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Teesdale homestead soon after it was built, probably around World War I
photo - D. Crarer

INTRODUCTION

Nau mai, haere mai - welcome to the commemoration of one hundred years since the sections in the Wigan Settlement were offered for selection. This booklet gives an overview of the history of the Takapau block and the district, but is by no means complete. I have many more notes than I was able to use, and there are a number of areas of research yet to be completed.

Photographs, memories and memorabilia are needed - if you can help out, please contact Stephen Donald at the addresses given below.

Thank you to all who have supported this weekend of commemoration, and especially the following people and organisations:

- my cousin, Boydie (Stuart) Donald, and his wife Jill, for the use of the 'whare paddock' (also known as the Wigan Sports Ground) for the picnic
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Stephen Donald
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A BRIEF HISTORY OF THE TAKAPAU AREA AND WIGAN SETTLEMENT

The Mangaheia Valley west of the present Paroa Road turnoff has been settled from earliest Maori times, with much evidence of cultivation both on the silty flats near the Mangaheia River and in frost-free basins on the surrounding hills. Oral and archaeological evidence suggest more or less continuous occupation by people from both Ngati Ira and Te Aitanga-a-Hauiti, with interaction with their near neighbours and relations nearer the coast at Uawa, and further inland with those living in the headwaters of the Waipaoa River.

The journals of Charles Baker, Anglican missionary at Uawa from 1843 to 1854, indicate that he visited those living in the Mangaheia area, but it is unclear as to how far inland people were living in this period.¹

When Te Kooti Rikirangi made his East Coast foray in July 1870, the inland tracks were overgrown, suggesting that coastward movement of people in response to missionary activities, trading and whaling, had depopulated the high country areas. His wife, Huhana Tamati, whose whanau were resident at Mangakuku (above the present Mangaheia Station woolshed), recorded that they came upon the kainga of “old Hone Pahoi” at Arataha, before moving on to Mangaheia. Te Kooti was surprised some days later at his encampment at Waihapua by a combined party of Ngati Porou, led by Ropata Wahawaha, and Armed Constabulary sent from Gisborne. Huhana was captured, and Te Kooti narrowly escaped, returning to Te Wera overland.²

It is clear from the title investigations recorded in the minutes of the Native Land Court that the hapu Ngai te Mahu³ were the major group in the upper Mangaheia by the 1870s, especially in the Takapau and Arakihi areas. Hepata Maitai, as the main spokesperson for this group, traced his whakapapa to his great-grandfather, Mahutuaterangi, and claimed that the land had been occupied and used by his whanau ever since. Some of the land had been burnt and possibly cleared by this time, as one of the counter-claimants, Henare Ruru, spoke of gorse-covered land on the north-eastern part of the block, probably on the land later selected by Benjamin Jolley.

The 7,334-acre Takapau block was bought from the 18 Māori owners by Robert Noble⁴ in December 1875, for £1,436, paying 3s. 10³/₄d. per acre. This was considerably more than the Crown paid in the same period for the neighbouring Te Marunga block, and the bulk of Puremungahua, Matatuotonga and Arakihi blocks inland to the west and south, which was consistently 2s. per acre.⁵

Robert Noble, a farmer and horse-breeder at Rangiora from the late 1850s, had first visited Gisborne in October 1875 as a horse judge at the first Poverty Bay A. & P. Show, and it was reported that he was negotiating with Edward Robson and Richard Sherratt to purchase their lease of the Mangaheia No.2 block. In the event, he bought the freehold of Takapau, returning in April 1876 to settle at Tolaga Bay. The deed books record that in 1877 Noble subleased the southern portion of Mangaheia No.2, which included both flat land and steep sandstone hill country, totalling 4,500 acres. He built a homestead on this leasehold which he named Broadlands, the site

¹ typescript of Baker's journal of 1840-44 in Alexander Turnbull Library, p.34 (1-12-1843)

² Binney, Judith, *Redemption Songs*, p.231-234. There is still a Te Kooti's paddock on Waihapua Station.

³ A census taken of the Turanga district in 1874 showed only 2 people identifying as Ngai te Mahu at Uawa (*AJHR 1874*; p.G-7)

⁴ In *Historic Poverty Bay*, Mackay consistently uses the name R.H. Noble; all official documents confirm that he had only one forename, Robert.

⁵ Maori Land Court Gisborne Minute Book No.2, pp.106-111.

being marked today by a large eucalyptus tree opposite the gateway to the present Broadlands homestead.⁶ He is shown as holding 3,270 sheep in 1877, rising to 4,777 by May 1882.

Noble sold to David Duncan MacFarlane, a son of Rangiora runholder, John MacFarlane, in 1883, and moved to Te Pahi, west of the Waipa River in the Waikato district. MacFarlane held both the freehold and leasehold portions in partnership with his brother Malcolm and James Guild of Temuka.⁷ They gradually increased the sheep flock, reaching 8674 by 1892. That year the property was sold to another MacFarlane brother, James, of Amuri, who moved his family to live at Te Hapara homestead in Gisborne⁸

James MacFarlane added 3211 acres to Takapau with the purchase of Mangaheia 1E from the Bank of New Zealand Estates Company, creditors of the New Zealand Native Land Settlement Company. This extended the station across high land south to the Pakarae River, east of the confluence with the Makaramea creek. This land bounded further land purchased by Richard Reynolds of Mangaheia Station⁹ to the east, and that of Philip Kenway to the west.¹⁰

James MacFarlane continued to increase the flock, the numbers rising from 11,500 sheep in 1893 to reach 22,000 by 1900. He had already served some years on the Amuri County Council before leaving Canterbury, and was chairman of the Cook County Council from 1895 to 1902, in addition to serving some terms as president of the Poverty Bay A. & P. Association.¹¹ The 1902 *Cyclopaedia of New Zealand* shows James MacFarlane as holding 10,500¹² acres of freehold and 4,500 acres of leasehold, running 22,000 sheep and 1,300 Shorthorn cattle. The 16-stand woolshed at Takapau had recently been constructed.

By 1903, the immediate neighbours of Takapau Station were all large-scale farmers.¹³ These included the two leasehold runs on Te Marunga Gisborne High School endowment block, held by Henry Oldfield and Barker brothers at Mangatoitoi; Thomas Caldwell at Doonholm, with Fred Hall (Hokoroa), Wilfred Perry (West Ho) and William Acland Hood (Arakihi Station) on Crown 'small grazing runs' on the former Arakihi block to the west and south. To the south-west was Kenway's Kiore Sheepfarming Company, and R.J. Reynolds' Mangaheia

⁶ A survey of Mangaheia IB Native Reserve in 1882. shows the location of the homestead (Gisborne Field Book No.113, April 1882)

⁷ John MacFarlane, who was reputed to be the sixth richest man in New Zealand at one stage, bought Achray Station in 1877 (*Cyclopaedia of New Zealand 1903, Canterbury* and notes from Jenny Abrahamson, Christchurch, a descendant, 24 Oct 2002)

⁸ *Poverty Bay Herald* 18 February 1904 advertised the forthcoming auction of James MacFarlane's 15-roomed dwelling on 5¼ acres, "with complete outbuildings, offices, splendour orchard". He was preparing to move to Hawke's Bay after the sale of Takapau. Despite leaving the district, he continued to serve on the East Coast Native Trust Lands Board (*Poverty Bay Herald* 4 February 1907)

⁹ Richard James Reynolds purchased the initial 4195 acres of Mangaheia No.1 in 1887 from N.Z. Native Land Settlement Company (D.P. 372)

¹⁰ *Poverty Bay Herald* 26 October 1891 reported the auction of 125 parcels of land in Poverty Bay and Uawa districts, ranging in size from Whataupoko town sections to farmland over 5000 acres. James MacFarlane paid £1 1s per acre; R.J. Reynolds paid £2 for Mangaheia 1F to the east, and Philip Kenway £1 per acre for the Kiore land.

¹¹ MacKay p.399. James MacFarlane resigned in 1906 as a member of Cook County Council, and Edward Brabazon Boland beat Martin Fitzgerald by 69 votes to 64 in a poll held on 11 January 1907 (*Gisborne Times* 14 January).

¹² *Op.cit* p.966. James Donald MacFarlane, James eldest son, appears to have continued to live on some freehold land at Broadlands, and purchased two sections in the Paremata subdivision in January 1904, amounting to 861 acres. This land was shown in the sheep returns as Pakaka, and farmed by MacFarlane for only two years before selling to Henri Loisel. It was later farmed as Maikaika by F.C. (Eric) Loisel.

¹³ Sheep returns for 1903 show Barker Bros, Mangatoetoe, 5,200; Henry Oldfield, Te Marunga, 2497; Thomas Caldwell, Doonholm, 1208; Wilfred Perry, West Ho, 5269; Frederick Hall, Hokoroa, 5000; W. Acland Hood, Arakihi, 9450; Kiore Station, c. 9000 (estimate only, as combined with Huanui for 1901-03); R.J. Reynolds, Mangaheia Station, 11,106.

Station to the southeast, both on land originally part of the Mangaheia No.1 block. As will be seen, some members of the Caldwell and Perry families were successful in selecting sections adjacent to land already held by their respective families.

In line with the Liberal government policy of breaking up the large estates, Takapau was purchased by the Crown early in 1903 under The Lands for Settlements Consolidation Act, 1900. *The Gisborne Times* enthusiastically announced the purchase on 29 January 1903.

“Our coastal readers will be interested to learn that the Government has purchased Mr. James MacFarlane’s Takapau estate. The area of the property is 10,470 acres,¹⁴ and it is mostly hill land of good quality which would be eminently adaptable for cutting into small holdings suitable for dairying. The price, so we are informed by our Wellington correspondent, has not been yet made public, but it is understood to be about £6 per acre¹⁵ and the property is to be cut up at an early date.

“The purchase of Takapau will be hailed with satisfaction in the Tolago Bay district and should mark the beginning of a more prosperous era for that place. It is to be hoped that it is but to be the beginning of an active policy of land settlement on the East Coast where there are many large areas of fine flats in the hands of the natives which could be put to a much more profitable account.

“This property is a valuable one and has been much improved by Mr. MacFarlane. It is the first large estate which has been acquired by the Government in this district and we feel sure that the success of the venture will be such as to lead them to take over other large areas of native lands and to open them up to settlement. The price paid for the property is a reasonable one and should enable it to be offered for selection at most reasonable terms”

Takapau Station was renamed as ‘the Wigan Settlement’¹⁶ and subdivided into 15 ‘ordinary farms’ ranging in size from 280 to 889 acres, to be held as ‘lease in perpetuity’. There were two ‘small grazing runs’ of 1,134 and 1,215 acres on the steeper country, which were offered with 21 year leases. A school site of 2ac. 3r 30p was set aside at Takapau, which later became known as Wigan School. There were few improvements on most of the sections except for some limited boundary and subdivision fencing, and sheep yards on five of the sections. The land was considered to be capable of carrying two sheep to the acre, and some flat areas were considered as suitable for dairying, although there was no dairy factory at Tolago Bay at this time.¹⁷

Not everyone in the Poverty Bay area was enthusiastic about the prospect of this land being subdivided for closer settlement, and there were doubts about the suitability of this inland country for dairying. A report in *The Gisborne Times* of a meeting of the Cook County Liberal Association held on 4 August 1903 brought some of these views out into the public arena. Thomas McGregor considered that there was less than a quarter of the

¹⁴ In 1905, the Crown sued its own Registrar-General of Lands for misrepresentation, as it was found on survey that the Takapau block contained 508 acres less than stated on the title. There was an excess of over 105 acres in the area of Mangaheia 1E, and so the Crown had paid £2,074 12s. 10d. for land that did not exist. The court case was brought to appeal to decide whether the Crown could recover this sum from the Government Assurance Fund (*New Zealand Law Reports*, Vol.24, 1905; pp.946-954)

¹⁵ Actually £5 3s. per acre, making a total of £54,188 13s. 8d. paid for the area as given on the titles (see note above)

¹⁶ It is not known why the name Wigan was chosen for the settlement, the earliest known use of the name being at the time of the stock clearing sale in April 1903.

¹⁷ The Uawa Dairy Company Ltd. was floated in 1905 or 1906, but liquidated in 1907. A renewed float in 1912 was more successful and the factory opened on the south bank of the Uawa River above Hauti in time for the 1912-13 season. Apart from a few cows milked to supplement the income of the sheep farmers in the settlement, it is thought that J.H. Gillies on Section B3 was the only farmer to specialise in dairying on the Wigan Settlement, and only for a short period prior to World War I.

estate with land good enough for dairying, and that this was not in sufficient parcels to be viable. He suggested instead that the residential requirements of the leasehold should be dropped, and the hill country be used as run-off in conjunction with heavy flat land to be purchased from the lands of Mangaheia No.2 and Wharekaka blocks on the Uawa flood plain occupied by W.F. Somerville, George Spence and Andrew Reeves.

A number of speakers at this meeting felt that the Government had been poorly advised on the purchase, and that the Rt. Hon. James Carroll, as a local Member of Parliament, should have raised his voice in Cabinet. Questions were raised concerning the valuation of the property and calling into question the judgement of those local men, Messrs Bright, Kennedy and Barron, who had inspected the property on behalf of the Government. A Mr Dickson considered that “the valuation of Takapau was included in the saying ‘Birds of a feather flock together’,” the speaker suggesting that there had been some collusion between the local large landowners on the purchase.

Some limitations were placed on those applying for land in the Wigan Settlement, with preference being given to those who were currently landless. For ‘ordinary farms’, no applicant would be considered who already held more than 1000 acres; for ‘small grazing runs’ the limitation was 5000 acres. All selectors were required to live on their blocks. In addition, there were further restrictions on applications from married women, unless the woman was legally separated from her husband. No approved applicant would be allowed to lease more than one block.¹⁸ The following report appeared in *The Gisborne Times* on Friday 18 December 1903;

“**WIGAN SETTLEMENT** Twenty-three applications were received for the sections in the Wigan estate. The applicants were examined as to their fitness and qualifications to take up the land. Two applicants in one section voluntarily withdrew owing to three members of the one family being the sole applicants for one section; two were rejected as not being eligible, and two other applicants were thrown out on the ground that they were not landless at present... The ballot takes place at 10am today. Applications will also be received for sections not disposed of at the ballot, and if necessary a second ballot will be held.”¹⁹

There were a number of family links amongst the original selectors, and some sections were aggregated *de facto* very early on. Wilfred Perry leased West Ho Station across the river from Mabel and Maud Perry’s sections, and presumably farmed these as part of West Ho. John Horace Douglas Rutledge, a son of William Rupert Rutledge on the adjoining small grazing run to the east, took over the lease of Maud Perry’s section in 1907. He was called to account for his non-residence on the section at the Hawke’s Bay Land Board meeting in Napier on 13 December that year, and he was told to be living on the land by 1 March 1908.

The small grazing lease selected by Hannah Caldwell’s was always farmed as part of her father’s Doonholm Station, which lay to the north and west of this section. She was asked to explain failing to meet the residential requirements, and wrote to the July 1907 meeting of the Hawke’s Bay Land Board stating that “she would appear in person to explain her non-residence on Run 87” No report has been found of her explanation! In 1912 the Hawke’s Bay Land Board approved a reorganisation of the interests in this section, the *Poverty Bay Herald* of 14 October reporting that “Mr Nolan appeared [for the Caldwells and stated that] this was practically a

¹⁸ Fragment of untitled Lands Department pamphlet held by Owen Bartram; complete copy held by Archives New Zealand, Wellington.

¹⁹ Successful selectors for five sections were announced in *The Gisborne Times* on 18 December 1903; presumably they were the sole applicants. An appendix follows with details of the lessees and freeholders of all 17 sections.

²⁰ In 1920 David Caldwell, William Aitken Caldwell & Thomas Hunter Caldwell (three sons of Thomas Caldwell snr.) took over the unexpired portion (14 years) of lease 4026 of Lot 5 DP 1990 (2655 acres) from the estate of Robert Knox on Te Marunga block, but were forced to forfeit this in 1928 in a mortgage sale.

family affair.” David Caldwell farmed the section known as Wairure on behalf of the selector, Elizabeth Wilkinson, his fiancé, as part of Doonholm.²⁰

Hannah Caldwell’s sister Elizabeth was married to O.E. Bartram, who was the original selector of the farm known as ‘Kowhai Tops’. He served as a member of the Hawke’s Bay Land Board, the body responsible for the settlement of Crown lands in the district. He was a vigorous advocate for the Wigan settlers on the Land Board and made frequent submissions to the Cook County Council concerning roading and other infrastructure in the Takapau area. Two of the Bartram daughters married Cranswick brothers, and Iris and Allan (known as Mick) Cranswick farmed one of the dairy blocks in the adjacent Mangaheia subdivision. Two of the three sections of Waihapua subdivided by O.E. Bartram when he purchased the lease from Les Rutledge in 1918 were held by Ivy and Hazel Cranswick.

The *Poverty Bay Herald* of 18 January 1907 reported that O.E. Bartram had complied with Council resolutions to metal his gateways on the public roads passing through his property, but not all his neighbours had done likewise. The county engineer noted that there were five gateways between Takapau and Arakihi in a poor state, with a further three on Mr. Black’s property beyond the Pakarae river on the Tolaga Bay-Waimata road. E.B. Boland, member for the Tolaga Bay riding stated that “there were as many as five gates in a mile or so of flat” at Takapau. Others in poor repair in the area included the boundary gate between Oldfields and Mangatoitoi, at Mangatoitoi Station, the boundary gate of William McNeil, the gates at Caldwell’s boundary and the top of the hill, the gate in Perry’s bush, Boland’s gate and the gate in the cutting on Hutchison’s Tuarua property. The following month Mr. Black responded that metalling was unnecessary as the traffic was light and the road only used in the summer. Thomas Caldwell and William McNeil both wrote stating that the boundary gateways on their properties were in good order.

The strict fencing conditions imposed by the Land Board were apparently difficult to meet. At the July 1907 meeting alone Stanley Clare, Mary McNeil, Robert McNeil snr. and Michael Mullany all asked for extension of time for boundary fences to be completed. Roads were, of course, unfenced, and frequently impassable in wet weather in the early years.

The Wigan Settlement was connected to the outside world by telephone in March 1907. The *Poverty Bay Herald* of 23 March reported that “the main line has been run to the Arataha [*sic*] schoolhouse. A branch line goes from there to Mr. Thomas Caldwell’s... to Mr. W.L. Rutledge’s, and another branch to Messrs Bartrams, McNeils and Clare’s.”

The two McNeil blocks at Takapau operated as one farm from 1903, in co-operation with the Mangapapa section. After Robert McNeil snr.’s death, followed by that of his son, William, the following year, these properties were consolidated into a family company, which farmed this land and an adjacent Mangaheia 1C section, along with land at Paremata, until 1976. Joseph McNeil farmed Mangapapa in his own right from 1911 until his death in 1952, when it was taken over by his son, Bob.

The section selected by Hugh MacKay²¹ was transferred to Kenneth Gray McIntosh in 1915. This was subsequently acquired by Simon Reed, a Murphy descendant from Panikau and adjacent blocks across the Pakarae River to the south. Hugh’s brother, John MacKay, took over the lease of William McDougall’s section

²¹ Hugh MacKay may be the storekeeper listed in the *Cyclopaedia of New Zealand 1903 Canterbury* who had previously worked for Alexander MacFarlane, another brother of James MacFarlane. Alexander was the owner of Achray Station in 1903, running 14,000 half bred sheep. (*Op.cit.* p.592)

²² Lucy Clare was the youngest daughter in a family of 13 children of Captain Clare, the harbourmaster at New River, Invercargill, and came north to keep house for her brother after he took up his Wigan section in 1903 (conversation with Kath Warburton, October 2002)

in 1908. Hugh and John MacKay married sisters, Louise and Jane Simmons, and their nephew, Fred McNab (the son of their sister, Angelina McNab, neé Simmons) subleased and later purchased, the leasehold of John MacKay's section.

Stanley Clare was Thomas Utting's brother-in-law²², and transferred his lease of Mangatawero to Kate Hawkins, wife of David Hilton Hawkins, and their son, Hilton Cleveland Guy Hawkins, in 1911. David Hawkins was the manager of Kiore and Huanui Stations for the Kiore Land Company, and lived at Kiore Station. In 1915, Kate Hawkins became the sole lessee. Alfred Moore transferred his section in 1914 to Hilda Ivy Hawkins, the daughter of David and Kate Hawkins, who subsequently farmed Manga with her husband, James Tennant Dunlop.

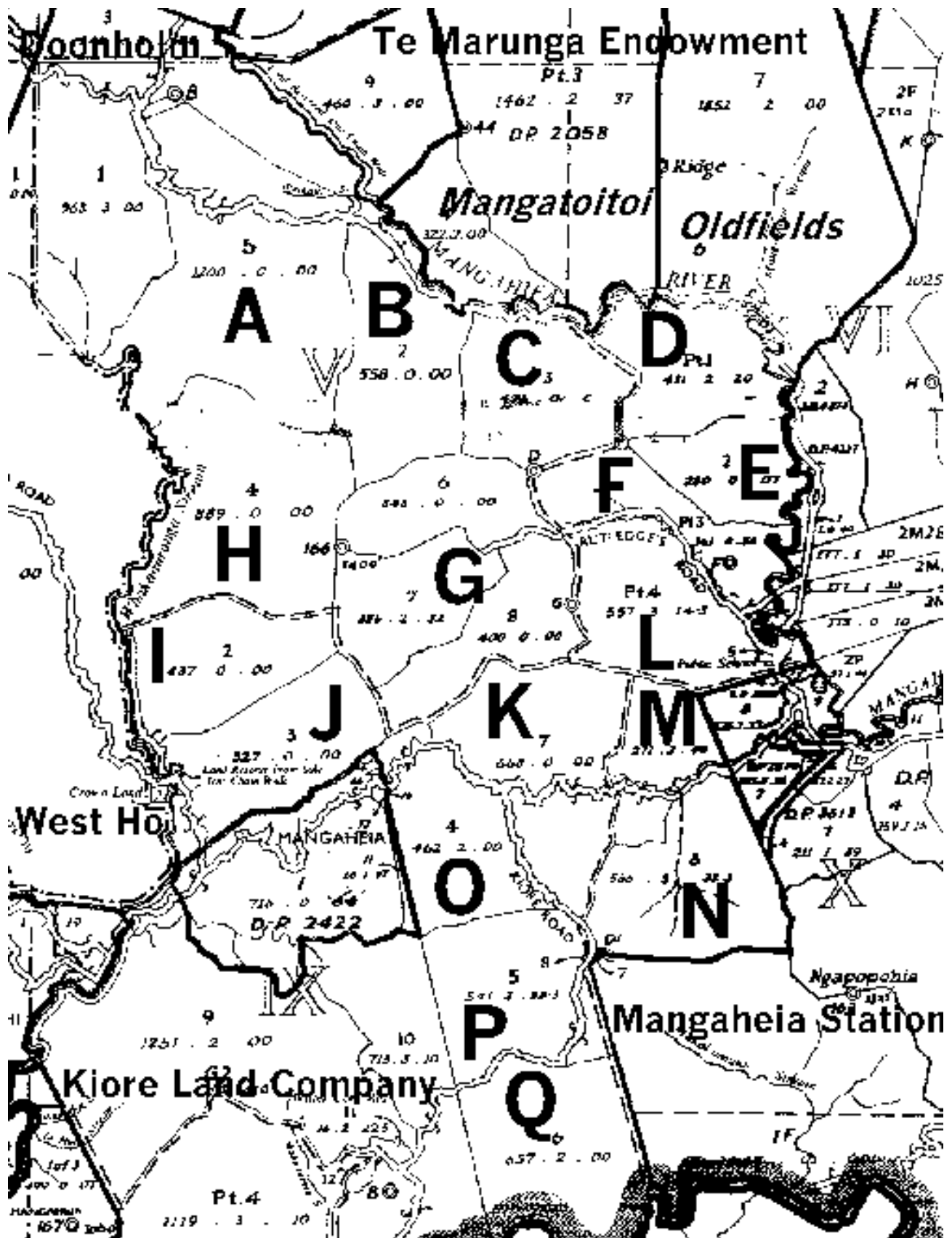
The obituary of Thomas Utting in the *Gisborne Herald* in October 1957 noted the death of the "last of the original settlers of the Wigan Settlement subdivision". His son, George Clare Utting, had married in 1938 to Florence Nancy McNeil, a daughter of Joseph McNeil and his wife Florence Mary Nelson, who farmed the Mangapapa section which bounded Teesdale on the northern side. George and Nancy Utting farmed Kowhai Station at Waimata from 1954,²⁵ and Thomas's daughter Thelma and her husband John Crarer farmed Teesdale. Part of this farm was sold by her son Doug in the early 1980s for forestry development. The balance was sold in 1993, ending the Utting family's long association with the Wigan land. The other Utting daughter, Kath, married Allan Warburton, and they farmed the Wairure section from the time of their marriage in 1937. Alan was a nephew of Mrs. Kate Hawkins, and originally came up from Christchurch at the instigation of the Hawkins to work on Huanui Station. David Hawkins continued to supervise Kiore and Huanui, whilst farming in his own right on the Wigan Settlement and later across the river on the Rangikohua block.

One hundred years after the land was taken up, three farms within the Wigan Settlement are still in the hands of direct descendants of the original selectors. These are the two McNeil sections farmed by Stuart Donald, a grandson of Mary Ann McNeil; Benjamin Jolley's section, farmed by the Mitchell brothers, Shaun and Matt; and that of Michael Mullany at Takapau, whose son and daughter, Luke and Kate, still live on the farm.

Much of the steeper, marginal land of the Wigan Settlement was planted in pines from the 1970s onwards, particularly on the poorer land to the north and west. Some of the homestead areas have been subdivided off as lifestyle blocks.

There are other strong connections with those who farmed the land in early years. Burne McNeil, a great grandson of Robert McNeil and a descendant of David Hawkins and James Tennant Dunlop who acquired sections from the original selectors, now farms much of the original Bartram, Clare, Moore and McDougall sections as one unit. Owen Bartram, a grandson of O.E. Bartram, farmed the original Rutledge grazing lease, known as Waihapua, until December 2003.

Obviously there remains much to be researched of the intervening years of the community which grew up around the Wigan Settlement, and this will be included in the forthcoming centennial history.



- | | | | | |
|-------------------------|---------------------------------|---------------------|-----------------------|---|
| A – Hannah Caldwell | E – Robert Craig | I – Mabel Perry | M – Joseph McNeil | Q – Hugh MacKay |
| B – Robert McNeil | F – Michael Mullany | J – Mary Maud Perry | N – William McDougall | |
| C – Elizabeth Wilkinson | G – W. L. Rutledge ¹ | K – O. E. Bartram | O – Stanley Clare | Note: ¹ actually leased to Arthur Trafford |
| D – Benjamin Jolley | H – Thomas Utting | L – William McNeil | P – Alfred Moore | |

NOTES ON ORIGINAL SEVENTEEN WIGAN SETTLEMENT SECTIONS

Notes:

1. ordinary farms were offered as lease in perpetuity; small grazing leases on renewable 21 year leases
2. area given in acres
3. description as given in original sale pamphlet.
4. rental – half-yearly.

Section No.1 (E on map)

Farm name: not known, but usually referred to as 'Fletcher Taylor's block'

Ordinary farm A Sec.2, Blk.VI

Area: 280-0-7

Rental: £46-16-5

Description: Altitude 350-750ft a.s.l. All in good grass, very easy hills, with small flats on the Mangaheia River, well watered, some firewood in the gullies; papa formation. Distance from Tolaga Bay, 9 3/4 miles. Improvements included in price; half value 100 chains boundary fencing, value £30

No. of applicants: 1; selector: Robert C. Craig, Waerenga-a-kuri

Lease in perpetuity 4L/111 issued to Robert Clark Craig;

Subsequent transfers

- William George Allen Reynolds of Gisborne, settler, 15 May 1919;
- Alexander Fletcher Taylor of Arataha, farmer, 14 Oct 1925;
- William Arthur Eustace Mitchell of Tolaga Bay, farmer, 5 Apr 1954;
- Brian Arthur Mitchell of Tolaga Bay, farmer, 21 Jan 1971;
- Landcorp Investments Ltd, 28 Aug 1995.
- Freehold CT 6A/695 Brian Arthur Mitchell of Tolaga Bay, 28 Aug 1995;
- transferred Forest Investments Ltd of Taupo, 7 Dec 1995; various titles issued under subdivision under DP 9071 in 10 forestry investment lots, 10 July 1997.

Notes:

Robert Craig, contractor, appears on at least two electoral rolls prior to taking up land in Wigan settlement; 1885-86, resident at Tolaga Bay and 1900, resident at Toanga. Original shareholder in Tolaga Bay Saleyards Coy.

Present use: Forestry blocks since 1995, planted in radiata pine and managed by Kohntrol Forestry since that date for the various owners.

Section No.2 (M on map)

Farm name: part of Takapau

Ordinary farm A Sec.2, Blk.X

Area: 273-3-0

Rental: £38-18-5

Description: Altitude 300-1200ft a.s.l. Good hills, steep towards northern boundary; well watered, ring-fenced, small flats on Kowhai Stream; all in grass, except a few acres in light bush and scrub. Distance from Tolaga

Bay, 9 miles. Improvements included in price, sheepyards and half value of 230 chains boundary fencing, £80 10s.

No. of applicants: 2; selector: Joseph McNeil, Tolaga Bay

Lease in perpetuity, 4L/112, to Joseph McNeil

Transfers:

- Mary McNeil of Tolaga Bay, spinster, 2 Apr 1906;
- marriage of Mary McNeil to Arthur Donald, 18 Mar 1913;
- transfer from Mary Ann Donald to Robert McNeil the younger, of Tolaga Bay, sheepfarmer, 14 Aug 1913.
- Freehold CT 54/266 issued to Robert McNeil the younger, 22 Feb 1916;
- transfer to McNeil Sheepfarming Company, 9 Oct 1926.
- New title CT 3A/1167, 12 Jan 1970, for McNeil Sheepfarming Company,
- present owners Stuart Raymond Donald 1/2 share, with William Edward Lincoln jnr & S.R. Donald as executors for R.J.C. Donald.

Notes: Joseph McNeil was resident in Tolaga Bay from 1893. Shareholder in Tolaga Bay Saleyards Coy. WW1 Second Reserves, Class. E. Foundation representative on Uawa County Council and chairman 1930-1943

Robert MCNEIL jnr, WW1 First Reserves. MCNEIL Robert, Tolaga Bay, sheepfarmer, Gisborne Court, Probate BAJI 1594 3587/54, will filed 16 Aug 1954 Archives NZ, Auckland.

Paremata sections - see Many Roads for details and deeds held by Sam Donald

Present use: Farming, as part of Stuart Donald's Takapau Station.

Section No.3

Farm name: initially part of West Ho; Gillies named property Glenaar; later incorporated into Teesdale

Ordinary farm B Sec.3, Blk.IX

Area: 527-0-0

Rental: £51-12-0

Description: Altitude 400-1200 ft a.s.l. Land varies in quality; about 200 acres light hills with patches of manuka, 10-15 acres light bush, remainder in grass. Distance from Tolaga Bay, 15 1/2 miles. Improvements included in price of land, half value of 188 chains boundary fencing, £47. A crossing over stream gives the section access from the main road.

No. of applicants: 1; selector: Mrs Mabel Perry, Arakihi

Lease in perpetuity, 4L/113 issued to Mabel Perry;

- transfer within lease from Mabel Perry to John Hugh Gillies of Gisborne, sheepfarmer, 30 Sep 1908(?) (with mortgages to Mabel Perry, Edith Ashfield Sainsbury & ? Godfrey);
- PR 17/146 John Hugh Gillies freeholding for £2064, registered 21 Dec 1914;
- transfer to Lucy Kathleen Annie Utting, wife of Thomas Utting of Tolaga Bay, sheepfarmer, 2 Feb 1915; CT 54/265 issued 22 Feb 1916;
- transfer to John Stewart Crarer and Thelma Emily Crarer of Tolaga Bay, sheepfarmers, 13 July 1954;
- new CT 1D/1230 issued to same 4 Dec 1967;

- transfer of a half-share to Brian Kenneth Crarer of Masterton, farm manager, and Douglas John Crarer of Tolaga Bay, sheepfarmer, 28 Apr 1972;
- transfer of remaining share of Thelma Crarer to B.K. & D.J. Crarer, 8 Aug 1980; new CT 5A/1487 issued to same 1989.

Notes:

Wilfred Perry shown as sheepfarmer at Hauti, 1900, Mabel on 1905-1906 roll. Wilfred Perry original shareholder in Tolaga Bay Saleyards Coy. J.L. Perry farmed adjacent small grazing run from 1892, transferring this to Wilfred Herrick Perry in 1901. The lease on West Ho was transferred to Richard Witters in 1921, and subsequently to Hugh and Robert Barron in 1924.

John Hugh Gillies married Mattie / Matengauroa Tuhiwai (born 1893 at Hauti, daughter of Tamati Tuhiwai and Mereana Tuhiwai) in 1910, and returned to England during World War I.

Present use: Farming, as part of remnant of Teesdale, owned by Les Pethybridge.

Section No.4 (D on map)

Farm name: Willowbank

Ordinary farm B Sec.1, Blk.VI

Area: 433-0-0

Rental: £51-12-0

Description: Altitude 400-800 ft a.s.l. 100 acres of mixed scrub and manuka; some good flats on Mangaheia River, some of which have been cultivated, remainder hill land facing north; about 300 acres in grass; not much water in summer, except in Mangaheia River; good firewood can be obtained from the bush in the gullies. Distance from Tolaga Bay, 10 miles. Improvements included in price of land; 22 chains internal fencing, £13 4s; and half value of 104 chains boundary fencing, £31 4s, total value, £44 8s. This section intersected by the main road, which also touches the river boundary on the opposite side in two places.

No. of applicants: 1; selector: Benjamin Jolley, Tolaga Bay

Lease in perpetuity, 4L/110 issued to Benjamin Jolley and Charles Alfred Jolley as tenants in common, of Tolaga Bay, labourers;

- transfer within lease to Charles Alfred Jolley, 2 Feb 1920 (with encumbrance giving annuity to Benj. & Elizabeth Jolley, discharged 21 May 1945);
- transfer to Doreen Elizabeth Mitchell, wife of William Arthur Eustace Jolley of Tolaga Bay, farmer, 21 May 1945;
- transfer to Brian Arthur Mitchell of Tolaga Bay, farmer, as executor for D.E. Mitchell, subsequent transfer to Shirley Elizabeth Thomas 62/100 share & B.A. Mitchell 38/100 shares, then wholly to B.A. Mitchell, 22 Jan 1971;
- freehold obtained and present title 6A/694 in name of Brian Mitchell, issued 28 Aug 1995.

Notes: Benjamin JOLLEY married Elizabeth PERRY 1876, folio 2429. Benjamin Jolley shown on 1900 electoral roll as resident at Gisborne; his wife Elizabeth in Tolaga Bay. Original shareholder in Tolaga Bay Saleyards Coy, son Charlie a shareholder from 1920.

WW1 Charles Alfred JOLLEY Second Reserves, Class.C, of Wigan, sheepfarmer; George Alfred JOLLEY, Second Reserves, Class.F, of Tolaga Bay, fencer.

Present use: Farming, Shaun and Matt Mitchell.

Section No.5 (C on map)

Farm name: Wairure

Ordinary farm C Sec.3, Blk.V

Area: 473-0-0

Rental: £73-3-4

Description: Altitude 400-1000 ft a.s.l. Distance from Tolaga Bay, 11 1/2 miles. Much the same quality as Sec.2, Block V., hereinafter described, but easier country; some good flats on the Mangaheia River, and also some clumps of light bush, tawa, etc., on the river; practically all grassed; land all in one paddock. Improvements included in price of land; sheepyards and 80 chains of subdivisional fencing (along the road), £52; and half value of 280 chains of boundary fencing, £91; total value, £143. This section intersected by main road.

No. of applicants: 1; selector: Alexander Aitkenhead, Wellington (as shown in newspaper, but he never took up lease - possibly ruled ineligible by virtue of bankruptcy?)

Lease in perpetuity 4L/122 issued to Elizabeth Jane Wilkinson of Napier, spinster, (with mortgage to Ann Wilkinson, and later John Wilkinson);

- E.J. Wilkinson married David Caldwell of Hauti, farmer, at Roslyn, Dunedin, 22 Nov 1905; mortgages to Thomas Caldwell (and in 1925 to his executors), Jean Orr Caldwell and Hannah Caldwell, 15 Dec 1919;
- transfer from Elizabeth Jane Caldwell to Mabel Kathleen Utting and Alan Cleveland Warburton of Tolaga Bay, under power of sale exercised by Union Bank of Australia, 18 July 1936 (with mortgage to Thomas Utting); marriage of same 11 Nov 1937;
- transfer to Matthew Brown Sharpe and Beverley Joy Sharpe of Tolaga Bay, farmers, 2 Dec 1974;
- incorporation of Sec 17 (formerly part of Mitchell's) within lease, 22 Nov 1977;
- transfer of Sec.21 (northern portion of farm) into lease 4L/131 (Mangapapa), 5 Dec 1978, and southern portion of farm as freehold land transferred to Owen Bartram.

Notes:

See also Section 9: Mangapapa.

Present homestead block formerly CT 4D/523, now GS5A/930 by Peter & Hilda Davis. Back of original section GS5B/818 held by Owen Bartram and others. Forestry area of this block CT 4D/1092 freehold title, combined with Mangapapa and northern section Teesdale Sec 33.

Wigan Settlement block file at Archives N.Z. contains extensive correspondence on transfer of this section in 1936

Present uses: forestry (northern portion), farming (southern portion) and lifestyle block (homestead)

Section No.6 (O on map)

Farm name: Mangatowera

Ordinary farm C Sec.4, Blk.IX

Area: 462-0-0

Rental: £73-14-2

Description: Altitude 600-1200 ft a.s.l. Generally very easy hills; fairly well watered by streams; about 60 acres of light bush and manuka scrub, and about 20 acres heavier bush in this section; some of the land is ploughable, and the remainder suitable for grazing; all first-class soil, except for a portion north of the Arakihi-Tolago Road; papa foundation. Distance from Tolago Bay, 11 miles. Intersected and bounded by formed road. Improvements included in price of land; half value of 240 chains of boundary fencing, valued at £61 4s.

No. of applicants: not known; selector: Stanley Clare, Gisborne

Lease in perpetuity, 4L/120 issued to Stanley Fawkner Clare

- transferred to Kate Hawkins of Kiore (3/4 share), 11 Feb 1911 and Hilton Cleveland Guy Hawkins of Kiore (1/4 share) sheepfarmer, 1 Feb 1911;
- acquisition of 1/4 share by Kate Hawkins, 17 Sep 1915.
- Freehold CT 55/215 issued 15 May 1916; new title CT 64/181 issued 1920,
- transferred to D.H. Hawkins, Hilda Ivy Dunlop & A.T. Coleman as executors of Kate Hawkins, 20 Oct 1949;
- interest of D.H. Hawkins to H.I Dunlop 30 Jan 1964;
- transfer of all interests to Cleveland Tennant Dunlop 19 Feb 1964.
- New title CT 2D/1056 22 Aug 1969

Notes:

Boundary adjustment under DP 2422 needs to be checked from Kiore Land Company file.

Stanley Clare was one of twelve children of Captain Clare, harbourmaster of New River, Southland. His sister Lucy came north to keep house for him and married Thomas Utting. Brother William [actually Walker] McNeil Clare, and sister Annie Alexia on 1911 electoral roll. Married Rachel Carswell 1918 folio 6178. Died 8 Feb 1953, age 87, buried 10 Feb 1953 Taruheru, headstone. Stanley Fawkner CLARE Wainui Rtd. Sheepfarmer Gisborne Court Filed date 19 Mar 1953 Probate BAJI 1594 3587/54 will filed 16 Aug 1954 Archives NZ Auckland. Rachel CLARE buried 28 Nov 1955, 72 years, no headstone. Obituary Gis Herald 13 Feb 1953 shows owned Tarewa Station, presumably after leaving Tolaga Bay

Present use: Farming, Burne and Tracey McNeil, descendants of D.H. Hawkins and J.T. Dunlop, and Robert McNeil snr.

Section No.7 (N on map)

Farm name: Kinloch

Ordinary farm D Sec.3, Blk.X

Area: 569-2-0

Rental: £91-19-0

Description: Altitude 300-1000 ft a.s.l. About 20 acres of light bush; good easy hills; valleys opening to the north, well watered; papa formation; in two paddocks, ring-fenced; about 500 acres good grass; portion of land is ploughable. Distance to Tolago Bay, 8 1/2 miles. Improvements included in price of land; sheepyard and 45 chains of internal fencing, £29 5s; and half value of 323 boundary fencing, £104 19s 6d; total value, £134 4s 6d.

No. of applicants: 2: selector: William J. McDougall

Lease in perpetuity, 4L/114 issued to W.J. McDougall;

- transfer of lease to John Mackay, of Gisborne, shepherd, 5 Aug 1907;
- various mortgages to Martin & Robert Fitzgerald;
- lease within lease in five year terms to Fredk. John McNab of Kaiteratahi, farmer, from 27 Jan 1925;
- full transfer from Mackay to McNab, now of Tolaga Bay, sheepfarmer, 14 Feb 1941;
- transfer to John Fergus McNab of Tolaga Bay, sheepfarmer, 21 June 1960;
- transfer of lease to Michael David Gladstone Robinson of Waiau, Nth Cant, farmer, 10 Dec 1971;

- transfer of lease to Fraser John Willson & Janet Allison Willson, 5 July 1982;
- transfer of lease to Allan Tennant Bruce McNeil & Burne Maurice McNeil in equal shares, 7 Nov 1989.
- Freehold CT 5B/780 issued to Landcorp Investments Ltd, 29 Mar 1990,
- subdivision DP 7843 of homestead, new title CT 5B/781 issued to Thomas Hauti and Sylvee Annette Hauti, same date, and balance of block, CT 5B/782.

Notes: Original shareholder in Tolaga Bay Saleyards Coy. William John McDougall shown on 1905-1906 electoral roll as farmer at Matawhero, indicating that he probably did not ever reside on the property.

Present uses:

Farming, as part of property of Burne and Tracey McNeil; lifestyle block around homestead area.

Section No.8 (P on map)

Farm name: Manga – shown as Mangakohekohe in sheep returns for J.T. Dunlop.

Ordinary farm D Sec.5, Blk.IX

Area: 542-0-0

Rental: £83-16-10

Description: Altitude 700-1000 ft a.s.l. Comprises a few acres of light bush, and easy, well-grassed hills of first-class quality; papa foundation; valleys facing west; some ploughable land; well watered. Distance from Tolaga Bay, 12 miles. Improvements included in price of land; half value of 311 chains of boundary fencing, £93 6s.

No. of applicants: not known; selector: Alfred Moore, Rotherham

Lease in perpetuity, 4L/119, issued to Alfred Moore of Rotherham, farm labourer;

- transfer to Hilda Ivy Hawkins of Kiore, spinster, 1 Sep 1914;
- marriage to James Tennant Dunlop, 31 Oct 1914.
- Freehold CT 57/134, 1917,
- transfer of airstrip landing rights in 1958 (gives title details of neighbouring sections in Makaramea settlement);
- tranfer of 2/3 share to Cleveland Tennant Dunlop, Dawne Eve McNeil, and David Tennant Hawkins (jnr? of Otoko) date unclear.
- New CT 1D/399 issued 8 Jun 1976 to Hilda Ivy Dunlop (1/3), Cleveland Tennant Dunlop (2/9), both of Tolaga Bay, Dawn Eve McNeil of Tikitiki (2/9) and David Tennant Hawkins of Otoko (2/9);
- transfer of interest of Hilda Ivy Hawkins to M.D.Chrisp and D.T. Hawkins as executors, 18 Dec 1972;
- transfer of interest of C.T.Dunlop to Dawne Eve McNeil, 2 Apr 1973;
- transfer of interest of D.T. Hawkins to D.E. McNeil, 23 Jul 1980;
- new title issued CT 5A/36 12 Feb 1986.

Notes:

Alfred Moore, a single man, moved to Kaitaia, and died in Auckland in 1919, as shown on CT 57/134 as transmission of interest in mortgage.

Present use: Farming, part of property of Burne and Tracey McNeil, descendants of D.H. Hawkins and J.T. Dunlop, and Robert McNeil snr.

Section No.9

Farm name: Mangapapa

Ordinary farm D Sec.2, Blk.V

Area: 558-0-0

Rental: £86-6-4

Description: Altitude 400-1200 ft a.s.l. A few acres of land on Mangaheia River; remainder is land of excellent quality, originally bush land, now grassed; facing north; papa formation; grazing land; well watered; 10-15 acres light bush on streams. Distance from Tolago Bay, 12 1/2 miles. Improvements included in price of land; 10 chains of subdivisional fencing, £6; half value of 265 chains boundary fencing, £79 10s, total value, £85 10s.

No. of applicants: not known; selector: Robert McNeil, snr., Tolaga Bay

Lease in perpetuity 4L/13 issued to Robert McNeil snr.;

- transferred to William McNeil of Hauti, shepherd, 4 Apr 1905;
- Joseph McNeil of Tolaga Bay, farmer, 12 May 1911;
- Robert Middleton McNeil of Tolaga Bay, sheepfarmer, 29 Nov 1955;
- James Frederick Parker and Pamela Parker of Fielding, sheepfarmers, 29 Jan 1969;
- incorporation of adjacent Sec 35, Blk V, Sec.17, Blk.VI (Wairure) and others as part of same lease, 5 Dec 1978;
- transfer of combined area to Hikurangi Forest Farms of Gisborne, 17 Sep 1981;
- incorporation of Sec.33, Blk V (northern portion of Teesdale), 30 Sep 1983. Freehold CT 4D/1092 issued 27 Feb 1985;
- subdivision under DP 8146 (1.1ha), CT 5C/609 24 Oct 1991, present owners, Keto Tukatahi Thompson and Jennifer Karawhira Thompson

Notes:

Robert McNeil and family resident in Tolaga Bay from 1893. Robert and Joseph McNeil shareholders in Tolaga Bay Saleyards Coy. J. McNeil WW1 Second Reserves, Class. E. Foundation representative on Uawa County Council and chairman 1930-1943. MCNEIL Joseph, Tolaga Bay, sheepfarmer, Gisborne Court, Probate BAJI 1594 3587/54, will filed 16 Aug 1954 Archives NZ, Auckland.

Present uses: Bulk of block along with portions of adjacent Wairure and Teesdale in forestry under Hikurangi Forest Farms Ltd; homestead (1.1ha) as lifestyle block

Section No.10 (K on map)

Farm name: Kowhai Tops

Ordinary farm E Sec.7, Blk.IX

Area: 668-0-0

Rental: £99-3-1

Description: Altitude 400-1200 ft a.s.l. All hill land, steep on northern boundary, remainder very easy; papa foundation; all grassed except 20-30 acres light bush and scrub; a portion of this land is ploughable; well watered by streams; generally a south-easterly aspect. Distance from Tolago Bay by formed road, 10 miles. Improvements included in price of land, half value of 240 chains boundary fencing, £72.

No. of applicants: not known; selector: Owen Edwin Bartram, Matawhero

Lease in perpetuity, 4L/116, issued to O.E. Bartram of Matawhero,

- transmission to Arthur Douglas Bartram of Wanganui, farm manager, Ronald Caldwell Bartram, of Tolaga Bay, farmer, and Henry Percival Hamilton, valuer, as executors, 26 Jan 1952;
- transfer to Owen Ralston Bartram, of Tolaga Bay, sheepfarmer, 5 Mar 1952;
- air strips rights on Manga, 1958; transfer to O.R.Bartram, John Dennis Finnighan & John Alexander Kirkpatrick, 1964?;
- transfer to Alastair Dawson Bull of Gisborne, farmer, 31 Oct 1975;
- inclusion of Colleen Emma Bull as tenant in common, equal shares, 26 Aug 1985;
- transfer to Murray John Parkes & Annabel Parkes, 11 Aug 1988.
- Freehold CT 5A/1370 issued 1 Sep 1988, Murray John Parkes and Annabel Parkes, of Gisborne, farmers;
- subdivision of homestead under DP 7667, with new titles CT 5B/73 issued to William George Millam and CT 5B/74 on main block.

Notes:

Owen Bartram shown on electoral roll as farmer at Pouawa in 1893 and 1900. Married Elizabeth CALDWELL (d.o. Thos. Caldwell of Doonholm) Original shareholder in Tolaga Bay Saleyards Coy. Arthur Douglas BARTRAM served in WW1 (see notes Surname MCNEIL for details) BARTRAM, Owen Edwin, Gisborne, sheepfarmer, Gisborne Court, prbate filed BAJI 1594 2620/47 Will filed 20 Aug 1947 Archives NZ, Auckland Waimia, Crown lease on former Paraheka block, originally farmed by O.E. Bartram, later resumed and farmed by Keith Bartram.

Present uses: Homestead as lifestyle block (7.3 ha) - balance of property farmed by Burne and Tracey McNeil

Section No.11 (Q on map)

Farm name: Shown in 1921 sheep returns as Glenreay; now know as Arataha.

Ordinary farm E Sec.6, Blk.IX

Area: 657-2-0

Rental: £116-8-8

Description: Altitude 400-1000 ft a.s.l. Easy hills, facing the south, and small flats of good quality on Pakarae River; 20 acres of good bush near the river, the remainder generally in grass of good quality; well watered by streams and river; a good deal of ploughable land when the stumps are eradicated. Distance by formed road from Tolaga Bay, 11 miles. Improvements included in price of land; sheeyards and half value of 333 chains of boundary fencing, £110 6s 2d.

No. of applicants: not known; selector: Hugh MacKay, Rotherham

Lease in perpetuity, 4L/117, issued to Hugh MacKay

- transferred to Kenneth Gray McIntosh, 19 Oct 1915.
- New lease 6L/134 issued 2 Oct 1918 as deferred payment licence.
- Freehold acquired Prov.Reg 27/89, 9 Mar 1953.
- Present title GS 107/212 in name of Bre Pulisa Reed and Simon Edward Reed.

Notes:

Hugh MacKay may be the storekeeper at Rotherham shown in Cyclopedia of New Zealand (Canterbury) p.592, who had formerly worked for Alexander MacFarlane on Archray Station. Original shareholder in Tolaga

Bay Saleyards Coy. Probate Hugh MacKAY Waipaoa Sheepfarmer Gisborne Court Filed date 6 Aug 1929
Caroline Jane MacKAY Gisborne Married Gisborne Court Filed date 5 May 1939. John MacKay, a brother,
married Jane's sister Louise, and took on the lease of Section No.7 (Kinloch)

Present use: Farming, Simon and Bre Reed.

Section No.12 (L on map)

Farm name: Takapau

Ordinary farm F Sec.4, Blk.VI

Area: 562-0-37

Rental: £101-0-6

Description: Altitude 300-800 ft a.s.l. Section is all in grass, except a few acres of light bush; 30-40 acres of flat on Mangaheia River and Takapau Stream; generally easy hills; papa formation; well watered. Distance from Tolago Bay, 8 miles. Improvements included in price of land; orchard, plantation, shepyards and 258 chains of subdivisional fencing, £154 16s; and half value of 186 chains of boundary fencing, £55 16s; total value, £210 12s. Improvements not included in price of land, but must be paid for by the tenant; seven-roomed dwellinghouse, £150; men's quarters, £90; stables, £30; two stores, £18; implement shed and outbuildings, £12; total value, £300, repayable in twenty-one years by half-yearly installments of £11 14s.

No. of applicants; not known; selector: William McNeil, Hauiti

Lease in perpetuity, 4L/129, issued to William McNeil

- transferred to Robert McNeil (snr) of Tolaga Bay, farmer.
- Freehold CT 55/210 issued 15 May 1916 to Robert McNeil;
- transferred to McNeil Sheepfarming Company of Paremata, 11 Oct 1926;
- New title CT 3A/1034 22 Dec 1969,
- transferred to Raymond John Coverdale Donald & Stuart Raymond Donald 25 Nov 1977;
- transmission of 1/2 share of R.J.C. Donald to William Edward Lincoln & S.R. Donald as executors, 11 Mar 1993.
- New title issued CT 5D/1067, 21 July 1994 at time of subdivision of homestead; DP 8595, CT 5D/1066, John Godfrey Wass.
- School site purchased by McNeil Sheepfarming Company from the Crown 24 May 1963. NZGG 1962, p.1080 School site CT 131/75 in name of Raymond John Coverdale Donald and Stuart Raymond Donald

Robert McNeil moved to Tolaga Bay with his family in 1893 from the Ellesmere district, Canterbury. Original shareholder in Tolaga Bay Saleyards Coy. McNeil Sheepfarming Company Ltd formed 1926 to farm this section, along with land owned or leased by late William McNeil and the properties of Robert McNeil jnr. William MCNEIL died intestate, probate filed Gisborne BAJI 1594 1037/23 28 Aug 1923 Letters of Administration, Archives NZ, Auckland. Robert McNeil purchased Paremata sections 1905 onwards and also lease from 1913 of land in Te Marunga block

Present uses: Farming, Stuart Donald, great grandson of Robert McNeil the elder. Homestead block, lifestyle property.

Section No.13 (J on map)

Farm name: initially part of West Ho, later incorporated into Teesdale

Ordinary farm G Sec.2, Blk.IX

Area: 437-0-0

Rental: £56-13-6

Description: Altitude 400-1500 ft a.s.l. Land generally of good quality; well watered; all in grass except hills facing west. A few acres in light bush; a small flat on Whakauranga Stream; fenced on three sides; suitable for grazing. 30 chains from formed road at Perry's. Distance from Tolago Bay, 16 miles. Improvements included in price of land, 185 chains of boundary fencing, £46 5s.

No. of applicants: not known; selector: Miss Maud Mary Perry, Waimata

Lease in perpetuity, 4L/115, issued to Maud Mary Perry

- transferred to John Horace Douglas Rutledge of Wigan, sheepfarmer, 26 Aug 1907;
- Thomas Utting of Hauti, sheepfarmer, 30 Apr 1909;
- Thelma Emily Crarer of Tolago Bay, 1954;
- half share to Brian Kenneth Crarer of Masterton, farm manager, and Douglas John Crarer of Tolago Bay, farmer, 26 Apr 1972;
- acquisition of Thelma Crarer's half share, 8 Aug 1980;
- incorporation of Sec 34 Blk V into lease, 30 Sep 1983;
- Landcorp Investments Ltd, 30 Aug 1991. Freehold CT 5C/369

Notes:

Maud Perry shown on 1905-1906 electoral as living at Waimiro, Waimata. Teesdale homestead built on this block c. 1910.

Present use: Farming, Les Pethybridge

Section No.14 (F on map)

Farm name: Riverbank Farm (not now in common useage)

Ordinary farm H Sec.3, Blk.VI

Area: 364-3-32

Rental: £70-2-9

Description: Altitude 350-750 ft a.s.l. Section is all good grass; papa formation; well watered; about 10 acres of good bush; small flats on river and on Takapau Stream. Access to this section is by main road. Distance from Tolago Bay, 8 1/2 miles. Improvements included in price of land; 113 chains of subdivisional fencing, £63 11s 3d; and sheepyards and orchard, £30; total value, £145 3s 3d. Improvements not included in price of land but which must be paid for by the tenant; woolshed (nearly new), £250; four-roomed cottage, £50; total value, £300, repayable in twenty-one years by half-yearly installments of £11 14s.

No. of applicants: not known; selector: Michael Mullany, Gisborne

Lease in perpetuity, 4L/130 issued to Michael Mullany of Gisborne, labourer;

- transfer to Luke Edwin Mullany, 27 Nov 1940.
- Freehold title GS4D/979 issued to Luke Edwin Mullany, 2 Nov 1984.

Notes:

Michael Mullany came to district from Dunedin in preparation for selection of land, working for the MacFarlane family and living in original Broadlands homestead, opposite gateway to present house (per.comm. Luke Mullany). Shown on list of 'early settlers' as having been born in Roscommon, Ireland, 4 Aug 1855 (Uawa County papers, c.1940) Married Hanora Josephine ?? 190?? folio ?? . Nora died 5 May 1921, aged 42; Michael c.1 Apr 1947, aged 81. Both buried Tolaga Bay Cemetery. Probate filed Gisborne Court, BAJI 1594 2581/47, will filed 29 Apr 1947, Archives NZ, Auckland.

Takapau woolshed on this section used by neighbouring settlers for many years – building still standing.

Present use: Farming, Luke Mullany

Section No.15 (H on map)

Farm name: originally called Vale Farm; Teesdale from about WW I

Ordinary farm I Sec.4, Blk.V

Area: 889-0-0

Rental: £71-06-01

Description: Altitude 500-1400 ft a.s.l. Section is about half grassed, the remainder being manuka and other scrub, with some light bush on the Whakauranga Stream; sandstone subsoil; grazing land only; practically all hill; well watered. Access is by surveyed road (not yet formed) one mile from Tolago-Arakihi Road at Perry's woolshed. This junction is 15 miles from Tolago Bay and about 30 miles from Gisborne. Improvements included in price of land; half value of 347 chains of boundary fencing, £86 15s.

No. of applicants: 1; selector: Thomas Utting, Gisborne

Lease in perpetuity, 4L/118, issued to Thomas Utting.

- transferred to Thelma Emily Crarer of Tolaga Bay, 1954;
- half share to Brian Kenneth Crarer of Masterton, farm manager, and Douglas John Crarer of Tolaga Bay, farmer, 26 Apr 1972;
- acquisition of Thelma Crarer's half share, 8 Aug 1980;
- disposal of northern half of block as Sec 33, Blk.V and incorporation of Sec 34 Blk V into lease 4L/115, 30 Sep 1983, with surrender of lease 4L/118.
- Now held as part of freehold - CT 5C/369 shows Leslie William Pethybridge as owner (2003)

Notes:

Thomas Utting moved from Nelson to take up Wigan section. Lucy Kathleen Annie CLARE and Thomas UTTING were married 1910, folio 6291. Original shareholder in Tolaga Bay Saleyards Coy. WWI Thomas UTTING, Second Reserves, Class.D. Thomas UTTING, retired sheepfarmer of Gisborne, probate No BAJI 1594 4152/57 filed 22 Oct 1957, Archives NZ, Auckland Thomas Utting acquired leasehold section in Te Marunga block, 1913, later passed to Craill Bros. Kowhai Station and other Waimata properties from 1924 onwards, including Waimata Store. See notes from Tombleson, John, Waimata and Many Roads refs

Present uses: Part of section Hikurangi Forest Farms with balance farmed with other property of Leslie William Pethybridge (2003)

Section No. 16 (A on map)

Farm name: part of Doonholm

SGR J 87

Area: 1215-0-0

Rental: £120-4-8

Description: Altitude 500-1300 ft a.s.l. There are 30-40 acres of flat land on Mangaheia River and Whakauranga Stream (good homestead site on Mangaheia) the remainder is hill country of varying quality; well watered; 40-50 acres of mixed bush, tawa, etc, little totara remaining; subsoil is sandstone and papa; country is light towards the west; about two thirds is grassed but not thoroughly. Access to this run is by good summer road, 13 1/2 miles from Tolaga Bay. Improvements included in price of land; 13 chains of subdivisional fencing, £7 16s; half value of 497 chains of boundary fencing, £149 2s; total value, £156 18s.

No. of applicants: 1; selector: Miss Hannah Caldwell, Hauti

Lease of SGR 87 (21 years with right of renewal), 4L/161, issued to Hannah & Jean Orr, spinsters, David, William Aitken & Thomas Hunter Caldwell, farmers, all of Hauti;

- Thomas Hunter Caldwell relinquished interest in lease, 22 Jan 1913.
- Freehold acquired on 1200 acres, PR 17/200 for £7912-11-3 by above owners;
- freehold of 12a 3r 15.2p, acquired under PR 19/99 by William Aitken Caldwell, 10 Mar 1925, CT 76/114 issued 13 Nov 1925;
- transfer of 1200 acres to David Caldwell, 6 Aug 1918 (with mortgages to Jean Orr, Hannah & Thomas Caldwell);
- caveat placed over both sections by Union Bank of Australia, 24 Apr 1922; transfer of both sections to Jean Orr Caldwell (following adjourned bankruptcy proceedings) 2 Apr 1929;
- review of mortgage to Union Bank of Australia, 4 Nov 1937 (under Mortgagers and Lessors Rehabilitation Act 1936);
- transfer of both sections from Jean Orr Caldwell to Reginald Arthur Berry and George Enderby Berry of Tolaga Bay, sheepfarmers, as tenants in common, 4 Nov 1947;
- transfer of share of G.E. Berry to William David Berry and John Wyn Bishop, of Tolaga Bay, sheepfarmers, 26 Apr 1954;
- transfer of both sections to Doonholm Station Ltd of Tolaga Bay, 8 Feb 1963;
- new titles issued 2B/311 & 312 (1968??)
- ADD IN NEW MATERIAL

Thomas Caldwell died 1924.

Forestry planted c.1995 and known as Treloch Forests, managed by Kohntrol Forestry and others for various owners.

Present uses: Bulk of area in forestry, small portion of grazing, along with old homestead area and other neighbouring sections, by G. & P. Corn.

Section No.17 (G on map)

Farm name: Waihapua

SGR K 88

Area: 1134-0-0

£189-11-10

Description: Altitude 400-1400 ft a.s.l. This run comprises 80 acres of good light bush and 50 acres of manuka and other scrub; papa subsoil; well watered; about 1000 acres of good grass; felled bush country, all in one paddock. Access is by two miles of recently surveyed road (not formed) from main road at Takapau homestead, total distance about 10 1/2 miles from Tolago Bay. Improvements included in price of land, half value of 430 chains of boundary fencing, £129.

No. of applicants: 8; selector, William Leslie Rutledge who was possibly ineligible at the time?

Lease of SGR 88 (21 years with right of renewal), 4L/121, issued to Arthur Trafford of Waerenga-a-hika, sheepfarmer;

- transfer with lease to William Rupert Rutledge of Warrnambool, Victoria, grazier, 23 Sep 1905;
- transfer to William Leslie Rutledge of Hauti, sheepfarmer, 11 Jun 1911 (with mortgage to Richard James Reynolds);
- transfer within lease to Arthur Douglas Bartram and Iris Elizabeth Bartram of Tolaga Bay, sheepfarmers, as tenants in common, 13 Dec 1917;
- subdivided into three blocks by SO 2182, Feb 1918, and road extended to give access to the centre of the block;
- transfer within lease of Lot 1 to A.D. Bartram (6L/128), Lot 2 to Iris Elizabeth Bartram (6L/129), and Lot 3 to Hazel Mary Bartram (6L/130), all on 7 May 1918 (with mortgage to W.L. Rutledge); with later transfers within the Bartram family on leases 88/61 & 2A/1339.
- Present titles in series issued GS3C/1135 onwards to Ronald Owen Bartram and others as tenants in common.

Notes:

Arthur Trafford appears not to have taken up residence at Waihapua. Les Rutledge, original shareholder in Tolaga Bay Saleyards Coy. William Lesley RUTLEDGE and Constance Mary REYNOLDS married 1909, folio 4063. Rutledge, Constance Mary, married; Rutledge, Dorothy Helen, spinster; Rutledge, John Horace Douglas, sheepfarmer; Rutledge, William Lesley [sic], sheepfarmer; Rutledge, William Rupert, sheepfarmer, shown on 1911 electoral roll. WW1 William Leslie RUTLEDGE, Second Reserves, Class.E, sheepfarmer of Tolaga Bay. RUTLEDGE deaths at Taruheru include William, 27 Feb 1840, age 75 & Neil Farnham, 19 May 1967, age 52, Te Karaka, RSA plot. William Leslie RUTLEDGE's ashes are in Reynolds' family grave at Makaraka, died c.4 June 1971, aged 94. Wife Constance died c.10 Dec 1960, aged 81. See also details in obituary Gis Herald 4 June 1971, listing family and biographical details.

W.L. Rutledge farmed at Matawai following sale of Waihapua - see Farms and Stations notes. Since 1918 owned by Bartram family - sold May 2003 to Furness family trust of Rotorua for \$1.75m (Gisb Herald 2 June 2003). Property transferred to Duncan Guy, December 2003.

Present use: Farming

A. WIGAN SCHOOL 1907-1937

No provision was made for public schooling inland of Tolaga Bay before the establishment of Wigan School at Takapau in 1907. Schools sites had been set aside both adjacent to West Ho Station near Arakihi at some early date, and in the subdivision of Wigan Settlement in 1903. Prior to 1907, some children boarded in or near Tolaga Bay township and attended Tolaga Bay School. At least two of Benjamin Jolley's children boarded with the McNeil family at 'the Point' prior to 1903, and went across the Uawa River by boat with the younger McNeil children in order to walk to the school. Other families made their own provision to educate their children at the large farms both before and after the establishment of Wigan and Mangaheia Schools. Governesses were employed by Thomas and Lucy Utting for the education of their children at Teesdale, and similar arrangements are known to have operated at Arakihi, Kiore and Doonholm Stations.

Wigan School was established in 1907¹ on the 2ac. 3r. 30p. site reserved for the purpose at Takapau as part of the Wigan Settlement survey of 1903. Probably in this same year, the Arataha Post Office was established, named for the *pa* site on the hill to the northwest across the Mangaheia River. D.A. Strachan, school inspector from Napier, noted in 1922;

"It would be just as well to call this school by the name Arataha. The Wigan name seems little known locally. The locality is also called Takapau, but that is already the name of another school in Hawke's Bay.

The first teacher was Nora Dobson, daughter of John Dobson, who farmed the 42-acre Crown lease section alienated from the Mangaheia IB block. She was also the post mistress for that first year. The roll in the first year was 14 children, half of them the children of Owen and Lizzie Bartram of 'Kowhai Tops'. In the first inspector's report, dated 11 November 1907, Henry Hill commented

"Considering the difficulties that are experienced by this small school, in the matter of bad roads and the isolation of the of the pupils, the mistress can hardly be blamed for not meeting the full requirements of the standards."

Wigan School Class List 29 October 1907

Bartram, Arthur	13 years 11 months	Weatherly, Elsie	8y 6m
Bartram, Iris	12y 5m	Bartram, Doreen	6y 9m
Bartram, Hazel	11y 0m	Harding, Lorna	5y 0m
Edwards, Douglas	11y 5m	Harding, Edric	7y 0m
Bartram, Kathleen	9y 10m	Parker, Oswald	6y 7m
Bartram, Nellie	8y 9m	Parker, Kenneth	5y 0m
Bartram, Ronald	7y 7m	Weatherley, Hector	6y 0m

It appears that there was difficulty securing trained teaching staff. The inspector's report for 1909 stated;

"There is no proper accommodation to be had in the village. It would make the school more attractive to possible teachers if two rooms could be added from the accommodation of the teacher"

Miss Ruby Wilson was appointed teacher in 1909 and later in the year she also took on the role of postmistress. Few records for the period 1907 to 1913 have survived, but the roll for that period dropped by almost half, as the older Bartram children finished their schooling. Only three families contributed the pupils for the school in 1914.

Wigan School Class List 11 December 1914

Harding, Edric	13 years 10 months	Harding, Hannah	9y 6m
Mullany, James	7y 10m	Mullany, Annie	5y 0m
Harding, Lorna	12y 3m	Ford, Elsie	9y 6m
Ford, Eric	8y 0m	Harding, Jean	6y 11m

From early days there was concern that the area fenced for the school was insufficient for the grazing of pupil's horses. The inspector's report for 1916 noted that

“Committee want to know when the person who uses part of the school glebe outside the boundary fence pays any rent for same; if so, the Committee thinks money should go to the school funds.”

In 1919, the Inspector suggested that the balance of the land be fenced to provide more grazing “as nearly all the pupils ride” The adjoining land was owned by the McNeil family and used as part of their own horse paddock.

The roll of the school was boosted by the nearby subdivision of part of Mangaheia Station in the early 1920s. The number of pupils doubled in 1922, including four of the five children of Harry and Dora Nelson, and the two eldest children of Arthur and Mary Donald, who all were admitted to the school at the end of March that year.

The school building at Wigan was often used for Anglican church services and as a focus for community events. In the first minute book of Tolaga Bay Parochial District, it was recorded at the meeting held on 14 January 1907 that the newly appointed vicar, Rev W. Robinson, would conduct services fortnightly at Takapau at 3pm. Three church members from Takapau served on this first church committee; O.E. Bartram, David Caldwell and Thomas Utting.

Remodeling and enlargement of the school buildings took place in 1931, when the roll peaked at 34 children.² The roll slowly declined through the 1930s, as the post-war baby boom passed its peak. The effect of the depressed conditions was also evident, with less staff employed on the farms in the area.

Wigan School -Teachers and Roll Numbers (where known)

Year	Teacher	Roll	Year	Teacher	Roll
1907	Nora Dobson	14	1924	Miss K.H. Redmond	16
1908	Nora Dobson	?	1925	Verona Ellmers	15
1909	Miss Ruby Wilson	?	1926	Verona Ellmers	22
1910	?	?	1927	Verona Ellmers	22
1911	? Irene Mantell ³	?	1928	Pani Priestley	24
1912-13	?	?	1929	A.D. Heywood	26
1914	C.E.Guscott	8	1930	A.D. Heywood	26
1915	Miss N.E. Dunlop	9	1931	Miss M.J. O'Connor	34
1916	Miss N.E. Dunlop	10	1932	Miss M.J. O'Connor	30
1917	Kate M. McIntosh	15	1933	Mr. F.A. Stevenson	29
1918	Kate M. McIntosh	9	1934	E.B.G. Baddam	22
1919	Kate M. McIntosh	12	1935	E.B.G. Baddam	18
1920	H.K. Trimmer	?	1936	E.B.G. Baddam	19
1921	H.K. Trimmer	10	1937	H.W.B. Webber	15
1922	M. O'Connor	21	1938	? J. Gardner	?
1923	E.L. Walker	19			

Wigan School Class List 1937⁴

James, Colin	Cranswick, Pamela	Tangohau, Mikaere	Higgs, June
Korou, Thomas	Higgs, Jeanette	Lougher, Peter	Higgs, Margaret
Cranswick, Alan	Maitai, Paku	McGregor, Rutene	James, Lois
Higgs, Raymond	Tangohau, Tangi		

Nearby Mangaheia School was damaged in the floods of February 1938, and some of the children accommodated at Wigan temporarily. Wigan School closed at the end of the first term 1938.

There was some pressure to reopen the school in the 1940s from families in the area, but the Education Board did not respond positively. The building continued to be used for community purposes, and was sold to McNeil Sheepfarming Company in 1964.

Notes

¹ Wigan School records held in National Archives, Accession ABDJ Series W3568 Hawke's Bay Education Board.

² A school photograph of 1931 held by Ivan Craill shows only 24 children present on that day.

³ Taken from *Wise's Post Office Guide for 1912* - Arataha

⁴ No class list is shown in the records held at Archives New Zealand, Wellington, for the first term 1938, the school presumably not having been inspected before its closure on 6 May 1938.

Wigan School - Extract from the Admission Register 1914 – 1937

Surname	First names	Years at school'			
Atkins	Lovie	1933-34, 1935	Gardner	Shirley	1938
			Graham	Malcolm	1934-36
			Graham	Olive Grace	1934-36
Bartram	Joan Patricia	1922-1926			
Bartram	Nancy	1917	Haere	Sid	1936
Bartram	Rolston	1915-19	Henry	Edward	1936-37
Broughton	Celilia	1931-32	Henry	Girlye	1936-37
Broughton	Charlotte	1930-33	Henry	James	1936-37
Broughton	Cuckoo	1928	Higgs	Jean	1935-38
Broughton	Dick Peter	1926, 1928	Higgs	June	1935-38
Broughton	Joseph Samuel	1931	Higgs	Margaret	1936-38
Broughton	Mate	1928-29	Higgs	Phyllis	1935-36
Broughton (Paratene)	William	1928	Higgs	Raymond	1935-38
Brown	Joseph	1931	Hutchins	Fred	1926
Brown	Maria	1929			
Brown	Marie Wi	1930	James	Audrey Esther	1928-36
Burgess	Blanche	1927	James	Colin Brien	1930-38
Burgess	Ronald	1927	James	Ian	1927-34
Byrne	Doreen Mary	1925	James	Lois May	1935-38
			James	Noeline	1926-33
Caldwell	Ann	1922	James	Oswald	1926-33
Caldwell	Peter Aitken	1928	James	Shirley Gladys	1934
Caldwell	William Aitken Douglas	1927-31	Jolley	Benjamin	1917-19
Clarkson	Rene	1932-33	Jolley	Charles Percival	1917-19, 1921
Constance	Day	1919	Jolley	Doreen	1921-24
Craill	David George [Tim]	1924-25, 1928-31	Jolley	Elva	1915-19
Craill	Dorothy Ida	1922-25, 1927	Jolley	Myrtle	1915-19
Craill	Ivan Robert	1926-32	Jolley	Vera	1916-19
Cranswick	Alan Lawson	1932-38			
Cranswick	Brenda Elizabeth	1926	Kearney	Jane	1934
Cranswick	Joan Pamela	1930-38	Korau	Thomas	1937
Cranswick	Owen Bernard	1938	Kuhukuhu (Maitai)	Rutene	1935-38
Cranswick	Thomas	1926-32			
			Lougher	Peter William	1936-38
Denton	Charles	1925			
Denton	Edith	1925	MacKintosh	Hector	1917
Denton	Gladys	1925	MacKintosh	Stuart	1917-19
Denton	Hilda	1925	Maitai	Honourable	1930
Denton	Joyce	1925	Maitai	Paku	1931-38
Denton	Julia	1925	Marsh	Arthur	1935
Donald	Gordon Lindsay Arthur [Sam]	1920, 1922-23	Marsh	Dawn	1935
Donald	Helen Mary	1922-23	McNab	John Fergus	1931-36
Donald	Jean Margaret	1930-31	McNeil	Douglas	1925-33
Donald	Raymond John	1930-35	McNeil	Edna	1922-24
Donald	Robert David	1930	McNeil	Nancy	1922-?
Donald	William James	1930-35	McNeil	Nelson Joseph	1928-36
Duncan	Barbara Emily	1937	McNeil	Robert	1921-29
Dunlop	Cleveland Tennant	1930-35	Mitchell	Margaret Jean	1933-34
Dunlop	Dawne Eve	1930-31?	Mullany	Annie	1914-1921
			Mullany	Catherine M.	1920-25
Forbes	Joy Eileen	1930-35	Mullany	James	1914
Forbes	Vera (Henrietta Myrtle)	1929-33	Mullany	Luke	1921-28
Forbes	Violet Amy	1929			
Forbes	Winifred Charlotte	1929-34	Nelson	Herbert Warwick [Con]	1924-25
Ford	Arthur	1922-31	Nelson	J. Gould [Jack]	1922-27
Ford	Frank Francis	1918-19, 1923	Nelson	Rene Amy	1922
Ford	Kenneth	1923-24	Nelson	Sheila Betty	1922-27
Ford	Olive	1922-24, 1926-27	Nelson	Trixie Florence	1922-27

Paipa	Mihi	1935	Tamanui	Hastings	1916-19
Peter	Dick	1926-27	Tamanui	Mary	1918
Prince	William Eric	1920-?	Tangohau	Mihaere	1937
			Tangohau	Rota	1934
Reeves	Enid June	1926-28	Tangohau	Tangi	1934, 1937-38
Ryan	Edna Aileen	1926	Taylor	James	1921
Ryan	Eunice Patricia	1926	Te Maro	Billy	1934
			Te Maro	Zak	1934
Sayers	Alfred	1916-23			
Sayers	Fred	1918-26	Whakatope	Brownie	1938
Sayers	Maisie	1929-36	Whakatope	Henry	1938
Sayers	Maureen	1927-?			
Sayers	Patrick	1926-33			
Sayers	Pearl	1916-27?			
Sayers	Percy	1916-1921			
Smith	Doris	1929-30			
Smith	Ruby	1929-30			

Notes

- ¹ 1. Pre 1921 admissions registers are not complete.
2. For the purposes of this table, part years and readmissions within years are not differentiated.

B. MANGAHEIA STATION 1C SUBDIVISION 1921

Richard James Reynolds¹ had bought a large portion of the Mangaheia 1 block in 1886 from the New Zealand Native Land Settlement Company, and further land within the block in 1892 from the Bank of New Zealand Estates Company. He was basically an absentee landowner, living at Sandown homestead in Childers Road, Gisborne. According to the 1902 *Cyclopaedia of New Zealand* for the Auckland Province, at that time he held 7,200 acres of freehold and ran 10,000 sheep. His sons, George and Ralph, ran Mangaheia Station on his behalf. Ralph Reynolds was killed in a polo accident at Matawhero on Boxing Day 1913, and the Reynolds Memorial Hall in Tolaga Bay was largely financed by the Reynolds family in Ralph's memory.

A subdivision of the land along the south side of the Mangaheia River between Mangaheia 1B and the Wigan settlement was prepared for the owners, George Morris Reynolds and William Grice Sherratt, in October 1921. The total area, once roads had been subtracted, was 1264ac. 3r. 03p.² Some sections had caveats over them from 1918 for prospective purchasers. These caveats were cancelled once the subdivision was completed, and new titles were progressively issued as the land was sold.³

The land was rich silt flats and warm north-facing hills, and much sought after at the time. The sections were sold between the road and the Mangaheia River as small dairy farms, and progressively settled from the early 1920s. Three hilly sections south of the road were intended as sheep farms, but one of 160 acres was sold to Mick (Alan) Cranswick and operated as a dairy unit. The other two sections, totalling 466 acres were sold to James Livingstone Reeves, who had lived on the isolated Waingaromia block near Tauwhareparae with his wife Maggie and their children since 1903. This Mangaheia land was farmed as an adjunct to his large Waingaromia and Tauwhareparae properties.⁴ In 1926, Archie Kirk built the grand 'Te Rimu' homestead, designed by Gisborne architects, Burr and Mirfield, on this Mangaheia property for James Reeves, at a cost of £5,580. George Thompson jnr. and his brother Hewa assisted Maggie Reeves in planting the large garden which surrounds the present house on the site.

One section of 128 acres was acquired by McNeil Sheepfarming Company in 1926 to complete their holding at 'Takapau', this being adjacent to their existing land along the Kowhai creek. A small portion was gifted to the Anglican parish as a future church site, although it is unlikely that it could have been built on, as it was on the banks of the Kowhai creek and subject to frequent flooding. Not all the sections were sold, and these are still farmed as part of Mangaheia Station by the present owners.

Mangaheia Station Subdivision 1921

Sec.	Area	Caveat over land	Title issued	To whom title was issued, land use & type
1	30ac 2r 20p		31 Mar 1928	George Alban Neil Dairying – river flats
2	167 0 25		16 Feb 1925	James Livingstone Reeves Sheep farming – hilly
3	259 2 20		16 Feb 1925	James Livingstone Reeves Sheep farming – hilly
4	159 1 15		25 Apr 1925	Alan Cranswick Dairying – rolling
5	208 1 24		<i>Not sold</i> ⁵	Steep and hilly
6	67 3 31		<i>Not sold</i>	Rolling and flat
7	106 2 11		<i>Not sold</i>	Rolling
8	128 2 27		28 Oct 1926	McNeil Sheepfarming Company Sheep and cattle farming – mixed flat and hilly
9	37 0 02		7 Nov 1930	Edmond Thomas Harries Dairying – river flats
10	5 0 10		<i>Not sold</i>	River flats with station stock yards (the ‘Cutty Yards’)
11	30 0 00	23 Feb 1922 ⁶	17 Jan 1930	Henry John Lougher Dairying – river flats
12	31 0 0	1 Mar 1922	31 Mar 1928	Harry Nelson Dairying – river flats
13	30 3 0	1 Mar 1922	10 Oct 1930	John Peter Guthrie Dairying – river flats
14	0 1 37		30 May 1927	Waiapu Board of Diocesan Trustees Future church site – low-lying by creek

Notes

¹ R.J. Reynolds was a civil engineer by profession, who trained at Trinity College, Dublin. He was born in Wallasey, Liverpool, England, in 1844 and came to New Zealand in 1879.

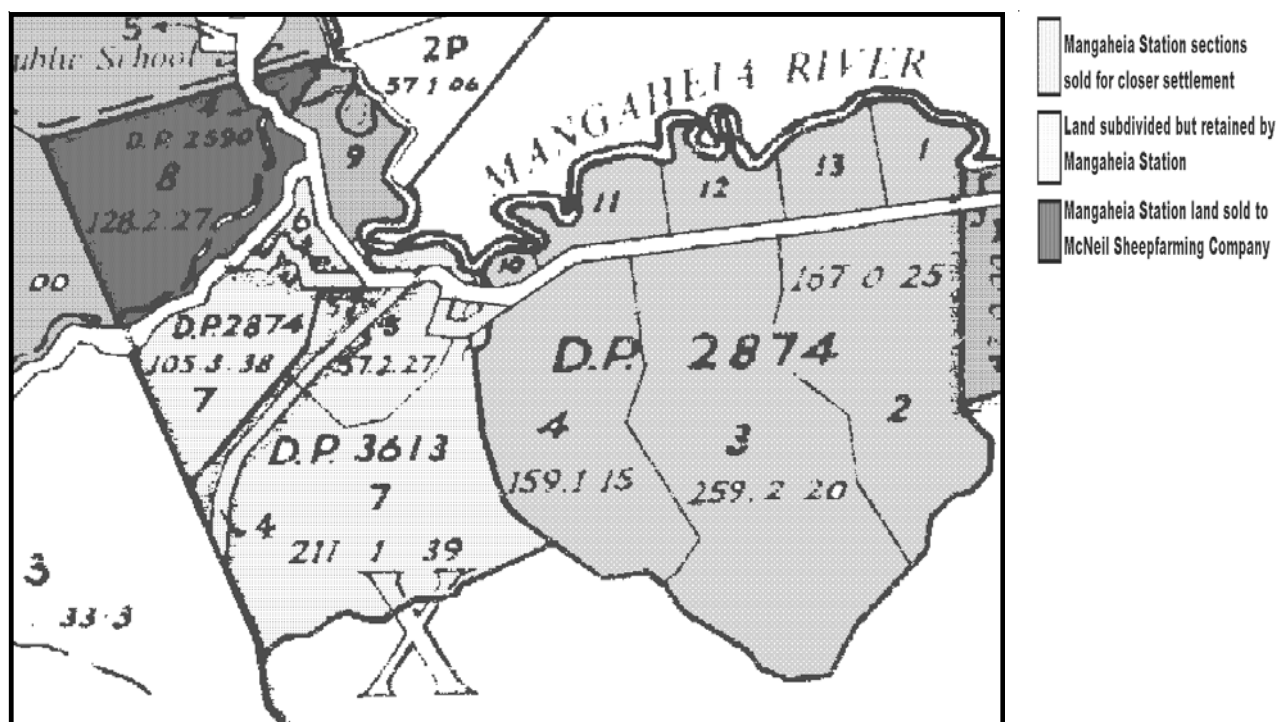
² D.P. 2874 surveyed by Grant and Cooke.

³ CT 47/241 & 47/242

⁴ Andrew Reeves acquired block No.7 (2,202 acres) of Waingaromia No.2, 22 miles from Tolaga Bay, sometime before 1897. In 1911 James Livingstone Reeves added two Tauwhareparae Gisborne Harbour endowment lease blocks, Lots 1 and 2 (919 and 1027 acres), and later Lots 10 in 1928 and Lot 14 in 1934. By that year he was shearing 12,726 sheep and docking 4,500 lambs on these properties. (Evans pp.21-23)

⁵ New titles (CT 93/35 and 93/36) were issued for these unsold blocks in 1943.

⁶ Caveat produced to Thomas Blank Lougher, uncle of Henry John Lougher, to whom the title was eventually issued.



C. TE MARUNGA GISBORNE HIGH SCHOOL ENDOWMENT 1885 – 1934

The title of Te Marunga block was investigated by the Native Land Court in 1875 in preparation for sale to the Crown. A survey completed in April of that year delineated an area of 7660 acres.

Although the early lease details on the freehold title issued in 1885 to the Gisborne High School Board are very unclear, it appears that the earliest recorded lease on this land was that of Samuel Willetts in 1887. The area recorded is 6896 acres, presumably from a recalculation of the area of the block since the original 1875 survey. In 1889 Willetts transferred his lease to John Trimmer, who had formerly leased Tawhiti No.2 block between Waima and Waipiro Bay, and had a hotel and store at Tolaga Bay.¹

In 1892, Trimmer transferred part of the leased area to a consortium of William Graham, Henry John Shand, James Porteus Barr and William Wood. This is probably the western portion adjacent to the Matatuatonga and Ngatawakawaka blocks and bounded to the south by the Mangaheia River, and known as Mangatoitoe or Mangatoetoe Station. On the electoral roll the following year William Graham is shown as a sheepfarmer, Henry Shand as overseer, and James Porteus Barr² as station manager. Helen Mary Graham is also listed. This same consortium of Christchurch businessmen and farmers leased a large portion of the Tauwhareparae Harbour endowment from 1890. Their operation was short-lived, the Union Bank of Australia exercising their rights under a mortgage. It is unclear who farmed this portion of the land following their action, although it was not uncommon for banks to appoint a manager and run the farm directly in the 1890s.

On the Waiapu electoral roll for 1893, John Trimmer is shown as a settler at Tolaga Bay, along with wife, Sarah. It is unclear whether they were living on the farm or operating this from Tolaga township. John Trimmer died on 14 February 1899, aged 56, and is buried in the Tolaga Bay Public Cemetery. In December that year, Henry Lawrence Oldfield took over Trimmer's portion, which still had nine years to run on the existing lease.

The map produced for the promotion of the sale of sections in the Wigan Settlement shows Oldfield's homestead on the north side of the Tauwhareparae Road opposite the Crown section selected by Benjamin Jolley in 1903. Also marked on this map is the homestead of Barker brothers at Mangatoitoe. Frank Brayton and Percival Barker jnr. took over the unexpired portion of the lease from the Union Bank in 1901.

The 21-year term of these original leases ran out in July 1909, and was extended for both for a further four years. When these leases were due to be reviewed again in 1913, there was some controversy in the district over both the process and the terms of the leases to be offered. The *Gisborne Times* of 21 September 1912 reported a letter received by the Cook County Council at their meeting held the previous day from C.E. Smith, writing on behalf of the Tolaga Bay Progressive League. He wrote:

“At a meeting on 10th September it was agreed to ask your Council, through its representative on the High School Board, the advisability of not renewing the Education reserve known as the Te Marunga block, of the which the lease is about expired, for the following reasons;

The present lease of 21 years at nominal rental with no right of renewal or compensation. The Board then gave a further four years, and the present lessees should have no rights over others.

The meeting considered that there would be a better return to the Board from smaller areas and public competition for leases would benefit the district.

It is pointed out that lands of similar class on the adjoining Wigan Settlement in farms of 250 to 500 acres are most prosperous. The rents are up to 7s. 6d. per acre, and are selling for up to £5 an acre for goodwill.”

It was decided to forward the letter to the Hawke's Bay Education Board without comment, and it is not clear whether this had any influence on the process of assigning leases the following year. What is clear is that the land was subdivided into a number of sections of varying sizes by the time the new leases were issued in 1916, these being backdated to 1913.

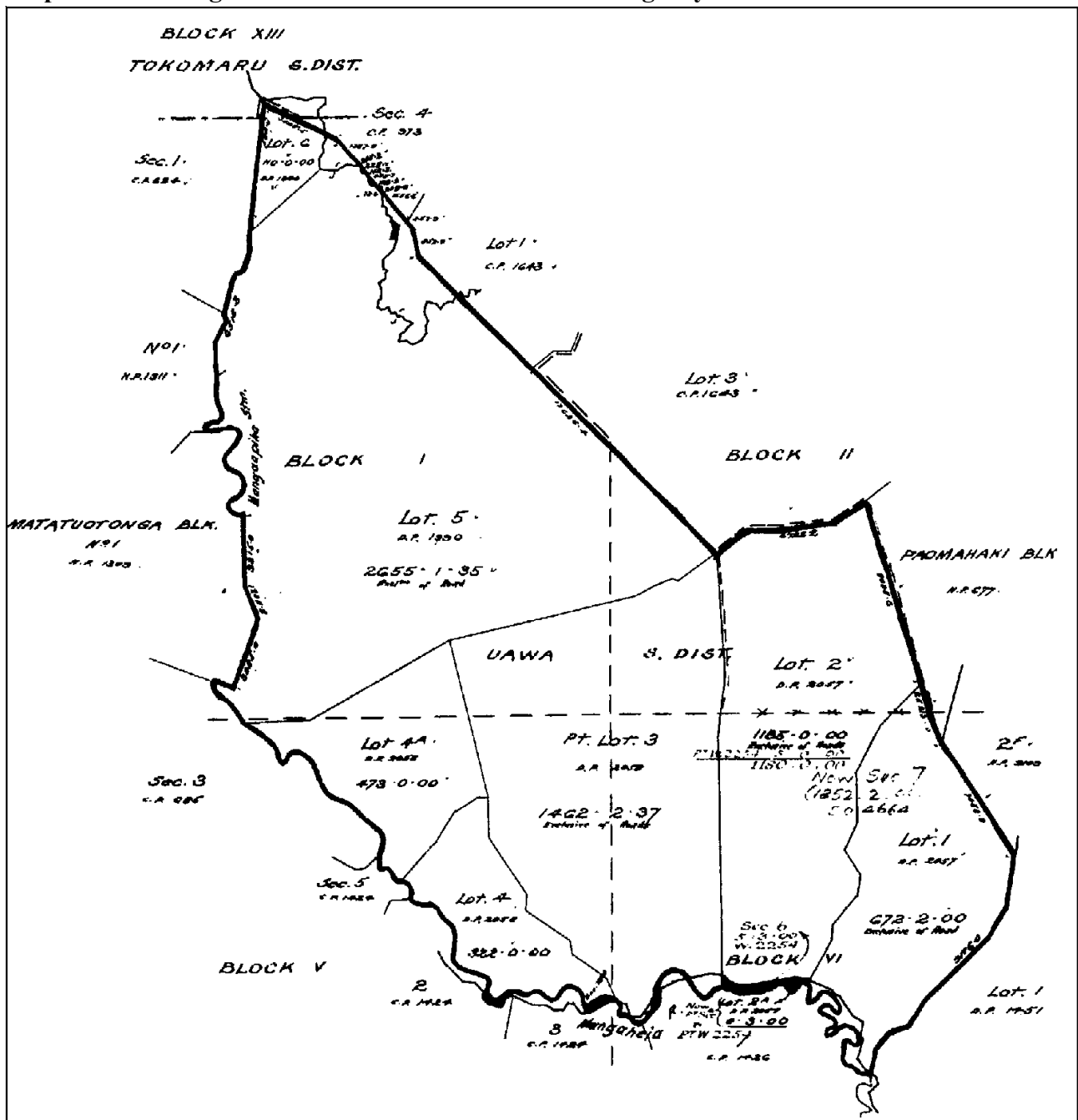
Neither of the previous leaseholders retained the leases on their farms when the new leases were issued. With the exception of Robert Knox and the Craills, all of those who acquired leases had adjoining holdings or other land interests in the nearby area, including the Wigan Settlement. As can be seen from the table, not all these farmers were successful in their farming, and a series of transfers took place within the 21-year lease period, with some aggregation of holdings

Te Marunga Gisborne High School Endowment leases 1887-1934

Lease No. Lessee
& Date

712	1887	Samuel Willetts?	Probably whole block - writing very unclear
712	1889	John Trimmer	Probably whole block - writing very unclear
1669	1892	William Graham, Henry John Shand, James Porteus Barr & William Wood	Sublease of part of lease 712 for 9 years 4 months writing very unclear – probably north-western portion known as Mangatoitoi Station
1669	1896	Union Bank of Australia	Default of Lease 1669
712	1899	John Henry Trimmer	As administrator of estate of John Trimmer
712	1899	Henry Lawrence Oldfield	Transfer of part of lease as above Encumbrance registered to John Henry Trimmer - later transferred to Sarah Maria Trimmer
1669	1901	Frank Brayton Barker & Percival Barker jnr	Transfer of part of lease as above from Union Bank of Australia Mangatoitoi Station
712	1908	Olive Marguerite Oldfield	Transfer of interests of J.H. Oldfield to his wife
712	1909	Robert Henry Laurence Oldfield	New lease for 4 years
1669	1909	Frank Brayton Barker & Percival Barker jnr	New lease for 4 years

Map of Te Marunga block from CT 80/132 Gisborne Registry



4021 1913 Thomas Utting Lot 1 DP 2057 21 years
 4022 1913 Thomas Craill of Patutahi Lot 2 DP 2057 21 years
 4023 1913 Samuel Hayward Ford Lot 3 DP 2058 21 years Mangatoitoi 1462 ac
 4024 1913 Joseph McNeil Lot 4 DP 2058 21 years The Burn
 4025 1913 Robert McNeil Lot 4A DP 2058 21 years
 4026 1913 Robert Knox of Whangara Lot 5 DP 1990 21 years 2655 ac
 4027 1913 Samuel King Spencer Lot 6 DO 1990 21 years 110 ac NW corner
 4021 1917 Thomas Craill Transfer from Thomas Utting
 4021 & 4022 1919 Robert Craill Transfer from Thomas Craill
 4026 1919 Mary Elizabeth Knox & John Harold Kane executors of estate of Robert Knox
 4026 1920 David Caldwell, William Aitken Caldwell & Thomas Hunter Caldwell - equal shares Transfer from estate of Robert Knox
 4025 1923 John Bentham Morris & John Henry McNeil executors of estate of Robert McNeil snr
 4025 1926 McNeil Sheepfarming Company succession of estate of Robert McNeil snr
 4023 1928 Harold Maude Transfer from Samuel Hayward Ford
 4026 1928 Samuel Dowler Spencer
 power of sale under mortgage to Caldwell Bros exercised by Mary E. Knox & Charles Blackburn
 5856 1934 Robert Craill Lots 1 & 2 DP 2057 21 years 1852a 2r
 5857 1934 Harold Maude Pt Lot 3 DP 2058 21 years 1462a 2r 37p
 5858 1934 Joseph McNeil Lot 4 DP 2058 21 years 322a
 5859 1934 McNeil Sheepfarming Company Lot 4A DP 2058 21 years 473a
 5860 1934 Samuel Dowler Spencer Lot 5 DP 1990 21 years 2655a 1r 35p
 5897 1934 Dora Spencer Lot 6 DP 1990 21 years 110a

Notes

¹ John Trimmer requested transfer of hotel licence to Archibald McMillan as from 1 Dec 1887 (*Poverty Bay Herald* 15 Nov 1887) An advertisement in *Poverty Bay Herald* from at least 31 Oct 1887 shows that Trimmer sold 'timber & building materials', and had 'a large receiving store'

² James Porteous Barr (born 16 Aug 1837 in Riccarton, Ayrshire, Scotland, died 9 Aug 1894 in Kaiti, Gisborne), came north with his family from Christchurch. His son Robert (born 14 Feb 1870 in Christchurch) was a bush felling contractor, shown on the Waiapu electoral roll of 1893 as an overseer at Tauwhareparae, was C.E. Smith's first employer in the Tolaga Bay area (conversation with Keith Smith, 10 Nov 2002)

D. MANGAHEIA 2D SUBDIVISION AND LEASES 1905 - 1923

The bulk of the hill country to the east and north of the Mangaheia River, along with some of the flat land originally leased as The Delta and Broadlands, was surveyed in 1905 on the instructions of the East Coast Maori Land Trust (later East Coast Commissioner). This was leased in sections of various sizes for two 21-year terms before reverting to the control of the East Coast Commissioner in 1947. This land has been farmed since as Paroa Station for the beneficial owners of Mangaheia 2D block and other blocks, with the steep country leased for forestry since the early 1980s.

Those resident on farms in the western part of the subdivision above Takapau, were very much part of the community in the upper Mangaheia Valley, and their children attended Wigan School. A list of the original leaseholders, and subsequent transfers, is tabled below. This is drawn from GS CT36/203 and includes some leases of this land prior to 1905.

No.	Date (year/month/day)	Lessee	
	1896/07/01	William Fownes Somerville	7 1/2 years from this date - not delineated Decree of Validation Court 1 June 1896 1829967 ?
	1896/07/01	James MacFarlane	7 1/2 years from this date - not delineated Decree of Validation Court 1 June 1896 1829967 ?
	1896/07/01	George Spence	7 1/2 years from this date - not delineated Decree of Validation Court 1 June 1896 1829967 ?

2925 1905/02/25 John Higgins Martin, Hauti, sheepfarmer
DP1451 Lot 5, 21 years 488a 2r 20p, hill country

2925 1908/09/24 James Ernest Gear, Manawatu & George Bloomfield Jobson, Wellington, sheepfarmers
DP1451 Lot 5, transfer of lease 488a 2r 20p, hill country

2925 1908/09/24 James Ernest Gear, Manawatu, sheepfarmer
DP1451 Lot 5, transfer of lease transfer of half share of Jobson (now of Mangaheia) to Gear

2925 1912/01/19 John Reid MacIntosh, Tolaga Bay, sheepfarmer
DP1451 Lot 5, transfer of lease 488a 2r 20p, hill country

2925 1921/08/19 Uawa County Council
DP1452 Pt.Lot 5, taken as worker's dwelling 10a 0r 14p - roadman's cottage

2926 1905/02/25 John Rutherford Shaw, Pakarae, hotelkeeper
DP1452 Lot 7, 21 years 355a 3r 38p, heavy flats

2926 1908/09/24 James Ernest Gear, Manawatu & George Bloomfield Jobson, Wellington, sheepfarmer
DP1452 Lot 7, transfer of lease 355a 3r 38p, heavy flats

2926 1908/09/24 James Ernest Gear, Manawatu, sheepfarmer
DP1452 Lot 7, transfer of lease transfer of half share of Jobson (now of Mangaheia) to Gear

2926 1912/03/19 John Wachmann, Gisborne, farmer
DP1452 Lot 7, transfer of lease 355a 3r 38p, heavy flats

2926 1916/02/21 William Alexander Smith, Tokomaru Bay, sheepfarmer
DP1452 Lot 7, transfer of lease 355a 3r 38p, heavy flats

2926 1918/03/07 John Harry Oswald Redstone, not given
DP1452 Lot 7, transfer of lease 355a 3r 38p, heavy flats

2926 1923/09/27 East Coast Commissioner DP 2717 Lot 1 (part DP1452 Lot 7), surrender of lease
transferred to Hawke's Bay Education Board same day, with new CT 72/68 issued

2927 1905/02/25 John Rutherford Shaw, Pakarae, hotelkeeper
DP1452 Lot 8, 21 years 344a 0r 15p, heavy flats

2927 1908/09/24 James Ernest Gear, Manawatu & George Bloomfield Jobson, Wellington, sheepfarmer
DP1452 Lot 8, transfer of lease 344a 0r 15p, heavy flats

2927 1908/09/24 James Ernest Gear, Manawatu, sheepfarmer
DP1452 Lot 8, transfer of half interest in lease 344a 0r 15p, heavy flats.

2927 1912/05/23 Caroline Beatrice Cobbett, w/o George Paul Cobbett, Gisborne, sheepfarmer
DP1452 Lot 8, transfer of lease 344a 0r 15p, heavy flats

2927 1915/12/07 Edward Rowley Murphy, Tokomaru Bay, sheepfarmer & William Leslie Rutledge, Tolaga Bay,
sheepfarmer DP1452 Lot 8, transfer of lease 344a 0r 15p, heavy flats

2927 1916/12/22 Edward Rowley Murphy & William Alexander Smith, both of Tokomaru Bay, sheepfarmers
DP1452 Lot 8, transfer of interest in lease 344a 0r 15p, heavy flats

2927 1918/08/01 Edward Rowley Murphy, Tokomaru Bay, sheepfarmer
DP1452 Lot 8, transfer of interest in lease 344a 0r 15p, heavy flats

2927 1919/06/26 Walter Thomas Calcott, Tolaga Bay, sheepfarmer
DP1452 Lot 8, transfer of lease 344a 0r 15p, heavy flats

2928 1905/02/25 John Rutherford Shaw, Pakarae, hotelkeeper
DP1452 Lot 6, 21 years 253a 1r 07p, heavy flats

2928 1908/09/24 James Ernest Gear, Manawatu & George Bloomfield Jobson, Wellington, sheepfarmer
DP1452 Lot 6, transfer of lease 253a 1r 07p, heavy flats

2928 1908/09/24 James Ernest Gear, Manawatu, sheepfarmer
DP1452 Lot 6, transfer of half interest in lease transfer of half share of Jobson to Gear

2928 1911/12/06 William McMillan, Tolaga Bay, shepherd
DP1452 Lot 6, transfer of lease 253a 1r 07p, heavy flats

2929 1905/02/25 William Fownes Somerville, Hauti, sheepfarmer
DP1451 Lots 2 & 3, 2DX, 21 years Lot 2, 643a 3r 04p; Lot 3, 1316a 2r 01p, 2DX, hill country

2929 1912/06/10 William Tancred Somerville, Tolaga Bay, sheepfarmer
DP1451 Lots 2 & 3, 2DX, transfer as executor
Lot 2, 643a 3r 04p; Lot 3, 1316a 2r 01p, 2DX ?, hill country (W.F. Somerville died 19 Jan 1910)

2929 1912/12/13 James Spiers Paterson, Tolaga Bay, sheepfarmer
DP1451 Lots 2 & 3, 2DX, transfer Lot 2, 643a 3r 04p; Lot 3, 1316a 2r 01p, 2DX, hill country

2930 1905/02/25 William Fownes Somerville, Hauiti, sheepfarmer
DP1452 Lots 10 & 11, 21 years Lot 10, 203a 1r 39p; Lot 11, 46a 2r 00p, heavy flats (racecourse)

2930 1908/04/16 William John Knight, Tolaga Bay, sheepfarmer - transfer DP1452 Lots 10 & 11, transfer of lease
Lot 10, 203a 1r 39p; Lot 11, 46a 2r 00p, heavy flats (racecourse)

2930 1909/06/29 James Ernest Gear, Manawatu & George Bloomfield Jobson, Wellington, sheepfarmer
DP1452 Lots 10 & 11, transfer under caveat
Lot 10, 203a 1r 39p; Lot 11, 46a 2r 00p, heavy flats (racecourse)

2930 1909/06/29 James Ernest Gear, Manawatu, sheepfarmer
DP1452 Lots 10 & 11, transfer of lease transfer of half share of Jobson to Gear

2930 1912/06/10 Jessie Edith Loisel, w/o Henri Loisel, Waihau, sheepfarmer
DP1452 Lots 10 & 11, transfer Lot 10, 203a 1r 39p; Lot 11, 46a 2r 00p, heavy flats (racecourse)

2930 1914/04/28 Henri Loisel, Waihau, sheepfarmer
DP1452 Lots 10 & 11, transfer Lot 10, 203a 1r 39p; Lot 11, 46a 2r 00p, heavy flats (racecourse)

2932 1905/02/25 James Kennedy, Hauiti, sheepfarmer
DP1451 Lot 4, 21 years 757a 0r 00p, south-facing hill country

2932 1907/09/05 Charles Cooper, Gisborne, sheepfarmer
DP1451 Lot 4 - transfer of lease 757a 0r 00p, south-facing hill country

2932 1911/02/08 Margrave Thomas Trafford, Waimata, sheepfarmer
DP1451 Lot 4 - transfer of lease 757a 0r 00p, south-facing hill country

2932 1923/10/03 Charles Steward Robertson, Tolaga Bay, sheepfarmer
DP1451 Lot 4 - transfer of lease 757a 0r 00p, south-facing hill country

2936 1905/02/25 John Galbraith Hyde, Clyde, Otago, medical practitioner
DP1451 Lot 1, 21 years 1288a 2r 00p, steep hill country

2936 1912/04/10 David Dunlop, Gisborne, farmer
DP1451 Lot 1, transfer of lease 1288a 2r 00p, steep hill country

2936 1923/05/04 Harold Salmon, Gisborne, sheepfarmer
DP1451 Lot 1, transfer of lease 1288a 2r 00p, steep hill country

2937 1905/02/25 John Rutherford Shaw, Pakarae, hotelkeeper
DP1452 Lot 9, 21 years 260a 0r 12p , heavy flats

2937 1909/06/29 James Ernest Gear, Manawatu & George Bloomfield Jobson, Wellington, sheepfarmer
DP1452 Lot 9, transfer of lease 260a 0r 12p , heavy flats

2937 1909/06/29 James Ernest Gear, Manawatu, sheepfarmer
DP1452 Lot 9, transfer of lease 260a 0r 12p , heavy flats

2937 1912/06/07 Harry Harding, farmer & John Harold Hart, painter, both of Tolaga Bay
DP1452 Lot 9, transfer of lease 260a 0r 12p , heavy flats

2937 1914/10/07 William Albert Hall, Gisborne, plumber
DP1452 Lot 9, transfer of lease 260a 0r 12p , heavy flats

2937 1915/10/21 Edward Rowley Murphy, Tokomaru Bay, sheepfarmer
DP1452 Lot 9, transfer of lease 260a 0r 12p , heavy flats

2937 1918/06/12 Edward Rowley Murphy & William Alexander Smith, both of Tokomaru Bay, sheepfarmers
DP1452 Lot 9, transfer of half undivided share 260a 0r 12p , heavy flats

2937 1918/08/01 Edward Rowley Murphy, Tokomaru Bay, sheepfarmer
DP1452 Lot 9, transfer of interest in lease 260a 0r 12p , heavy flats

2937 1920/10/06 Joseph Pool, Tolaga Bay, stock agent
DP1452 Lot 9, transfer of lease 260a 0r 12p , heavy flats

2937 1920/10/06 Garrett Francis O'Rourke, Pahiatua, farmer
DP1452 Lot 9, transfer of lease 260a 0r 12p , heavy flats

4420 1919/09/20 Robert Brown, Tolaga Bay, contractor
DP1452 Lot 7, lease of part of lease 2926 from Redstone to 1926/01/26
355a 3r 38p, heavy flats - area of sublease not delineated

4457 1920/02/16 William Raeburn Paterson, Tolaga Bay, sheepfarmer
DP1451 Lots 2 & 3, 2DX, sublease to expiry of term
Lot 2, 643a 3r 04p; Lot 3, 1316a 2r 01p, 2DX ?, hill country

4457 1922/08/21 James Spiers Paterson?
DP1451 Lots 2 & 3, 2DX, recovery of possession of lease
Lot 2, 643a 3r 04p; Lot 3, 1316a 2r 01p, 2DX ?, hill country

4823 1921/10/10 Frederick Walter Peryer, Tolaga Bay, farmer