OFFICIAL

Wai 898, #M17(c)(i)

GRAYSON NEAL
Land Information Services Ltd
LINZ Accredited Supplier
P. O. Box 12350, HAMILTON
Phone (07) 846 2424
Fax (07) 846 2929
Mobile 025 501 003
graysonneal@hnpl.net
www.graysonneal.com

Our Ref: 300409

Your Ref:

2 September 2003

Sidney Tuteao
P.O. Box 100
NGARUAWAHIA

RECEIVED
Waitangi Tribunal
25 Oct 2013
Ministry of Justice
WELLINGTON

Dear Sidney

Land at Raglan
Lot 76 Karioi Parish (Wesleyan Mission Land)

I enclose a copy of deed No 404. This is a copy and translation of the original deed dated 2nd December 1879 contained in Turtons Deeds.

Deed 404 is for the block of land in Raglan, which was part of the Wesleyan Mission Station in Whaingaroa district. This deed indicates that the land contained in the deed was bounded by the Oputoro River on the South and East, and by the Pokohue on the north. This clearly is the land you are enquiring about.

Deed 404 states that the payment for this land was 20 Blankets, 1 Piece print, 11 Handkerchiefs, 24 Spades, 24 Axes, 36 Hatchets, 36 Razors, 36 Knives, 10 Iron pots, 300 Fish hooks, 320 Figs of tobacco and 100 Pipes.

This deed was signed by Hakopa, Hone Kingi, Warekura and Mahikai, who stated that they had received the above articles as payment for the land. The deed also states that they fully deliver up our land as aforesaid to Mr Wallis for the Wesleyan Mission Society for ever. The deed was dated the 27th day of February 1839. Mahikai is probably the Wetini Mahikai referred to in the letter dated 1/11/56.

As a consequence of deed No 404, a Crown Grant was issued in 10 June 1842. This is Document 311H previously provided to you. I also enclose a copy of a document that indicates that 3 payments of £116, totalling £348 were made for this land.

The Wesleyan Church sold this land to Edward Schnackenberg in 1899. This was formalised in conveyance 191243 in 1906. A document signed by Edward Schnackenberg in 1949 indicated that as a result of a verbal agreement, a Maori named Pairama occupied part of this land. Pairama passed away in about 1930, and his 2 sons occupied the said land. He subsequently stated that he has sold part of his land to a Jane Elizabeth Gibbons on the condition that the ½ acre portions would in due

course transferred to William Pairama and Pera Stephen Pairama. It appears that a descendent, Wiremu Edward Pairama, still owns land in this area. I have made no further investigations of this.

The letter dated 1/11/56 by Wetini Tutaeo refers to an area of 6 acres and an additional area of 70 acres. The area granted to the church was 76 acres shown on OLC 75. The area surveyed on DP 29701 as Schnackenberg's land was 71 ½ acres. This did not include land taken for road of about 4 1/2 acres. This totals 76 acres.

The boundaries of Rakaunui Block were surveyed in 1910 and Schnackenberg's land was surveyed in 1940. This means that Rakaunui Block was defined, and boundaries approved by the Maori Land Court, prior to guaranteed title being issued for Schnackenberg's land.

I am unable to locate any reference to a 6 acre area. It is possible that it related to the area used by Pairama. There was a question relating to a ¼ acre area on the boundary between Rakaunui Block and Schnackenbergs' land, raised by a Reverend Te Uira Tutaeo, but the area concerned could not be identified.

I am still waiting for further information. The person involved is on leave for 2 weeks so I will provide any further relevant information as soon as it is available.

Summary

There is evidence that the land known as Nihinihi Block was sold to the Wesleyan Church forever for £348 in 1839 pursuant to Deed 404. There is no evidence of a gift, or of 6 acres, unless the land relating to Pairama is this land.

The Crown had no involvement in the purchase, except to issue a Crown Grant title for this land in 1862. This transaction was verified by H Hanson Turton in 1879.

This land was purchased from the Church by Edward Schnackenberg in 1899, and sold by him between 1940 and 1949. Some of this land was eventually transferred to successors of Pairama, who had occupied some of this land in 1899.

I hope this information is of some assistance.

Please contact me, or visit me in my office if you need further explanation, or more information.

I enclose an invoice for $500.00 plus GST for this investigation to date.

Yours Sincerely

Paul McLennan
pmclennan@hnpl.net
for Grayson Neal Limited