14 (Buildings £1180): These buildings would have been established by Robert Bevan who had purchased this block and neighbouring 4H15 in 1898 until Simcox took over these lands from 1914 onwards.
- 4F1 - (3 Dwellings, Woolshed, Stable, Dairy £1200): These substantial building are located on land purchased as part of a group that William Henry Simcox acquired in 1885 and held throughout the period under consideration.
- 4H17 - (Dwelling, 4 Cowsheds £500): These are the building of Atkins who purchased this and surrounding blocks in 1885 and held these throughout the period under consideration.
- 4G1 - (Dwelling, Shed £480): These building are also on Simcox land. William Henry purchased the land in 1892, but leased it to relative Francis Simcox from as early as 1907.
- 4A1B - (Dwelling, Sheds, Washhouse, Woolshed £900): Thompson purchased this block and adjoining 4A1A in 1895 and possibly established these buildings. It is possible, however, that George Bevan, who had been on this land since 1907, may also have established some or all of these buildings.
- 5A1 Nth2 - (Dwelling, Cowshed £570): Several occupants were on this block in 1914, but Rolls had occupied the largest portion of this block at least since 1907.
- 5A1 Nth - (Dwelling, Washhouse £550): Several occupants were on this block in 1914.

- 5A1 Sth - (Dwelling, Dairy £425): Several occupants were on this block in 1914.
- 5L4A - (Dwelling, Sheds £320): Several occupants were on this block in 1914.

A number of Pakeha-owned properties on Pukehou, although developed with improvements such as clearing, grassing and fencing, did not have any built structures. This is because these properties were held as part of a property, built up of several purchase and leased Maori titles. Therefore, built improvements were focused on the properties mention above, and the other properties were for framing and running stock.

A few Pukehou No.4 properties did have a few low value buildings located on them:

- 4C1-3 (100 acres): owned by William Martin Simcox - a building valued at £100
- 4H1-13 (373 acres): owned by William Martin Simcox - a building valued at £50

On Pukehou No.5 sections, there were several buildings with a value under £300, but these belong to occupants of only parts of blocks:

5A1 blocks (2,199):	Grant on 434 acres	- dwelling, woolshed £150
5K Nth 1 (49 acres):	Champion on 1 acres	- dwelling, 3 sheds £115
5K Nth 1 (49 acres):	Dodds on 28 acres	- dwelling, cowshed, stable £175
5L blocks (3,246 acres):	Wilton on 24 acres	- dwelling, 2 sheds £250
5L blocks (3,246 acres):	McDonald on 47 acres	- dwelling, sheds £280
5L blocks (3,246 acres):	Nichols on 2334 acres	- building £150

As for Maori-owned land on Pukehou, there are only three examples of built structures being recorded. These were all located on Pukehou 4B sections.

- 4B2A (5 acres) - building £10: This block was initially leased by Thompson at least from 1900 to 1906. By 1907 and through to 1914, the owners had resumed occupation of the block. Either Thompson or the owners could have erected this low value building.
- 4B3 (17 acres) - dwelling, 6 sheds £180: this block went under lease with George Bevan in 1894 and was still under lease in 1914 and thereafter. The buildings, therefore, presumably were established by him.
- 4B4A1B (38 acres) - dwelling, shed £80: this block went under lease with George Bevan in 1906 and was still under lease in 1914 and thereafter. The buildings, therefore, presumably were established by him.

## Rising Land Values

Some of case studies consistently demonstrated relatively rapid rises in the value of land within the Pukehou block. For example, in the case of the 4A1B and 4B4A land owned by George Bevan, these increased in capital value from £3518 in 1907 to £6400 in 1914 (an 82% increase). Over the same period the land value increased from £2286 to £3995 (a 75% increase). A further example is the 4H14 & 4H15 blocks owned by Robert Bevan which experienced an even more significant rise in value. Between 1907 and 1914, these blocks increased their capital value from £2611 to £5498 (an increase of 110%) and the land value went from £1200 to £3180 (an increase of 165%). This trend continued over the next seven years but not at the same rate as by 1921, this property had a capital value of 6747 (a 22% increase since 1914), a land value of £3560 (a 12% increase since 1914).

Likewise, the properties purchased the D'Aths also became significantly more valuable within a relatively short time. For example, the 5L2 pt., 5L3 pt. and 5L3A pt. (363.3 a.) increased in capital value from £3652 in 1907 to £5735 in 1914 (an increase of 31%), despite the fact that 5L3A was not longer part of this estate decreasing the area to 325 acres. This block had increased in land value from £2943 in 1907 to £4563 in 1914 (an increase of 55%). The value of these blocks continued to grow over the next seven years when a 325-acre estate now known as 5L2A and 5L3B had a capital value of £9060 (an increase of 58% over seven years) and a land value of £7850 (an increase of 72% in seven years).

Furthermore, the estate made up of the 5A, F, and 5M pt. subdivisions, despite decreasing in area from 380 acres in 1907 to 331 acres in 1914 also experienced considerable increases in capital value over those years from £4544 in 1907 to £6280 in 1914 (a 38% increase) as well as land value which increased from £3429 in 1907 to £4840 in 1914 (a 41 % increase).

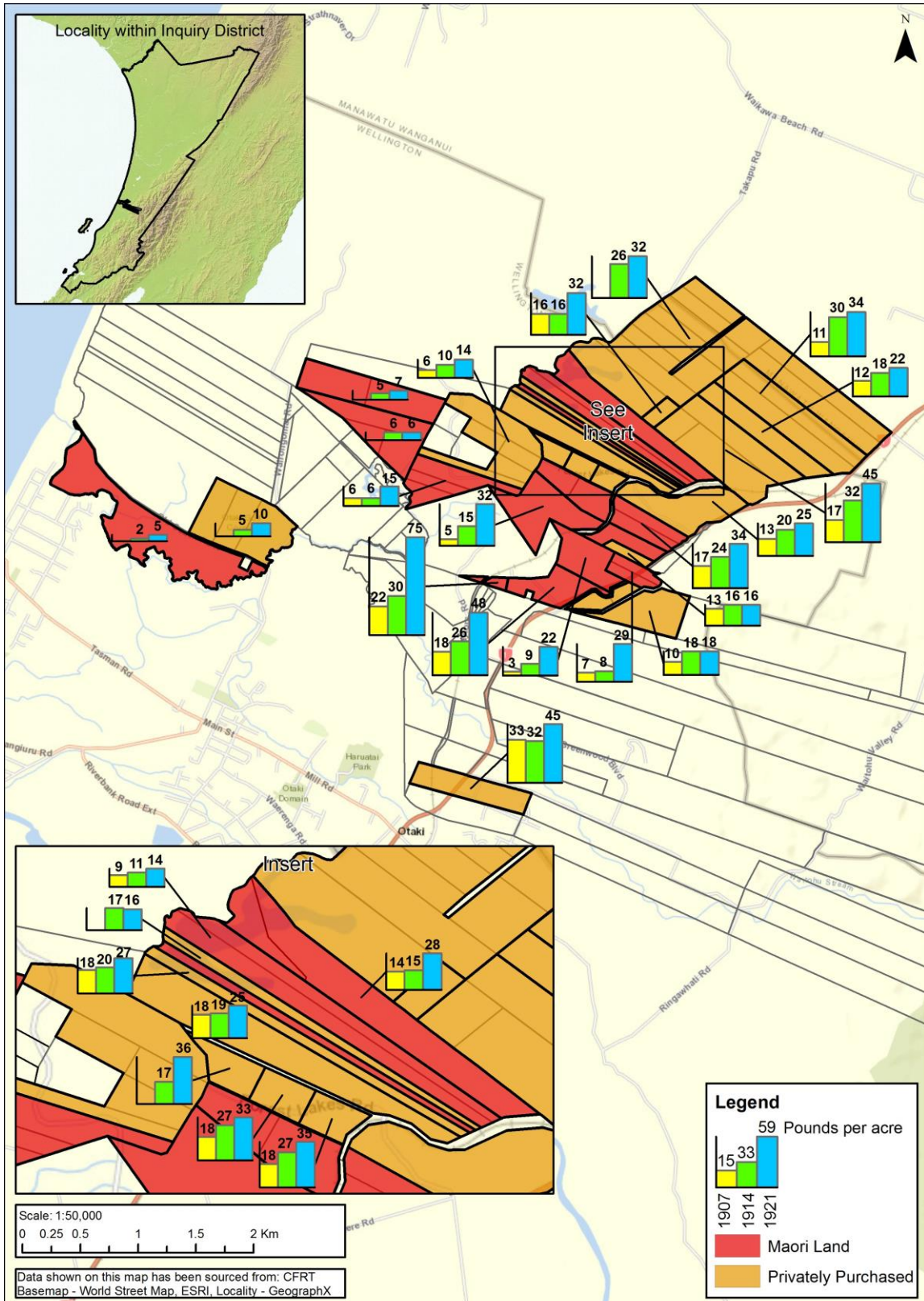
In the case of the Simcox family there seemed to be some inconsistencies in the rate of increase. One example of a substantial increase was in relation to 4E1 (75a.) which by 1914 had a land value of £395, a 252% increase on the 1884 purchase price of £112.10/-.

In considering the 1907 to 1914 period there was some variation as to the rate of increase. For example, in relation to 4G1 pt. (63a. 0r. 7p.) the capital value had increased from £1256 in 1907 to £2300 in 1914 (an increase of 83%). The land value had increased considerably from £780 in 1907 to £1414 (an increase of 81%). In addition, the 87-acre estate made up of 4F1, 4F2A, 4F2C, 4F2D and 4F3 had a less dramatic but still relatively high increase with capital value going from £1962 in 1907 to £2410 in 1914 (a 23% increase) and over the same period the land value going from £522 to £870 (a 67% increase). Whereas, in contrast, in the case of 4G7 pt. (57a. 4r. 31p.) the increase in value between 1907 and 1914 for some unknown reason was minimal compared to other subdivisions. This land increased in capital value very slightly from £1140 in 1907 to £1220 in 1914 (an increase of only 7%). The land value had increased from £1069 to £1100 over these years (an increase of only 3%). Likewise, in the case of the relatively large land estate made up of 4H1-7, 4H8A, 4H9-13 (combined area of 368a. 1r. 11 p.) the capital value of the property had increased from £6960 in 1907 to £7700 in 1914 (an increase of 11%). The land had only increased by a relatively small amount from £6196 in 1907 to £6330 in 1914 (an increase of just 2%).

In considering the 1914 to 1921 period there still appears to be some inconsistencies in the rate of increase of the values of the blocks owned by the Simcox family. For example, William Martin Simcox continued to hold the 4C1-3 subdivisions (100a.) and between 1914 and 1921 the capital value increased from £750 to £1410 (88%) and the land value increased from £500 to £950 (90%). In contrast, the 4E1 subdivision (75a.) only increased in capital value from £490 to £628 (around 28%) and increased in land value from £395 to £468 (around 18%).

The following map further illustrates the increases in land value that were observable in relation to Pukehou No.4 land over the time period examined. Once again, unimproved (land only) values are shown as they provide an underlying constant that allows for comparison. Examples for both Maori and Pakeha lands are shown in the map. In most cases, the examples that have been selected are those where there were three set of values for 1907, 1914 and 1921. In some cases to provide a wider spread of information, subdivisions where there was only 1914 and 1921 information available had also been utilised.





Porirua ki Manawatu Inquiry District: **Pukehou - Examples of Unimproved (land only)**  
**Values 1907, 1914 and 1921**

Cartography by Geospatial Solutions Ltd. Map Number CFRT PkMBRN - 034 Map projection: New Zealand Transverse Mercator

Date: 31/10/2018

In considering the unimproved land values within the Pukehou No.4 block, the map shows considerable variation. When the Maori owned blocks are considered (with the exception of the 2B4 subdivision discussed below) the range of land values in 1907 goes from as low as £3 per acre to as high as £18 per acre. In 1914 there is an even greater range partly due to the fact that there were not 1907 valuations available for some blocks. By this time the land values ranged from £2 per acre to £26 per acre and by 1921 the range in values was £5 per acre to £48 per acre.

The 4B2 land has been omitted from the value ranges provided above in relation to the Maori land above as it differed so much from the other lands that it would have led to a somewhat false sense of the situation. The land value associated with this subdivision increased from £22 per acre in 1907 to £30 per acre in 1914 with a dramatic increase in value over the next seven years to £75 per acre in 1921. This land had the highest value of all the lands within Pukehou No.4. This was Maori owned land during the time period under consideration and was leased out by 1900 to Thompson but from around 1907 was owner occupied. It was the adjoining 4B4A1B also Maori owned and leased out to George Bevan from 1903 onwards that was associated with the higher values presented in the range of values associated with Maori owned lands within the block above.

The lower range of values referred to within the general Maori owned lands was related to the land towards the western or coastal part of the block. Although, there was not always valuation evidence for the 1907 period, it is notable that these already low blocks also increased in value between 1914 and 1921 at a lower rate when compared to most of the other subdivisions within Pukehou. These particularly low valued blocks include the 4C4 subdivision as well as the 4E2 and 3 subdivisions. These blocks ranged in value from £2 to £6 an acre in value in 1914 and the land had only risen in value to only between £5 to £7 an acre by 1921. This land was part of the many subdivisions leased by Simcox from early times. Subsequently, the 4E land was leased by Noble. The location of these blocks suggests the possibility that the aspects that led this land to have such a low value may have also affected the other largely Maori owned and leased out land in this western part of Pukehou.

Consideration of the Pakeha owned blocks also shows considerable variability. In 1907, the range of land values was £6 per acre to £33 per acre. In 1914, the range went from £5 an acre to £32 per acre. This lower rate was in relation to the 4C1-3 subdivisions located among the

predominantly Maori land in the western of coastal part of Pukehou No.4 referred to previously. The slightly lower rate for the top of the range in 1914 was in relation to 5K North owned by A. Champion which contrary to the trend of all the other blocks actually decreased in value between 1907 and 1914 by £1. In 1921 the land values associated with the Pakeha blocks ranged from £10 (once again the 4C1-3 subdivisions) to £45.

The land values of the 4H lands within the north-eastern part of the block that had been largely purchased prior to 1900 provide a bit more insight into the Pakeha lands within Pukehou No.4. The land values within these blocks was significantly more than the land value within the 4C and 4E blocks located towards the coast. Moreover, the rate of increase in the land value of these blocks was also noticeably higher. In 1907, land valuations associated with these blocks ranged from £11 to £17. By 1914 these valuations ranged from £16 to £32 with further increases apparent over the next seven years as by 1921 the range was £22 to £45. It can be observed that the variation in value increased over the years. There was no observable pattern to the rate of increase associated with these blocks with some blocks demonstrating higher increases over the 1907 to 1914 period and others showing a higher rate of increase between 1914 and 1921.

The 4G4-6 subdivisions located to the south-west of the 4H blocks also formed part of the Simcox estate of leased and purchased lands (ultimately all purchased). One block was a little lower than the others in 1914, £17 an acre compared to them both being £27; however by 1921 they were all fairly similar with a range from £33 to £36.

## Case Study Summary and Commentary

As noted in the discussion on methodology presented in the Introduction to this Report, the Land Utilisation and Occupation case study selected five blocks to review a number of aspects regarding their history during a time when private land purchasing of Maori land was a significant factor in the Porirua ki Manawatu Inquiry district. Data was collected to add to the title and alienation information presented in Volumes II and III. This data has been compiled and presented in Volume IV. In this volume, analysis of the collected land utilisation and occupation data has been presented. Title and alienation data has been examined in greater detail, land ownership and occupation case studies have been presented and information on the way in which land was occupied, the role of mortgages, the evidence on land improvements and the changes in land values has been analysed. In this volume, the analysis has proceeded on a block-by-block basis. It has also largely proceeded without commentary. Instead the focus has been on the compilation of the data in Volume IV into a form that provides narratives on the occupation and utilisation history of the case study blocks.

In this final section of the Land Utilisation and Occupation case study project, excerpts from the block analysis will be presented and summarised to provide an initial commentary on the information that has been compiled for each block. This summary will, in itself, be the first step towards providing a commentary on land utilisation and occupation within the case study blocks. The summary will be presented in two parts. The first will be a brief overview of the title and alienation of each block to get a clear idea of the various experiences of the blocks in relation to title development as well as private Pakeha purchasing or leasing. The second part of the summary will be to bring together information on several themes that have been examined for each of the blocks. These include Maori and Pakeha occupation patterns on the land, the role of mortgages in supporting that occupation, the nature and extent of built improvements on the land and the rise of land values over the 1880 to 1925 period under consideration. As there is still a need to translate the block analysis sections presented in the Volume into a more relatable summary of how each theme was reflected within the blocks, this part of the commentary will continue to present thematic information on a block-by-block basis. It will be the final commentary section that will merge the various block experiences in an attempt to extract cross-

block similarities and differences on the themes being considered by the Land Utilisation and Occupation case study project.

### ***Block Overviews: Title and Alienation***

Although the data Volumes II and III and the Part A summaries of this Volume presented title and alienation information for blocks across the whole Porirua ki Manawatu Inquiry district, these were presented within the benchmark years of 1875, 1900, 1925, 1950, 1975 and 2000. For the case study blocks examined as part of the Land Utilisation and Occupation project, the period 1880 to 1925 is being closely reviewed as it was the period when private purchasing acquired a quarter of Maori land held in the district. For the five case study blocks, new benchmark years were adopted for the purposes of analysis: the period from 1880 up to 1900: 1900 to 1909: 1910 to 1918: 1919 to 1925. (The reasons for selecting these years are explained in the Introduction). Therefore, the broad trends and patterns noted for the five case study blocks in Part A of this report have been developed further by the closer analysis adopted for the Land Utilisation and Occupation project. As a result, there is a need to further summarise the title and alienation developments evident for each of the blocks.

#### Manawatu Kukutauaki No.3

The Manawatu Kukutauaki No.3 block originally had a total area of 11,130 acres. After title was awarded in 1873 as a single block, Crown purchasing acquired 7,400 acres (66.5%). As with all other case study blocks, the Crown award was located on the eastern, mountainous side of the block, leaving a western block of around 4,000 acres that was initially known as Ihakara's reserve. In 1889, in the aftermath of Crown purchasing, the block was partitioned into two main subdivisions: s.1 of almost 2,955 acres and s.2 of just over 993 acres.

Although no further title activity occurred with the s.2 blocks until 1910, prior to 1900 the s.1 part of the reserve experienced a series of partitions which created 52 sections many of which were only a few dozen acres in area and most of which were held by single or a few owners only. Thereafter, the story of Manawatu Kukutauaki No.3s.1 to 1925 is very much one of land loss

with two thirds of the post-Crown purchase reserve having been acquired by private interests. The bulk of this private purchasing occurred within a concentrated period (1898-1902) with one family - the Baldwins - effectively being the only set of purchasers. Prior to 1900, nine purchases of Manawatu Kukutauaki No.3s.1A and B blocks, involving just over 460 acres, were completed by one purchaser, Percy Edward Baldwin. From 1900 to 1902, 23 more purchases were completed by him and other members of his family/

Leasing was also important on the Manawatu Kukutauaki No.3 block from an early period. Prior to 1900, three leases were arranged by Franklin Webb involving 463 acres of 1A sections. After 1900, almost any s.1 land that had not been purchased was occupied by Pakeha through leasing. As part of this, a spree of leasing agreements were negotiated in 1903 and 1904 as the Baldwins acquired access to those unsold land blocks lying in between those sections they had purchased thereby creating a near contiguous estate of 948 acres.

With other purchasers beginning to acquire sections of land, by 1909 private purchasing had acquired 33 of the 53 sections within Manawatu Kukutauaki No.3s.1 - ie 1,771 acres of the original 2,955 acres (56.7%). Of the 1,184 acres of Manawatu Kukutauaki No.3s.1 not acquired by purchase, around 500 acres was under lease by 1909. Although during the period 1910 to 1918 there were only a few sales within Manawatu Kukutauaki No.3s.1 (involving just 250 acres), this still meant that as at 1919, 2,020 acres of the 2,955-acre block had been acquired. (68.4%) Much of the remaining block was under lease.

Activity also had begun on 3s.2 blocks after 1900. From 1900, more than half of the undivided block went under lease. From 1910, all the way through into the 1920s, the Manawatu Kukutauaki No.3s.2 block experienced several series of partitioning. This was soon accompanied by land purchasing. By 1919, just under half of Manawatu Kukutauaki No.3s.2 had been acquired with the majority of the remaining blocks that were still in Maori ownership being under lease. Purchasing continued through to the 1920s, although at a less intensive rate, with the result that much of the 3s.2 block was also acquired by 1925.

By 1925, just 1,330 acres of Manawatu Kukutauaki No.3 remained in Maori ownership. (33.3%)

### Manawatu Kukutauaki No.4

Manawatu Kukutauaki No.4 block grouping initially had an actual area of 19,232 acres. In 1873, title was given as seven parent blocks. In 1875, five significant Crown purchases occurred acquiring a total of 15,061 acres (78.3%) of the block. The Crown land was taken in the east of block leaving a 4,772-acre western coastal estate. Between 1885 and 1890, the remaining Manawatu Kukutauaki No.4 blocks were partitioned into 19 blocks of varying sizes. For most of these blocks, the ownership numbers were low. Several blocks had single owners and others less than five owners. During the 1890s, a further series of nine partitions occurred with the result in many cases that smaller blocks were held by single owners. Another feature unique to the Manawatu Kukutauaki No.4 block grouping was that in the 4B, 4C and 4D blocks, the new partitioned sections ran the length of the parent block creating long 'thin' land parcels. Over the two and half decades after 1900, the subdivision of the remaining Manawatu Kukutauaki No.4 blocks was ongoing with 42 rounds of partitions occurring. Over that time, 124 sections were created, most having single owners. Just over 100 sections were under 50 acres in area. Of these, 24 sections were under ten acres with a further 22 ranging from 10 to 20 acres.

In the 1890s there were only eight purchases of land although these involved 953 acres – a fifth of the block. Also, prior to 1900, there were 17 leasing transactions with an estimated area of 2,405 acres - more than half the block. (Several of these leases were absorbed by pre-1900 purchases.)

In the decade after 1900, only six purchases with a total area of 453 acres were negotiated. By 1910, therefore, a total of 1,406 acres (almost a third of the block) had been purchased leaving 3,366 acres in Maori ownership. Nine leases were negotiated in the decade after 1900 primarily bringing new blocks under this form of occupation. The total area of the new leases was just under 440 acres. The areas of land being leased were increasingly smaller due to the subdivision that was occurring.

Between 1910 and 1919, a total of 18 purchases were negotiated. Many of these involved small parcels of land which explains why the total area of these purchases was only around 505 acres.

This increased the total area of purchased Manawatu Kukutauaki No.4 land to 1,911 acres leaving 2,861 acres in Maori ownership. Between 1919 and 1925, 20 further purchases took place involving around 510 acres. Several of these transactions were undertaken by Maori owners. Therefore, the amount of land that went out of Maori title over this period is estimated at 399 acres. This meant a total of around 2,462 acres of the Manawatu Kukutauaki No.4 block remained in Maori ownership - 52% of the land remaining after Crown purchasing.

After 1910, as purchasing of small parcels of land proceeded, the number of leases increased significantly. By 1918, 47 leasing transactions would be negotiated involving a total of almost 2,935 acres. This meant that by 1919 most of Manawatu Kukutauaki No.4 was under lease to both Maori and Pakeha lessees. From 1919 to 1925, just six new leases were concluded involving just under 290 acres. The impression is that this low number was due to extent of leasing already in place.



## Ngakaroro

The Ngakaroro block grouping, with a total area of 27,088 acres, was awarded title in 1874 as 12 parent blocks. The Crown purchasing that proceeded between 1874 and 1880 acquired 19,045 acres. After the Crown award in the east of the block, the western coastal blocks remaining in Maori ownership as at 1881 totalled 8,133 acres. At this time a series of partitions occurred across Ngakaroro the most extreme of which was the creation of 98 uniformly rectangle 25-acre sections from the 2,536-acre Ngakaroro 2F block that were held by single owners.

The predominant feature of the Ngakaroro block is the early and extensive degree of land purchasing that occurred within the block before 1909. By 1900, with just 1,611 acres remaining in Maori title, 80% of the post- Crown purchasing estate had been acquired by private purchasers. This pre-1900 purchasing landscape was dominated by the actions of James Gear. On the heels of throwing a lease over all of section 3 (1,869 acres), Gear began purchasing within the Nos. 2, 3 and 5 sections. Gear was involved in 15 of the 29 purchases that had been completed by 1900 and he acquired the much greater proportion of land. Nevertheless, other purchasers, such as Frederick Bright, Frederick Mountier, the Taylor brothers and John Gillies, each purchasing several hundred acres each, also contributed to the 6,480 acres acquired before 1900.

A much-reduced but still significant spurt of purchasing occurred in the decade after 1900. As a result, the thirteen further purchases, involving around 425 acres, meant that almost 85% of the post-Crown purchasing estate had been acquired by 1909. The main period of purchasing on Ngakaroro was over by 1910. Over the next decade, just six purchases involving only 66 acres were concluded. Through to 1925 just two more purchases involving 52 occurred. There were comparatively few leases arranged for the block, the remaining small groups of Maori land sections tending to be directly owner occupied.

## Ohau

The Ohau block grouping had a total area of just over 14,764 acres. Title was awarded as three parent blocks. It was one of these parent blocks - the eastern hilly and mountainous No.2 of 6,361 acres - that was purchased by the Crown. Although the 750 Ohau No.1 was not purchased, it has not been included in this case study. The focus of research and analysis then has been the 6,799-acre No.3 block.

Ohau No.3's title history after Crown purchasing, and prior to 1900, saw the 1885 partitioning out of the block of the 3A-C blocks totalling 1,620 acres. In 1889, the residual block of 5,279 acres was partitioned and 27 subdivisions were created. Eleven sections ranged from 100 to 600 acres and only four sections were under 20 acres. In 1891, the large s.26 (1,807 acres) was further subdivided into 21 lots. Partitioning of land continued during the 1890s with 11 further rounds of subdivisions taking place. By 1900, 77 blocks had come into existence in Ohau No.3. The primary result of this partition was the creation of sole-owned landholdings. Among the 's.26' sections, 13 of the 21 sections created were held by single owners. A further four were held by two or three owners only. Few of the s.26 subdivisions were very small.

Prior to 1900, nine of the 26 blocks that came into existence in 1889 either partly or fully sold. The total area sold was just over 1,045 acres - 30.1% of the total area of the 1889 sections other than s.26 (ie 3,472 acres) leaving a residue of 2,427 acres. Of the 26 sections, 11 wholly or partly, went under lease. The leased sections totalled 1,881 acres - just over 54% of the land area within these sections. Of the 21 's.26' sections created in 1891, with a total area of 1,807 acres, 12 sections, wholly or partly, went under lease. The leased sections totalled almost 870 acres - 48% of the land area within these sections. Also prior to 1900, four of the 's.26' blocks were either partly or fully sold. These sales involved around 353 acres - 19.5% of the block.

Over the ten years from 1900 to 1909, there was little additional subdivision among Ohau sections. Just four leases involving 237 acres came into existence among the 1885 sections. The five leases involving 425 acres negotiated over the 's.26' sections were renewals. With the '1889'

Sections, land that was already under lease remained this way. In addition, however, new leases involving 841 acres came into existence. For the '1885' Sections there were no land sales prior to 1909 and only 50 acres of the '1889' Sections were sold. A large number of sales of 's.26' sections, however, were confirmed in the decade after 1900. A total of 22 transactions took place involving just over 1,090 acres. Half of these transactions were between Maori and therefore the title did not change. The remaining 11 purchases resulted in approximately 775 acres being sold to Europeans. This reducing the total estate from 1454 acres in 1900 to just 679 acres by 1909.

The leasing of land was an early and long term feature within the Ohau block. In the years after 1910, a handful of new leases but with a total area of 712 acres came into being. None of these involved s.26 sections. As a general observation, many of the lessees were new participants within Ohau. It also appears that almost all of these leases (with the exception of the three s.21 leases of 100 acres) involved lands leased for the first time. Therefore leasing was spreading further across the block. After 1919, a total of 11 new leases came into existence involving around 407 acres.

The selling of land was the more prominent form of land alienation in the years after 1910. The 20 purchases that took place involved 1,030 acres. Of this, 706 acres went out of Maori title: just 42 acres from the '1885' sections; 258 acres from the '1889' sections; and 406 acres from the 's.26' sections. Between 1919 and 1925, a dozen sales occurred involving 389 acres. By 1925, the final result of land remaining in Maori ownership for Ohau was 3,646 acres (53.6% of the post-purchasing Ohau 3 block). The '1885' sections were reduced to 1,512 acres; the '1889' sections to 1,902 acres and the 's.26' sections to 232 acres.

## Pukehou

The Pukehou block grouping has an actual area of 26,806 acres. Title was given by 1874 as 16 parent blocks with variable areas. Crown purchases acquired a total of 17,296 acres (64%). Following this, within the Pukehou No.4 block, 3,151 acres remained in Maori ownership. With Pukehou No.5 block, after Crown purchasing was completed, approximately 6,775 acres remained in Maori ownership making a total of 9,926 acres.

With Pukehou No.4, between 1881 and 1900 a series of 20 partitions occurred which created 80 sections. Of these 13 were 10 acres or less and 23 were 11 to 20 acres. Partitioning occurred within a flurry of private purchase activity. Between 1880 and 1900 there were 35 purchases of Pukehou No.4 subdivisions acquiring almost 1,200 acres (38%). A distinctive factor relating to all of the private purchasing that had occurred prior to 1900 was that a key purchaser was William Henry Simcox who acquired 22 of the 35 purchased blocks of land (ie. 671 acres of land).

In the meantime, the various Pukehou No.5 parent blocks were also subdivided before 1900 although several large blocks remained. Private purchasing had a significant effect among these blocks. By 1900, the total area purchased was around 5,076 acres (75%) leaving around 1,700 acres in Maori ownership. By 1900, therefore, 2,759 acres of Pukehou land remained in Maori ownership (28% of the land remaining in the wake of Crown purchasing).

As at 1900, many of the Pukehou No.4 blocks that remained in Maori ownership were under lease. Before 1900 around 20 leases had been initiated involving more than 3,000 acres. Many of these leased sections, however, were purchased before 1900. Much of the residual land remained under lease, however. From the data that is available, there is not a clear picture on the degree of leasing within Pukehou No.5.

During the decade after 1900, the process of subdivision and sales did continue but at a much-reduced rate. The seven purchases that occurred in the decade after 1900 involved 730 acres but

most of this was accounted for by the purchase of the 660-acre Pukehou 5A1 South block. In addition, only eight new leases involving 331 acres were initiated in the decade after 1900. All related to Pukehou No.4 sections.

The years after 1910 similarly experienced little title activity. There was, however, a degree of new leasing activity. Many of the new leases that were initiated occurred within the Pukehou 4C sections which had already been leased before prior to 1900. A total of 16 leases involving at least 1,086 acres were negotiated between 1910 and 1918. After 1910, most of the remaining 4C sections that were not leased were acquired by purchase. Purchasing also focused on several 4D and 4G blocks as well. In addition, two further Pukehou 5 sections were acquired. All of the blocks were 60 acres or less in area and this is why the 15 purchases that occurred only involved just under four hundred acres.

The 1920s were a period where title and alienation activity quietened down. A dozen leases would be confirmed in this period involving around 334 acres. Most represented the renewal of former leases. In addition, just eight purchases were concluded. In total these involved around 679 acres with 429 acres being accounted for by the purchase of the 5L5 block. Across the Pukehou block grouping, by 1925 around 1,611 acres remained in Maori ownership. This represented 6% of the original area of all Pukehou blocks and 16% of the 9,926 acres remaining after Crown purchasing.

### *Cross Block Themes*

The former subsection has presented a summary of the title and alienation history for each case study block. Based on this presentation, in this subsection comparison across blocks will be made to identify similarities and differences in relation to title and alienation activity of the case studies.

There will also be a consideration of various themes as they played out across blocks. In this volume, the analysis of the data set out in Volume IV has been presented for the Land Occupation and Utilisation case studies on a block-by-block basis. Within each block analysis, in addition to a chronological title and alienation introduction (with maps) and the formulation of Maori and Pakeha landowner case studies, there have been a series of themes that have been explored including Maori and Pakeha occupation patterns on the land, the role of mortgages in supporting that occupation, the nature and extent of built improvements on the land and the rise of land values over the 1880 to 1925 period under consideration. In this part of the commentary, an overview of the thematic analysis for each block will be presented as a preliminary step towards extracting some final cross-block commentary points on each of the themes.

### Title Activity

As already indicated in the overview block summaries of the previous subsection, there was variation between the case study blocks in relation to their history of title activity. Overall, the case study blocks exhibited the same trend – that in the period soon after Crown purchasing activity, there was a significant degree of initial partitioning aimed at creating sections held by sole owners or very small whanau groupings. Initially, in the first rounds of subdivision, the sections created seem to represent workable areas of land (ie being the same areas of land that Pakeha farmers would later work as farms). For those case-study blocks, however, where the partitioning involved several rounds of subdivision before 1900, or ongoing partitioning over the years after 1900, the sections became increasingly smaller and apparently less useful for commercial utilisation. Although ongoing partitioning will always result in increasingly limited

land use opportunities, there were variations between the case study blocks on the timing and degree of title activity.

- Manawatu Kukutauaki No.3: In 1889, this 4,000-acre reserve was divided into two parts: s.1 of almost 2,955 acres and s.2 of just over 993 acres. Prior to 1900 the s.1 part of the reserve experienced a series of partitions which created 52 sections many of which were only a few dozen acres and held by single or a few owners only. The 1898 subdivision created 46 sections of varying sizes. Over the following decade, from 1900 to 1909, there would be virtually no further title activity within Manawatu Kukutauaki No.3 s.1 and very little subdivision thereafter through to 1925. As for Manawatu Kukutauaki No.3s.2, the title of the block did not change before 1909. From 1910, all the way through into the 1920s however, the Manawatu Kukutauaki No.3s.2 block experienced an ongoing series of partitioning.
- Manawatu Kukutauaki No.4: the amount of Maori land remaining in Maori ownership after the Crown was 4,772 acres. By 1890, the various unpurchased blocks had been subdivided into 19 blocks of varying sizes with low ownership numbers. Subdivision continued during the 1890s creating many more blocks of smaller size many with single owners. Furthermore, the new partitioned sections ran the length of the parent block creating long 'thin' land parcels. Over the two and half decades after 1900, the subdivision of the remaining Manawatu Kukutauaki No.4 blocks was an ongoing process with 42 rounds of partitions occurring. Over that time, 124 sections were created most having single owners: 24 sections were under ten acres; a further 22 ranged from 10 to 20 acres. A further 35 ranged from over 20 to under 50 acres.
- Ngakaroro: as at 1881, this block totalled 8,133 acres. Before 1900, a series of partitions occurred amongst the several remaining parent blocks the most extreme of which was the creation of 98 rectangular 25-acre sections from the 2,536-acre Ngakaroro 2F block that were held by single owners. Comparatively small sections of around 50 acres or less were also created in the 3C and 3D subdivisions. Otherwise the 1A, 3A, 3B, 5 and 6 sections generally were over 100 acres with comparatively few owners being in the title. After 1900, there was little subdivision within this block due primarily to the fact that

80% of the block had been purchased by private buyers with a further 5% being acquired over the following decade.

- Ohau: the No.3 block's title history after Crown purchasing and prior to 1900 saw the 1885 partitioning out of the block of the 3A-C blocks totalling 1,620 acres. In 1889, the residual block of 5,279 acres was partitioned and 27 subdivisions were created. In 1891, the large s.26 (1,807 acres) was further subdivided into 21 lots. By 1900, therefore, 77 blocks had come into existence in Ohau No.3. The primary result of this partition was the creation of sole-owned landholdings. Over the ten years from 1900 to 1909, there was little additional subdivision among Ohau sections. From 1910 to 1918, partitioning of land would continue within Ohau but not to any great degree. Less than ten partitions occurred over this time period. The years after 1919 and covering the early 1920s are often viewed as a period where title activity drop away usually quite dramatically. For Ohau this was not necessarily the case. Partitions continued at a steady rate during the 1920s.
- Pukehou: After 1880, there was a good deal of title activity among the Nos.4 and 5 parent blocks that remained. Within the Pukehou No.4 block, 3,151 acres were remained in Maori ownership. Between 1881 and 1900 a series of 20 partitions occurred which created 80 sections. Partitioning occurred within a flurry of private purchase activity. The experience of Pukehou No.5 block was somewhat different. After Crown purchasing a total of around 6,775 acres remained in Maori ownership. Prior to 1900, the various Pukehou No.5 parent blocks were also subdivided although several large blocks remained. During the decade after 1900, there was much less title activity within the Pukehou blocks. The years after 1910 similarly experienced little title activity with only a few rounds of subdivisions taking place.



## Land Purchasing Patterns

Of course, one of the key reasons for undertaking the Land Occupation and Utilisation case studies, was to see if it could provide insight into the significant private land purchasing that occurred between 1880 and 1925 across the Porirua ki Manawatu Inquiry district. As noted previously in the Volume, this era of land alienation accounted for around a quarter of all Maori land purchases in the Inquiry district. So naturally, every case study block will have experienced significant land acquisition by private purchasers. Once again, however, there is wide variation between the blocks as to the degree, timing and specific features of the private land purchasing:

- Manawatu Kukutauaki No.3: As noted above, in 1889, the block was divided into two parts: s.1 of almost 2,955 acres and s.2 of just over 993 acres. In relation to purchasing, the two sets of blocks had somewhat different experiences. Prior to 1900, nine purchases of just over 460 acres of Manawatu Kukutauaki No.3s.1A and B blocks were acquired by one purchaser, Wellington solicitor Percy Edward Baldwin. From 1900 to 1902, 23 more purchases were completed by the Baldwin family with three further purchases occurring by 1909 involving a total of just over 1,311 acres. By 1909 private purchasing had acquired 33 of the 53 sections within Manawatu Kukutauaki No.3s.1 - ie 1,771 acres of the original 2,955 acres. (56.7%). Although during the period 1910 to 1918, there were only a few sales within Manawatu Kukutauaki No.3s.1 (involving just 250 acres), this still meant that, as at 1919, 2,020 acres of the 2,955-acre block had been acquired. (68.4%). In the meantime, although much of Manawatu Kukutauaki No.3s.2 was leased out in 1903, just one title remained in place through until 1910 when the first round of partitions occurred. This partitioning was soon accompanied by land purchasing. By 1919, just under half of Manawatu Kukutauaki No.3s.2 had been sold. In 1919 and 1920 a few s.2 sales occurred involving around 100 acres only. Within Manawatu Kukutauaki No.3s.1, for the period running into the early 1920s, there would be only a few sales involving just over 80 acres of land. By 1925, only a third of the 4,000-acres post-Crown purchase Ihakara's reserve remained in Maori ownership.
- Manawatu Kukutauaki No.4: By 1925, just over half of this 4,772-acre block had sold, the lowest proportion and acreage among the case studies. Unlike some of the other

blocks, in the 1890s there were only eight purchases of land involving 953 acres of land. In the decade after 1900, only six purchases with a total area of 453 acres were negotiated. By 1910, therefore, a total of 1,406 acres had been purchased leaving 3,366 acres in Maori ownership. By 1919, a total of 18 more purchases were negotiated. Many of these involved small parcels of land which explains why the total area purchased at this time was only around 505 acres. This increased the total of purchased Manawatu Kukutauaki No.4 land in Pakeha ownership to 1,911 acres leaving 2,861 acres remaining in Maori title. Between 1919 and 1925, 20 purchases took place involving around 510 acres. Nevertheless, the amount of land that went out of Maori title is estimated at 399 acres. This meant a total of around 2,462 acres of the Manawatu Kukutauaki No.4 block remained in Maori ownership - 52% of the land that had remained after Crown purchasing.

- Ngakaroro: As at 1881, a total of 8,133 acres was held in Maori ownership. Thereafter, 29 purchases were completed by 1900 involving 6,480 acres - 80% of the block. James Gear was involved in 15 of the 29 purchases. A handful of other significant purchasers each acquired several hundred acres during this period. After 1900, thirteen further purchases occurred involving around 425 acres meaning that by 1909 almost 85% of the post-Crown purchasing Maori estate had been acquired. Over the next 15 years, a time usually associated with a high degree of private purchasing, only a few purchases occurred within Ngakaroro leaving thereafter around 1,200 acres remaining in Maori ownership.
- Ohau: The focus of research and analysis for the case study has been the 6,799-acre No.3 block. As noted above, the analysis in this report has been focused through three sets of pre-1900 subdivisions: the 1885 3A-C blocks totalling 1,620 acres; the 1889 blocks of 5,279 acres partitioned into 27 subdivisions; and the 21 lots created by the 1891 subdivision of the large s.26 (1,807 acres). Prior to 1900, nine of the 26 blocks that came into existence in 1889 either partly or fully sold. The total area sold was just over 1,045 acres - 30.1% of the total area of the 1889 sections (minus s.26). Of the twenty one 's.26' sections created in 1891, prior to 1900, four were either partly or fully sold involving 353 acres - 19.5% of the block. Prior to 1909, with no sales in the A-C group and just 50 acres in the '1889' sections, private purchasing focused on the 's.26' sections. A total of

11 purchases, involving approximately 775 acres, were sold to private Europeans reducing the total estate from 1,454 acres in 1900 to just 679 acres by 1909. Within Ohau, in the years after 1910, selling of land was the more prominent form of land alienation. The 20 purchases that took place involved 1,030 acres. By 1925, the land remaining in Maori ownership across Ohau was 3,646 acres (53.6% of the post-purchasing Ohau 3 block). The '1885' sections were reduced to 1,512 acres; the '1889' sections to 1,902 acres and the 's.26' sections to 232 acres.

- Pukehou: 9,926 acres remained in Maori ownership as at 1880. (No.4: 3,151 acres & No.5: 6,775 acres) Between 1880 and 1900 there were 38 purchases of Pukehou No.4 subdivisions involving almost 1,200 acres (38%). A key purchaser was William Henry Simcox who acquired 22 of the 35 purchased blocks of land (ie. 671 acres of land). Private purchasing also had significant effect among the Pukehou No.5 blocks. By 1900, the total area purchased was around 5,076 acres (75%) leaving around 1,700 acres in Maori ownership. Overall, by 1900, 2,759 acres of Pukehou remained as Maori land - just 28% of the post-Crown purchasing estate. There were comparatively few private purchases occurring after 1900. The seven purchases that occurred involved 730 acres but most of this was accounted for by the purchase of the 660-acre Pukehou 5A1 South block by Alexander Rolls. After 1910, and until 1919, there were 15 purchases of land. As all the blocks involved in these transactions were 60 acres or less in area, the total area sold was just under four hundred acres. During the 1920s, just eight purchases were concluded involving around 679 acres (429 acres were accounted for by the purchase of 5L5 block.) By 1925, across all the Pukehou block grouping, around 1,600 acres remained in Maori ownership, only 16% of the 1880 Pukehou estate.

## Leasing Patterns

It is a common pattern around New Zealand that Maori land not purchased by Crown or private interests during the nineteenth century would be placed under lease by 1900. There is not, however, an assumed default situation on the exact nature and features of that leasing. Leasing often suited ownership groups in different parts of the country where the land was isolated or of lesser quality, where the blocks were large and would require a lot of capital to develop or where ownership groups were large, and therefore common decisionmaking over the utilisation of land could be difficult. Interestingly, for much of the Porirua ki Manawatu Inquiry district, these features did not apply. With a main road and railway running up the coast, Maori land was not isolated. The post-Crown subdivision patterns resulted in ownership numbers in each block being low and, at the same time, the size of blocks not being overly large to defy development efforts. It may be thought, therefore, that there would be less degree of leasing among the block studies and more direct owner occupation. The analysis, however, reveals that leasing came to be the predominant land utilisation on lands that remained in Maori ownership within the case study blocks. As with all the other cross-block themes, however, there were variations between the case study blocks on the degree and timing of the spread of leasehold utilisation.

- Manawatu Kukutauaki No.3: as noted above, this 4,000-acre block was divided into two parts: s.1 of almost 2,955 acres and s.2 of just over 993 acres. Prior to 1900, three leases were arranged by Franklin Webb involving 463 acres of 1A sections. At the same time, in a four-year period 1898-1902, much of the s.1 block was purchased primarily by the Baldwin family. As noted, almost any s.1 land remaining in Maori ownership was leased by the same family after 1903. From 1903 to 1909, in the immediate aftermath of the purchasing, a number of leases were established. The 14 new leases accounted for just over 610 acres. By 1909, of the 1,184 acres of Manawatu Kukutauaki No.3s.1 not acquired by purchase, around 500 acres was under lease. The almost 1,000-acre s.2 had a different history. Despite no title or alienation activity prior to 1900, most of the block went under lease in 1903 with three lessees occupying three quarters of the block.

Over the following decade after 1909, although new leasing within Manawatu Kukutauaki No.3 occurred at a reduced rate, by 1919, much of the block was under lease.

Within Manawatu Kukutauaki No.3s.1, for the period running into the early 1920s, there would be a significant upward swing in the leasing of land with 20 new leases being initiated over the six years after 1919.

One observable attribute for Manawatu Kukutauaki No.3, is the comparatively high turnover of the lessees of Maori land. Although most leases had terms of 21 years, and there are some examples of lessees who were on the land for most of this period, (eg Farrington on 1A1 1907-1925), there are numerous examples of transfers of leases between Pakeha or a lease finishing before its tenure with a new lease being put in place. Also, a comparatively high incidence of sub-leasing is evident by Pakeha leaseholders of Maori land. In fact, in Manawatu Kukutauaki No.3, somewhat complex sub-leasing occurred during the 1920s. The areas being sublet by this time were quite smaller than the areas being farmed previously and often involved areas of 30 acres or less.

Aside from Pakeha occupation proceeding on Maori leased land, it is evident that Pakeha landowners also leased out their lands to other Pakeha often after having occupied the land initially.

- Manawatu Kukutauaki No.4: before 1900, the 4,772-acre block underwent significant titling activity prior to 1900. Compared with other case study blocks, purchasing before 1900 occurred at a lower level. Leasing was more prominent. Prior to 1900, there were 17 leasing transactions with an estimated area of 2,405 acres – just over half the block. After 1900, nine leases with an area just under 440 acres were negotiated involving new blocks. While ongoing purchasing always makes it difficult to pinpoint how much land is under lease at any given time, the 26 leases arranged by 1910, and the 53 leases negotiated between 1910 and 1925 leave the impression that most of the unpurchased land in this block was under lease to both Maori and Pakeha lessees.
- Ngakaroro: among the case studies this block has the second largest area of land remaining in Maori ownership in the post-Crown purchasing era. As noted above, however, it experienced the most intensive and extensive private purchasing after 1880. By 1900, 80% of the 8,133-acre block had been purchased (6,480 acres) with a further 425 acres bought by 1909. The predominance of James Gear among the purchasers, the

comparative speed in which the purchases occurred and the limited amount of Maori land remaining meant that leasing of any remaining Maori land was not the significant feature it was in other case study blocks. Nevertheless, several blocks were under lease by 1900 although this dropped away somewhat by 1909. Instead, the approximately 1,110 acres remaining in Maori title were in close occupation by their owners.

- Ohau: with a post-Crown purchasing area of around 6,800 acres, just under half of this Maori estate was acquired by 1925. Nevertheless, the leasing of land was an important feature of land use and occupation in Ohau by 1900. Over the period through to 1925, leasing increased its impact. Prior to 1900, around half of the various groupings in the block were leased. In the decade after 1900, leasing became more widespread in the '1889' sections, located broadly in the east of the block. By 1925, 3,646 acres (53.6% of the post-purchasing Ohau 3 block) remained in Maori ownership most of which was occupied under lease.

The experience of leasing varied between the three groupings of blocks.

- None of the '1885' sections (1,620 acres) were leased before 1900. Leasing somewhat progressed among the '1885' sections after 1900. By 1908, four leases involving 237 acres were established and by 1918, three were new leases involving 460 acres.
- Among the '1889' sections, of the 26 sections of the '1889' sections (3,472 acres), eleven sections were leased involving 1,881 acres - just over 54% of the land area within these sections. From 1900 to 1908, new leases involving 841 acres came into existence over blocks that had not previously been leased. From 1910 to 1918, five new leases were initiated but these involved only 252 acres. By 1925, six more leases involving 189 acres were initiated.
- The grouping of 's.26' sections (1,807 acres) also experienced a significant degree of leasing before 1900. Of the 21 sections created in 1891, 12 sections, wholly or partly, went under lease. The leased sections totalled almost 870 acres - 48% of the land area within these sections. Over the ten years from 1900 to 1909, just five leases involving 425 acres were commenced. In all cases, however, the blocks had already previously been leased before 1900. From 1910 to 1918, no new leases were initiated a not surprising result considering the dwindling area of Maori land in this grouping with just 273 acres remaining. By 1925, four more leases involving 206 acres were initiated. Allowing for the impact of private sales, these figures would also suggest that most of this block was under lease.

- Pukehou: 9,926 acres remained in Maori ownership as at 1880 located in two parts: (No.4: 3,151 acres & No.5: 6,775 acres). In No.4, 80 sections were created before 1900. Around 20 leases of the Pukehou No.4 blocks had been initiated before 1900 involving more than 3,000 acres (although several of these leases were short term and involved renewed arrangements). One striking feature of Pukehou No.4 is that subdivisions purchased by Pakeha are supplemented by the strategic leasing of neighbouring land to expand the area available for farming. On the other hand, just two of the Pukehou No.5 sections remaining as Maori land, involving 768 acres of land, were leased as at 1900. Almost all of No.4 went under lease whereas this is not clearly the case for No.5. Nevertheless, as purchasing continued across both blocks after 1900, it appears most of the rest of the Maori estate was leased.

Only eight new leases involving 331 acres of Pukehou No.4 land were initiated in the decade after 1900. On the other hand, the period after 1910 saw a degree of new leasing activity. Most of these blocks had been leased prior to 1900. In the years following 1910 the early leases were lapsing requiring a further round of leasing with original lessees, such as the Simcox family, remaining prominent in the post-1910 leases. A total of 16 leases involving at least 1,086 acres were negotiated between 1910 and 1918.

During the 1920s, although a dozen leases would be confirmed involving around 334 acres, most represented the renewals for blocks that were previously under lease. By 1925, almost all the 1,611 acres remaining in Maori ownership was under lease to Pakeha.

### Pakeha Land Occupation Patterns

The previous subsections clearly show, that while the case-study blocks will always share overall themes in relation to title and alienation, they have varying features between themes as to the exact form, extent and timing within each block. When it comes to examining matters of land occupation and utilisation, the same situation applies. Clearly, the period leading up to 1925 will see the significant increase of Pakeha occupation on each of the blocks. The timing and extent of that occupation was directly related to the land purchasing and leasing patterns discussed above. There is more to it than this, however. How was the land taken up by the new Pakeha occupants? How large were the occupied parcels of land? Were they aggregated up with other blocks to create a more workable estate or, to the contrary, was there a continuing subdivision among Pakeha occupation as competition to acquire any land rose? What was the nature of the Pakeha cohort who occupied the land? Did those who purchased the land originally off Maori owners remain on the land for long? Was there a turnover of either freehold or leasehold Pakeha occupants once the land had been purchased off Maori? Or were there homesteaders who remained on the land for most if not all of the period under consideration?

As might be imagined, with such a long period and so many parcels of land, it could be difficult to settle on exactly which features are evident. Nevertheless, the data collection and analysis undertaken for this project has been able to discern various patterns and trends. Needless to state, there are similarities and differences between the blocks which must be understood before forming an overall view on what might be occurring across the blocks.

#### *Manawatu Kukutauaki No.3*

One feature of Pakeha occupation of the Manawatu Kukutauaki No.3 land is the large estates that were built up through the purchase and leasing of land. Although initially the Baldwin family were predominant in acquiring the land from Maori owners, the often immediate onselling of land soon brought other significant occupiers of land onto the block including John Egginton, Lancelot Hitchings and Franklin Webb. In addition, other purchasers had acquired smaller land blocks.



Percy Edward Baldwin was a solicitor, initially practising in Wellington, then Feilding and eventually in Palmerston North. He purchased 462 acres of land before 1900 and a further 620 acres of land by 1902. In several instances, after Baldwin purchased blocks of land, he immediately onsold them. The immediacy of the onselling of these blocks raises the possibility that Baldwin used his familiarity in dealing with Maori owners to perhaps take on the role of negotiator or broker for other Pakeha presumably receiving some benefit from this arrangement. Despite this practice, Baldwin retained an estate of seven blocks of 215 acres that he came to hold either through direct purchase from owners or acquisition from other Pakeha owners. Virtually all of these blocks (1A18-25) were held through to 1914 when they were sold as a group to Burns who thereafter retained them through to 1925 and presumably beyond.

Percy Baldwin's brother Godfrey and his sister-in-law Edith also purchased and leased various subdivisions between 1900 and 1907. By 1907 they owned interests in nine 3s.1A subdivisions amounting to 273 acres. In addition, to this they leased adjoining and connecting subdivisions amounting to another 460 acres. This gave them an estate of 733 acres which, by 1907, was almost all fenced, cleared and grassed and which also had various dwellings and farm buildings including cow sheds. Clearly the area was being farmed and some of it was being used for dairy.

By November 1907 Percy, Godfrey and Edith Baldwin had transferred their interests in nine 1A subdivisions as well as their leasehold interests to Lancelot Hitchings. Hitchings took over most of this land from 1907 and held it through to 1925. In addition, he was involved in directly purchasing land from Maori owners. Ultimately, he built up an estate of around 845 acres involving around 18 titles and incorporating a large part of the land situated in the south-west of the Manawatu Kukuatauki No.3 block. Valuation evidence from 1914 reveals that in addition to the 400 acres owned by Hitchings, he also leased a further area of around 445 acres. Hitchings appears to be a solicitor based in Feilding, rather than a farmer. Nevertheless, valuation evidence reveals that improvements on the 400 acres that Hitchings owned were considerable and suggest that he (or someone employed by him) was running a large-scale sheep farming operation. There appears to have been no further development on the leasehold properties (445 acres) that had already been cleared and grassed before he took them over. Presumably these blocks, which adjoined and, in some cases connected the blocks he owned, were used for grazing.

Another case study examined was John Egginton. Unlike some of the other early purchasers, he retained the land he acquired throughout the time period that has been examined. Egginton's

estate incorporated the 3s1A4 to 3s.1A10 blocks. These were adjoining subdivisions that made up an area of 384 acres located to the east of the Manawatu Kukutauaki No.3 block. By 1907, around 74% of this land had been fenced cleared and grassed and this had increased to around 78% by 1914. Apart from the fencing, clearing, grassing and drainage there were no further improvements such as buildings recorded suggesting that the area was being used for grazing.

Aside from these very large estates, there are several examples of Pakeha occupying much smaller blocks of land. Whether these represented workable farming properties is not clear. There is often some evidence of turnover of ownership which may suggest difficulties. On the other hand, a departing owner is soon replaced by another owner. The smallest farmlots were around 50 acres in size. Smaller sections were taken up by lease or purchase, but in almost cases the occupants had neighbouring lease or freehold lands to combine these small sections with thereby making a supposedly more viable estate of more than 100 acres.

#### *Manawatu Kukutauaki No.4*

A striking feature when examining land within Manawatu Kukutauaki No.4, not seen to the same degree in other case study block, is that the titles do not reflect the occupation of the land. Despite partitions having taken place, valuation evidence revealed that several people were often occupying portions within the same land and conversely some occupation was over several subdivisions. Compared with other case study blocks, this feature has presented a significant barrier to ascertaining the nature of occupation on Manawatu Kukutauaki No.4. At a general level, however, it appears that most of the land within Manawatu Kukutauaki No.4 had been improved and was being utilised for farming by 1907, if not before. There were a number of cowsheds suggesting that dairying was prevalent in the area. There were also some wool sheds indicating that sheep-farming was also being carried out. Flax was reported to be an asset on some of the blocks and there was at least one granary and a mill in the area. The proximity to the main road and to the Manakau settlement and Otaki appears to have contributed to this being a popular place to live as was demonstrated by the number of dwellings located on this land. This block also adjoined the road and the settlement of Manakau, so some smaller subdivisions were occupied by shop-owners, sale-yards, and a black-smith at times.

The variance of information between title and valuation data has meant it is difficult to determine who is in occupation at any given time and to aggregate data to identify case studies. There have been a few case studies identified, however. Arthur Drake appears to have been a local farmer living permanently in the area, probably on Manawatu Kukutauaki land or close by and involved in the Otaki community. His wife and his children appear to have continued to live in this area after his death in July 1916. Likewise, John Kebbell was a long-time resident of the area who was also a participant in community activities. Although his leasehold activities within Manawatu Kukutauaki No.4 were of a somewhat temporary nature and possibly connected to his wider pastoralist activities elsewhere, Kebbell remained in Horowhenua district until his death in June 1931. In the case of Samuel Mason, another of the early purchasers and a leaseholder in the Manawatu Kukutauaki No.4 block it is difficult to assess the extent to which he was farming the land himself. He was a resident of Lower Hutt when he came to the area and some of the land he owned was occupied by his brother and others. There was no evidence confirming that he lived on any of the land he owned or leased in Manawatu Kukutauaki No.4 although it is possible that around 1908 he divested himself of most of his interests in the area.

The chosen case studies within Manawatu Kukutauaki No.4 reveal several examples by Pakeha (and also Maori) occupiers of the accumulation of a number of subdivisions via purchase or leasing to form a viable farm. Mason accumulated contiguous or land blocks in the southern part of the block via purchase and leasehold between 1894 and 1903. Likewise, by 1907, Arthur Drake owned around 227 acres and leased 536 acres to create an estate of around 763 acres. Improvements indicated that the land was probably being used for sheep-farming and growing grain. Arthur Drake and his wife Harriet continued to aggregate land over the next years so that by 1914, they owned around 534 acres and leased around 665 acres, a total of around 1,199 acres. This area incorporated numerous subdivisions, mainly involving the 4B, C, and D narrow subdivisions that stretched west to east across the block around halfway between the northern and southern boundaries relatively close to the settlement at Manakau.

There appear to have been two important areas within the estate of land being farmed by Arthur Drake. The first involved land incorporating parts of 4C2 pt., 4C3 pt. and 4C5A. In 1907, Drake was leasing an area of 306 acres and there was a dwelling, woolshed, granary and stable valued at £450 located on it. In 1909 Drake appears to have purchased some of this land 4C2 and 4C3 pts. (210a. 1r. 4p.) By 1914, Drake also owned 4C5A4 although there were no buildings recorded at that time. However, by 1921, there was a woolshed and barn valued at £225 on this

property. Another part of this land that had been somewhat of a hub in 1907, may still have been under lease over the years. In 1914, There was a building worth £150 on 4C5A3 pt. (47. 1r. 25p.) that was being leased by Drake. In addition, on the nearby 4D1s.5 pt. (121a. 3r. 18p.) which he was also leasing in 1907 there was a school room, wash house, stable and dwelling worth £400. By 1914, the school room was no longer recorded and there was noted to be a dwelling and a slaughter house valued at £400 on this property (which had a larger area by this time). By 1921, Arthur Drake was recorded as leasing an area of 4D1s.5 pt. incorporating 99 acres (less than in 1914). There continued to be a dwelling and outbuildings on the property worth £550.

### *Ngakaroro*

As noted, a limited number of purchasers and occupiers acquired almost all of the block prior to 1900 and 1909.

James Gear was the predominant Pakeha purchaser having acquired 4,533 acres of land by 1900. Over the 1880s and 1890s Gear aggregated a considerable amount of land within the Ngakaroro block - more than 4533 acres. In part the large amount of land accumulated by Gear appears to be related to his investing. As early as 1896 (only a few years after Gear had acquired the subdivisions) Gear onsold a number of 3B subdivisions. Between 1900 and 1907 Gear had onsold a further 1534 acres which combined with the pre-1900 blocks he sold amounted to around 1793 acres or nearly 40 percent of the total land he had purchased in Ngakaroro. This could suggest that Gear had purchased at least some of the land with an objective of land speculation. Although some lands were soon onsold, others were held and developed for a number of years. For example, the Gear family held onto their largest Ngakaroro 2F estate of 2,539 acres. By 1907, the Gear family still held this land although, according to 1907 Valuations, it was held as four estates by different family members. The 1907 valuation reveals that the blocks had been extensively developed. By 1915, it appears that the Gear family had onsold their interests in Ngakaroro.

The Hall family also represented a significant presence within Ngakaroro after purchasing land from James Gear and from the original Maori owners. Between them, Archibald and Catherine acquired a total landholding of around 690 acres. One interesting feature of the way in which the Hall family acquired land is the frequent transfer of interests between family members

apparently to better position themselves to receive mortgage finance. Furthermore, it would appear that despite their extensive dealings in the Ngakaroro area, Archibald and Catherine Hall were not farming the land themselves as they are recorded as living in Wellington over these years. It would appear that these purchases were investments.

In contrast, some Pakeha came onto Ngakaroro to establish a long term homestead. One such example is the Windely family This case study highlights several issues. Firstly, it appears that to create an economic farm, Thomas Windley needed to purchase three contiguous subdivisions totalling almost 300 acres. A further feature is that Thomas Windley and his son had access to finance from a number of sources to assist them in their farming activities.

Some of those purchasing land within Ngakaroro appear to have been investors rather than farmers. As noted above, the Halls appear to provide an example of this. There are several other purchasers who lease their land out shortly after acquiring it. A number of Pakeha who purchased land within Ngakaroro held onto it for relatively short periods of time. There are early examples where land is onsold almost immediately after purchasing from Maori. In the early 1900s there are some further examples of onselling after a very short period. Although there could be any number of economic or personal reasons for onselling land, it could also indicate that the market of increasing land values was such that onselling was very attractive and done for speculative purposes.

Aside from the significant role played by early land purchasers and occupiers, the occupation that came onto the block through to 1909 became a little more complex with several other players coming onto the land and then leaving in the period before 1909 while others occupied part of purchased or leased blocks. In addition, there were several arrangements where Pakeha owners of land were leasing to other Pakeha, (often to those who had neighbouring freehold or leasehold interests), or where Pakeha lessees were sub-leasing to other Pakeha.

There is another aspect of Pakeha occupation on Ngakaroro to consider. This relates to the situation that developed after 1914. In contrast to a handful of Pakeha occupants holding most of the land by 1900 and acquiring more by 1909, over the next decade this would change significantly and a larger number of Pakeha would occupy the land and locate on smaller sections. Furthermore, the duration of occupation would for many be short, as owners and/or occupants would move off and others take their place. Another significant development after

1914 was the breaking up of the Gear estate particularly the Ngakaroro 2F area where dozens of sections were sold. Although a few of those who got onto the land were long-time residents, a number were not. As has also been shown, that sections they were prepared to occupy were comparatively small. This suggests that a demand for land at Te Horo had grown by this time.

### *Ohau*

There are several Pakeha who are fairly prominent in the Ohau block from the 1890s and well into the period under consideration. These persons occupy a number of blocks, both leased and purchased, which in total account for several hundred acres. One example is George Gower. In the early 1900s, in partnership with Wilson, Gower occupied through lease 77 acres of the 3C block. He also occupied alone 125 acres of 3A1A1 block. In 1906, Gower also took over the Stevens' leases in two blocks with an area of 270 acres. By 1910, he had purchased both blocks and in turn leased them out to Thomas Powles to whom he then sold this land in 1915. Another example is Edward Thomas Costello: As at 1900, Costello occupied (through lease) the 33 acres of 3A2s.7 (and possibly another 31 acres of 3A2s.6). He also leased s.3 (112a.) & s.6B (121 acres) initially with partner John William Swainson in 1897. When he first took up the leases, Costello immediately raised a mortgage with the Wellington Trust Loan and Investment Company Ltd. When he gained sole possession of the leases, on 3 May 1902, Costello raised another mortgage against the lease from Thomas Henry Gordon Lloyd. In addition, Costello acquired the 111-acre s.6A in 1895 and the 65-acre s.8 by 1900. By 1907, Costello had given up the 3A2s.7 but retained his other lands although much of both his leased and purchased land was occupied by Henry Saint. The purchased lands of Costello were retained and leased to Saint right through the case-study period.

This type of occupation is common. Beginning with leaseholds over comparatively small areas, taking over other small leases, purchasing the lands held by leases and then often leasing the land to other Pakeha was the *modus operandi* for several other settlers including Henry Saint, Thomas Hilliard, William and Mary Jillett and the D'Ath family.

The above examples represent people who were associated with Ohau through much of the period under consideration. Nevertheless, their holding of land was fairly fluid with transfers and new acquisitions, either freehold or leasehold, frequently occurring. Turnover of Pakeha

lessees, owners and occupiers was comparatively high. Other Pakeha purchasers and occupiers had a more prominent role in an earlier period only. There are also examples of persons occupying single, or several blocks of small acreage, but holding them for a comparatively long period. In other cases, occupiers held a single block that was of a size that was comparatively large (several hundred acres) when compared with other estates.

### *Pukehou*

There appears to be a difference between the way in which the Pukehou No.4 and No.5 blocks were occupied over the period under consideration. Primarily before 1900, the Pukehou No.4 blocks were subdivided a number of times creating dozens of comparatively small sections, most being less than 60 acres and a number less than 20 acres. Their smaller size, however, did not present a barrier to being acquired either by lease or sale. It appears that this was because the lessees or purchasers primarily were from either the Simcox or Bevan families. As more sections were acquired and occupied, the small size of sections was not a problem as they were being aggregated back up into a workable estate. With the main trend being towards aggregation of Pakeha estates within Pukehou No.4, it is evident that Pakeha took over the estates of over Pakeha. After 1909, for example Simcox took over the leases and sections held by Bennett, Atkins and Robert Bevan leases. George Bevan took over the Thompson leases. The pattern of land aggregation is a marked feature in relation to the Simcox family where it occurred over generations. The Bevan family also seem to have purchased out several small early settlers within the block. The trend of amassing land is also a feature of the D'Ath family's purchasing within Pukehou.

Conversely, an opposite process appears to have occurred on the larger Pukehou No.5 sections. Unfortunately, the collected record for these blocks is somewhat incomplete and therefore does not give a clear picture of how the land was held over the years. What is apparent in Pukehou No.5, however, is that when one of the larger blocks are acquired by Pakeha, they are split into smaller parcels over time for the purposes of occupation.

Amidst the large landholdings acquired by the three case-study families, are a number of examples of either smaller-scale landholders who either maintain a persistent presence on the landscape or who are on the scene for only a comparatively short time within the period being

considered. On the other hand the situation was fluid. There are few examples of later comers acquiring interests in Pukehou away from the dominant family land holders.

Despite, this, the case-study families do exert a dominance over the block especially in Pukehou No.4. William Henry Simcox was an early settler in the Otaki area. By 1900 Simcox owned around 644 acres as a result of purchasing around 19 subdivisions. This land was combined with leases that appear to involve more than 1000 acres. These leases involved around 12 further subdivisions. Additional purchasing and leasing activity by William Henry Simcox over the 1900s resulted in his estate involving almost half of the Pukehou No.4. Valuation records show the presence of both woolsheds and dairy sheds and indicate that by 1907 Simcox was utilising the land for both sheep and dairy farming. An orchard was located within the estate as well.

The predominance of the Simcox family in the Pukehou block escalated when William Martin Simcox also began amassing land in the area from 1904 onwards. Ultimately, William Martin and his wife Ethelwynne Simcox also came into the possession of much his father's land. This resulted in their landholding in Pukehou being around 715 acres. By the 1920s they had also taken over a number of the leases initially entered into by William Henry, in addition to those they had entered into themselves. These leases involved around 1,140 acres taking their total land occupation within Pukehou No.4 to 1,855 acres or around 58 % of the block. In addition, by the end of the period under investigation, other members of the Simcox family had also acquired small amounts of land within Pukehou No.4

Although in other case study blocks, the Bevan family acquire their land interests through descent and hold the land as Maori title, it appears that in Pukehou the Bevan brothers acquire land through transactions such as leases and sales and that when they do so the land is held in European title. The Bevan brothers, particularly George, accumulated land via lease and purchase in a number of subdivisions that either adjoined or were located in relatively close proximity to provide an economic farming unit. By 1907, he owned around three subdivisions amounting to around 255 acres. In addition, he leased a further five subdivisions involving an area of around 199 acres. In addition, by the end of 1900, Robert Bevan had purchased two relatively large subdivisions to make up a 106-acre farming unit. In addition, he was leasing a further adjoining subdivision creating a farm of 159 acres. By 1907, George Bevan as well as clearing and grassing most of the land he was farming had established a dwelling, sheds, a wash-



house and three woolsheds on his land indicating that the land was being used for sheep-farming. By 1907, the subdivisions owned by Robert Bevan also had a dwelling, wash-house, stable and sheep yards which along with clearing and grassing indicated that he was also utilising this land for sheep-farming. The presence of a windmill from 1914 onwards suggests that he had diversified into growing wheat.

The third case study was the D'Ath family. Like other farmers in this area, it appears that Joseph and Catherine D'Ath found it necessary to purchase and lease a number of subdivisions within Pukehou No.5 in relation to their farming operation. The 1907 valuation evidence indicated that by that time Joseph D'Ath held an area of 381 acres. This property had a capital value of £4544 made of a land value of £3429 and improvements valued at £1115. By this time there had been fencing and stumping carried out and 370 acres had been cleared with 320 also having been grassed. There was also a building valued at £20 located on the property. Kate D'Ath owned a group of 5L subdivisions with an area of 326 acres. This property had a capital value of £3652 and a land value of £2943. The £709 of improvements included fencing and the block being cleared and grassed. The 1914 valuation evidence indicated that by this time they owned a total of 791½ acres through the purchase of at least seven subdivisions. By 1914, Reginald Michael D'Ath, the brother of Joseph was the owner and occupier of 5L1 pt. (178a. Or. 24p.). This property had a capital value of £1335 with a land value of £740 and improvements valued at £595 consisting of fencing and the clearing and grassing of the property

### Maori Land Occupation Patterns

With much of the available data relating to alienation, there is tendency to focus on the Pakeha phenomenon of occupation and land utilisation. It was always an important part of this project, however, to try and ascertain the way in which Maori landowners have occupied and utilised the lands within the case study blocks. It was thought that the initial indications that were discernible from title activity might point to a heightened extent of direct owner occupation of the lands held in Maori ownership as pre-1900 partitioning seemed to be about creating either sole or small whanau interests over blocks which generally were still of a land area that might support commercial land use. It was possible, therefore, that this title activity was a prelude to owners obtaining finance and working the land themselves. As the previous discussion on leasing demonstrates, this was not really the case with the majority of unsold sections across the case study blocks going under leasehold occupation instead. Granted, several successful leaseholders were Maori farmers but this was more the exception than the rule.

Despite the dominance of leasing, it was still an important focus to try and ascertain whether any direct owner occupation was occurring within case study blocks and discern the extent, nature and features of this occupation. Within the different case study blocks, examples were found of direct owner occupation. An overview of these examples of direct owner occupation within the various blocks follows.

#### *Manawatu Kukutauaki No.3*

As is evident, from the above discussion on leasing, Maori land blocks within Manawatu Kukutauaki No.3 were primarily under lease and not directly owner occupied. The exception was the 43-acre 1A2, the 20-acre 1A3B (which was eventually leased in 1919), the 170-acre 1A11 block (of which just 50 acres is leased out from 1916) and the very small 7-acre 1B3 block for which valuations of 1907 and 1914 show that no improvements at all were placed on the land. The situation with the 1A2 and 1A11 blocks is covered under the case study of Karaitiana Te Ahu and Hone McMillan.

Given the predominance of leasing, the only prominent example of direct owner occupation available to consider is the wife and husband partnership of Karaitiana Te Ahu and John (Hone) McMillan. One factor that appears to have contributed to their ability to maintain a continuing presence on the land is the holding of relatively large portions of land in adjoining blocks. This was enhanced by the couple later being in a position to purchase (or in some cases purchase back) other portions of land that could assist with the development of a larger estate.

Generally speaking, and with some exceptions, Karaitiana Te Ahu held onto land in which she held interests. Nevertheless, she and Hone (John) McMillan operated a complex and everchanging estate. In some cases, the land was owned by Karaitiana Te Ahu but occupied by Hone McMillan. In other cases, it was Karaitiana Te Ahu who occupied the land or leased it to Pakeha occupiers. Sometimes Hone McMillan leased land held by other owners for varying periods and there are several examples of purchases made by McMillan with the land sometimes only being retained for short periods before being onsold. At the heart of this example of owner occupation is the section 3s.1A2. this block is important in this case study as it is one of the few areas in the Manawatu Kukulauaki No.3 area that appears to have been directly occupied and lived on by the Maori owners. This section appears to have been a somewhat of a hub for the Koputaroa community as is indicated by the presence of two wharenuī, four dwellings and a store and post office. The description of these buildings as old in 1908 suggests that this subdivision had been a centre for some time during the late 1800s. The 1907 valuation records indicated that the block had been stumped, cleared and grassed suggesting that it was also being utilised for grazing. Another area that was retained by Te Ahu and McMillan included subdivisions within the neighbouring 3s.1A11 of 120 acres owned by Te Ahu and others. Although valuation evidence indicates there were no buildings on the land, the couple appear to be using the area for grazing. The combined total of the land within the adjoining 1A11 and 1A12 subdivisions owned and farmed by Te Ahu and McMillan by 1921 was around 271½ acres.

#### *Manawatu Kukutauaki No.4*

Like elsewhere within this block, consideration of the owner-occupied areas highlighted the fact that partition titles did not seem to reflect the way that the land was occupied with subdivisions often occupied in a number of parts and conversely at times occupation took in parts of different subdivisions. Much of the land within this block remained in the hands of the Maori owners over the time period investigated and although some of this was leased to Pakeha, other subdivisions were leased to Maori and a relatively large amount of land was occupied by the owners. Some subdivisions owned and occupied by Maori were associated with a number of dwellings indicating small settlements and there were a number of wharepuni located on this block. The evidence in relation to the occupation of the Manawatu Kukutauaki No.4 land by the Maori owners indicated that this often related to relatively small subdivisions. There were only two subdivisions that were over 100 acres in size by 1907. There were several, however, that were over 50 acres in size but less than 100 acres. By 1914, almost all the owner-occupied land was in portions of less than 50 acres. Case studies within Manawatu Kukutauaki No.4 reveal several examples by Maori occupiers of the accumulation of a number of subdivisions via purchase or leasing to form a viable farm. In the case of some of the Maori owners considered, lands were sometimes leased or purchased in the areas that they had been awarded land to increase the area that was available to be farmed.

In the case of Thomas and Hannah Bevan, their accumulated lands were related to both land that was awarded to Hannah Bevan or Haana Pewene via the Native Land Court and to lands purchased and leased by the couple and then by their children. By 1907, the lands owned and leased by Thomas and Hannah Bevan appear to have amounted to around 965 acres. Thomas Bevan Jnr and Sarah Jane Bevan by 1914 also appear to have occupied more than 400 acres of land. Other members of the family also had relatively large estates. Valuation evidence shows that most of the land in their hands had been cleared and grassed. Often, by this time there were dwellings, and other improvements such as cowshed, stables, woolsheds and in one case a granary on one portion of the land they owned with other surrounding lands either purchased or leased to create a larger farming estate. The Bevan family were also the owners of relatively valuable small sections that were associated with the settlement at Manakau. A feature of the Bevan's occupation as with much of the land within Manawatu Kukutauaki No. 4 was that this was not reflected in the titles with some estates incorporating parts of several subdivisions. In

other cases there were various portions within a subdivision occupied by different parties. There were several cases where family members transferred interests to one another or leased land to one another presumably to consolidate contiguous land holdings in the area although at times this may have been in relation to passing land to the next generation.

In considering the Ranapiri whanau, it appears that in a number of cases, members of the family supplemented the lands that were awarded to them by leasing or purchasing other lands in the vicinity. Ropata Ranapiri was associated with leases involving 4E2B land that was in close proximity with land over which he was eventually awarded sole ownership of. He also appears to have leased a part of 4C2 from Haimoana Te Kohu and others which probably adjoined his 4C1s.2 lands. Likewise over 1914 to 1916 he leased further 4D1 subdivisions that would have assisted in consolidating his lands. In a similar way to the case studies of Pakeha farmers in Porirua ki Manawatu area, Ropata Ranapiri appears to have accumulated further lands to build up a relatively large estate. By 1907, the land occupied by Ropata Ranapiri through ownership and leases appears to amount to around 855 acres. Nevertheless, it appears that as Ropata Ranapiri became older most of the land in his possession was leased out to Pakeha. Some of his children such as Ihaka, Te Hiwi and Taotahi were by this time already farming in the area and they do appear to take on some of his lands. Valuation evidence regarding improvements on the properties owned by members of the Ranapiri whanau demonstrated that by 1907 almost all the land occupied by them appeared to be utilised for dairying and sheep farming. The siting of multiple dwellings on different subdivisions occupied by Ropata Ranapiri raises the possibility that other members of the family may have been farming with him.

### *Ngakaroro*

As indicated previously, of all the case studies Ngakaroro, which has one of the largest post-Crown purchasing Maori estates, also experienced one of the most extensive private purchasing by 1909 which sees 85% of that estate having been acquired. Of the land that was left in Maori ownership, although there are some examples of leasing, it appears that owners remained in direct occupation. By 1909, the remaining Maori land blocks were in two groupings. A collection of sections was clustered together on the 3D block along with neighbouring sections 3G, 3H and 1A6. These sections lay just to the north of Te Horo village and straddled the

railway and main road. Another collection of 3B, 3C and 5D sections lay to the north west in a cluster that was located just to the south of the Otaki River.

One notable feature of the Moroaiti whanau's 1A6 case study is that it appears that there was a relationship to the land initially being under lease and the owners being able to obtain a mortgage. A further feature is that 1A6 or parts of it were at times occupied by the Maori owners, but this was for some reason not sustained. For example, the 1907 valuation indicated that the 1A6 was occupied by the Moroaiti whanau. By this time there had been considerable improvements including a dwelling, two outbuildings. Most of the land had been cleared and grassed with considerable fencing completed. By 1914, this area was all grassed and fenced, and there were buildings including a dwelling, outbuildings and a blacksmith workshop on the land. An orchard had also been established and a bridge had been built on this area. It appears that occupation was not sustained and this area of land was leased out for a term of five years in October 1924.

The 3C sections were another bloc of land that appears to be owner occupied. One of the features of this case study is the very small size of subdivisions that were occupied by owners. The 3C block was only 88 acres and had 82 owners when it was partitioned out of the No.3 block in 1881. The block went through a series of subdivisions which in some cases appeared to be for the purpose of cutting out the interests of sole owners or whanau groups. By 1922 there were 19 subdivisions remaining in the hands of their Maori owners ranging in size from 0.75 acres to seven acres. By 1921, records showed that 3C1 (five acres) still had 23 owners, but by this time there were at least seven blocks that were held by only one to two owners and the other blocks ranged between three and eight owners. There is some indication that the owners were utilising some of the 3C land. It appears that people had been living on this land at some stage in the late 1800s as four dwellings and three stores had been erected on the block. However, by 1907, there were just £50 of improvements and all the buildings were described as being old and in bad condition. All the land had been grassed and a small amount of fencing had been completed. Over the next seven years, there was some increase in the value improvements to £172 and these were associated with five of the eight subdivisions for which records were taken. Over the next seven-year period, however, it appears that some of the blocks were not being further improved and at times not even maintained. There were few sales, however, among the 3C blocks.

The 3D sections provided another area of owner occupation. Unlike the 3C sections, however, over time the 3D estate declined as purchases proceeded. One noticeable feature of the 3D lands is that between 1881 and 1918 the Maori owners do not appear to have leased any of the land out. Despite no evidence of land being leased out there were in fact two Maori owners who raised mortgages with private individuals over 3D lands. Over time, considerable partitioning took place over the 3D blocks in order to recognise individual or whanau interests. The partitioning occurred within the context of the land being purchased by private interests. Available evidence indicates that a few of the Maori owners were utilising the remaining 3D land to some extent although often there is no evidence of any buildings being located on these properties. An exception was the 52¼ estate created out of 3D2 and part of 3D3 which was owned by Unariki Ropata. By 1907, a dwelling, outbuilding and windmill are recorded as being on the land all of which had been cleared, grassed and fenced.

### *Ohau*

As indicated in the commentary above, much of Ohau was under lease indicating that this was the predominant way in which Maori land was occupied on this block. Despite this, there are also prominent examples of land utilisation by owners.

It is clear that the '1885' sections first cut out of the block were a focus of direct owner occupation. The creation of the 1885 Sections seem to suggest a strategic partition. 3B (150 acres) and 3C (370 acres) were awarded to members of the Ranapiri whanau. The 3B block's owner, Ropata Ranapiri, was direct occupant on the land. In 1897, he raised a mortgage on the block with the NZ Loan and Mercantile Agency Company. Nevertheless, by 1907, there were only £125 improvements on the land and these did not include buildings. Ropata also came to occupy the almost 220 acres of the coastal 3A1B block. This had occurred through purchasing out the other interests in the block. By 1907, £260 of improvements had been placed on this block as well although again there were no buildings. The 3A1B block had been included as part of the 1897 mortgage.

Ropata's siblings on the 3C block, also directly occupied the land. In 1900, they leased a part of the block (77 acres) to the partnership of Gower and Wilson who, by 1907, had cleared, grassed and fenced the land. As to the remainder of the block, Tamati Ranapiri was in direct occupation

of 50 acres. At a date between 1902 and 1909, Heera Ranapiri raised a mortgage with the Public Trustee over the leasehold part of the block. As for the remaining land, by 1907 Tamati Ranapiri had established significant improvements on the land. In addition to the usual fencing and grassing, he had established an orchard and built a dairy, woolshed, barn and stables worth £350. As for the rest of the block, 242 acres was occupied by his nephew Robert Bevan who had cleared and grassed this large area of land, but also established yards dips and a woolshed on the land.

In the meantime, the 3A1 and 3A2 blocks shared the same ownership with one (3A2) being a collection of blocks totalling almost 400 acres stretching from the northern road and railways to the east. As for the 3A1, these were 700 acres in size and were located on the coast. By 1896 there were 22 owners of the title. By 1900, the 3A1 coastal blocks were in four blocks. There were occupied in various ways. Ropata Ransfield was located on the almost 220-acre 3A1B. In addition, from 1904, 125 acres had been leased out to Stevens who then transferred the lease to George Gower in 1907. By 1907, improvements accounted for just £24. The remaining 250 acres of land was direct occupied by the owners. They, however, had hardly developed the land with just £35 of improvements and no buildings.

The more centrally located 3A2 of around 400 acres were experiencing a greater degree of development. By 1900, the blocks had been subdivided into seven sections of greatly varying size ranging from 6 to 104 acres. Three of the blocks, of around 126 acres, were leased out to Pakeha. Although Costello had been an initial lessee, by 1907 Thomas Hilliard was in occupation of around half of this and John Romana the other half. Most of the land held by these lessees was cleared fenced and grassed with and both had built a modest house on the land (valued at just £10 and £20). In the meantime, the other four sections were occupied by the owners and were under the usual development of land. On the 41-acre 3A2s.2 block, three dwellings had been built, although with a combined value of just £30 by 1907, these also presumably were modest structures. On the 104-acre 3A2s.4, however, the two dwellings and woolshed built on the land were valued at £450 in 1907.

Among the '1889' sections, there are also example of direct owner occupation of owners undertaking business on these blocks. One trend that is evident is the resumption of land after lease. The lease for 7A was a ten-year lease beginning in 1893. By 1907 the lease had ended and the owners had resumed occupation although, interestingly, there were no buildings on the land



to denote residency. In 1894, a 21-year lease had been made with John Kebbell for s.5. The title does not record the lease being transferred. The valuation roll, however, records Piahana te Hiwi, who was not the owner, being in occupation of the land. Perhaps the lease had been informally transferred to Te Hiwi or the lease had been cancelled and te Hiwi occupied informally. By 1907, it appears that the lease for s.15 may have been given up as John Horn is not mentioned on the roll and the land is occupied by the owner.

Sheep returns from 1885 to 1920 record some of those owners on Ohau who were farming their lands.

	1885	1890	1895	1900	1905	1910	1915	1920
Arapata Te Hiwi		100	150	348		273		
Haimona Ranapiri			238	100				
Heremia Rangitawhia		95	160					
Te Hiwi Piahana	100	86						
Te Kereihi Roera		187	300					
Karauti Romana			120	200	100			
Manuriki Te Hiwi						102		
Matiaha Ranapiri	80	160	285	190				
Mohi Heremai	100							
Nathana Te Hiwi		100	300	352	243	272		
Patuaka Tauehe			250					
Perenara Mohi			100					
Roha Koroniria	100	200						
Ruihi Wehipeihana		200	197		89	332	695	
Te Turu Poutama			70					
Wehipeihana Taharape	300		500	249	53			

There is one rather unique, but short-lived, example for Ohau where a Maori owner acquired land off a Pakeha purchaser and directly utilised it. This occurred with s.1 and s.2. Having acquired these pieces of land in 1891, on 20 September 1894 John Kebbell sold the sections to Wereta te Kimate. Presumably, with native title having been extinguished, this sale did not return the title to being 'native land'. On 8 October 1892, Wereta te Kimate leased the land to the sheepfarmer Jeremiah Hurley for a term of 15 years. On 29 January 1895, Wereta te Kimate raised a mortgage against the land from his lessee Hurley. A year later, on 23 July 1896, Wereta te Kimate sold the land to Hurley. It is not evident whether this was a mortgagee sale or not.

There are several other examples on '1889' sections of sole owners or those who had leased land utilising their situation to raise finance. On 28 July 1908, Apia Mikaera became the sole owner through succession of s.6B. this block was leased to Edmund Thomas Costello after which Mikaera raised a mortgage over the land with the lessees Costello. By 15 May 1902, the 40-acre 3s.17 block was registered to Merepa Tima otherwise Merepa Tamati. A mortgage was registered by 3 May 1902 raised by Merepa Tima with John Kebbell. By 16 September 1902, Merepa Tima granted a lease to William Mowbray for a term of 15 years commencing on 1 April 1901. On the same day, Merepa Tima then raised another mortgage with John Meads. A further example comes from 3s.24 which was purchased on 4 January 1906 by Ropata Ranapiri. After the sale, on 23 June 1908, Ropata Ranapiri raised a mortgage against this block with Dalgety and Co. Finally, following the leasing of s.20 to Thomas Hilliard, the sole owner of this block, Roha Wehipeihana, mortgaged part of the block, possibly to Hilliard, on 5 November 1897.

### *Pukehou*

By 1925, the lands of Pukehou No.4 that remained in Maori ownership primarily were located towards the coast in the 4C, 4D and 4E blocks although a small cluster of Maori land lay to the west of the railway in the 4G and 4B blocks. A variety of Pukehou No.5 sections also remained. Most of the land was leased and there were few examples of direct owner occupation.

## The Role of Mortgages

An important part of Land Utilisation and Occupation case study project has been to record the existence and use of mortgages by Pakeha and Maori land occupants. The raising of a mortgage over land definitely denotes that the land occupant is using their tenure over land – whether it be freehold or leasehold – to access finance. Frustratingly, beyond recording the existence of a mortgage, the timeframe for research for this case study project has not allowed any further research to occur in relation to the mortgage. The amount or terms of each mortgage has not been determined. This information is available but would have required a separate research exercise. In addition, there would be no record of how the mortgage funds were being used. For many, the funds would be used to improve the land so that it can produce revenue to, among other things, pay back the mortgage. In other cases, however, the mortgage could be used for a range of other matters including the funding of further land purchases.

Without more information from the mortgage documents themselves, the examination of mortgages in this report is only to record their presence. Nevertheless, this provides certain insights. The prevalence of mortgage use can be determined across the block but also by individuals. The source of mortgage funds can be discerned. The extent that Maori land occupants accessed mortgages can be compared with their Pakeha counterparts. The following commentary, therefore, provides an overview of mortgage use within the case study blocks.

### *Manawatu Kukutauaki No. 3*

Previous subsections have summarised Manawatu Kukutauaki No.3 as block where a fair degree of purchasing occurred by 1902. By 1909 private purchasing had acquired 1,771 acres of the original 2,955 acres (56.7%) of s.1. As a result, a handful of Pakeha purchasers occupied much of the land leasing any land they had not been able to acquire as freehold. By combining freehold and leasehold, these several Pakeha estates were predominant on the Manawatu Kukutauaki No. 3 block. With the exception of wife and husband partnership of Karaitiana Te Ahu and John (Hone) McMillan, who directly occupied the lands they held, other Maori land on Manawatu Kukutauaki No. 3 was occupied under Pakeha leasehold.

Considering how this Pakeha occupation came into being, it can be noted that the Pakeha landowners and leaseholders in Manawatu Kukutauaki No.3 were associated with a high number of mortgages. This was particularly striking in the case of solicitor landowner Percy Baldwin who raised a very high number of mortgages the majority of which were with private individuals. These may have been associated with contacts made through his role as a solicitor. Of all the examples considered in these cases studies, Baldwin is the most active in the raising of mortgages.

Family members Godfrey and Edith Baldwin were also involved in raising a high number of mortgages, again mostly involving individuals. When Lancelot Hitchings first took over the leasehold properties of Godfrey and Edith Baldwin, he raised a mortgage with Godfrey Buchanan Baldwin indicating that he was being financed onto the land by the vendors. Thereafter, although Hitchings did not raise mortgages on the scale of the Baldwin family, nevertheless he did access finance through this avenue.

Outside of the most prominent examples, the accessing of finance seems a general practice. In some cases, the purchasers raised mortgages with those from whom they were buying the land or lease. There were only a comparatively few mortgages raised with the Crown and only one example of Public Trustee. Likewise, the banks were hardly utilised in relation to raising mortgages in this area

As noted, the only case study of significant owner occupation comes from Karaitiana Te Ahu and her husband Hone McMillan. One striking difference between their experience and those of Pakeha who were occupying the Manawatu Kukutauaki No.3 block is the apparent absence of any mortgages being taken out by either Te Ahu or McMillan. They may have been accessing finance in some manner, but not apparently through the mortgaging of block they held or occupied on Manawatu Kukutauaki No.3. In addition, despite the predominance of leasing on this block, and considering that elsewhere in this report links have been shown between Maori leasing of land and the gaining of access to mortgage finance, there are only a few examples in Manawatu Kukutauaki No.3 of Maori landlords raising mortgages.

#### *Manawatu Kukutauaki No.4*

As with other blocks, those occupying this land raised a number of mortgages with individuals and companies. There were also some mortgages with the Public Trustee and loans taken out through the Government's Advances to Settlers. Another aspect of land dealing within Manawatu Kukutauaki No.4 was the number of caveats that were registered against different subdivisions. This was highlighted in a number of the case studies.

Arthur Drake took out several mortgages in relation to his leasehold and purchased land. Early mortgages from 1896 to 1902 mainly involved the Bank of Australasia although there were some involving Godfrey Halsted who was Drake's associate in some of his leasing ventures. In 1902 and 1909 he took out two further mortgages with the National Mutual Life Association of Australasia. There are no further recorded mortgages until 1921, when the estate of Arthur Drake took out a further mortgage with the National Mutual Life Association.

A noticeable feature in relation to the Drake family was the number of caveats associated with the land dealings of Arthur Drake in the late 1800s. In 1888, he registered caveats against 4C3 (166a. 1r. 35p.) and 4C4 (47a.). In 1893, he registered a caveat against 4Bs.1 (195a.). In 1897, he also registered a caveat against 4B1A pt. (100a.). Parts of some the blocks over which Arthur Drake registered caveats were subsequently purchased or leased by him.

There were no records indicating that John Kebbell raised mortgages in relation to his leases over Manawatu Kukutauaki No.4 land. However, his daughter Gertrude Kebbell was able to provide mortgages for Thomas Bevan in relation to land in this area. It appears that Samuel Mason was associated with two mortgages in relation to Manawatu Kukutauaki No.4 land. In the early 1900s he raised mortgages with Arthur W. F. Smith and Arthur R. Fitzherbert in relation to two subdivisions. He was also associated in providing mortgages to Dugald Thomson in relation to Manawatu Kukutauaki No.4 land that Mason had sold to Thompson although it appears this was a complicated situation. Subsequently, in 1911, he also provided a mortgage to Thomas Bevan Jnr in relation to Manawatu Kukutauaki No.4 land including some that Mason had sold to Bevan.

The Bevan family, particularly Thomas Bevan Jnr and his wife Sarah Jane Bevan were associated with numerous mortgages involving many of the lands they owned or leased. Thomas Bevan Snr and Haana Pewene were not associated with mortgages to the same extent as his eldest son. Only one mortgage appears to have occurred prior to 1900 when in July 1893, Haana Pewene raised a mortgage over this block with William Hort Levin Edward Pearce and John Duncan. The numerous mortgages of Thomas and Sarah Jane were with private individuals, businesses, the National Mutual Life Association, the Public Trustee and the Government Advances to Settlers. There did not appear to be any mortgages raised with banks. It was from around 1908 that most mortgages of Thomas Bevan Jnr and Sarah Jane Bevan occurred. From 1910 onwards, Thomas Jnr and Sarah Jane Bevan continued to raise mortgages over the various blocks that they owned or leased. For example, on 23 December 1910, Thomas Bevan raised a mortgage with Dalgety Co Ltd in relation to 4C4. Between 1910 and 1918 he raised several further mortgages in relation to this block with Herbert Nicol Watson, Dalgety Co Ltd and Gertrude Emma Bennett. Some of the mortgagors transferred the mortgages to other individuals. There are several other examples which reflect the same patterns of mortgaging. Meanwhile, Thomas Jnr's wife, Sarah Jane Bevan was also associated with several mortgages. Following her leasing of 4C5A2, Sarah Bevan raised two mortgages by 2 October 1913, one with Herbert Nicol Watson and the other with Dalgety Co Ltd. On 29 January 1914, Herbert Watson then raised a mortgage against the mortgage he held with Sarah Bevan with L. O. Howard, T.D. Riddiford and H.W. Williams.

In contrast to the Drake or Bevan case studies, there were very few mortgages raised by the Ranapiri whanau. As early as 1897, Ropata Ranapiri had raised a mortgage with The New Zealand Loan and Mercantile Agency Co Ltd. Another example occurred in 1925 when Taotahi Ranapiri raised a mortgage with The South Island Maori Land Board in relation to 4Cs.2B.

### *Ngakaroro*

Pakeha landowners within Ngakaroro made use of individuals, banks, the Public Trustee and the Government to raise mortgages. At times, multiple sources were used to assist them in financing their endeavours. As Pakeha gained more land in the area over the 1900s there was an increase in the number of mortgages raised against Ngakaroro land. Although the mortgages by Pakeha owners of Ngakaroro land were raised in a variety of different ways, the majority of mortgages

were with private individuals based on relationships or family connections. It also appears that some Pakeha such as the Hall family transferring blocks between family members to better position themselves to access mortgage finance.

On a few occasions only, Pakeha purchasers raised mortgages with the Maori from whom they had bought the land. Sometimes, in sales between Pakeha, the person selling the land also appears to have left money in the land through mortgage to assist the purchaser.

There appear to be only two cases where the Government was used in relation to mortgages in this area. There were, however, a few examples where the Public Trustee was involved and only one occasion where a bank was used in relation to a mortgage.

Not all purchasers raised mortgages on the land. Mortgages were not required for several of the blocks acquired by James Gear although Gear did raise a mortgage in 1897 over the 2F and No.5 blocks. In some cases, blocks with low number of occupants through to 1925 also had low numbers of mortgage. Possibly, a mortgage was required to assist get onto the block, but thereafter no further mortgages were needed. In contrast, the Windley estate was occupied by one family only and yet one mortgage was raised over the 1A2 block, three over the 1A5 block and five over 1A3. Another scenario is where blocks have a high number of occupants supported by a higher number of mortgages. Hence the series of six occupants on 1A8 required six mortgages to support their occupancy. The nine occupants of 1A9A also were supported by six mortgages. The seven occupants of 1A7B and the eight occupants of 1A7A each required seven mortgages in support of their farming efforts.

It appears that Pakeha farmers may have accessed financing more than their Maori counterparts. In general, there are less mortgages raised on Maori land but there are some examples. Some Maori owners raised mortgages in relation to their Ngakaroro land in the late 1800s. It appears that the ability of the Maori owners to raise mortgages was related to the land being under lease. This was the case in almost all the mortgages raised in relation to Ngakaroro land. There was one notable exception with Moroati whanau of 1A6 who able to raise a mortgage when the land was leased but thereafter were able to obtain extensions or increases to existing mortgages even after the leases appeared to have been completed.

With the case-study approach, that does not give a full picture of Maori ownership across the Inquiry district, a clear picture does not develop of how Maori landowners might have used any mortgage funds that are raised. The link between leasing and mortgaging that is evident in the majority of cases in Ngakaroro and elsewhere, creates a situation where the likely use of mortgage funds for blocks under lease would be on other land. On the other hand there are several examples of comparatively significant improvements being built on sections of Ngakaroro without evidence of a mortgage having been raised. With the 1A6 case study, there is evidence of comparatively significant improvements being put on the land ahead of mortgages being accessed. Furthermore, in the case of 3D3 section, built improvements were placed on the land without evidence of mortgages.

### *Ohau*

Several factors can be observed in relation to the numerous mortgages associated with Ohau No.3 land. Firstly, in many cases the mortgages involved the person purchasing the land or leasehold raising a mortgage with the person selling the land or leasehold. This would indicate that the seller was assisting in financing the purchaser into the venture. Sometimes this appeared to be a temporary measure with the purchaser subsequently raising a mortgage with a different individual or company. Throughout the time period investigated this type of scenario was a relatively regular occurrence. There were also a couple of examples where it was the Maori owner who provided a mortgage to the would-be purchaser.

In addition, to the sellers of lands or leaseholds, other private individuals were also involved in providing mortgages in relation to Ohau land and this was evident throughout the period under consideration. At times, multiple mortgages with different individuals were raised by one individual or family in relation to one area of land. Banks and lending institutions were also used by Pakeha to access mortgages in relation to Ohau No.3 land, however, mortgages were not sourced from them as frequently as they were from private individuals. Pakeha land holders do not appear to have obtained mortgages through farming companies until the period after 1910. Furthermore, there was very little involvement from the Government in the early years in relation to providing Pakeha with mortgages over Ohau No.3 land. Only a handful of examples have been found. One example occurred in 1895, when the Government Advances to Settlers office provided a mortgage to Jenkins. The next example found appears to have occurred in 1919



when Hunter, two members of the Page family and White raised a mortgage with the Crown under the Discharged Soldiers Settlement Amendment Act 1917 in association with their purchase of s.26 Lot 10 from D'Ath. By 13 July 1925, Clarkson raised a mortgage with the State Advances Superintendent. Similarly, there are few examples of raising a mortgage with the Public Trustee. The first example found is in 1913, then 1921 with a few examples over the 1920s.

There were considerably fewer mortgages associated with the Maori owners of land within Ohau No.3. There were several cases where the Maori owners raised mortgages with those who were leasing their land. In a few of these cases the land ended up in the hands of the lessee. There were several instances where Maori owners raised mortgages with private individuals. These all occurred between 1900 and 1909. The only records associated with mortgages raised by the Maori owners in relation to lending institutions took place prior to 1900 and included the Petone and Hutt Building and Investment Company and the New Zealand Loan and Mercantile Agency Company. There does not appear to be any examples of Maori owners utilising banks to access mortgages over the time period examined. Only one example has been found of a Maori owner who raised mortgages with a farming company. There were a few examples after 1900 of Maori owners accessing mortgages through the Public Trustee. A few further mortgages were raised by Maori land owners through government agencies. In August 1910, Tangatahina Poutama raised a mortgage with the New Zealand Settlers and Advances Office. In 1916, the registered proprietors of s.6B also raised a mortgage with the State Advances Superintendent. Finally, in 1921 Roha Wehipeihana raised a mortgage with the Government Advances Superintendent in relation to s.20 pt. Only one Maori land owner appears to have sourced mortgages through the Native Trustee. Over the 1920s, Tangatahina Poutama raised mortgages over two of his properties with the Native Trustee.

## *Pukehou*

Pakeha who owned or leased land within Pukehou were associated with a number of mortgages involving private individuals, businesses, banks, the Public Trustee and the Crown. The majority of the earlier mortgages were associated with private individuals. There also are a few examples where the purchaser raised a mortgage with the person from whom he or she had purchased the land. Over the early 1900s, mortgages still tended to be raised with private individuals. After 1910, it appears that there was an increase in the number of mortgages associated with businesses although mortgages through private individuals predominated. The trend of obtaining mortgages through private individuals continued into the 1920s.

Despite this, among the case studies there are fewer examples of mortgage use than might be expected. On the one hand, George Bevan accessed finance via a number of mortgages. Mostly these were with private individuals although he also raised a number of mortgages with businesses. On the other hand, with one exception, Joseph and Catherine D'Ath do not appear to have raised mortgages in relation to their farming enterprise. Similarly, William Henry Simcox did not appear to need to raise finance in relation to his purchases or his leases. In the case of his son William Martin, one mortgage was raised prior to the 1920s. Between 1922 and 1932, however, William Martin Simcox raised a number of mortgages in relation to the different properties he owned. Some of these were with private individuals and at times involved more than one mortgage. A further source of finance was through the business Abraham & Williams Ltd.

With one notable exception, there is little evidence of Maori owners raising mortgages. On 1 July 1909, when 5L2A and 5L3B were granted to Hema Te Ao through the estate of Ropata Te Ao, Hema Te Ao raised a mortgage over the land with Joseph D'Ath. On 1914 and 1915, Hema Te Ao raised two further mortgages over 5L2A and 5L3B with the Public Trustee. In September 1915, he also raised a mortgage with the Public Trustee over 5L7A. By July 1924, Hema Te Ao's mortgage with the Public Trustee over the 5L2A, 5L3B and 5L7A sections had been granted an extension of term with an increase of interest and with a further increase of mortgage produced the following month in August.

## Built Improvements

An important focus of this case study project was the use of valuation material to ascertain how land was being used. Rather than examining hundreds of title documents, the valuation rolls have provided a convenient overview of how land was being occupied. This has already been commented on above in the subsections on occupation patterns. The valuation rolls also were the only source that would provide information on whether and how the land was being improved. At the beginning of this project it was thought that the first question would be whether the land, either in Pakeha or Maori occupation, was being developed and that much of the analysis would be about this. This turned out, however, to be a non-issue as the valuation rolls revealed, that with very few exceptions, that almost all sections came to have at least land improvements of clearing, grassing and fencing put in place. The focus, then, moved onto considering how much development was progressing on the lands within the case study blocks. To evaluate the extent of development taking place on the land, the number, type and value of built improvements came to be a focus of analysis. In addition, there has been a benchmark value of £300 set to differentiate between a lower and higher level of investment in built improvements. The selecting of £300 as the benchmark has been arbitrary. It grew, however, from a general observance that this amount appeared to be sufficient to sort out higher levels of investment that might reach into the thousands of pounds from the lower levels that might include dwellings worth £100 or less. Therefore, built improvements of £300 or more have been the focus of analysis and comment. To ensure that this benchmark did not become too arbitrary or a counterfeit indicator of success or otherwise, the presence of built improvements below £300 has also featured in the analysis and commentary. The following is a summary of observations of the presence of built improvements in case study blocks.

### *Manawatu Kukutauaki No.3*

Analysis within the report revealed that there were only six properties showing built structures valued at over £300 in 1914. Each example, however, strongly reflected the occupation history on the block. A dwelling and two sheds worth £410 were located on the estate initially developed by Percy Baldwin. (1A23) The dwelling, shed and warehouse located on 1A28 were part of the broad ranging estate established by Godfrey and Edith Baldwin and then taken over and held for some time by Lancelot Hitchings. The record of dwellings and a meeting house on 2C2 suggested this section as being a community centre. Given this, it was somewhat surprising that by 1915 the block had been purchased by Pakeha in four separate transactions and was no longer Maori land. The presence of homes, stores and meeting houses on 1A2 reflects that this block also was a community centre being the home and business place of Karaitiana Te Ahu at Koputaroa. The dwelling, whare and outhouse valued at £310 located on neighbouring 1A3 were the result of this block being under leasehold development since 1902 despite the lessees changing three times before the land came to be held by Hone McMillan in 1914. Finally, the three dwellings and 4 sheds worth £640 located on 1A12 were reflective of the history of this block which, from 1900, had multiple occupiers either because the land was owned by several people or because there were several leases and subleases that shaped occupation.

Aside from built improvements valued over £300, there were only two other structures built on this block. Both of these were on Maori land and had been built by lessees. As noted, other Maori land of the Manawatu Kukutauaki No.3 block was also under lease, but this land formed part of combined freehold/leasehold Pakeha estates such as that established by Percy Baldwin and Lancelot Hitchings. The Maori leasehold blocks were therefore utilised as runs and had no buildings erected on them.

### *Manawatu Kukutauaki No.4*

As with the other block case studies, all land within Manawatu Kukutauaki No.4 was improved and details of fencing, cleared and grassed land occur for every block. Only some blocks, however, had dwellings or some other form of buildings erected with a value of more than £300. All case study occupiers were in this category. There were two dwellings, a school room, a wash house, a woolshed, granary, and stable on Arthur Drake's leased lands by 1907. By 1914, there was a slaughter house on some of the land the Drake family was leasing. By 1907, Robert Mason was occupying 104 acres of 4A on which there was a dwelling and a cowshed. In addition, there were undefined but apparently substantial improvements valued at £600 on 4B4A pt. (30a). Valuation evidence records the siting of multiple dwellings on different subdivisions occupied by Ropata Ranapiri.

In considering the land occupied by Maori owners (not including members of the Bevan or Ranapiri families who were examined within separate case studies) an examination of buildings sited on these properties provides some indication in relation to the utilisation and occupation. Despite there being a number of buildings on the owner-occupied land there were none that were valued at over £300.

### *Ngakaroro*

As a generalised statement, it can be said that it is on Pakeha land that more, and more valuable, built structures have been built by 1914. While there are three examples on Ngakaroro of built improvements on Maori land worth more than £300, there are a number more of Pakeha properties in this category. In addition, mapping has shown that there are a number of Pakeha properties supporting built structures with a value that was well above the £300 mark.

In the case of the three examples on Ngakaroro of built improvements on Maori land that were worth more than £300 in 1914, in the case of the two 1A6 examples, these blocks had been under leases initiated in 1885 and then in 1912. Neither blocks had been mortgaged, however. It is possible that these improvements that were built while the block was under lease were funded, at

least in part, by the leasing of the land. The third example of built improvements over £300 is recorded on the part of the 3D3 block - a block that had not been under lease nor had a mortgage been raised over this piece of land.

There are several examples of Maori land on Ngakaroro that were under lease and had built improvements, but these improvements were low value. There are examples where leased land had no buildings.

As for Maori land that had not been under lease, few are recorded as having buildings on the land by 1914 and those that do are very low in value. In the case of the 3C sections, there had been a number of dwellings recorded in 1907 but they were noted as being old and not in good condition. Other than that, a number of sections in Maori ownership have a comparatively low value for any improvements on the land with a few sections recording no improvements on the land at all.

### *Ohau*

For Ohau, there were ten examples of built improvements with a value of more than £300. Notably, only six were recorded on land that was held as Pakeha title. Of the Maori land examples, only one block was directly occupied by owners. There were three further examples, however, of owner-occupied blocks where the built improvements were valued between £200 and £300. The remaining three examples of Maori land with built improvements over £300, are on blocks that are under lease. These include the highest and third highest values. The remaining six examples were placed on land held in Pakeha title. These include the second and fourth highest values.

## *Pukehou*

All land within Pukehou was improved and details of fencing, cleared and grassed land occur for every block. Only some blocks, however, had dwellings or some other form of built improvement. Those properties that had built improvements at 1914 with a value of more than £300 were all located on Pakeha owned land. The ten properties with built improvements on with a value of more than £300 reflect the significant occupiers of the block at that time.

A number of Pakeha-owned properties on Pukehou No.4, although developed with improvements such as clearing, grassing and fencing, did not have any built structures. This is because these properties were held as part of a property made up of a number of purchased and leased Maori titles. These other properties were for farming and running stock. There are several other examples of structures built on other Pakeha blocks within Pukehou but these too do not reach the £300 value. A few Pukehou No.4 properties did have a few low value buildings located on them. On Pukehou No.5 sections, there were several buildings with a value under £300, but these belong to occupants of only parts of blocks. As for Maori-owned land on Pukehou, there are only three examples of built structures being recorded but these do not come up in value to £300.

## Land Values

The researching of valuation evidence as part of the Land Utilisation and Occupation case study has enabled a review of land values over the period under consideration using the benchmark years of 1907, 1914 and 1921 – the years in which new sets of rolls were compiled. Although it would have been useful to have nineteenth century rolls, (and the somewhat haphazard pre-1900 rolls compiled by local authorities are used when possible), the three dates for the central government rolls nevertheless still provide a longitudinal examination of land values within the case study blocks. The results are not perfect. The rolls are focused on occupation on the ground – rather than a title-by-title approach. This means that when a block is occupied by several persons, there are several values given. When a single person has several properties, then this is combined together as a single value. Therefore, when the person's estate changes, and more land is acquired or some land is given up, the value is still focused on the persons concerned. Changing estates, therefore, interfere with being able to get pure longitudinal results for all blocks across all benchmark dates.

Nevertheless, working with the data that is available, the valuation information provides important data to consider a number of issues important for the Land Utilisation and Occupation case study. The data will show whether the period under consideration is one where unimproved land values are stable, falling or rising. It will be shown whether land values are the same within case study blocks or across blocks. As part of this analysis of land values, a indicative assessment can be made as to whether there are any evident differences between values for Maori owned land and Pakeha owned land. Where there are rising land values, which essentially is the case for these case study blocks during the time period considered, a comparison can be made with the initial purchase price when the land was first acquired from Maori owners. The full implications of land value analysis will be developed in the final commentary. For the moment, the analysis of land values from the various blocks can again be presented.



### *Manawatu Kukutauaki No.3*

The overall narrative of Manawatu Kukutauaki No.3 is the way in which a comparatively large amount of the reserve land was purchased in concentrated timeframe (1898-1902) by one Pakeha family. Thereafter, however, a handful of Pakeha estates, usually combining freehold and leasehold lands, were established and operated by families such as the Baldwins, by Hitchings and by Egginton. Aside from Manawatu Kukutauaki No.3 evolving into a settled occupation pattern, there certainly is some evidence of land being traded. This was the case in the earliest years when Percy Baldwin purchased the land and there are a number of examples where he onsold land that he had acquired either immediately or within a short time. Although the Baldwin, Hitchings or Egginton estates clearly had some longevity on the block, other holders of land came and went.

The running of estates and the trading of land occurred during a period where land values rose. An analysis of values from 1907 to 1921 shows that within Manawatu Kukutauaki No.3, there was some general equivalency between land prices of various blocks. Despite a general equivalency, the rate of increase differed between blocks. For most, rises between valuation periods were only a few pounds per acre. For one block, however, it doubled although this largely comes about because the 1907 value was the lowest of the Pakeha-owned blocks. The Pakeha owned blocks begin within a similar range - £10 to £14 per acre in 1907. By 1914, there is some variability in the range of £13 to £23 per acre. There is just one block, however, at £13 per acre that creates this variability. Taken away, the range would be narrower at £18 to £23 per acre. By 1921, the range appears to be spread - from £19 to £27 per acre. Again, it was the same single block that accounted for the breadth of the spread. Without this block being included the spread again would be narrower - £21 to £27 per acre.

Even the top value of Pakeha-owned blocks, however, do not rise to the level of the three highest valued blocks. Significantly, these higher values were on Maori land, both owner occupied and leased. (For a very contrasting situation regarding the value of Maori land see Ngakaroro). The highest value block for all three periods (1907, 1914, 1921) is recorded on the 1A2 block where the community of Koputaroa was located. Beginning at £21 per acre in 1907, values rose to £29 per acre in 1914 and £40 in 1921 - almost double from 1907. The next highest performing estate is the leasehold estate of 1A15, 1A16 and 1A17. This estate has been identified as initially being

developed by owners and then leased out from 1907. The three recorded values are £22 per acre for 1907, £24 per acre for 1914 and £30 per acre by 1921. The third most valuable property by 1921 was the 1A3 block. Various owner occupied and leased, it was worth £28 per acre by 1921. Before then, however, it had a variable history of value beginning at £16 per acre in 1907 and falling to £15 in 1914. Conversely, there is one Maori block that has the lowest value of all blocks in each time period. This is possible because the 1A40 is small, furthest from infrastructure and landlocked.

The implications of this notable rise in land prices per acre for Maori land can be seen in relation to the case study of Karaitiana Te Ahu and Hone McMillan. As noted, the increase in the land value of 3s.1A2 from £885 in 1907 to £1238 in 1914 represented an increase of nearly 40%. Aside from land values, it also appears that the wharenui and dwellings on this block were being maintained as these also increased in value from £770 to £1150 (an increase of 49%). By 1921, the land value had once again increased significantly to £1720 (an increase of 39% from 1914 and 94% from 1907). The 1921 valuation shows only a £50 increase in the value of the buildings to £1200 perhaps reflecting their age. These significant increases in value indicate that for Karaitiana Te Ahu and Hone McMillan, their ability to hold onto this land had resulted in them retaining a valuable asset.

The case of a long-term Pakeha homesteader can also be considered. As noted previously, in 1900 John Egginton acquired several contiguous sections to form an estate of 384 acres which he and his family retained at least through to 1925. Valuation evidence reveals that no built improvements were put on the land indicating that it was primarily being used for grazing. By 1907, this estate had a total capital value of £6027 made up of a land value of £4992 and improvements worth £1035. By 1914, valuation evidence records the capital value as £9570 (an increase of around 59% over seven years), with a land value of £8255 (an increase of around 65% over seven years) By 1921, valuation evidence reveals that the capital value of this estate was £11,514, with the land being valued at £9600 and improvements worth £1914.

Aside from those who held land over a longer period gaining a valuable asset from rising values, any who sold during this period also stood to realise a good profit. Consideration of two examples within Baldwin family provide evidence of this. By 21 November 1907, Percy, Godfrey and Edith Baldwin had sold Hitchings their interests in a 400-acre estate. (1A29, 1A31, 1A32, 1A35, 1A37, 1A38 1A39, 1A41 and 1A45). Hitchings paid £9500 for all nine blocks

which incorporated 400 acres. This was around £23.15.0 an acre. It had been less than a decade that the Baldwins had first purchased these lands from Maori owners. As an example, Percy Baldwin paid only £11.4.0 per acre when he purchased 3s.1A39 (80 acres) from Te Whata Hakaraia in November 1898. In addition, Edith Baldwin had purchased 3s.1A31 and 32 (30 acres each in area) for only £4.16.0 an acre in 1900.

The substantial price rise from which land sellers benefitted is further illustrated highlighted in another transaction involving members of the Baldwin family. Between 1900 and 1908, Percy and Edith Baldwin had purchased the sections 3s.1A18, 3s.1A19, 3s.1A20, 3s.1A24(pt), 3s.1A25, 3s.1A21 and 3s.1A22 when they were valued at around £5.15.0. per acre. However, their sale of 95 acres within this estate to Burns in 1912 at £1620 equated to just over just over £17 per acre, significantly more than had been paid to the Maori owners not very many years before.

There is also evidence which suggests that Manawatu Kukutauaki No.3 land may have been in some demand as some of the sales between 1909 and 1915 reveal land being purchased for above valuation prices. Having noted this, the amounts paid are not that much higher than valuation. For example, the sale in 1909 by Franklin Webb of 186½ acres to John Duncan Brown for £2702 took place when the property was valued at £2607. Another example occurred on 12 October 1912 when Percy Baldwin sold 95 acres from his estate of 3s.1A sections to George Huntly Burns for £1620 when the block was valued at £1570. A more significant example of payments being made above valuation comes from 1910 when Franklin Webb sold 97¼ acres (part of 3s.1A12) to Richard Robinson, a farmer from Makara. Although the value of the block was £1725, it appears that Robinson paid Webb £3000 for the property. By September 1915, Robinson's property had been on sold - purchased by Ada Rankin for £4400.

#### *Manawatu Kukutauaki No.4*

Comparing property values over time has been somewhat difficult within Manawatu Kukutauaki No.4 as the portions leased and even owned were often identified in varied ways and with differing areas in the valuation evidence when compared with titles. Nevertheless, some comparisons were able to be carried out.

Within the Drake family case study, one example related to the 4C1s.1 land. In 1914, 4C1s.1 pt. (45a. 1r. 14p.) had a capital value of £455 which was an increase of 36% on the 1907 value of £335). The land value had increased to £320 from the 1907 value of £167 - an increase of 110%. By 1921, 4C1s.1 had continued to rise in value but at a more modest rate than between 1907 and 1914. (By 1921, this property had a capital value of £525 an increase of 15% from £455 in 1914).

There are several other examples within the Drake estate where the rise in land value was modest. In 1921, Arthur Drake was recorded as the proprietor of 4C2 and parts of 4C3. (210a, 1r. 4p.). This block had also only risen in value at a relatively modest rate over the preceding seven years. The capital value in 1921 was recorded as £2950 (an increase of 10% from £2680 in 1914). The land value had risen to £2470 (an increase of 23% from £2000 in 1914). Another example of moderate increase is the part of 4D1s.6 (45a. 0r. 22p.) owned by Arthur Drake which only increased moderately in value between 1907 and 1914. The capital value rose from £218 to £225 (a 3% increase) and the land value rose from £130 to £160 (an increase of 23%). This situation changed with more significant increases in value over 1914 to 1921 period. By 1921 the block had a capital value of £495 (an increase of 120% from £225 in 1914). The land had also experienced a significant upsurge in value from £160 in 1914 to £425 in 1921 (an increase of 166%). Another Drake property also experienced higher increases in value. The 4C5A4 subdivision rose in value between 1914 and 1921. By 1921, the capital value of the block was £545 (an increase of 122% on the 1914 value of £245). This increase was associated with the new buildings on the property but also due to an increase in the land value to £280 (an increase of 75% from £160 in 1914).

The small amount of evidence available suggests that some of the land owned by members of the Bevan family continued to rise in value over the 1914 to 1921 period. For example, the 1921 valuation evidence indicated that Edward Bevan was still in possession of the small 4B1B subdivision ((6a. 3r. 6p.). The capital value of this property had risen sharply from £258 in 1914 to £545 in 1921 (an increase of 111%). In relation to 4C4 (47a. 2r. 38p.) the capital value increased from £2384 in 1907 to £3365 in 1914 (an increase of 41%) with the land value increasing from £816 to £1584 (an increase of 94%) over the same period.

Where there is data, it appears that there were also increases for the Ranapiri whanau lands. For example, in relation to 4C1s.2pt. (10a. 2r. 24p.) there was an increase in the value of the land from £105 in 1907 to £235 in 1914 (an increase of 124%). Similarly, between 1914 and 1921, the land value of 4D1s.3C1 (33a. 0r. 24p.) rose from £536 to £990 (an increase of 85%). Likewise, the portion of 4B (43a 0r. 34p.) owned by Ropata Ranapiri, increased in capital value from £675 in 1907 to £1120 in 1914 (an increase of 66%) and the land had increased in value from £510 to £875 (an increase of 72%) over the same period.

The escalation in values was very noticeable in relation to the areas examined in regard to occupation by the Maori owners. This was difficult to assess between 1907 and 1914 due to changes in the areas occupied. Nevertheless, there were numerous examples between 1914 and 1921 of high increases in values. The 4D subdivisions occupied by their Maori owners provided several striking examples of the escalation in values. Even the relatively small subdivision, 4D1s.3A (4a. 3r. 26p.) which was owned and occupied by Manahi Hiakai increased in capital value from £95 in 1914 to £290 in 1921 (an increase of 205%) and in land value from just £60 to £265 (an increase of 342%) over the same period. Another noticeable example is 4D1s.1 & 2 pts (21a 0r.39p.) owned and occupied by the Kipihana family in 1921. It appears that the capital value of this land had increased from £600 in 1914 to £1250 in 1921 (an increase of 108%). The land value had increased from £300 in 1914 to £630 in 1921 (an increase of 110%). In addition, between 1914 and 1921, 4D1s.5 pt. (around 56a.) owned by Hapimana Waiteti increased in capital value from £1330 to £2602 (an increase of 96%). Similarly, the land value significantly increased over this period from £989 to £1975 (an increase of almost 100%).

The 4E subdivisions provided further examples of an upsurge in property values in this area between 1914 and 1921. Hiakai Manahi owned and occupied part of 4E2B1 of 10 acres. The capital value of this area had increased from £454 in 1914 to £780 in 1921 (an increase of 72%).

The land value had increased from £200 in 1914 to £350 in 1921 (a 50% increase). In 1921, Rangiparea Taupo continued to own and occupy 4E3s.1A. By this time, the capital value had increased from £995 in 1914 to £1750 in 1921 (an increase of 76%). The land value had increased from £730 in 1914 to £1495 in 1921 (an increase of 105%). The relatively small 4E3s.1 subdivisions owned by members of the Te Hatete whanau also demonstrated considerable increases in their values over the 1914 to 1921 period. For example, 4E3s.1E (9a. 3r. 9p.), owned and occupied by Kawa te Hatete, rose in capital value from £210 in 1914 to £350 in 1921 (an increase of 67%) and in land value from £147 to £265 (an increase of 80%). Te Arai te Hatete and others continued to own and occupy the adjoining 4E3s.1G (2a.) and 1H (1a.) subdivisions over the 1914 to 1921 period. These also grew in value with 1G rising in capital value from £118 in 1914 to £220 in 1921 (an increase of 86%) and over the same period the land value doubled from £30 to £60. The small 1H subdivision had increased in capital value from £37 to £95 (an increase of 166%) and in land value from £17 to £35 (an increase of 106%). There are a number of similar examples.

### *Ngakaroro*

A noteworthy feature of Ngakaroro land over the time period under investigation is the dramatic rise in the price or value of properties, sometimes within a very short time period

For example, the large rise in the value of the Windley properties is evident. Ngakaroro 1A2 was purchased by Bright for only £275 in 1889 and less than a decade later in 1907 it had a land value of £1620 while in 1914 the land value had risen dramatically again to £3172. Likewise, 1A3 was also sold for £275 in 1886, with the land valued at £1310 in 1907 and £3000 in 1914. The smaller 50-acre 1A5 was sold in 1886 for only £113 and this land was valued at more than six times this price at £760 in 1907 and the value had risen to £1439 in 1914. The total land value on the three blocks of £14,480 in 1921 indicated that the value of this land almost doubled again between 1914 and 1921.

The land continued to rise in value. By 1907, a 643-acre portion of the original 950-acre block incorporating 5A-C & 5D pt, initially purchased by James Gear between 1880 and 1884 was on sold to Thomas Storey. Once again, although valued at £9545, it appears to have been purchased by Thomas Storey at an above valuation price of £13,209. On 31 July 1908, although

the value of the block had risen to £10,345, Francis H. Sylvester purchased the property from Storey for £15,432.

Despite these examples of increasing value, when the whole Ngakaroro block is looked at there appears to be two different areas of land values. The first is to the northwest of Te Horo village (where the four pieces of Maori land are located) and including the large Pakeha-owned 1A9A block to the east of the railway line. For these five blocks, there is some relativity. By 1907, these blocks had per acre values between £4 and £9. All of these blocks show increases over subsequent years. By 1914, the land value range is £10 to £14 per acre. By 1921 the range is £15 to £28 per acre. Despite this group of blocks having a lower value than others to the south (see below), the rise in value is still evident with almost all blocks rising three to five times in value over an 18-year period.

The second area of valuation is evident among the four Pakeha-owned blocks to the south. There ranges over the three time periods are £13 to £18 in 1907, £22 to £34 in 1914 and £59 to £118 in 1921. For two of the blocks, the increase from 1907 to 1921 is a four-time rise in value. For one block it is a nine-time rise in value.

Despite Maori-owned land in Ngakaroro rising at a slower rate to lower values than Pakeha land, the overall trend of rising land values is evident. With the 3C block (88 acres), for example, by 1907 the value of the 50 acres remaining in Maori occupation was £352. By 1914, this had increased by a further 89% increase to £665. Over the next seven-year period the 3C land owned and occupied by Maori increased further in value to £974 (46%). However, the increase in value was not consistent across the 3C subdivisions. Several subdivisions were recorded as having stayed the same or even declining slightly in their land value over this time including 3C1, 3C6 and 3C11. Others such as 3C2 and 3C3 had relatively substantial increases. The remaining blocks had small increases in their land value.

## *Ohau*

For Ohau, all the blocks had significant rises in value although there was some variation regarding the amount of increase and the time period over which this occurred. Ohau No.3 was made up of numerous small subdivisions and there was some variability in land values across the block. It can be observed that it is the blocks towards the coast or western side of Ohau No.3 that have the lowest land values.

Several of the Ohau blocks that were purchased by Pakeha in the late 1800s experienced significant increases in sale prices over the subsequent 10 to 20 years period. For example, 3s.1&2. (112a.) was sold to Kebbell by Maori in 1891 for £136. This property was subsequently purchased by Jones in 1907 for £2800 demonstrating a dramatic increase of 1,959% in 16 years. Similarly, 3s.23 (50a.) was purchased from Maori owners by Bright in 1890 for £150. The next recorded purchase price was in 1905 when this subdivision was acquired for £1100. Once again there is a huge increase of 633% over 15 years. Other cases where pre-1900 purchase prices were known demonstrated similar dramatic increases.

Several blocks showed large surges in value between 1907 and 1914. In some cases the rate of increase over the next seven years was not as high, but this varied. For example, subdivision 3s.23 experienced relatively high increases over the 1907 to 1914 period (around 80%) and then experienced an even greater upsurge in value between 1914 and 1921 (more than 200%). On the other hand, the 3s.11B and 3s.11C land was a property that did not experience relatively large increases over all the periods examined. Between 1907 and 1914, the capital value only increased by around 8% and the land value decreased slightly. However, there was a significant upsurge in the value of the property between 1914 and 1921.

Because of the effects of the low valued blocks on or near the western boundary on the sample it is more useful to consider the Maori owned land in two parts – central/east and coastal west. The range of land values associated with the more central and eastern blocks in 1907 ranged from £10 per acre to £20 per acre. Over the years from 1907 to 1914, all but one of the Maori owned blocks within this central and eastern area for which information has been gathered demonstrated an increase in value. By 1914, the land values relating to the Maori owned land within the central part of the block ranged from £12 per acre to £38 per acre. Where information



was available, the range of land values for these blocks in 1921 went from £16 per acre to £53 per acre.

Valuation information was available in relation to three Maori owned blocks located towards the western or coastal side of Ohau No.3. These incorporated the 3A1B, 3A1A1 and section 26 Lot 15 subdivisions. The land values associated with these blocks was considerably lower. In 1907, these ranged in value from £4 per acre to £6 per acre. In contrast to the trend elsewhere in the block, 3A1A1 and section 26 Lot 15 decreased in value and 3A1B remained the same over the 1907 to 1914 period providing a range of £4 per acre to £5 per acre. A relatively small rise in value was demonstrated during the subsequent seven-year period. However, even by 1921, these blocks were still significantly lower in value than in other parts of Ohau No.3 with a range of £7 per acre to £10 per acre.

The main cluster of Pakeha owned blocks for which the land valuations are available are located towards the north of the block incorporating various section 26 subdivisions as well as section 27. Section 24 located to the south of these has also been included with this analysis as this land experienced fairly similar increases in value. In 1907, these blocks ranged in value from £15 per acre to £22 per acre. This showed less variation than the Maori owned blocks. By 1914, all but one of the blocks in this area had increased in value. The range in land values in 1914 was £15 per acre to £38 per acre. This was relatively similar to the Maori owned blocks in the central area. Where values are available for Pakeha owned blocks in this area, by 1921, the land values in this group ranged from £37 per acre to £50 per acre. There was less variation in these blocks than within the Maori owned central blocks which ranged in land value from £16 per acre to £53 per acre in 1921.

There were a few Pakeha owned blocks which followed a significantly different pattern. One of these was the more coastal block, section 23 which had a relatively low land value of £7 in 1907, which decreased to £6 in 1914 and rose to £12 in 1921. This followed a fairly similar pattern to the Maori owned blocks in the area discussed previously.

## *Pukehou*

The change in land values within Pukehou are shown through the experiences of the three case study whanau.

The Pukehou land purchased by George Bevan rose significantly in value over the years. For example, between 1907 the 4A1B and 4B4A lands increased in capital value from £3518 in 1907 to £6400 in 1914. (an 82% increase). Over the same period the land value increased from £2286 to £3995 (a 75% increase). A further example of rising values is the 4H14 & 4H15 blocks owned by Robert Bevan which experienced an even more dramatic upsurge. Between 1907 and 1914, these blocks increased their capital value from £2611 to £5498 (an increase of 110%) and the land value went from £1200 to £3180 (an increase of 165%). This trend continued over the next seven years but not at the same rate as by 1921, this property had a capital value of £6747 (a 22% increase since 1914), a land value of £3560 (a 12% increase since 1914).

Likewise, the properties purchased the D'Aths also became significantly more valuable within a relatively short time. For example, the estate made up of 5L2 pt., 5L3 pt. and 5L3A pt. (363 acres) increased in capital value from £3652 in 1907 to £5735 in 1914 (an increase of 31%), despite the fact that 5L3A was no longer part of this estate decreasing the area to 325 acres. This block had increased in land value from £2943 in 1907 to £4563 in 1914 (an increase of 55%). The value of these blocks continued to grow over the next seven years when a 325-acre estate now known as 5L2A and 5L3B had a capital value of £9060 (an increase of 58% over seven years) and a land value of £7850 (an increase of 72% in seven years). Furthermore, the estate made up of the 5A, F, and 5M pt. subdivisions, despite decreasing in area from 380 acres in 1907 to 331 acres in 1914 also experienced considerable increases in capital value over those years from £4544 in 1907 to £6280 in 1914 (a 38% increase) as well as land value which increased from £3429 in 1907 to £4840 in 1914 (a 41% increase).

Within the Simcox family, there is evidence of the rise in the value of some of the land although the rate of increase tended to be somewhat inconsistent. One example of a substantial rise in value is in relation to 4E1 (75a.) which by 1914 had a land value of £395, a 252% increase on the 1884 purchase price of £112. Similarly, in relation to 4G1 pt. (63a. Or. 7p.) the capital value had increased from £1256 in 1907 to £2300 in 1914 (an increase of 83%). The land value had

increased considerably from £780 in 1907 to £1414 (an increase of 81%). In addition, the 87-acre estate made up of 4F1, 4F2A, 4F2C, 4F2D and 4F3 increased at a relatively high rate with the capital value going from £1962 in 1907 to £2410 in 1914 (a 23% increase) and over the same period increased in land value from £522 to £870 (a 67% increase).

However, some of the blocks owned by William Henry Simcox did not seem to experience the more dramatic increase in values observable in other subdivisions. In the case of 4G7 pt. (57a. 4r. 31p.) the increase in value between 1907 and 1914 for some unknown reason was minimal compared to other subdivisions. This land increased in capital value very slightly from £1140 in 1907 to £1220 in 1914 (an increase of only 7%). The land value had increased from £1069 to £1100 over these years (an increase of only 3%). Likewise, in the case of his relatively large land estate made up of 4H1-7, 4H8A, 4H9-13 (combined area of 368a. 1r. 11 p.) the capital value of the property had increased from £6960 in 1907 to £7700 in 1914 (an increase of 11%). The land had only increased by a relatively small amount from £6196 in 1907 to £6330 in 1914 (an increase of just 2%).

Over the period between 1914 and 1921, although all the subdivisions experienced some increase in value, once again there appears to be some inconsistency in the rate of these rises. For example, William Martin Simcox continued to hold the 4C1-3 subdivisions (100a.) and between 1914 and 1921 the capital value increased from £750 to £1410 (88%) and the land value increased from £500 to £950 (90%). However, the increase in value was less evident in the 4E1 subdivision (75a.) over the same period which had increased in capital value from £490 to £628 (around 28%) and increased in land value from £395 to £468 (around 18%).

The varied experience within the case study is reflected when the unimproved land values across the Pukehou No.4 block are considered. When the Maori owned blocks are considered (with the exception of the 2B4 subdivision discussed below) the range of land values in 1907 goes from as low as £3 per acre to as high as £18 per acre. In 1914 there is an even greater range. By this time the land values ranged from £2 per acre to £26 per acre and by 1921 the range in values was £5 per acre to £48 per acre.

The lower range of values referred to within the general Maori owned lands was related to the land towards the western or coastal part of the block. These particularly low valued blocks include the 4C4 subdivision as well as the 4E2 and 3 subdivisions. These blocks ranged in value

from £2 to £6 an acre in value in 1914 and the land had only risen in value to only between £5 to £7 an acre by 1921. This land was part of the many subdivisions leased by Simcox from early times.

Consideration of the Pakeha owned blocks also shows considerable variability. In 1907, the range of land values was £6 per acre to £33 per acre. In 1914, the range went from £5 an acre to £32 per acre. This lower rate was in relation to the 4C1-3 subdivisions located among the predominantly Maori land in the western of coastal part of Pukehou No.4 referred to previously. In 1921 the land values associated with the Pakeha blocks ranged from £10 (once again the 4C1-3 subdivisions) to £45. The land values of the 4H lands within the north-eastern part of the block that had been largely purchased prior to 1900 is different. The land values within these blocks was significantly higher than the land value within the 4C and 4E blocks located towards the coast. Moreover, the rate of increase in the land value of these blocks was also noticeably higher. In 1907, land valuations associated with these blocks ranged from £11 to £17. By 1914 these valuations ranged from £16 to £32 with further increases apparent over the next seven years as by 1921 the range was £22 to £45.

### *Cross-Block Commentary*

The Land Occupation and Utilisation case study project has adopted a methodology where data on land occupation and use for five selected blocks has been researched and collected together in Volume IV. Analysis of this data has proceeded in block-themed sections within this Volume (I) of the report. A final Section has proceeded by presenting a summary of the analysis by block within a series of themes arising from the analysis of the block data. This final subsection will present cross-block comments on the themes that have been analysed.

#### Title Development and Alienation Overview

Although the blocks as a group went through a history of land alienation, each of the blocks had a different experience when the features of title and land activity are considered.

- Manawatu Kukutauaki No.3: by 1925, only a third of the 4,000-acres post-Crown purchase Ihakara's reserve remained in Maori ownership. In 1889, the block was divided into two parts: s.1 of almost 2,955 acres and s.2 of just over 993 acres. The former - s.1 – was heavily partitioned before 1900. In a four-year period, 1898-1902 just over 460 acres of the block was purchased by one family. Any land remaining in Maori ownership was leased by the same family over 1903 to 1904. Although there was little further subdivision occurring after 1900, purchasing continued. Almost 57% of the s.1 was purchased by 1909 and almost 70% a decade later. The almost 1,000-acre s.2 had a different history but similar result. Despite no title or alienation activity prior to 1900, most of the block went under lease in 1903. Partitioning began in 1910 and continued throughout the period under consideration amidst an ongoing gradual process of purchasing. By 1925, more than half of s.2 also had been acquired.
- Manawatu Kukutauaki No.4: similar to the previous block, the amount of Maori land remaining in Maori ownership after the Crown was 4,772 acres. By 1925, just over half of this had sold. A unique and significant titling activity occurred on Manawatu Kukutauaki No.4. Firstly, the pre-1900 post-purchase subdivision, whilst creating 19

sections of varying sizes, took the shape of long thin sections running the breadth of the block. After 1900, partitioning continued. By 1925, 124 increasingly smaller sections had been created. Compared with other case study blocks, purchasing before 1900 occurred at a lower level with just 20% of the block (453 acres) being acquired. Numerous purchases occurred after 1900 with 38 transactions taking place. The fact that the blocks were smaller due to the partitioning and that several of the purchases were by Maori owners, meant that by 1925 only a further third (904 acres) went out of Maori title. While ongoing purchasing always makes it difficult to pinpoint how much land is under lease at any given time, the 26 leases arranged by 1910, and the 53 leases that began between 1910 and 1925 leave the impression that most of the unpurchased land in this block was under lease to both Maori and Pakeha lessees.

- Ngakaroro: with the second largest area of land among the case studies remaining in Maori ownership in the post-Crown purchasing era, this block at Te Horo experienced the most intensive and extensive private purchasing after 1880. By 1900, 80% of the 8,133-acre block had been purchased (6,480 acres) with a further 425 acres bought by 1909. Although James Gear was the primary purchaser by far, several others acquired several hundred acres each as well. By 1925, just over 85% had been acquired. As for the remaining area of around 1,200 acres remaining in Maori ownership, rather than the widespread leasing seen in other case study blocks, this land primarily was directly occupied by owners.
- Ohau: with a post-Crown purchasing area of around 6,800 acres, just under half of this Maori estate was acquired by 1925. Whereas a large degree of subdivision occurred before 1900, there was comparatively little partitioning thereafter. Nevertheless, by 1900, 77 blocks had come into existence in Ohau No.3 although a large number of these were mainly sole-owned and comparatively well-sized. Prior to 1900, around half of the various groupings in the block were leased. With around a dozen purchases occurring, involving almost 1,400 acres, around a fifth of the block had been acquired by private purchasers. In the decade after 1900, leasing became more widespread in the '1889' sections, located broadly in the east of the block, while purchasing became focused among the more centrally located 's.26' sections. Despite 22 sales having occurred, many of these were between Maori owners and just 775 acres went out of Maori title. After

1910, a small amount of purchasing acquired most of the remaining 's.26' sections. In addition, a few hundred acres were acquired elsewhere around the block. Nevertheless, by 1925, 3,646 acres (53.6% of the post-purchasing Ohau 3 block) remained in Maori ownership most of which was occupied under lease.

- Pukehou: with 9,926 acres remaining in Maori ownership as at 1880, this case study involves the largest post-Crown purchasing Maori estate. The two parts of the Pukehou estate (No.4: 3,151 acres & No.5: 6,775 acres) have somewhat different features. No.4, experienced significant subdivision before 1900 resulting in the creation of 80 sections more than a third of which were under 20 acres in area. Although there was some subdivision within No.5, the sections remained large in area. Almost all of No.4 went under lease whereas this is not clearly the case for No.5. Both blocks, however, experienced significant private purchasing before 1900. Almost, 1,200 acres of No.4 was acquired and 5,076 acres of No.5. Across the two sets of blocks, just 28% of the post-Crown purchasing estate remained as Maori land. (2,759 acres). In Pukehou No.4, the Simcox family had been the predominant purchaser acquiring than half of the land purchased there before 1900 and leasing most of the rest of the Maori estate. After 1900, and right through to 1925, only a few hundred acres of Pukehou No.4 was sold. Several Pukehou No.5 blocks, each of which were several hundred acres in area, were purchased. By 1925, therefore, only 16% of the 1880 Pukehou estate remained in Maori ownership. (Just under 1,600 acres)

## Purchasing Comment

The previous sub-section presented a very condensed summary of title development and alienation overview for each block. When considering the issue of land purchasing across the case study blocks, it can be seen that the five blocks, while all experiencing ongoing alienation during the 1880 to 1925 period, had variations in the timing, pace and end result of that purchasing.

The most purchased block was Ngakaroro with Pukehou not being very far behind. These blocks had the second largest and largest post-Crown purchasing Maori estates – 8,133 acres and 9,926 acres respectively. By 1925, Ngakaroro retained 1,200 acres in Maori ownership while Pukehou retained 1,600 acres. The two blocks, therefore, have a similar experience as far as the overall results of the extent of purchasing with an alienation rate of 85% and 84% respectively.

The process of purchasing was somewhat different between the two blocks, however, although there were some similar attributes. For both blocks, the most significant period of private purchasing was prior to 1900. For Ngakaroro, 80% of the land area was acquired in this time (6,480 acres). For Pukehou, 72% of the land was purchased. (6,276 acres).

It was after 1900 that the differences in land purchasing between the blocks emerge. For Ngakaroro, although another 425 acres being sold before 1909 increased the proportion of alienation for the block to 85%. After that date, however, only negligible areas of land were sold. This is an unusual development in a time period when a piece of legislation was passed in 1909 that allowed direct private purchasing of land to occur with the result, in many parts of New Zealand, that a mini-land purchase boom proceeded.

Pukehou had a somewhat different experience which was shaped by the two distinct sections contained within the block. Pukehou No.4 (originally 3,151 acres) before 1900 experienced a significant series of subdivisions resulting in the creation of 80 sections many of which were small in area. Although after 1900 and through to 1925, around two dozen purchases of Pukehou No.4 sections occurred, the small size of these sections meant that only a few hundred acres in total were acquired. Pukehou No.4, therefore, has a similar experience as the Ngakaroro block in that there was little additional area alienated after 1909. The main difference is that a



comparatively high number of purchases of Pukehou No.4 sections did take place. More importantly, however, dozens of Maori-owned Pukehou sections did not sell.

The other part of the Pukehou block had a different experience. The larger Pukehou No.5 sections accounted for more than two thirds of the post-Crown purchasing Maori estate as at 1880. Whereas 38% of post-1880 Pukehou No.4 was purchased before 1900, 75% of Pukehou No.5 was sold. The No.5 block was different than No.4 in that it did not partition to the same degree. It therefore had fewer sections of land that were larger in area than those in the No.4 block. Therefore, unlike the No.4 blocks, which experienced 38 purchases before 1900 to account for its land loss, it was just a handful of purchases in No.5 that led to the greater land loss. This pre-1900 situation with the No.5 block remained consistent after that date. With few further partitions, No.5 sections remained fewer and larger than No.4. Therefore, it was the sale of less than a half dozen No.5 blocks between 1900 and 1925 that accounted for almost all of the post-1900 land loss within the block. (2,050 acres)

The third largest block, Ohau No.3 (6,799 acres), shared similarities with the Pukehou No.4 title experience with almost 50 sections being created prior to 1900. With Ohau being so much bigger, however, each section was also larger in area than the sections of Pukehou No.4. In significant contrast to Ngakaroro and Pukehou, there were less purchases of Ohau sections prior to 1900 (around a dozen), with less land being acquired (around 1,400 acres or just 21% of the block). From 1900 onwards, purchasing was a steady phenomenon, however. To 1909, 11 purchases involving 775 acres occurred, almost all involving the s.26 western sections. Supposedly this was period where legislation passed in 1900 had brought a temporary end to private purchases unless exemptions were obtained. As noted above there also had been moderate purchasing in Ngakaroro and Pukehou during this 1900-1909 period so clearly exemptions were not hard to gain.

Ohau was different to Ngakaroro in that the period after 1909, when private purchasing was allowed, did result in a number of purchases – 20. Overall, however, due to the pre-1900 partitioning, the blocks purchased were comparatively small in area and the total land loss from 1910 to 1925 was just 1,030 acres. Ohau was therefore very similar to Pukehou No.4 where about the same number of purchases occurred and similar areas of land were sold after 1910. The end result was very different for Ohau, however. As there had been comparatively little purchasing prior to 1900, the later purchases had less cumulative effect. By 1925, 3,646 acres

(53.6%) of the post-purchasing Ohau 3 block remained in Maori ownership – well more than double that held in either Ngakaroro or Pukehou.

Another block retained around half of its 1880 Maori land area by 1925. Manawatu Kukutauaki No.4 was much smaller block than the three considered above. At 4,772 acres in the aftermath of Crown purchasing, the remaining Maori estate in 1925 was 2,462 acres. Manawatu Kukutauaki No.4 not only retained a similar proportion of its post-Crown purchasing estate to Ohau, but its pattern of land alienation was similar although a smaller amount of land was involved. Prior to 1900, in contrast with Ngakaroro and Pukehou, there was little purchasing of Manawatu Kukutauaki No.4 land with eight purchases occurring involving 953 acres. In the decade after 1900, only six purchases with a total area of 453 acres were negotiated. In the post-1909 free private market, however, there were a number of purchases in the period up to 1925 – 38 in total. This brought comparatively little land loss, however. In the same way that Pukehou No.4 had continued to subdivide, creating ever smaller land parcels, so Manawatu Kukutauaki No.4 had produced 124 small sections through partitioning through to 1925. This explains why 38 post-1910 sales had a combined land area of just over 1,000 acres. Therefore, Manawatu Kukutauaki No.4 reflected the same alienation pattern as Ohau - a comparatively low level of purchasing prior to 1900, a few purchases to 1909 and then a high number of purchases after 1910 but, as the blocks involved were smaller, only a modest level of land loss resulted.

Compared with Ngakaroro and Pukehou sharing a similar land alienation profile (that essentially was about a high purchasing level prior to 1900) and Ohau and Manawatu Kukutauaki No.4 sharing a similar pattern of steady but more modest land loss over the whole 1880 to 1925 period, the fifth block Manawatu Kukutauaki No.3 had a unique alienation profile. At 4,000 acres, Manawatu Kukutauaki No.3 had a similar area to the No.4 block. The unique feature of Manawatu Kukutauaki No.3, however, is that most of the purchasing in the s.1 blocks (which made up three quarters of the total area) occurred in a five-year period and was conducted by one family of purchasers. In 1898 and 1899, nine purchases involving 460 acres were acquired, while from 1900 to 1902, 23 more purchases took place. Therefore, in the period prior to 1909 (when restrictions against private purchasing were in place) 1,771 acres were acquired (44% of the block). After 1909 and through to 1925, only a handful of purchases in s.1, involving less than 350 acres, occurred. It was during this time that s.2 sales began reducing the block of almost 1,000 acres by half. The post-1909 sales, combined with those occurring from 1898 to 1902, meant that by 1925 two thirds of the block had been acquired.

## Leasing Comment

While there is some variation between the extent that leasing is prevalent in all five blocks, it nevertheless is a significant feature. This would be expected as it is a generally accepted feature within Treaty historiography that Maori landowners, who did not have the capacity or finance to work their own lands in the twentieth century, turned to leasing in order to earn some money from their landholdings with the additional hope that their lands would be developed by those who had the experience and financial support to do so. Around the country, at different times, the success of the strategy was variable.

It is often suspected that leasing of land by Pakeha in the 19<sup>th</sup> and early 20<sup>th</sup> century was simply an initial step towards subsequently arranging a purchase of the land. This has been seen to be the case in many different districts and there is evidence of this occurring among the five blocks as well. Where there is a noticeable and unexpected difference in this project, however, is that in the case of blocks that did not sell, leasing came into existence and remained in place for long periods throughout the time being considered by this project. Owners who would not sell, were prepared to lease. And, as will be noted in the subsection below on Pakeha land occupation, it appears that Pakeha were prepared to take up land under a leasing tenure with numerous examples existing where Pakeha landowners were prepared to supplement their holdings by taking on adjacent Maori land under a leasehold tenure.

There was, however, some slight variation in the leasing experience between the five case studies. The most notable example of leasing having a lesser role was within the Ngakaroro block. Although Ngakaroro experienced significant purchasing through to 1909, with 85% of the block being acquired, a Maori land estate of more than 1,200 acres remained. Compared with other case study blocks, however, the majority of unsold land did not go under lease. Instead, several estates where Maori owners directly occupied the land featured during the post-1909 period. It appears, however, towards the end of the period under consideration, leasing was becoming into vogue in Ngakaroro even for those lands that previously were owner occupied.

For all other blocks, leasehold was a significant form of land utilisation and occupation. Between the various case studies, the timing and prevalence of it varied. It can generally be held, however, that the general trend across all of the blocks other than Ngakaroro, was that, over

time, leasing increasingly came to predominant among Maori owned blocks with examples of direct Maori owner occupation becoming harder to identify especially by the 1920s.

There was some variation in the timing and pace of the leasing phenomenon. In Manawatu Kukutauaki No.3, leasing accounted for just over 10% of the occupation of the block prior to 1900 with one person occupying just under 500 acres by lease. In sharp contrast, for the Manawatu Kukutauaki No.4 block, 17 leasing transactions were negotiated prior to 1900 involving just over half the block – 2,405 acres. Similarly, it is estimated that half of Ohau's Maori land was under lease by 1900. For Pukehou No.4, evidence suggests that as at 1900, virtually all land remaining in Maori ownership was leased. For Pukehou No.5, which had sustained a significant degree of land purchasing, possibly half of the remaining 1,700 acres were leased.

For Manawatu Kukutauaki No.3, following focused land purchasing by one Pakeha family in the years 1898 to 1902, the same family leased many of the lands they had not been able to purchase. As a result, by 1909, it is estimated that two thirds of the block was under lease. For the Manawatu Kukutauaki No.4 block, in the decade after 1900 nine leases were negotiated. Although just under 450 acres was involved, these leases all involved new land blocks being brought under leasing. In Ohau, new leases bringing new blocks under leasehold also continued to be arranged after 1900. In Pukehou No.4, the almost complete leasing of all unsold Maori land remained in place after 1900 as new lease renewals were negotiated.

With the ongoing subdivision of titles creating sections that were smaller in area and the continuing purchasing of land after 1909 altering the land tenure landscape, it is difficult to keep a track on which blocks were under lease at any given time. Nevertheless, the overall impression is that, with the exception of Ngakaroro, leasing spread within the other case study blocks. By 1925, for Manawatu Kukutauaki No.3, all but a handful of sections remaining in Maori ownership were under lease. Similarly, with 53 new leases being negotiated between 1910 and 1925, the impression is left that most of the unpurchased land in the Manawatu Kukutauaki No.4 block was under lease to both Maori and Pakeha lessees. Mapping confirms this impression. In Ohau, the dropping away in the number of new leases being negotiated during the 1920s is thought to have been caused by the fact that pretty much the whole block was already under lease with the exception of several comparatively large '1885' sections which were being directly occupied by owners. In Pukehou No.4, it appears that during the 1920s, the leases on a

half dozen blocks lapsed and were not renewed with the land reverting to owner occupation by 1925. For Pukehou No.5, where purchasing had steadily reduced the Maori-owned estate, it appears that by 1925 all but one remaining Maori-owned sections were leased.

## Pakeha Land Occupation

Of course, for all blocks, the period leading up to 1925 saw the significant increase of Pakeha occupation on each of the case study blocks. This is clearly indicated by the previous discussions on leasing and purchasing. A particular focus of this land utilisation and occupation project has been on the way in which land was occupied by Pakeha in the aftermath of acquiring it from Maori owners. At one and the same time, there are shared themes in relation to Pakeha occupation. On the other hand, within and between each block there are varying features.

Several blocks have predominating purchasers of Maori lands especially in the period before or immediately after 1900: the Baldwin family in Manawatu Kukutauaki No.3; the Drake family in Manawatu Kukutauaki No.4; James Gear in Ngakaroro; William Henry Simcox in Pukehou No.4 and D'Ath in Pukehou No.5. In Ohau, purchasing was spread among a broader purchasing group. In almost all of the above cases, part of the land acquired was soon (sometimes immediately) onsold to bring other settlers onto the land. Simcox was an exception keeping and building on the estate he had initially gained. In Manawatu Kukutauaki No.3, onselling by the Baldwin family brought onto the block John Egginton, Lancelot Hitchings and Franklin Webb who retained estates for much of the period under consideration. Although Gear had accumulated 4,533 acres of Ngakaroro, by 1907 he had onsold almost 1,800 acres which had been picked up in several hundred-acre groupings by occupants such as the Hall or Windley families who would remain on the block farming for a number of years. The Hall family accumulated a 690-acre estate. Windley's estate was 300 acres in area.

On the other hand, these predominating purchasers also retained a portion of their purchased lands as an estate for themselves. These estates would be added to with additional purchasers where possible (including purchases from other Pakeha) or by gaining access to Maori land through leases. Most of the largest landholders within the case study blocks held a combination of freehold and leasehold land to make up their estates. Percy Baldwin retained 215 acres of land in Manawatu Kukutauaki No.3. On the same block Godfrey and Edith Baldwin built an estate of 733 acres more than half of which was sold to Lancelot Hitchings who with additional sales and leases maintained an 845-acre estate on the block.

On Pukehou, having purchased 19 subdivisions, by 1900 Simcox owned 644 acres. By leasing 12 further subdivisions, his estate involved more than 1000 acres. Additional purchasing and leasing activity by William Henry Simcox over the 1900s resulted in his estate involving almost half of the Pukehou No.4 by 1907. The Bevan brothers, particularly George, also accumulated land via lease and purchases to provide an economic farming unit. By 1907, he owned 255 acres and leased a further 199 acres. On Pukehou No.5 the 1907 valuation evidence indicated that Joseph D'Ath held an area of 381 acres. Kate D'Ath owned a group of 5L subdivisions with an area of 326 acres.

Although most of the blocks have examples of families who acquired larger estates and resided on them for a number of years, at the same time there was another type of tenure co-existing on the blocks. This saw Pakeha landholders come on the land, occupying smaller pieces of land often for a comparatively short period. For some blocks, the turnover of owners or lessees was ongoing with some occupants being on land for only a few years. Other people might have a long standing connection with a block, but often change their landholdings presumably taking opportunities to buy, lease or sell as they arose.

A number of Pakeha who purchased land within Ngakaroro held onto it for relatively short periods of time. Outside of the main estates on the block, in the early 1900s there are a number of examples of onselling after a very short period. Although, originally the tenure scene on the block seemed straight forward, after 1900 matters became more complex. with several other players coming onto the land and then leaving in the period before 1909 while others occupied parts of purchased or leased blocks. In addition, there were several arrangements where Pakeha owners of land were leasing to other Pakeha, (often to those who had neighbouring freehold or leasehold interests), or where Pakeha lessees were sub-leasing to other Pakeha. After 1914, a larger number of Pakeha would occupy the land and locate on smaller sections. Furthermore, the duration of occupation would for many be short, as owners and/or occupants would move off and others take their place.

A similar process occurred on the Manawatu Kukutauaki No.3 block outside of the main larger landholding estates. Aside from the three or four major landholding estates there were several examples of Pakeha occupying much smaller blocks of land. The smallest farmlots were around 50 acres in size. Noticeably, there is evidence of some turnover of ownership among these smaller land holders. On the other hand, a departing owner is soon replaced by another owner.

On Pukehou, as with other blocks, amidst the larger landholdings acquired by the Bevan, Simcox and d'Ath families, are a number of examples of either smaller-scale landholders who either maintain a persistent presence on the landscape or who are on the scene for only a comparatively short time within the period being considered.

The holding of land was fairly fluid with transfers and new acquisitions, either freehold or leasehold, frequently occurring. Turnover of Pakeha lessees, owners and occupiers was comparatively high. Beginning with leaseholds over comparatively small areas, taking over other small leases, purchasing the lands held by lessees and then often leasing the land to other Pakeha was the *modus operandi* for settlers. The small size of a section does not seem to be a barrier to the land being occupied. As noted previously, in some blocks ongoing subdivision over time created ever smaller sections, less than 50 acres and down to 20 acres or less. Nevertheless, there is evidence that these sections would be leased or purchased by Pakeha. In a number of cases, however, the occupants had neighbouring lease or freehold lands to combine with these small sections.

All occupation on the land was subject to change. Manawatu Kukutauaki No.3, Ngakaroro and Pukehou No.4 were the blocks that for much of the time under consideration were dominated by a small group of significant, several hundred-acre estates with comparatively stable family ownership. Nevertheless, most of these estates eventually changed hands over the course of the period under consideration. When these longer term estates were on sold, they often remained intact and were picked up by another occupier who held the land for a number of years. Even the Gear estate on Ngakaroro, the largest among the case study blocks, despite being held for two decades and developed into a valuable property, eventually was on sold. Instead of remaining intact, however, it was broken up in spectacular style bringing dozens of small homesteaders into Te Horo.

In Pukehou No.4, the potential barrier of ever-partitioning sections was overcome by the preparedness of occupants from either the Simcox or Bevan families to acquire small sections, either by leasehold or freehold. As more sections were acquired and occupied, the small size of sections was not a problem as they were being aggregated back up into a workable estate. Within this trend towards aggregation of Pakeha estates Pakeha also took over the estates of over Pakeha. In Pukehou No.5, where the sections were larger when they were acquired from Maori,



over time they are split into smaller parcels by Pakeha over time for the purposes of ensuring occupation by a wider group of landholders.

As mapping presented in this report shows, Ohau offers a more complex picture than the predominance of one or two landholders as seen in Manawatu Kukutauaki No.3, Ngakaroro and Pukehou No.4. More landholders, with combined leasehold and freehold tenure came onto the block especially with the spread of leasing after 1900. Furthermore, as the mapping has shown, the Pakeha occupants of 1909 had largely changed by 1914 or had altered the location or areas of their landholdings. Even with this more dynamic landholding scene, there were persons who were able to carve out comparatively large and stable estates. From 1900 onwards, through purchase and lease of Pakeha holdings, George Gower gradually built up an estate of approximately 500 acres which, once complete, he then onsold to Thomas Powles. Similarly, Edward Thomas Costello built a similarly-sized estate by 1907.

The case of Manawatu Kukutauaki No.4 is unique in comparison to others. Over time, only half of this block is sold although leasing comes to predominate on the block. The occupation on the ground is very complex. Subdivision continues over the whole period creating 124 ever smaller sections. In addition, valuation evidence reveals that titles do not reflect the occupation of the land. Instead, several parties might occupy portions within a title or, conversely, occupy over several subdivisions. Compared with other case study blocks, this feature has presented a significant barrier to ascertaining the nature of occupation on Manawatu Kukutauaki No.4. Nevertheless, it is clear that the block remained a mix of Pakeha and Maori owner occupation and that overall the many sections were being improved and utilised for farming. Nevertheless, even in the fluid and ever-changing land tenure scene of Manawatu Kukutauaki No.4 estates of several hundred acres of combined leasehold and freehold tenure were cobbled together by Pakeha occupants such as Kebell, Mason and the Drake family the latter of which were able to bring together 1,199 acres by 1914, almost a quarter of the block.

## Maori Land Occupation

As noted previously, with title activity across the five case study blocks creating sole or small whanau interests over blocks which generally were still of a land area that might support commercial land use there was an expectation of a high level of direct owner occupation of the lands held in Maori ownership. This was not really the case with the majority of unsold sections across the case study blocks going under leasehold occupation instead. The situation with leasehold land has already been discussed. The matter of direct owner occupation within case study blocks will now be considered.

- Within the Manawatu Kukurauaki No.3 block, the only prominent example of direct owner occupation available was the wife and husband partnership of Karaitiana Te Ahu and John (Hone) McMillan. Their ability to maintain a continuing presence on the land arose from holding of relatively large portions of land in adjoining blocks and through acquiring other portions of land that could assist with the development of a larger estate. The centre of this estate was the 1A2 block which provided a community centre at Koputaroa. In addition, the couple operated a complex and everchanging estate adopting opportunities as they arose. The estate was not large. By 1921 it sat at around 271½ acres.
- Of all the blocks it is Manawatu Kukurauaki No.4 that seems to provide the most significant number of examples of direct owner occupation. Given the ongoing partitioning of land and the creation of 124 ever smaller sections this is not a surprising result. Other than to observe its existence, however, the exact nature of this occupation is difficult to analyse as it was fluid and ever changing. Added to this, occupation on the ground appears to be fluid with partition titles not necessarily reflecting the way that the land was being occupied. In such a situation more would have to be known of the owner cohort to evaluate the data for trends or patterns. This was not able to be accomplished within the parameters for this project. Therefore, the predominant form of occupation is unfortunately beyond deep analysis. Focus therefore goes onto the larger owner case studies presented by the Bevan and Ranapiri whanau. In both cases, these whanau can be reviewed due to their tendency to accumulate access to land within the block which is a

more measurable trend. By 1907, the lands owned and leased by Thomas and Hannah Bevan appear to have amounted to around 965 acres with other members of the family also having relatively large estates. This estate was a mixture of Maori title to which Hannah and her children had customary interests, and lands acquired by her Pakeha husband and held by the children subsequently as Pakeha title. Within this complex estate, a feature of the Bevan's occupation was to transfer interests between whanau members or transfer leased land to one another presumably to consolidate contiguous land holdings. With the Ranapiri whanau, members of the family similarly supplemented the lands that were awarded to them as Maori title by leasing or purchasing other lands in the vicinity. In a similar way to the case studies of Pakeha farmers, Ropata Ranapiri appears to have accumulated further lands to build up a relatively large estate. By 1907, through a combination of inherited land and purchased and leased land, Ropata Ranapiri occupied 855 acres. Some of his children such as Ihaka, Te Hiwi and Taotahi were by this time already farming in the area and they do appear to take over some of his lands. Valuation evidence regarding improvements on the properties owned by members of the Ranapiri whanau demonstrated that by 1907 almost all the land occupied by them appeared to be utilised for dairying and sheep farming.

- Ngakaroro has been noted as being a block where significant land purchasing had occurred at an early period. By 1909, 85% of the block had been purchased. The remaining Maori land blocks that were under owner occupation were in two groupings. One of these groupings lay to the north west in a cluster that was located just to the south of the Otaki River. Within this bloc of Maori land, lay the 3C sections. In 1881, 3C was 88 acres in area with 81 owners. By 1922 there were 19 subdivisions remaining in the hands of their Maori owners ranging in size from 0.75 acres to seven acres. There is some indication that the owners were utilising 3C land, as dwellings are recorded as being present. Both the dwellings, and other improvements on the land were recorded as being low value. Nevertheless, there were few sales, however, among the 3C blocks. The second grouping of lands, just to the north of Te Horo village, included the 3D block and 1A6. Both of these blocks were under owner occupation and were sites where comparatively significant improvements had been placed on the land. In the case of 1A6, the land was partly leased and mortgages had been raised. For 3D, although there were no leases, mortgages had been raised and built improvements placed on the lands. (see below)

- The first strong move denoting owner occupation within the Ohau block was the partitioning out from the block of those sections that have been labelled in this report the '1885' sections. The 3A, 3B and 3C blocks thereafter became a focus of owner occupation held particularly by members of the Ranapiri whanau who increased their shares within some blocks by purchasing the shares of other owners. Through a combination of part leasing as well as the use of mortgages, built improvements began to be recorded on some of the blocks with rising values. Owner occupation is also evident among the '1889' sections (minus s.26), that were located on the eastern side of the block. Several examples exist where sections that were initially leased, were taken up by owners when the lease term was completed. On the other hand, there are several other examples on '1889' sections of sole owners or those who had leased land utilising their situation to raise finance. As most of these owners held other sections in Ohau it can be presumed the finance went towards the development of any unleased sections.

## Mortgages

The Land Utilisation and Occupation case study project has recorded the existence and use of mortgages by Pakeha and Maori land occupants. Mortgages are important as they provide a means for a land occupant to raise finance for use in developing their land. As noted, within this project there has not been the timeframe to actually research the mortgages themselves and gain an insight in the amount of finance being raised and the terms of finance. All that really can be done is to record their presence and assess their prevalence.

The most extreme example of using either leasehold or freehold tenure to raise mortgages is found in the Manawatu Kukutauaki No.3 block. As noted previously, between the years 1898 and 1902, 44% of the block was purchased by one family – the Baldwins. From 1903, much of the land not purchased was leased. Percy Baldwin, who negotiated all of the pre-1900 purchases and who quickly onsold a number of sections before retaining an estate of 215 acres for himself, raised the highest number of mortgages of any individual considered as part of these case studies. The mortgages were all raised with private individuals. Baldwin was a solicitor and it is suspected that his investors were his clientele. Although we do not have the amount of mortgages or their terms, no other examples exist of individuals raising this many mortgages to purchase land. Family members Godfrey and Edith Baldwin were also involved in raising a high number of mortgages, again mostly involving individuals.

Aside from the dramatic example of the Baldwins in Manawatu Kukutauaki No.3 block, within each block, there are examples of land occupants who raised a number of mortgages in relation to their leasehold and/or purchased tenure. Arthur Drake was an example in the Manawatu Kukutauaki No.4 block. On the Ngakaroro block, the Hall family raised a number of mortgages, primarily with private individuals. Notably, there are many examples of the Hall family transferring blocks between family members to better position themselves to access mortgage finance. In Ohau, there are several examples of landholding individuals who raise multiple mortgages on the same piece of land at the same time with different individuals. Pakeha who owned or leased land within Pukehou also were associated with a number of mortgages.

Aside from examples of individuals or families who particularly accessed mortgage finance, it can be said that the accessing of finance through the raising of mortgages seems a general practice among Pakeha land occupants. Nevertheless, analysis shows that there were several variations on the theme of persons raising mortgages. In Ngakaroro, blocks with low numbers of occupants through to 1925 also had low numbers of mortgage. This possibly indicates that a initial mortgage was required to assist get onto the block, but thereafter no further mortgages were needed. On the other hand, on the same block, the Windley whanau that occupied a Ngakaroro estate throughout most of the period under consideration, raised a series of mortgages over each of the blocks they owned. Another evident scenario is where blocks have a high number of occupants supported by a higher number of mortgages. This indicates that most occupation of land needed to be supported by a mortgage. This is seen on the Ngakaroro block for some sections.

Across the case studies there are several (but not a large number) of examples where Pakeha purchasers raised mortgages with those from whom they were buying the land or lease. Clearly this was a way of assisting new vendors onto the land. An example is found in the Manawatu Kukutauaki No.3 block when Lancelot Hitchings first took over the leasehold properties of Godfrey and Edith Baldwin. In Ohau, there are several cases where the mortgages involved the person selling the land or leasehold. Although this primarily occurred when a Pakeha landowner was onselling to another Pakeha in a few cases this was with a Maori landowner. There are a couple of examples on Ngakaroro, and quite a few more for Ohau. This financing by the vendor seems to be a temporary stop gap as often the purchaser, in a short term, would raise another mortgage with a third party.

For all blocks, the use of private individuals for raising mortgages by far predominated with other sources being used much less frequently. The use of Crown avenues of finance, such as the Government Advances to Settlers and later the State Advances Superintendent, was comparatively infrequent. There are a few examples for the Manawatu Kukutauaki No.3 block, two examples in Ngakaroro and two in Ohau. In Ohau, there are half dozen examples of mortgages being raised under the Discharged Soldiers Settlement Amendment Act 1917.

Other 'public' sources of money were also rather rarely accessed. On the Manawatu Kukutauaki No.3 block, there is only one example of a mortgage being raised with the Public Trustee. In

Ngakaroro, there are a few examples. Similarly, in Ohau there are a half dozen examples mainly from the 1920s.

Of greater surprise, perhaps, was the very small role of banks with only a few examples occurring for each case study block. In Ngakaroro only one mortgage was raised with a bank. Other private institutions do occasionally feature. Arthur Drake, for his mortgages on the Manawatu Kukutauaki No.4 block, favoured the National Mutual Life Association of Australasia as his source of finance. Generally, Pakeha land holders do not appear to have obtained mortgages through farming companies until the period after 1910.

Despite the widespread use of mortgages to support Pakeha land occupation, there are examples of prominent land occupiers who did not use their tenure to raise mortgages. For example, on the Manawatu Kukutauaki No.4 block, John Kebbell did not raise mortgages in relation to his leases. Kebbell, of course, had large land holding interests in a number of other blocks than those included in this case study and he therefore may have drawn on those resources. Similarly James Gear, although raising one mortgage in 1897, did not do so over most of the many lands he held in Ngakaroro. With such a diverse range of business interests behind him this is not surprising. In the Pukehou block, Joseph and Catherine D'Ath do not appear to have raised mortgages in relation to their farming enterprise. Similarly, William Henry Simcox did not appear to need to raise finance in relation to his purchases or his leases. His son William Martin, during the 1920s he raised a number of mortgages in relation to the different properties he owned.

It appears that Pakeha farmers may have accessed financing more than their Maori counterparts. In general, there are less mortgages raised on Maori land but there are some examples for each case study block. It appears that the ability of the Maori owners to raise mortgages was related to the land being under lease. This was the case in almost all the mortgages raised in relation to Ngakaroro land, for example. In Ohau, there were several cases where the Maori owners raised mortgages with those who were leasing their land. The link between leasing and mortgaging creates a situation where the likely use of mortgage funds for blocks under lease would be on other land. The case-study approach, however, does not give a full picture of Maori ownership across the Inquiry district, and therefore a clear picture does not develop of how Maori landowners might have used any mortgage funds that are raised. Nevertheless, despite the predominance of leasing on most of the blocks, there are only a comparatively few examples of Maori landlords raising mortgages. Not all mortgages raised by Maori owners were slavishly

linked to leasing. On Ngakaroro, the Moroati whanau of 1A6, who raised a mortgage when the land was leased, thereafter were able to obtain extensions or increases to existing mortgages even after the lease appeared to have been completed.

For some of the case studies of Maori land owners, there are no examples of raising mortgages. The wife/husband partnership of Karaitiana Te Ahu and Hone McMillan, do not use their Manawatu Kukutauaki No.3 interests to raise any mortgages on the block. On Ngakaroro, there are several examples of comparatively significant improvements being built on sections without evidence of a mortgage having been raised. With the 1A6 case study, there is evidence of comparatively significant improvements being put on the land ahead of mortgages being accessed. Furthermore, in the case of 3D3 section, built improvements were placed on the land without evidence of mortgages.

There were very few mortgages raised by the Ranapiri whanau on the Manawatu Kukutauaki No.4 block. Although, in 1897, Ropata Ranapiri raised a mortgage with The New Zealand Loan and Mercantile Agency Co Ltd, this was the only example. In contrast, the Bevan family, particularly Thomas Bevan Jnr and his wife Sarah Jane Bevan were associated with numerous mortgages involving many of the lands they owned or leased on the Manawatu Kukutauaki No.4 block. From 1910 onwards, Thomas Jnr and Sarah Jane Bevan continued to raise mortgages with private individuals, businesses, the National Mutual Life Association, the Public Trustee and the Government Advances to Settlers. In the Pukehou block it was George Bevan who accessed finance via a number of mortgages mainly with private individuals but also with businesses.

In Ohau, where much of the land was under lease, there appears to be something more of a prevalence to raise mortgages. Prior to 1900, there were two instances of mortgages being raised with lending institutions (the Petone and Hutt Building and Investment Company and the New Zealand Loan and Mercantile Agency Company.) There does not appear to be any examples of Maori owners utilising banks to access mortgages over the time period examined. Between 1900 and 1909, there were several instances where Maori owners raised mortgages with private individuals. Three examples of mortgages being raised through the New Zealand Settlers and Advances Office were found, a few more through the Public Trustee with one person in the 1920s utilising the newly established Native Trustee. In contrast, for Pukehou, there is little evidence of Maori owners raising mortgages. There is one notable exception, with Hema Te Ao raising several mortgages with private individuals of the Public Trustee.



## Improvements

As noted, although it was a real possibility that the analysis of valuation data to assess improvements on land would have been an exercise that partly examined which blocks were improved and those that remained unimproved, this part of the analysis did not eventuate due to the fact that virtually all sections within the five case study blocks had land improvements of clearing grassing and fencing by the time of the first valuation benchmark of 1907. The focus for analysis, therefore, has been on built improvements. As previously explained, there has been a benchmark value of £300 set to differentiate between a lower and higher level of investment in built improvements. Although essentially an arbitrary figure, from a general observance it did appear that this amount appeared to be sufficient to sort out higher levels of investment from the lower levels.

- For Manawatu Kukutauaki No.3 block, there were only six properties showing built structures valued at over £300 in 1914. Each of these examples essentially reflected the occupation history on the block with each predominant occupier being represented. Aside from these six, there were only two other examples of properties with any built structures on the blocks built by Pakeha lessees on Maori land. Otherwise, a number of properties, primarily Maori land, had no structures at all being land that was under lease and being used as a run by the Pakeha lessee in conjunction with their usually adjacent freehold estate.
- On Manawatu Kukutauaki No.4 there were example of built structures valued at over £300 in 1914. Reflecting the large amount of land remaining in Maori ownership, only three of these properties were on Pakeha owned land. With only two examples relating to the Ranapiri and Bevan whanau, the others example of built structures on Maori land valued at over £300 in 1914 were under lease and built by lessees. Unlike Manawatu Kukutauaki No.3 block, there were a number of Pakeha owned, Pakeha leased and Maori owner-occupied land that had lower valued built improvements located on them.
- Ngakaroro: with 85% of the block having been purchased by 1909, it is not surprising that on this block it is on Pakeha land that there were more, and more valuable, built

structures by 1914. Nevertheless, three properties in Maori title had built structures valued at over £300 in 1914. Two of these had been under lease and the improvements probably built by lessees. The remaining example had built improvements despite neither a lease nor a mortgage having been in place over this piece of land. There are several examples of Maori land on Ngakaroro that were under lease and had built improvements, but these improvements were low value. There are also several examples of Maori owner occupied having buildings but these are very low in value.

- Ohau: there were ten examples of built improvements with a value of more than £300. Six were recorded on land that was held as Pakeha title. Of the Maori land examples, only one block was directly occupied by owners. There were three further examples, however, of owner-occupied blocks where the built improvements were valued between £200 and £300. Leased blocks included the highest and third highest values for built improvements.
- Pukehou: ten properties had built improvements with a value of more than £300 as at 1914. All were located on Pakeha owned land and reflect the significant occupiers on the block at that time. There were several other examples of built structures on Pakeha-owned land but these too did not reach the £300 value. As for Maori-owned and occupied land, there are only three examples of built structures but these do not come up in value to £300. Other Maori-owned land was under lease and these did not have built structures being used instead as properties for farming and running stock

## Land Values

Using the benchmark valuation years of 1907, 1914 and 1921, as well as other records of valuation for early periods and for years in between those noted above, the Land Utilisation and Occupation project has reviewed the nature of land values within the five case study blocks.

The review has shown that while valuation differences over the years can be recorded, it would require a much broader analysis and data collection to fully explain the data. There are variations not only between the five case study blocks, but within the blocks as well. The exact factors that influenced valuations and how sophisticated were the early twentieth century valuation modelling is not known. Likely factors that were taken into account would be the quality of the land block itself – the soil, the presence of swamp or bush, the elevation, the contours. Contextual factors would include matters such as the proximity of a block of land to existing or developing infrastructure – roading, railways, townships. The value would also be influenced by the market: the demand for land, how much land sold for and how quickly it sold. Exactly how these factors were weighted or came together can not be known without a dedicated investigative research process. In this report, only the recorded valuations can be examined in a basic manner to gain some preliminary indication of trends in land values.

Where data has been available, examples of valuations across the three benchmark years have been presented and analysed. The following table shows the bands of values that were evident within and across the blocks. Analysis showed that even within blocks there were observable variations. Sometimes it appears that the tenure – Maori or Pakeha – provided the differential, sometimes the location of the land, with several examples suggesting a west/east differential that produced different bands of values.

<b>Block</b>	<b>1907 range</b>	<b>1914 range</b>	<b>1921 range</b>
Manawatu Kukutauaki No.3 - Pakeha	£10 to £14	£13 to £23	£19 to £27
Manawatu Kukutauaki No.3 - Maori	£16 to £22	£15 to £29	£28 to £40
Ngakaroro – western – mainly Maori	£4 to £9	£10 to £14	£15 to £28
Ngakaroro – southern – Pakeha	£13 to £18	£22 to £34	£59 to £118
Ohau – western – Maori	£4 to £6	£4 to £5	£7 to £10
Ohau – eastern/central – Maori	£10 to £20	£12 to £38	£16 to £53
Ohau – eastern/central – Pakeha	£15 to £22	£15 to £38	£37 to £50
Pukehou – western – Maori	£3 to £18	£2 to £26	£5 to £48
Pukehou – western – Pakeha	£6 to £33	£5 to £32	£10 to £45
Pukehou – northeastern – Pakeha	£11 to £17	£16 to £32	£22 to £45

With such a complex result, there is little further that can be noted. Although it is tempting to divine within the figures a generally lower band for Maori land as compared with Pakeha (for instance in Ngakaroro), the contrary result will always be found. (For example, in the Manawatu Kukutauaki No.3 block, where the consistently three highest valued blocks over time were those in Maori ownership – one a leasehold and the other owner occupied.)

There is one broad overall comment that can be made relating to the fact that for the case study blocks, in the time period considered, there was a strong rise in land values. The following table records examples of increases for several Pakeha estates.

Block	Acres	1907	1914	Increase	1921	Increase
MK 3s.1A2	45	£885	£1238	40%	£1720	39%
MK3 John Egginton	384	£4992	£8255	65%	£9600	16%
MK 4C1s.1 pt.	45	£167	£320	110%		
MK 4D1s.6	45	£130	£160	23%	£425	166%
Ngakaroro 1A2	123	£1620	£3172	96%	£14,480	90%
Ngakaroro 1A3	122	£1310	£3000	129%		
Ngakaroro 1A5	50	£760	£1439	89%		
Pukehou 4H14&15	106	£1200	£3180	165%	£3560	12%

Many other examples exist. As the above table shows, although all the subdivisions experienced some increase in value, there is inconsistency in the rate of these rises. On the other hand, there are several other examples, such as among the Drake estate in the Manawatu Kūkutuauaki No.4 block, where the rise in land value was modest and varied between periods. In Pukehou, some of the blocks owned by William Henry Simcox did not seem to experience very dramatic increase in values observable in other subdivisions. There were very few declines, however.

Of course, in this general environment of rising land values, as noted in the table above, Māori landholders share the benefit of improving land values too. A number of Māori landowner case studies appear to have done well out of the rising value. In the Manawatu Kūkutuauaki No.3 block, for Karaitiana Te Ahu and Hone McMillan, their ability to hold onto their land had resulted in them retaining a valuable asset. In the Manawatu Kūkutuauaki No.4 block, the evidence available suggests that some of the land owned by members of the Bevan family continued to rise in value over the 1914 to 1921 period. Where there is data, it appears that there were also increases for the Ranapiri whānau lands with there are examples where small pieces of land have an increase of 124% between 1907 and 1914 and 72% between 1914 and 1921. There were numerous examples between 1914 and 1921 of high increases in values. The 4D subdivisions occupied by their Māori owners provided several striking examples of the escalation in values. Even relatively small subdivisions show increases of 205% or 342% between valuation periods.

Although only a broad overview or indicative figures can be gained from the data and analysis presented in this report, this nevertheless does raise important questions. There are a number of implications associated with a finding that the period of 1880 to 1925 was one over which land values not only rose, but did so to a significant degree. Whereas a rise in value over the whole 45-year period is something that might be expected, it is more the significant rises that occur within a short period that is important to consider.

One point to note is simply the difference between prices paid to Māori owners and those for which land is sold. Again, this might be expected over time, but it is the examples of a great difference in a short timeframe that draw comment. The rise in land values appears to bring stark differences between what Māori owners were paid for land and how land values (disregarding improvements) rapidly increased. There are numerous records of this throughout the data. For

example, Ohau 3s.1&2. (112a.) was sold to Kebbell by Maori owners in 1891 for £136. This property was subsequently purchased by Jones in 1907 for £2800 demonstrating a dramatic increase of 1,959% in 16 years. Similarly, 3s.23 (50a.) was purchased from Maori owners by Bright in 1890 for £150. The next recorded purchase price was in 1905 when this subdivision was acquired for £1100. Once again there is a huge increase of 633% over 15 years.

While rises over periods of more than a decade might be expected, there are also examples of dramatic land values rises in shorter periods. In Manawatu Kikutauaki No.3 block, for example, a 400-acre estate (1A29, 1A31, 1A32, 1A35, 1A37, 1A38 1A39, 1A41 and 1A45) was sold by the Baldwin family for £9500 or £23.15.0 an acre. Some parts of this land had been purchased from Maori owners just seven years previously for £11.4.0 an acre with other parts purchased for £4.16.0 an acre.

The fact that land purchased from Maori at one price can, in a matter of years dramatically increase, potentially raises the question of equity surrounding those earlier private purchases. Of course, there was regulatory oversight regarding the purchasing of Maori land by private individuals in the years before 1900 (with Trust Commissioner reviews) or, in the years after 1900, with Land Council and then Land Board reviews. These systems protected against fraud and ensured that the amounts paid reflected existing land valuations. They did not look behind the willing buyer/willing seller paradigm to assess whether the retention of land for a short term, in a market of rapidly rising prices, or for a longer term, to assess whether the purchase (or lease) really was in the best interest of the vendor (or lessor).

On the other hand, as noted above, there are many components that contribute to land values. A number of these relate to the mere fact that Pakeha settlement encouraged the establishment of infrastructure and the creation of buying/selling market that promoted increase in land values. For example, the Ngakaroro block, and therefore the district of Te Horo, quickly became a Pakeha district with 85% of Maori land having been acquired off Maori owners by 1909. In all other blocks it was also clear that the district was changing from one on which Maori predominated to one which was mainly occupied by Pakeha. Even for blocks where a good proportion of the land was still owned by Maori, the leasing of much of that land furthered the impression that it was an up and coming Pakeha district.

The complexities of land valuation challenge any simple view that there was an equity issue in relation to prices being paid to Maori landowners compared with prices that land subsequently earned for its Pakeha owners. Nevertheless, among Maori it would not be surprising if this was the impression that prevailed. It would not only apply to land sales as in a rapidly rising market, the rentals of early leases would quickly become out of step with a true market rental. Of course, the rising value would bring a boon for Maori owners for any early leases which had renewal terms, for any leases that were given up by a lessee and renegotiated by a new lessee or for any new leases that came into existence

Another implication for Maori landowners from a market of rapidly rising prices would be that these markedly increased land values would provide an enhanced level of enticement for individuals or small ownership groups to sell land and raise capital to address living cost debt or to acquire an asset, such as a house, on other pieces of land. Given this not unreasonable likelihood, it is interesting to note that for several blocks it was the earlier pre-1900 period when most of the land selling proceeded. Although in some blocks a number of sales proceeded after 1909, the small size of sections meant that comparatively little land was sold. As noted, in blocks such as Ohau and Manawatu Kukutauaki No.4, dozens of sections remained in Maori ownership. Possibly, the fact that most sections were leased and that, over time, increasing rentals may have produced reasonable incomes for the sole owners that held many of these blocks, may have been a protective element against block sales. To confirm this fully, however, more research would have to be done among the land ownership groups.

On the other hand, increasing values would also mean rising local government rates. For those pieces of land on which an owner was residing rather than working commercially, increasing rates would present a challenge. For those working small or medium-sized farms, the increased rating would add another cost that would have to be met as part of the commercial operations. Where land was under lease, this would not be a problem for the owner as the paying of rates was a responsibility of the lessee. This factor may present another reason for why a leasing economy was increasingly being locked in across the Maori owned sections in the five case-study blocks.

## Final Commentary Points

Having presented a summary of the data analysed in this volume of the report and a basic commentary on several themes considered in this report, a final brief set of findings are recorded below.

- **Land Purchasing:** As expected, land purchasing among the five case study blocks was significant with two blocks having just over half of their post-Crown purchasing estate acquired, another block reducing by two thirds and the two largest blocks around 85%. Where there has been a somewhat unexpected result has been in relation to the timing of the purchases. For all five blocks, it was period of the 1890s and 1900s where most of the land was acquired. It was during this period that two pieces of legislation were in place that supposedly had brought the private purchasing of land to an end (the Native Land Court Act 1894 reimposed Crown pre-emption) and (b) the Māori Lands Administration Act 1900). Both Acts allowed for exemptions. Clearly, these exemptions had been made the most of for these case study blocks within the Porirua ki Manawatu Inquiry district although specific research has not been conducted into this. Given the impact of pre-1900 and 1900-1909 purchasing, the post-1909 period, which could be expected to cause the most impact, proportionately does not account for the greatest land transferral of Maori land to private interests. It is clear, that for some of the blocks a large number of purchases occurred – dozens in fact. In these blocks, however, the ongoing impact of partitioning meant that the sales involved small pieces of land. While this meant the overall Maori estate in these blocks was not greatly reduced, nevertheless, the steady ongoing process of land sales during this period that accounts for several hundred acres, still contributes to the final figures of private land alienation.
- **Leasing:** It appears that only for the Ngakaroro block, which had the highest and earliest land loss of 85% by 1909, was leasing not a significant feature for the remaining 1,200-acre Maori estate. For other blocks it was a significant feature. For Pukehou No.4, for example, it appears that all sections may have been leased prior to 1900. In Ohau and Manawatu Kukutauaki No.4, it was around half the unsold Maori-owned land. Although



Manawatu Kukutauaki No.3 had little land leased before 1900, after 1903, leasing quickly spread with two thirds of the block leased by 1909. From 1910, lease continued to spread across all blocks except Ngakaroro, leaving only a handful of sections within the case study blocks not leased as at 1925.

- **Pakeha Occupation Patterns:** The period from 1880 to 1925 saw the significant increase of Pakeha occupation on each of the case study blocks. Several blocks have predominating purchasers of Maori lands especially in the period before or immediately after 1900. Only in Ohau, purchasing was spread among a broader purchasing group. In almost cases, part of the land acquired by these early purchasers was soon (sometimes immediately) onsold to bring other settlers onto the land. On the other hand, these predominating purchasers also retained a portion of their purchased lands as an estate for themselves. Most of the largest landholders within the case study blocks held a combination of freehold and leasehold land to build up their estates. Aside from these estates there was another type of tenure co-existing on the blocks. This saw Pakeha landholders come on the land, occupying smaller pieces of land often for a comparatively short period. For some blocks, the turnover of owners or lessees was ongoing with some occupants being on land for only a few years. Other people might have a long standing connection with a block, but often change their landholdings presumably taking opportunities to buy, lease or sell as they arose. In addition, there were several arrangements where Pakeha owners of land were leasing to other Pakeha, (often to those who had neighbouring freehold or leasehold interests), or where Pakeha lessees were sub-leasing to other Pakeha. The small size of a section does not seem to be a barrier to the land being occupied. Some of the smallest sections would be leased or purchased by Pakeha, the occupants having neighbouring lease or freehold lands to combine with these small sections. All occupation on the land was subject to change. Blocks that for much of the time under consideration were dominated by a small group of significant, several hundred-acre estates with comparatively stable family ownership eventually changed hands. Either the estate was onsold intact, or, like the Gear estate on Ngakaroro, it was broken up.
- **Maori Owner Occupation:** Across the block, from the 1880s onwards, title activity aimed towards creating sections with sole owners or small whanau interests that were still of a

land area that might support commercial land use. Given this, there was an expectation of a high level of direct owner occupation of the lands held in Maori ownership. Instead, over time, the majority of unsold sections across the case study blocks went under leasehold occupation instead. Nevertheless, significant examples of direct owner occupation were noted. On the Manawatu Kukutauaki No.3 block, the wife and husband partnership of Karaitiana Te Ahu and John (Hone) McMillan maintained a continuing presence on the land at Koputaroa by holding relatively large portions of land in adjoining blocks and through acquiring other portions of land that could assist with the development of a larger estate. For Manawatu Kukutauaki No.4, owner occupation was fluid and ever changing and not reflective of the underlying titles. Larger owner case studies of the Bevan and Ranapiri whanau used a mixture of Maori title land to which they had customary interests or which they occupied by lease, with lands acquired and held as Pakeha title. In a similar way to the case studies of Pakeha farmers, the whanau accumulated lands to build up a relatively large estate. Owner occupation was also observed across the Ohau block.

- **Mortgages:** Among Pakeha landholders, it can be said that the accessing of finance through the raising of mortgages seems a general practice (although there were some examples of occupants being on land apparently without mortgage assistance). In each block, there are examples of individuals or families who accessed mortgage finance at a particularly high level. In some cases, Pakeha purchasers raised mortgages with those from whom they were buying the land or lease. For all blocks, the use of private individuals for raising mortgages by far predominated with other sources (government, banks, companies) being used much less frequently. It appears that Pakeha farmers may have accessed financing more than their Maori counterparts. Nevertheless, there are examples of mortgages being raised on Maori land for each case study block. Often the ability of the Maori owners to raise mortgages was related to the land being under lease.
- **Improvements:** Analysis of early twentieth century valuation data has shown that virtually all sections within the five case study blocks had land improvements of clearing, grassing and fencing by the time of the first valuation benchmark of 1907. The focus of analysis, therefore, has been on built improvements. Using a benchmark value of £300 to differentiate between a lower and higher level of investment in built improvements, for

most blocks the examples of £300-plus built improvements found essentially reflected the occupation history on the block with predominant Pakeha occupiers being represented. A different result was found on Manawatu Kukutauaki No.4. Reflecting the large amount of land remaining in Maori ownership, most of the examples were built on Maori land by lessees. With some notable exceptions, the most valuable built improvements on Maori land were erected by lessees. Otherwise, despite their being examples on Maori land in all but one block, it can generally be said that there were more, and more valuable, built improvements located on Pakeha land.

- Land Values: The review of land values for the benchmark years of 1907, 1914 and 1921 variations not only between the five case study blocks, but within the blocks as well thereby reflecting the myriad of factors that go towards assigning land values. Sometimes it appears that the tenure – Maori or Pakeha – provided the differential, sometimes the location of the land, with several examples suggesting a west/east differential that produced different bands of values. This could not be claimed as a firm indication of any trend or pattern, however. The one broad overall comment that can be made is that for all of the case study blocks, in the time period considered, there was a strong rise in land values. Within this general paradigm, for all the case study blocks, there is inconsistency in the rate of the rises. There were very few declines, however. Numerous examples exist, therefore, difference between prices paid to Maori owners and those for which land is unsold often within a short period. This potentially raises the question of equity surrounding the earlier private purchases and leases. There are many components that contribute to land values many of which relate to the fact that Pakeha settlement encouraged the establishment of infrastructure and the creation of buying/selling market that promoted increase in land values. This challenges any simple view that there was an equity issue in relation to prices being paid to Maori landowners compared with prices that land subsequently earned for its Pakeha owners. Nevertheless, among Maori it would not be surprising if this was the impression that prevailed. In this general environment of rising land values, Maori landholders shared the benefits which would improve leasing rates and the amount of finance that might be accessed. Another implication for Maori landowners from a market of rapidly rising prices, however, would be that these increased land values would provide an enhanced level of enticement for individuals or small ownership groups to sell land to raise capital or pay debt. On the other hand, it possibly encouraged land retention and leasing instead as increasing rentals may have

produced reasonable incomes for the sole owners that held many of these blocks and provided a solution to rising local government rates (as lessees paid the rates). This may have been a protective element against block sales although owners would be locked in to a leasehold economy with all the benefits and detriments that may have brought in succeeding decades. While leasehold economies can initially maintain land retention, they can also disqualify owners from the state development funding that was available from the 1930s onwards, disconnect the owners from their lands and from the opportunity of learning and practising land use and management skill sets and ultimately be only a short term solution for land retention. Decades on, when ownership numbers in blocks again build up, a new generation of owners, many of whom would no longer live locally and for whom the land no longer occupies a central position in their social and economic lives, will see no reason to retain property that, after many years of leasing had such common problems as over-capitalised improvements or the exhaustion of having been utilised without improvements which in the post-War era were increasingly expensive for lessees to afford. By the 1950s and 1960s, through the country, leasehold lands were often identified as reverting with the value of any past land improvements quickly diminishing.