Muriwhenua Post-1865 Block Narratives:
Report Four

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A Report Prepared for the Renewed Muriwhenua Land Inquiry
(Wai 45) and
Commissioned by the Waitangi Tribunal

Bassett Kay Research

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1. INTRODUCTION

1.1 THE AUTHOR

My name is Heather Bassett. I am an historian living in Auckland. I have a Bachelor of Arts (Hons) degree majoring in History from the University of Waikato. Between 1993 and 1995 I was employed as a research assistant on the *Maori Land Legislation Manual* under the supervision of Dr. David Williams. I then worked as a research officer at the Waitangi Tribunal. In 1997 I became a founding partner of Bassett Kay Research which for the past 29 years has been providing professional historical research services, specialising in Waitangi Tribunal claims and applications under the Marine and Coastal Area (Takutai Moana) Act. I have authored and co-authored 49 historical research reports and presented evidence to the Waitangi Tribunal for a number of district inquiries.

1.2 PROJECT BRIEF

This project was commissioned by the Waitangi Tribunal on 11 June 2025 as part of the Waitangi Tribunal's technical research programme for the Renewed Muriwhenua Land Inquiry (Wai 45). A copy of the commission can be found in the Appendix to this report.[1] The project was contracted for nine months to research and write.

The project brief defines the purpose of this report as to 'investigate in detail the title histories of individual land blocks within the Muriwhenua inquiry district including those still in Māori ownership in 1930.' Its focus is on 'individual land blocks … rather than the overall impacts of the Native Land Court or other general developments occurring nationally'.[2]

The requirements laid out in the Tribunal's commission are:

> The researcher will examine the following research issues to the extent existing sources allow:
>
> a) Details of individual land blocks that were subject to purchase activity including:
>
> i. Investigations of title and any other relevant Native/Māori Land Court proceedings (e.g. partition hearings), focusing on details of Māori who participated in the process

[1] Wai 45 #2.948.
[2] Project Brief: Renewed Muriwhenua Land Inquiry (Wai 45), Muriwhenua Post-1865 Block Narratives – Report 4, pp. 6-7.

(such as their names, iwi and hapū affiliations or who they represented, if recorded), and details of any restrictions on alienation;

ii. The Native/Māori Land Court's efforts to inquire into and/or make provisions for reserves or order restrictions on alienation; whether the landowners requested blocks or parts of the blocks be made inalienable; and the nature, extent, location and fate of any land set aside as reserves;

iii. Any evidence of opposition to the Native/Māori Land Court's decisions or processes, including petitions or complaints, by Māori and any response to it.

b) Details of any Crown or private purchases and other transactions, including details of:

i. Māori who participated in the transaction process.

ii. Crown officials who participated in the process, and the price paid for the land.

iii. Whether the Crown or private purchaser made any efforts to inquire into the need, and make provisions for Māori reserves; whether requests were made by the landowners to retain certain areas of land; the extent of any provisions that were made to ensure this land remained in Māori ownership and the fate of any reserved lands.

iv. Any evidence of opposition to Crown and private purchase transactions, including petitions or complaints, by Māori and any responses.

c) Details of land alienation and administration relating to each of the blocks, including:

i. The involvement of Crown officials and land administration agencies such as the Native Department, Native Land Court (later Māori Land Court), Māori Land Boards, and Māori Trustee.

ii. Māori who participated in these processes (including their names, iwi and hapū affiliations, or who they represented if recorded).

iii. Any other types of land alienation, including compulsory takings (such as for public works or road takings); administration by Māori Land Boards; land included in Māori land development schemes; leasing information; land subject to rates charging, receivership or vesting orders, survey lines, or any other title changes such as amalgamation or Europeanisation of title.

iv. Any evidence of opposition, including petitions or complaints, by Māori to the administration or alienation of their land and any responses.[3]

The project is focused on a selection of 20 blocks which were given title through the Māori Land Court since 1865.[4] The commission listed the following blocks to be included in the report. A full copy of the commission is appended at the end of this report.

Kareponia
Karikari
Lake Tangonge
Mangatawa
Mapere
Moturoa Islands[5]
Muriwhenuatika
Ohao 1 and Ohao 2
Okahu
Otu
Pakohu 1-5
Parengarenga
Perukia
Takapaukura
Takini
Taumatawiwi
Tawhati
Waipapa
Whakapouaka
Whatuwiwi

[3] Wai 45 #2.948.
[4] The commission refers to '25' blocks for research. This is because Ohao 1, Ohao 2, Pakohu 1, Pakohu 2, Pakohu 3, Pakohu 4 and Pakohu 5 were all listed as separate blocks. During the course of research it became clear that Ohao 1 and 2 should be dealt with in one 'Ohau' block narrative and that the five Pakohu blocks, which were all investigated by the Native Land Court at the same time and share the same administrative history, should be combined into one 'Pakohu' block narrative.
[5] The commission listed the block simply as 'Moturoa', but the legal appellation is Moturoa Islands.

1.3 BACKGROUND

This report is the fourth of four block narrative reports commissioned by the Waitangi Tribunal on 18 March 2024 and 11 June 2025 for the renewed Muriwhenua Land Inquiry (Wai 45). Report one was completed by Heather Bassett in 2025 and Suzanne Woodley completed report two in 2024.[6] The third report by Suzanne Woodley was completed in June 2026.[7]

The focus of this report is the title history of 20 parents blocks within the inquiry district that remained Māori land in 1865 and were not covered in the earlier reports (there are 155 such blocks across the inquiry district). When the project was first scoped, it was agreed that it was not possible in the timeframe for the first two reports to cover all 155 blocks. Therefore, 87 blocks were identified in consultation with staff from the Waitangi Tribunal for inclusion in the first two reports. The selection of these blocks was broadly based around resumable land and the pre-1930 period and encompassed the following categories:

- Resumable blocks: land located within Parengarenga, Whiwhero/Mangatete South, Oruru/Aputerewa 1 and 2, Te Konoti, Takahue 1, Haumapu/Maungataniwha East, Te Uhiroa and Te Awaroa 2 blocks;
- Post-1865 Crown purchases: this includes both nineteenth and twentieth century purchases and the Parapara Native School site (but not the entire Parapara East or West blocks);
- Pre-1900 private purchases: this includes blocks where it appeared likely that they had been purchased privately in the nineteenth century but at that stage of the research process details had not been confirmed;
- All Native Reserves: those blocks reserved from both pre- and post-1865 Crown transactions; and
- Blocks subject to petitions from Māori.

The process of selecting blocks for the first two reports excluded:

- the blocks north of Muriwhenua South including Parengarenga (with the exception of any resumable land);

[6] Heather Bassett, 'Muriwhenua Post-1865 Block Narratives, Report 1: Northern Blocks', 2025, (Wai 45 #T28); Suzanne Woodley, 'Muriwhenua Post-1865 Block Narratives Report Two: Southern Blocks', 2024, (Wai 45 #T24).
[7] Suzanne Woodley, 'Muriwhenua Post-1965 Block Narratives Report Three', 2026, (Wai 45 #T32).

- Ahipara block, which has a complicated twentieth century alienation history;
- Mangamuka West and Mangamuka East, which were covered by Walghan Partners for the Te Paparahi o Te Raki inquiry (Wai1040); and
- blocks that remained fully Māori land;
- blocks involving mainly twentieth century issues such as consolidation and development schemes.

After the first two reports had been completed Judge Wainwright directed that additional research would be required for the Native Land Court blocks which had not been included in the first two reports.[8] The remaining blocks, except for Mangamuka East and Mangamuka West, were allocated between Woodley and Bassett in consultation with staff at the Waitangi Tribunal for reports 3 and 4.

1.4 REPORT STRUCTURE

This report comprises 20 separate block narratives arranged alphabetically. For the purposes of assisting claimant research into the particular blocks of interest for their claims, each block narrative is designed to be read on its own. This results in some duplication of material for blocks which share a common history, such as an amalgamation, but is designed to ensure that the relevant information for each block is available within its own narrative section.

The narratives are focused on the title history of the block from first survey and Native Land Court title investigation to either the time it ceased to be Māori Freehold land or up to 2025 if it is still in Māori freehold ownership. The report is solely focused on title history and does not provide general context regarding the relevant legislation or Crown policies and practices.

Each block narrative begins with a map showing the original boundary of the block when it was first surveyed. The background of the map is sourced from recent aerial data, which indicates the current features of the block, as well as its location.[9]

[8] Wai 45 #2.923.
[9] These maps were prepared by Janine Bedford from Jacobs using block capture data supplied by the Waitangi Tribunal.

The narratives follow the same general structure, starting with a brief description of the location and the first survey plan. Each block narrative contains the following key information relating to the block's title history, where applicable and where sources are available:

- Native Land Court title investigation – including who gave evidence, what iwi/hapū tribal identity they gave (if any), any objections, and who was awarded ownership of the block.
- The issue of Native Land Court Certificates of Title/Memorials of Ownership and whether there were any restrictions on alienation.
- Subsequent partitions including the size of each block and, in most cases, who they were awarded to. When partitioned blocks have large numbers of owners, all the names might not be listed or general whānau names are given instead.
- Crown and Private purchasing activities – including (where sources allow) the date of the purchase, the purchaser, the names of those selling the block, the price and the valuation of the land, any opposition to the purchase, the amount of land retained by those selling, any deductions for rates and survey liens from the purchase price, whether the purchase mechanism was a meeting of owners or an individual purchase, and any involvement with the purchase by the Native Department, the Department of Māori Affairs, Māori Land Purchase Officers, the Māori Land Board, Māori Land Court or Māori Trustee.
- Any complaints or petitions from Māori about Native/Māori Land Court decisions or purchases and how those complaints were dealt with by Crown officials, Māori Land Court officers, the Māori Land Board or the Māori Trustee as applicable.
- Status changes to European Land under Part I of the Māori Affairs Amendment Act 1967 which meant that the block was no longer administered through the Māori Land Court system. While such blocks ceased to be legally Māori land, that does not necessarily mean they have passed out of the ownership of Māori individuals or whānau.
- Each block narrative concludes with a Title Summary table which shows the outcome for each partition of the block, such as the date of Crown or private purchase, change of status to European Land and which partitions were Māori Freehold Land in 2025,

along with the number of current owners listed on Pātaka Whenua, the Māori Land Court's online land information system.

While some examples of rating issues (such as rates charging orders and rates compromise charges from the 1930s), road line deductions and takings under the various Public Works Acts have been noted, they have not been researched systematically. Similarly, ownership changes made through the consolidation or development schemes are also noted in brief if they were evident in the sources used. However, coverage of consolidation orders and proclamations under the Mangōnui development scheme is not comprehensive for all blocks. The research undertaken for this report indicates that the implementation of development and consolidation schemes resulted in many changes in ownership patterns in the affected blocks.

1.5 METHODOLOGY AND SOURCES

A number of existing research reports for the Wai 45 inquiry have been used for context and background. Key reports utilised for this report are those of Dame Evelyn Stokes, David Alexander, as well as the more recent scoping report by David Armstrong.[10]

When it comes to the details of the title history of each block the preference has been to consult the original source material rather than rely on existing reports, unless otherwise stated. It is now decades since some of the research reports were prepared for the Wai 45 inquiry hearings, and in that time more primary sources have become easier to search for and more readily available. In addition, the focus that the Wai 45 hearings had on the pre-1865 period meant that those reports which did examine events post-1865 were designed as overviews with indicative case studies.[11] Now that the Waitangi Tribunal has renewed the Wai 45 inquiry, the potential for resumption orders means that a more comprehensive and forensic level of research is required.[12]

[10] Dame Evelyn Stokes, 'A Review of the Evidence in the Muriwhenua Lands Claims', Waitangi Tribunal Review Series 1997 volumes 1 and 2, (Wai 45 #P2), vols 1 and 2; Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865, Wai 45 and others', 2002, (Wai 45 #R8); Maurice Alemann, 'Muriwhenua Land Tenure', circa 1990s, (Wai 45 #M4); David Alexander, 'Consolidation and Development in Muriwhenua', October 1997, (Wai 45 #Q1); David Armstrong, 'Wai 45 Renewed Muriwhenua Inquiry District: Te Paatu Scoping Report', February 2022, (Wai 45 #T14).
[11] Armstrong, (Wai 45 #T14), p. 12.
[12] Armstrong, (Wai 45 #T14), pp. 20, 81-82.

The two bibliographies of Archives New Zealand sources prepared prior to the start of this project by Suzanne Woodley (Wellington sources) and Bassett Kay Research (Auckland sources) have been the main resources for primary research for this report.[13] These bibliographies comprise key records held at Archives New Zealand relevant to the Muriwhenua land inquiry post-1865 block narrative project. Further information about the document banks associated with these bibliographies can be found below.

Deeds indexes, deeds registers, and provisional land registers recently digitised by Archives New Zealand have proved useful for copies of deeds and title information. Where necessary Certificates of Title have been sourced from Land Information New Zealand (LINZ). The block narratives include many original official survey plans which were sourced through the QuickMap software. The plans are referenced with their official district plan number and type. For example AK SO 12475 is Auckland District Survey Office plan numbered 12475, and AK ML 7457 is Auckland District Māori Land plan number 7457.

Pātaka Whenua, the Māori Land Court's online land information system, contains Māori Land Court minute books, orders, historic and current ownership schedules, historic and current memorial schedules and historic record sheets. These sources have assisted with the identification of title changes particularly partitions, alienations, ownership details and status changes such as the Europeanisation of Māori land under the Māori Affairs Act 1967. This information has been supplemented with details from the alienation files or other Māori Land Court or Department of Māori Affairs records identified from the aforementioned bibliographies. Pātaka Whenua has also been used to confirm the status, area and number of owners of blocks which were still Māori Freehold Land in 2025.

Native or Māori Land Court minute books have been used extensively in this report, particularly for details concerning the investigation of title. Very often, particularly for early nineteenth century investigation of title hearings, minimal evidence was recorded. There are no written records of the hearings presided over by Judge Frederick Maning because his minute books were destroyed. In the few cases where the title investigation spans many pages

[13] Suzanne Woodley, 'Bibliography, Resumed Muriwhenua Land Inquiry (Wai 45) Post 1865 Block History Project Archives New Zealand, Wellington sources', December 2023, (Wai 45 #T22); Woodley, Suzanne, 'Appendix to the Journals of the House of Representatives (AJHR): references to Muriwhenua inquiry district land alienation and administration, 1865-1950 for Post 1865 Block History Project', December 2023, (Wai 45 #T21); Heather Bassett, Bassett Kay Research, 'Bibliography, Resumed Muriwhenua Land Inquiry (Wai 45) Post 1865 Block History Project', Archives New Zealand, Auckland sources, December 2023, (Wai 45 #T17).

in the minute books, references to land use and previous land transactions are noted. However, whakapapa and details of occupation and resource use recorded in these minutes are not comprehensively covered in this report as these will be included in the traditional history reports for this inquiry. The minute books are publicly accessible through Pātaka Whenua and have been referenced in this report using the current Māori Land Court style of minute book number, abbreviated title reference, and page number, which is the format required for searching on the website. For example, Northern Minute Book 16, p. 122 is 16 N 122. The most commonly used abbreviations for the minute books are Northern (N), Tokerau (TOK), and Kaitaia (KT).

The Māori Land Court minute books generally record partitioning information, however they do not always contain the names of all the owners awarded title. On these occasions, ownership schedules or partition orders held on Pātaka Whenua were checked as well as any particulars of title records held on Māori Land Court alienation files. In some cases it was not possible to locate the full list of names in any of the sources.

For most of the private land purchases prior to 1900 there are very few records available, and the block narratives contain all the details which could be located. Twentieth century purchases generated more documentary records. Māori Land Board and Māori Land Court alienation files normally provide details of the purchase process and document the actions of Crown officials. They also sometimes provide insight into the vendors' economic circumstances. These records have been used widely in this report. In the few instances where no alienation file was able to be located, this is stated in the block narrative.

There are some issues where further detailed research was beyond the scope of research for this project, particularly public works acquisitions and the details of the operation of the development schemes and individual unit farms. Where potential archival sources were identified which might provide further information, but research constraints meant they could not be viewed for this report, they have been noted in the footnotes as a guide for claimant researchers and/or whānau members of development scheme farmers.

Terminology

The Waitangi Tribunal found in its 1997 *Muriwhenua Land Report* that none of the Crown transactions between 1850 and 1865 could 'be shown to have been an absolute sale' and that

'the Government did not prove the transactions as sales at the time (or subsequently).' [14] For this reasons such transactions are described as 'land transactions' in this report and not as land purchases.

Dame Evelyn Stokes has explained that historical records of the nineteenth century were rarely nuanced when describing iwi and hapū identities within the Muriwhenua inquiry district. For instance, she notes that 'Ngati Kahu and Ngai Takoto were subsumed usually within Te Rarawa' within these sources.[15] Where any hapū or iwi identity has been ascribed to individuals or groups in the report, care has been taken to identify the source and who was using the terms. Preference has been given to using the way that individuals referred to themselves in the source document.

Spelling of Māori Names

While every attempt has been made to accurately transcribe the correct spelling of names of people and places into this report, it is likely that there are some errors. This is mainly due to the difficulty in deciphering handwriting; where the source itself contains spelling errors and variations; and where there is inconsistent spelling over several sources. Where there is uncertainty with spelling, '[?]' has been added next to the name. In the case of direct quotations the spelling is always that used in the original source.

Block Areas

It will be seen that there are some relatively minor discrepancies in the area recorded for some blocks at different times. This is largely due to later more accurate surveys or road line deductions (which have not been researched for this report). The area provided for each block and partition during a particular time is dependent on the source. This means that the area provided when discussing the investigation of title is that given during that process, either from the minute book or survey plan, and the area given in partition tables is the area given in the minutes of that partition hearing. The block areas provided in the Title Summary tables are a mixture of data from partition hearings, survey plans or the current area listed on Pātaka Whenua.

[14] Waitangi Tribunal, *Muriwhenua Land Report*, Wellington, 1997, p. 399.
[15] Stokes, (Wai 45 #P2), vol 2, pp. 606-607.

Footnotes and Document Banks

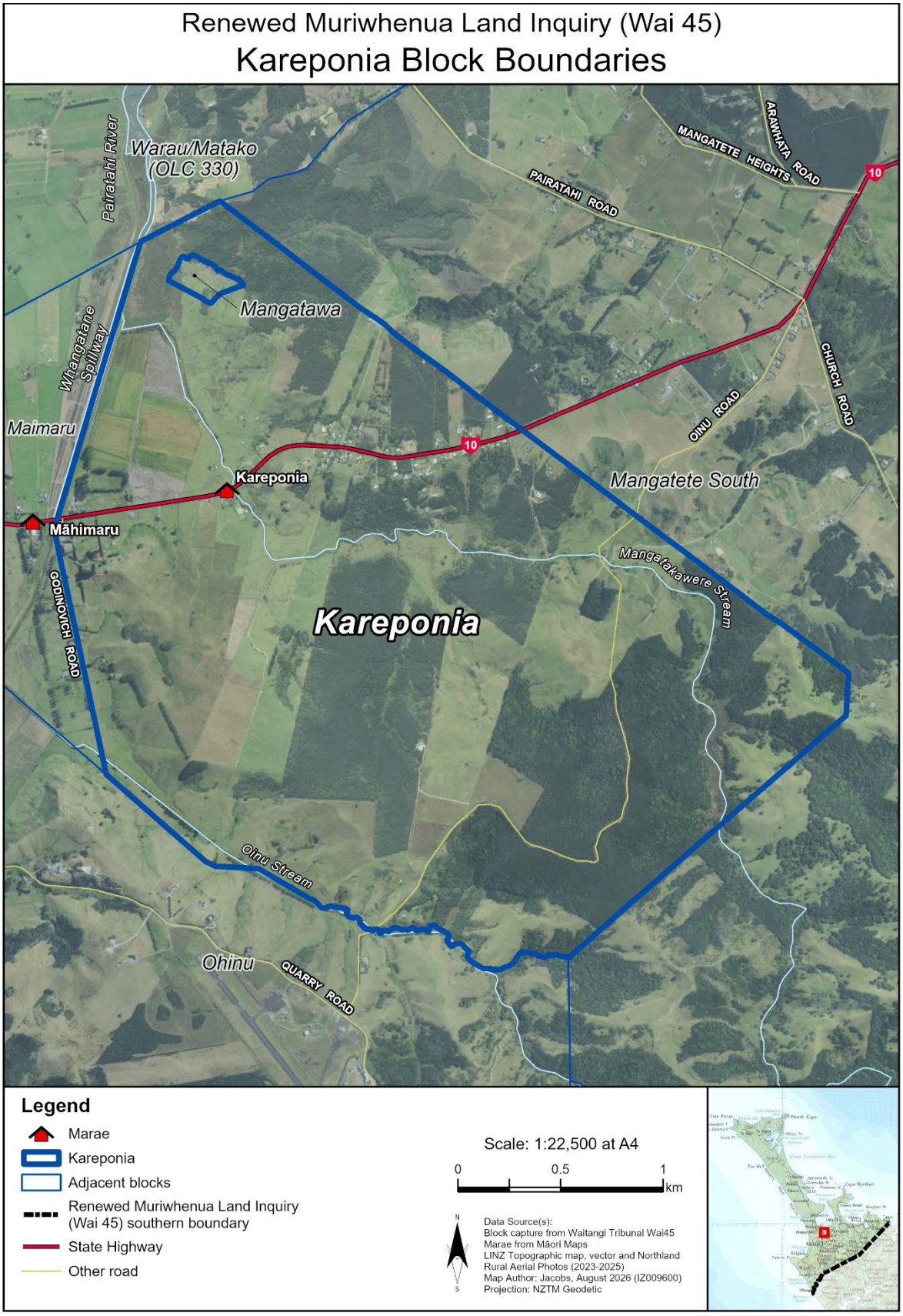
As part of the scoping work for this project most of the relevant Archives New Zealand records held in both Auckland and Wellington were digitised by Bassett Kay Research and Suzanne Woodley in 2023.[16] These document banks are on the record of inquiry as documents Wai 45 #T19 (Auckland records digitised by Bassett Kay Research) and Wai 45 #T20 (Wellington records digitised by Woodley).[17] In this report, where a source in a footnote has been digitised, an image number has been given in square brackets, for example [#T19 IMG_5216], that correlates with the image numbers used in these document banks. However, where footnotes include sources that were not digitised as part of this process, these will be included in a separate document bank to be filed with this report and referred to as 'DB' in the square brackets. Where records have been digitised by Archives New Zealand (ANZ) and are available on its website, this has also been noted in the relevant footnote.

[16] Bassett Kay Research, 'Post 1865 Block History Project, Sources Digitised for Document Bank Archives New Zealand, Auckland Sources', December 2023, (Wai 45 #T18); Woodley, Suzanne, 'Bibliography, Resumed Muriwhenua Land Inquiry (Wai 45) Post 1865 Block History Project Archives New Zealand, Wellington sources', December 2023, (Wai 45 #T22).

[17] Bassett Kay Research, 'Document Bank (Alienation files from Auckland Archives Series 11466 & Auckland Archival Sources)', December 2023, (Wai 45 #T19); Woodley, Suzanne, 'Document bank, Archives New Zealand Wellington records', December 2023, (Wai 45 #T20).

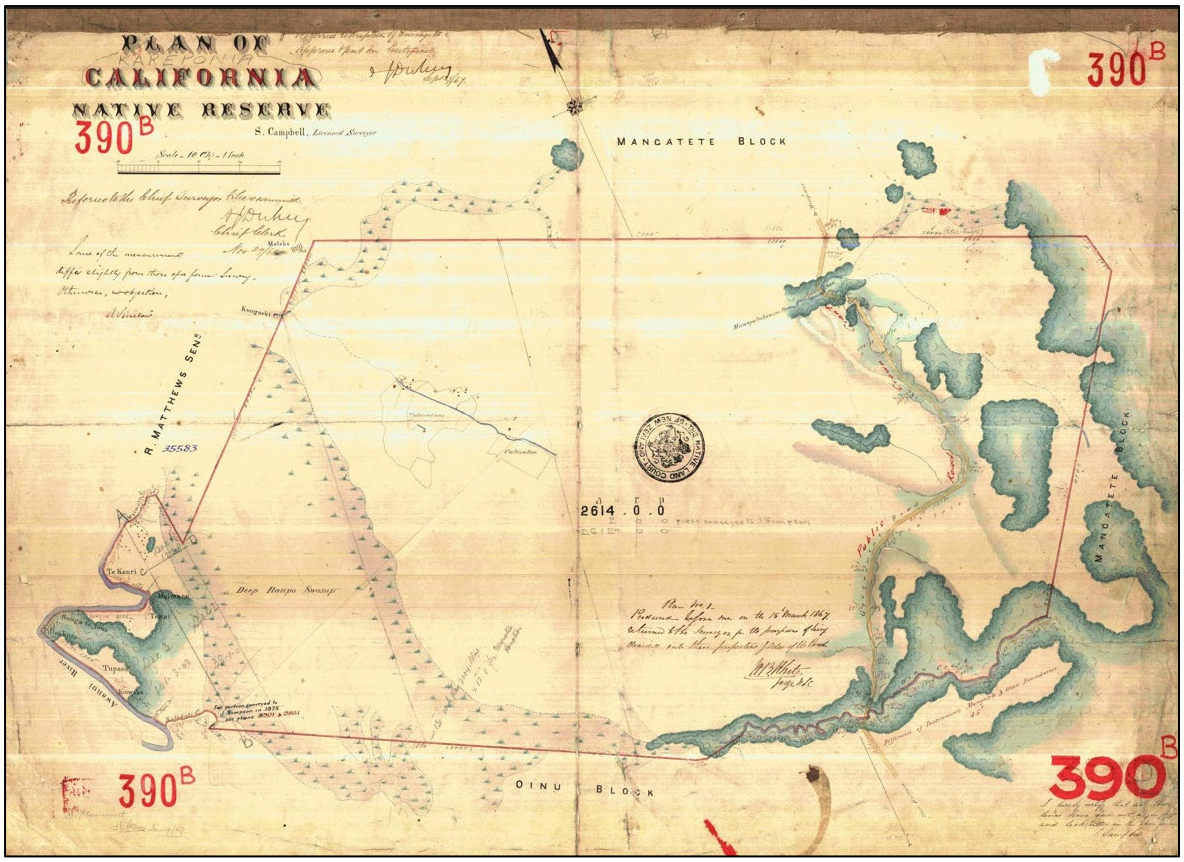
2. KAREPONIA

Map 1: Kareponia Block Boundaries



The first survey plan of Kareponia was made by Surveyor Samuel Campbell in 1866. At that time it was approximately 2,600 acres of customary land, which was surrounded by the Mangatete South and Ohinu Crown transaction blocks, and R. Matthew's Old Land Claim award. Campbell's plan was titled 'California' Native Reserve, a transliteration of Kareponia. Although referred to as a 'reserve', Kareponia was not an official reserve from the surrounding Crown transaction blocks.

Map 2: California [Kareponia] Native Reserve, 1866[18]



2.1 TITLE INVESTIGATION AND PARTITIONS UP TO 1909

The Kareponia Native Land Court title investigation was held on 15 March 1867 by Judge William White, with Reihana Kiriwi and Maihi Te Huhu as Native Assessors. At this time the applicants told the court they wished the 2,600 acre 'California' block to be divided into separate blocks. Hoani Taua told the court that he and Hupata Te Kaka were the 'principals in this land'. He claimed from the ancestor Te Tuhi. Taua explained that they wanted two

[18] AK ML 390/B [DB].

separate titles, with the area west of the swamp to be for Hupata Te Kaka's party. Taua gave 10 names, who he described as the 'heads of the piece of land east of the swamp', to be in the title for the Kareponia section.[19]

The survey plan showed two cultivation areas in the Kareponia block. Taua said that he wanted to sell the cultivation land, which was no longer occupied, but that the remainder of the block should be reserved from sale. He told the court that there would be 'plenty of land for all the people concerned'. Campbell was present at the title investigation and confirmed that the marked cultivation areas were 'very old'. He told the court the owners had other lands. Campbell also said that he was owed £3 for the survey plan, which he had drawn as a copy of the original survey by his former partner Richardson. A faint annotation seems to read 'Campbell's Lien Settled', suggesting his survey cost was paid.[20]

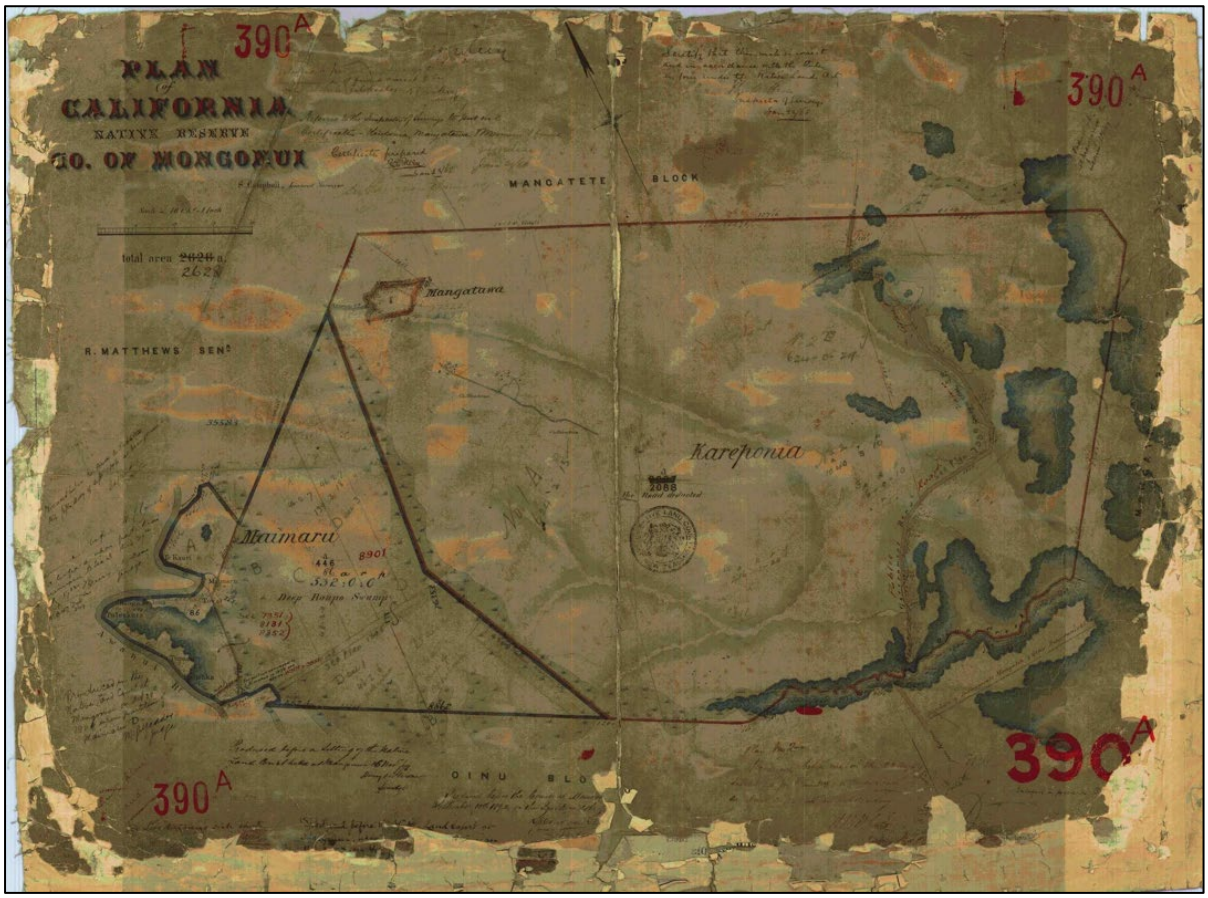
The minute book recorded that Judge White awarded part of the block to Hone Taua and his party, and part to Hupata and his party and that the grants were to be inalienable. A marginal note was subsequently added explaining that the owners had requested that the title to the blocks be issued without any alienation restrictions as they had not understood the effect of an inalienable title.[21] The size and name of each division were not determined at that time as the survey plan had to be altered to show the division into blocks for each group before the title orders could be finalised.

Judge White later recorded in the minute book that on 6 December 1867 he signed three title orders for different parts of the wider 'California' block heard in March 1867. The western portion was awarded to Te Kaka and nine others and called Maimaru (532 acres).[22] The bulk of the block was called Kareponia (2,088 acres) and was awarded to Taua and the nine others he had named in March; and an eight acre block was created called Mangatawa which was awarded solely to Wiremu Taua [see Mangatawa block narrative].[23] There is nothing recorded in the minute book about the decision to create the Mangatawa block as a separate

[19] 1 N 28-29, 15 March 1867.
[20] 1 N 28-29, 15 March 1867.
[21] 1 N 28-29, 15 March 1867.
[22] The Maimaru block narrative can be found in Bassett, 'Report 1: Northern Blocks', (Wai 45 #T28), pp. 80-117.
[23] 1 N 35, 6 December 1867. The minute book page is incorrectly dated 23 July 1867, continuing the date from the previous page. The 6 December date has been verified by the Kareponia Title Order which is dated 6 December 1867, Document-1375991, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 16 July 2025.

award for Taua, unless it was the cultivation area Taua said he wanted to sell. White's December minutes record that all three blocks were awarded in accordance with the evidence taken in March 1867.[24] Kareponia, Maimaru and Mangatawa are all shown on Campbell's amended survey plan:

Map 3: Kareponia, 1867[25]



The Native Land Court Certificate of Title for Kareponia was issued on 24 January 1868 in favour of Wiremu Taua, Hare Mikara, Timoti Popata, Wiremu Paratene, Te Waru Neho, Hare Peka, Hare Matenga, Hauri Popata, Nopera Kuka and Mihi Matenga Rutene. There were no restrictions on alienation.[26] The Crown Grant was issued on 22 September 1868.[27]

In 1869 Hare Peka 'and others' had a survey plan made by R. Duffus for a six acres wāhi tapu within the Kareponia block, called 'Te Rangi'.

[24] 1 N 35, 6 December 1867.
[25] AKC ML 390A [DB].
[26] Kareponia Certificate of Title, 24 January 1868, ABWN 8910 9 1051 (R25285520), ANZ Well [#T20 334-339].
[27] Kareponia Crown Grant, 22 September 1868, BAJZ 23663 998/a 2GH BK50 (R22764364), ANZ Auck [#T19 IMG_4907-4908].

Map 4: Te Rangi Wāhi Tapu [Kareponia 3], 1869[28]



Although the wāhi tapu was surveyed in 1869, it was not until 1892 that Kareponia was partitioned, and a separate title was created. The partition took place before Judge Spencer von Reviewed and changes made as required in September 1892. The partition arrangement was presented by Timoti Popata who said the owners wanted to divide Kareponia into two equal parts between his own group and Hauri Popata's successors, as well as separate the Te Rangi wāhi tapu. While the location of the dividing line had been agreed, the parties could not agree on which group would be allocated which half and the application was adjourned for a few days to allow them to discuss it further.[29]

When the case returned to court Timoti Popata said it had been arranged for two owners to swap the groups they were in, which had resolved the issue. The individuals concerned confirmed they were happy with the arrangement. The court then partitioned the block as requested. There were no alienation restrictions on Kareponia 1 and 2 but Kareponia 3 was

[28] AK ML 390C [DB].
[29] 3 JVON, 50, 52-53, 10 September 1892.

absolutely prohibited from any kind of alienation without the prior approval of the Governor.[30]

Block	Area	Owners
Kareponia 1	1,040a 3r 30p	Wiremu Taua, Matenga Paerata, Hauri Mikaere, Timoti Popata, Wiremu Paratene, Hetaraka Taiuru
Kareponia 2	1,041a 0r 00p	Te Ware Nehu, Matenga Komene, Hetaraka Rata, Kararaina Tamati Rangitaumata, Wharangi Hare Matenga, Wai Aporo Hare Matenga, Nopera Kuka, Kingi Popata
Kareponia 3	6a 0r 10p	Timoti Popata, Nopera Kuka

Kareponia 1 and 2 were not surveyed until after they were further subdivided (see below).

In June 1896 Te Matenga Komene sought a partition of Kareponia 2. He asked for a 416-acre area on the eastern side of the block for himself and five others. There were no objections made in court.[31]

Block	Area	Owners
Kareponia 2A	416a 2r 14p	Te Matenga Komene, Hetaraka Rata, Kararaina Tamati Rangitaumata, Wharangi Hare Matenga, Wai Aporo Hare Matenga, Mata Hara Matenga
Kareponia 2B	614a 3r 24p	Henare Popata, Himiona Popata, Hana Marama, Mere Marama, Nopera Kuka, Te Waru Neho, Timoti Popata, Erina Riki

Kareponia 1 was partitioned in September 1896. Wiremu Paratene told the court he wanted to partition the block, with his interest on the north western side as Kareponia 1A. However, he said he was willing to exclude two areas from his block: the house of Timoti Popata and Te Matenga Paerata's cultivation.[32] This meant that Kareponia 1B was made up of three separate parcels: the eastern half of Kareponia 1, along with two small parcels which were within Kareponia 1A (see plan below).

Block	Area	Owners
Kareponia 1A	624a 2r 16p	Wiremu Taua, Wiremu Paratene, Hetaraka Komene aka Hetaraka Taiuru
Kareponia 1B	416a 1r 24p	Te Matenga Paerata, Hauri Mikara, Timoti Popata

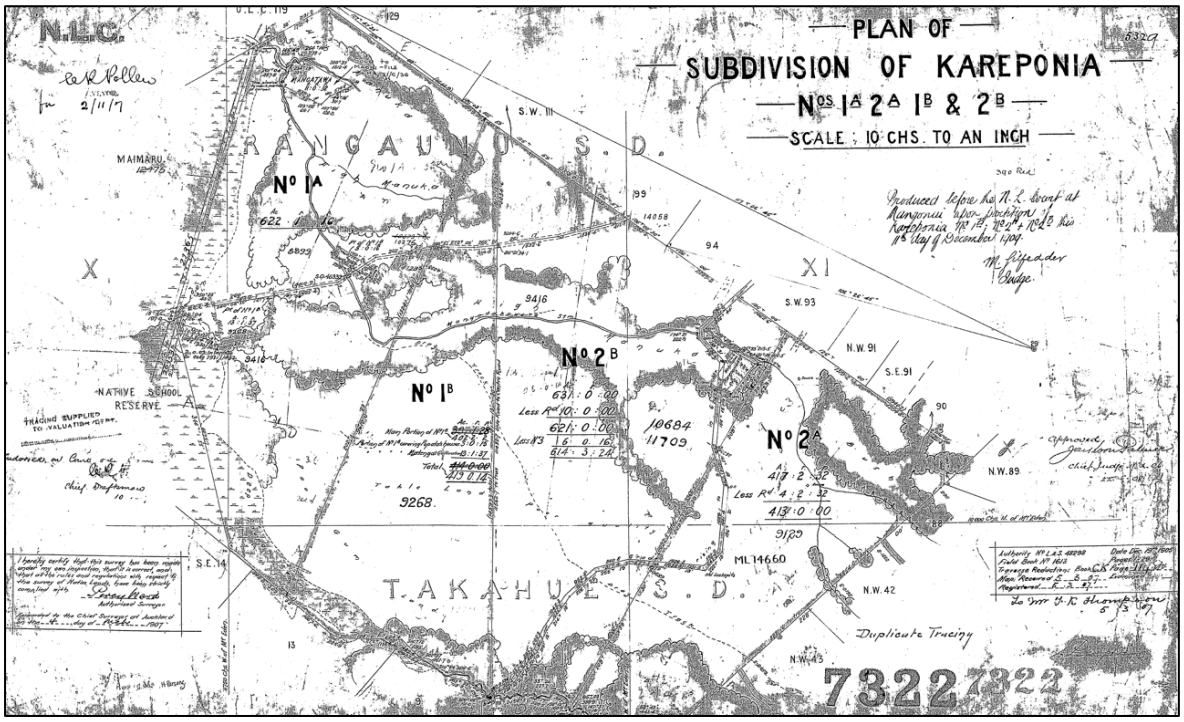
In 1908 the Stout Ngata Commission placed Kareponia 1B (416 acres), 2A (416 acres) and 2B (624 acres) in the category of land to be reserved for Māori occupation and noted they

[30] 3 JVON 65-67, 14 September 1892.
[31] 16 N 62, 15 June 1896.
[32] 17 N 47-48, 5 September 1896.

were occupied and being farmed. Kareponia 1A and 3 were classified as 'not dealt with or as to which further information is required'.[33]

The four Kareponia subdivisions were surveyed in 1907.

Map 5: Kareponia Subdivisions, 1907[34]



In 1909 the surveyor, Percy Ward, obtained charging orders for the cost of the survey against the following subdivisions.

Table 1: Kareponia Survey Charges, 1909[35]

Block	Survey Charge 1909
Kareponia 1A	£49 9s 8d
Kareponia 1B	£38 6s 5d
Kareponia 2A	£38 11s 7d
Kareponia 2B	£53 18s 11d

The blocks were then subdivided further in December 1909, with the intention of selling portions to pay for the survey charges. The minute book noted that 100 acres was to be cut off from Kareponia 1B 'for the purpose of sale in order to pay survey costs.' The minutes do

[33] AJHR, 1908, G1j, pp. 42, 45.
[34] AK ML 7322 [DB].
[35] 42 N 129, 24 June 1909.

not record who was present in court to support the application, but note the partition was made by 'mutual consent and agreement'.[36]

Block	Area	Owners
Kareponia 1B1	100a 0r 00p	Matenga Paerata, Hare Popata, Maki Te Pua, Paki Popata, Hone Neho
Kareponia 1B2	316a 1r 14p	Matenga Paerata, Hare Popata, Maki Te Pua, Paki Popata, Hone Neho, Hoani Matenga, Herepeta Matenga

Kareponia 2B was also partitioned 'by mutual arrangement'.[37]

Block	Area	Owners
Kareponia 2B1	203a 3r 19p	Erina Riki, Mere Marama, Himiona Popata, Hana Marama, Haare Henare, Matiu Henare, Hariata Henare, Mere Henare, Raparawha Henare, Marama Hohepa, Mate Henare
Kareponia 2B2	409a 3r 29p	Tiopera Paerata, Karaka Paerata, Ani Paerata, Erana Kaio, Mina Kaio, Wihongi Kaio, Mahae Kaio, Rora Kaio, Te Paea Kaio, Harepeka Tauwharu, Mere Marupo

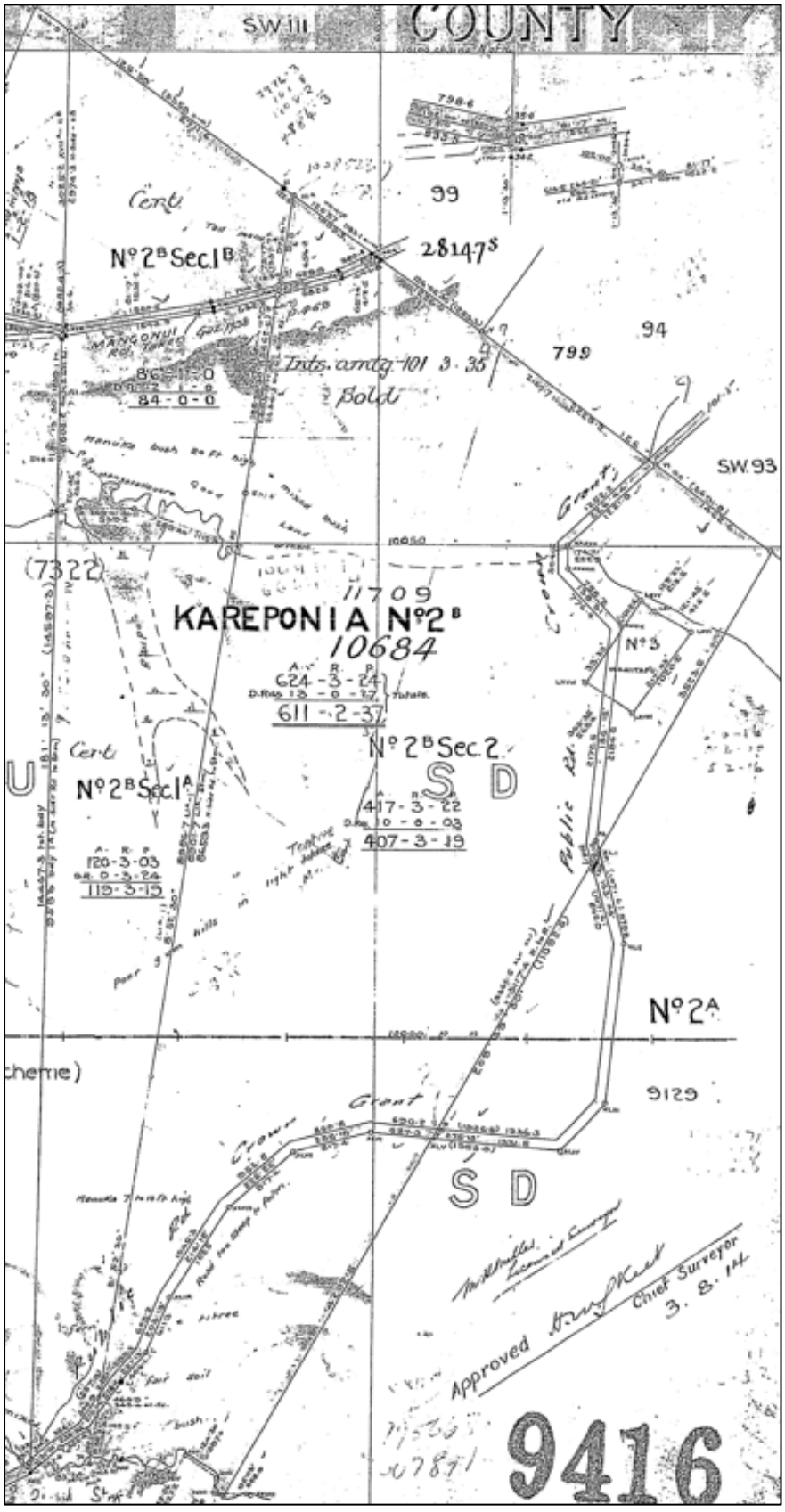
Kareponia 2B1 was further partitioned two days later after the owners had made an arrangement amongst themselves about paying the survey charge. Erina Riki had paid the survey lien herself, and was to be awarded her 51 acre share, as well as that of Mere Marama (25 acres) and Himiona Popata (51 acres) as recompense: 'As the parties are practically one family it was amicably arranged that the two named should give up all their share rather than that deductions should be made from the shares of all to compensate Erina Riki for paying off the debt'.[38]

Block	Area	Owners
Kareponia 2B1A	127a 0r 00p	Erina Riki
Kareponia 2B1B	78a 0r 00p	Hana Marama, Haare Henare, Matiu Henare, Hariata Henare, Mere Henare, Raparawha Henare, Marama Hohepa, Mate Henare

The Kareponia 2B subdivisions were surveyed in 1914.

[36] 43 N 249, 11 December 1909.
[37] 43 N 249, 11 December 1909.
[38] 43 N 253, 13 December 1909.

Map 6: Kareponia 2B Subdivisions, 1914[39]



[39] AK ML 9416, detail [DB].

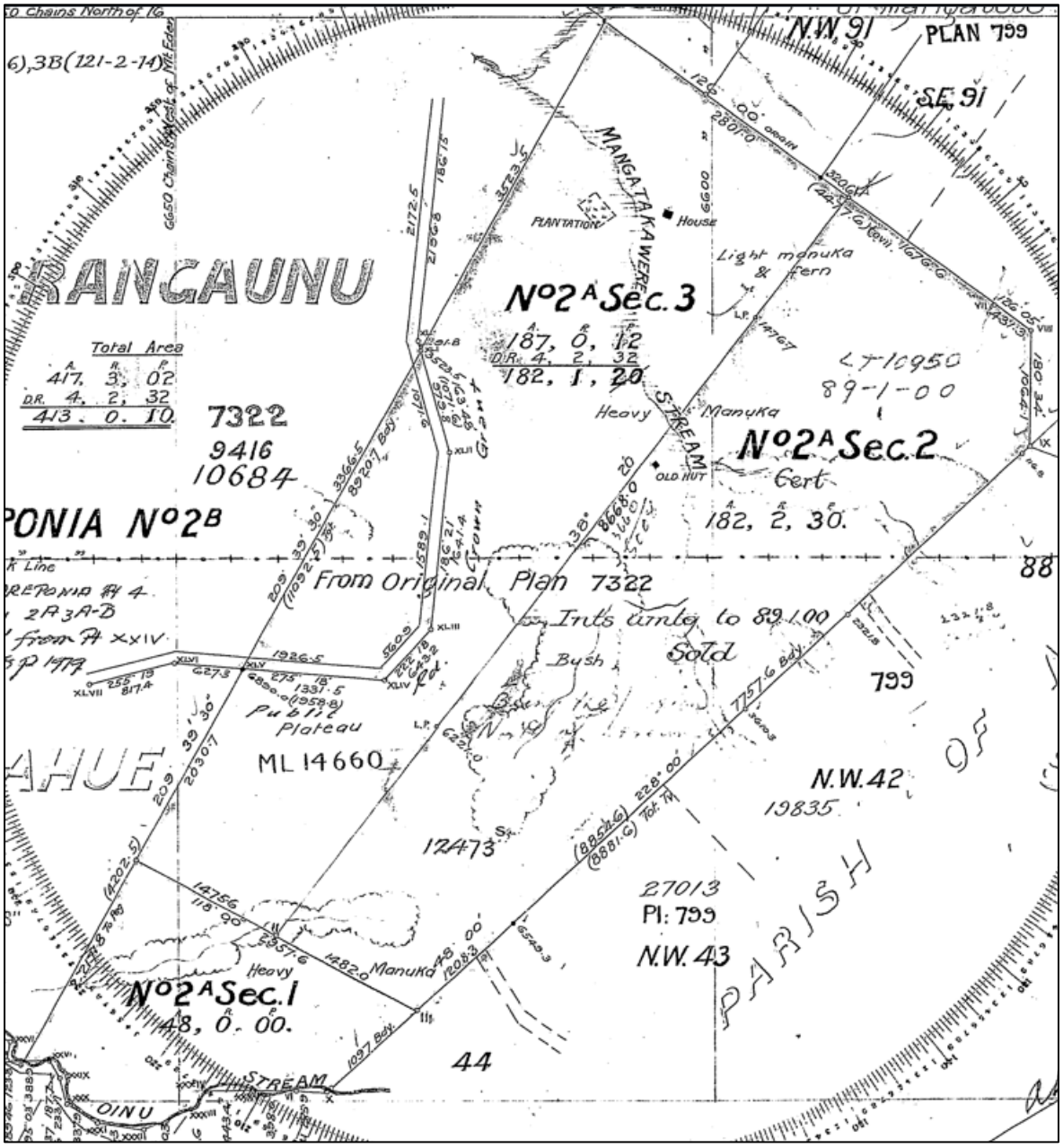
Kareponia 2A was partitioned so that 48 acres at the south of the block was cut off 'by mutual consent and agreement' of 'all parties' for the purpose of paying off survey charges. Rather than dividing the ownership of the block between individuals this partition was arranged so that all the owners of 2A contributed 8 acres to 2A1. The residue of the block was then divided between them.[40]

Block	**Area**	**Owners**
Kareponia 2A1	48a 0r 00p	Matenga Komene, Hetaraka Rata, Kararaina Tamati Rangitaumata, Wharangi Hare Matenga, Wai Aporo Hare Matenga, Mata Hara Matenga
Kareponia 2A2	182a 2r 30p	Matenga Komene, Hetaraka Rata, Kararaina Tamati Rangitaumata
Kareponia 2A3	182a 1r 20p	Wharangi Hare Matenga, Wai Aporo Hare Matenga, Mata Hara Matenga

The location of the Kareponia 2A subdivisions is shown on the survey plan below:

[40] 43 N 250, 11 December 1909.

Map 7: Kareponia 2A Subdivisions, 1913[41]



Kareponia 1A was partitioned on the application of Wiremu Taua. Again the minutes simply record the partition was made by 'mutual consent and agreement'. The minutes also noted that the owners of Kareponia 1B2 were to have a right to use the 'old track' through 1A to 'get to the coast for pipis'.[42]

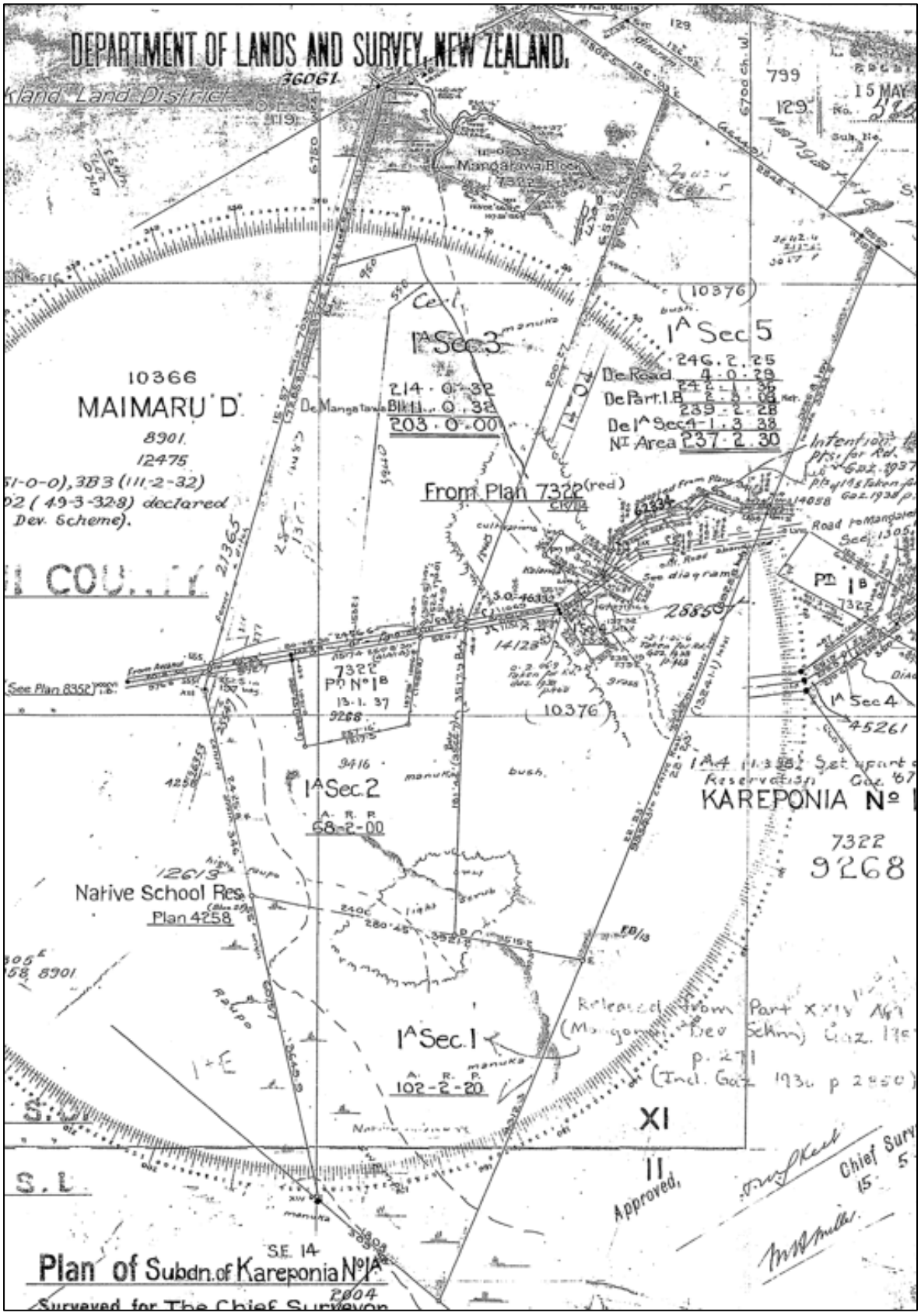
Block	Area	Owners
Kareponia 1A1	102a 2r 20p	Maki Hetaraka, Wiremu Maki, Te Para Maki
Kareponia 1A2	68a 2r 00p	Rapi Hetaraka, Raiha Hetaraka

[41] AK ML 9129, detail [DB].
[42] 43 N 264-265, 14 December 1909.

Block	Area	Owners
Kareponia 1A3	203a 0r 00p	Wiremu H. Taua
Kareponia 1A4	2a 0r 00p	Wiremu H. Taua, Mere Karaka Nopera as trustees (meeting house site)
Kareponia 1A5	237a 2r 30p	Mere Karaka Nopera, Tini A. Subritzky, Hera W. Paratene, Kingi W. Hare Reweti, Ngaurupa Hetaraka

The location of the Kareponia 1A subdivisions is shown on the plan below.

Map 8: Kareponia 1A Subdivisions, 1913[43]



[43] AK ML 8899, detail [DB].

In 1930 the Kareponia block was declared part of the Mangōnui development scheme under Section 23 of the Native Land Amendment and Native Land Claims Adjustment Act 1929.[44] By 1940 approximately 21 development scheme unit farms had been established on the Kareponia blocks.[45]

2.2 KAREPONIA 1 ALIENATIONS

2.2.1 Kareponia 1A Subdivisions

Kareponia 1A1

Kareponia 1A1 was occupied from the early 1930s by one of the owners, Kahorau Riwhi (aka Mrs Godinovich), who was a development scheme unit farmer. In line with the usual practice at that time, the unit farmer did not have a formal lease, nor pay rent to the other owners while occupying the block. Further information about the operation of the development scheme unit farm can be found on the development scheme file held at Archives New Zealand in Auckland.[46]

When one of the other owners of Kareponia 1A1 (Maata Pereene Huirama) died, one of her three successors arranged to sell Maata's shares to the unit farmer, Kahorau Riwhi, for £65 in 1948. The interests were valued at £53 1s 1d, and the farm supervisor had advised that £65 was a fair price. After another of the successors confirmed their agreement to the sale, the court vested the shares in Kahorau Riwhi.[47] Riwhi also purchased the shares of Maki Matiu Pukeroa for £75 in September 1952.[48]

In March 1955 Riwhi applied for a meeting of owners to consider selling her the block for £450, which amount did not include the value of her own interests in the block.[49] There were six other owners of Kareponia 1A1, one of whom was deceased. The other five lived at the Bay of Islands, Parengarenga, Parapara and Auckland.[50]

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[44] NZG, 1930, p. 2850.
[45] Alexander, (Wai 45 #Q1), pp. 334-335.
[46] See BAAI 1030 427/a 21/C/19 pt 1 (R21665447), ANZ Auck.
[47] 77 N 120, 25 November 1948; 77 N 137, 29 November 1948.
[48] 80 N 305, 5 September 1952.
[49] Application to Summon Meeting of Owners, 18 March 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8294].
[50] Resident Officer to District Officer, 18 March 1955; Administration Officer to District Office, 31 March 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8292-8293].

The government valuation as of January 1955 was a capital value of £2,480. The unimproved value was assessed as £490, and improvements (including a house) were £1,990.[51] When the valuation was received the Registrar questioned why the purchase price was set at only £450 given the £2,480 valuation. The purchase was being arranged by the Māori Affairs Department to formalise Riwhi's occupation of the block. The District Officer explained that the proposed price was based on the £75 per share accepted in the previous sale of 5 September 1952. This figure was calculated from the unimproved value as the improvements were considered to belong to Riwhi as occupier.[52]

The meeting of owners was held at Kaitaia in November 1955. It was attended by Kaipuke Pukeroa (4/21 share), Kahorau Riwhi (2 6/21 shares), Arani Herepete (4/21 share) and Rae Herepete (4/21 share). There were a total of three shares in the block. The brief minutes of the meeting record that Rae Herepete objected to the sale because he wanted to transfer his interest in the block to Arani Herepete. Kaipuke Pukeroa and Kahorau Riwhi voted in favour of the sale, and because they held the majority of the shares represented at the meeting the resolution to sell was passed.[53] After the meeting Rae and Arani Herepete signed a Memorial of Dissent.[54]

The application for confirmation of the sale was heard in December 1955.[55] Rae and Arani Herepete both told the court they objected that the price was too low and instead asked for £40 per acre. Kaipuke Matiu Pukeroa explained that the £40 per acre figure was based on the potential the other owners saw in the block: 'How they reach their price of £40 per acre is their viewing how they could work the land and make it produce if they were working it. The purchasers is an aunt of 'whaea' of ours, and has been living on the block for many years'. Pukeroa said he agreed with the £40 figure and now thought he should not have signed the resolution to sell.[56]

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[51] District Officer to Registrar, 15 June 1965, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8287].
[52] District Officer to Registrar, 23 June 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8285].
[53] Minutes of Meeting of Owners, 2 November 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8276].
[54] Memorial of Dissent, 2 November 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8278].
[55] 20 TOK 131, 9 December 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8270-8271].
[56] 20 TOK 131, 9 December 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8270-8271].

Riwhi's solicitor said that she would be willing to pay £14 per acre if the whole block was of the same quality, but it was not. A development scheme official explained that Riwhi had repaid the development debt and asked for a recommendation that the stock and chattels belonged to her. Those owners present at the hearing discussed it amongst themselves before agreeing.

The court referred to the price of the shares sold in 1948 and 1952, on which basis the overall price would be £450. While the court rejected the price claimed by the objectors, it did increase the price by £100, for the following reasons, which also included a recognition that no rent had been paid since 1930:

> This is case where the occupier, Kahorau, has long been in occupation as a farmer. She is an aunt of the other six owners who have never occupied the land. … On the basis of Maki's sale the six other owners now involved would get £450. However there are other considerations in the matter. The court however cannot consider seriously the extremely high per acre figure suggested by the objectors. Their objections to sale are over-ruled, but Court itself has a duty to vendors to fix a proper and just price. The other owners have been reasonable in their concessions as to stock and credit ownership, and Court feels that the price in Resolution and on basis indicated in evidence should be raised somewhat. Court will fix price at £550 for the other interests. (1930 valuation was £200 and 25 years rent plus would only reach £450).
>
> …
>
> Note: Court also considers in this matter that the public interest is better served in confirming as it is time the occupier farmer had proper tenure i.e. sole ownership. The other owners or outstanding interests are of no great acreage individually and therefore of no material use to the vendors.[57]

[57] 20 TOK 131, 9 December 1955, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8270-8271].

There was then some delay in completing the purchase while Riwhi arranged mortgage finance from the Māori Trustee. The payment and transfer were completed in December 1956.[58]

In July 1969 Kareponia 1A1 was declared to have the status of European Land.

Kareponia 1A2A

On 25 June 1912 Ivy Maude Evans applied for the confirmation of purchase of the share of Rapi Hetaraka in Kareponia 1A2 (69 acres) for £72. The government valuation for the entire 1A2 block was £140.[59] The land was owned in equal shares by Rapi Hetaraka and Raihi Hetaraka.[60] Rapi had 52 acres of other land in Ahipara, Pakohu, Ohao and Parengarenga.[61] The Māori Land Board confirmed the purchase of Rapi's interest on 18 October 1913.[62]

Kareponia 1A2 was partitioned in February 1914 so that 1A2A was awarded to Rapi Hetaraka and 1A2B to Raihi Hetaraka.[63]

Block	**Area**	**Owner**
Kareponia 1A2A	34a 1r 00p	Rapi Hetaraka (sold to Evans)
Kareponia 1A2B	34a 1r 00p	Raiha Hetaraka

Kareponia 1A3

In 1916 the sole owner of Kareponia 1A3, Wiremu Taua, mortgaged the block to Mary Jane Berghan for £500. Taua planned to start dairy farming on the block and the mortgage was to purchase stock. The government valuation of 1A3 in June 1916 was £1,030. The Māori Land Board recommended that the mortgage be approved.[64] The required consent of the Governor in Council was issued on 28 August 1916.[65]

[58] Document for Execution, 18 December 1956, BAAI 11466 A353 268/h 6769 (R18425750), ANZ Auck [#T19 IMG_8254].
[59] Cover Sheet, BAAI 11466 A39 14/k 775 (R18420382), ANZ Auck [#T19 IMG_1287]; Government Valuation [1297].
[60] Particulars of Title, 15 October 1912, BAAI 11466 A39 14/k 775 (R18420382), ANZ Auck [#T19 IMG_1294].
[61] Rapi Hetaraka other lands, BAAI 11466 A39 14/k 775 (R18420382), ANZ Auck [#T19 IMG_1292].
[62] President to Parr & Blomfield, 18 October 1913, BAAI 11466 A39 14/k 775 (R18420382), ANZ Auck [#T19 IMG_1296].
[63] 53 N 37, 10 February 1914.
[64] President to Under Secretary, 27 July 1916, BAAI 11466 A139 159/d 2370 (R18421889), ANZ Auck [#T19 IMG_208].
[65] NZG, 1916, p. 2886.

In 1929 the Māori Land Board confirmed a gum-digging rights lease to Kovacevich and Roich for three and a half years from October 1928. The lease was for a 10-acre area of the 203-acre Kareponia 1A3 block. The owners were to receive a 15 percent royalty on the market value of the gum.[66]

The Kareponia 1A3 block was worked as development scheme unit farms from the 1930s. Hone Wiremu Taua farmed 51 acres, and another portion was farmed by Mereana Wi Kaipo from the 1930s.[67] Hone Wiremu Taua transferred occupation to his son Hoane Wiremu Taua in 1946.[68] At the same time Kareponia 1A3 was partitioned to separate a half-acre housing section which was awarded Hoani Wiremu Taua. The two rood section became Kareponia 1A3A.[69]

As part of the development scheme arrangements 85 acres of Kareponia 1A3 was leased, along with the Mangatawa block, to William Franks [aka Taua?] for 10 years from June 1953. The combined rental for both blocks was £86 per annum, with no compensation for improvements.[70]

Kareponia 1A3B, 1A5B, 1A5C, 2A2 and Mangatawa amalgamated partition 1959

In November 1959 an amalgamated partition order was made for Kareponia 1A3B, 1A5B, 1A5C and 2A2 and the Mangatawa block. The cancellation of the original partition orders and issue of new orders was arranged amongst family members to give the current occupiers title to their own areas. There were five development scheme farms on different parts of the blocks. The court was told that whānau members, and potential successors had held a family meeting in March 1959 to discuss the arrangements and had seen a sketch plan. The consolidation officer explained that: 'in the main the new block boundaries would be defined by existing fences and particularly the subdividing fences. The Mangatawa block is not fenced in'.[71] Before the final orders were made it was noted that Mary Jessie Taua [aka Mrs Phare] had lodged an objection to the proposed partition but had not supplied further

[66] Title Sheet, TK4767, BAAI 11466 A139 159/d 2370 (R18421889), ANZ Auck [#T19 IMG_533].
[67] Further information on the development scheme farm can be found in BAAI 1030 10/d 21/C/36 Mereana Wi Kaipo, William Franks, Mangatawa and Kareponia 1A, 1938-1952 (R21665576); BAAI 1030 10/e 21/C/36 (R21665596); and BAAI 1030 10/f 21/C/36 (R21665597), ANZ Auck.
[68] 75 N 317, 4 December 1946.
[69] 75 N 318, 4 December 1946.
[70] Alienation Notice, 12 April 1954, BAAI 11466 A353 259/f 6626 (R18425649), ANZ Auck [#T19 IMG_7744].
[71] 86 N 105-108, 18 March 1959.

information. The consolidation officer considered she had no grounds for her objection, because she was being awarded sole ownership of one block, and another block with her daughter, while no other owners were being given sole ownership. It was also noted that she was an 'absentee' owner who was living in Palmerston North. The court confirmed the proposed partitions.[72]

Block	Area	Owners /Occupiers
Kareponia 1A3B1	51a 0r 00p	Hoani Wiremu Taua, Paehana Wiremu Taua, Ramari Wiremu Taua (occupied by James Johnson, grandson of H.W. Taua who was deceased)
Kareponia 1A3B2	51a 0r 00p	Matini Wiremu Taua (occupier), Ripeka Wiremu Taua, Rihi Kanara, Mary Jessie Wiremu Taua
Kareponia 1A3B3	111a 2r 32p	Rhoda Smith, Mary Jessie Wiremu Taua
Kareponia 1A5B1	51a 0r 20p	Pare Herewini (occupier), Wiremu Herewini (occupier), Rihi Kanara
Kareponia 1A5B2	33a 3r 02p	Mary Jessie Wiremu Taua (occupied by Francis Matthews)

Kareponia 1A3B2

During the amalgamated partition hearing in 1959 the court was told that Matini Wiremu Taua was to be the major owner of Kareponia 1A3B2, and that the other three 'older' owners who were allocated to the block would sell their shares to him so he could become the sole owner.[73] However, the ownership schedule for the block indicates that the proposed purchase by Matini Wiremu Taua did not proceed. During the 1960s and 1970s some individuals sold their shares in the block. In 1969 Mary Jessie Wiremu Taua sold her 50.00 shares in 1A3B2 to Peter Munro Jones. In 1971 Jones purchased the 175 shares of Frederick W. Evans. There were a total of 1,870 shares in Kareponia 1A3B2. In 1974 Bibi Kanara sold 370 shares to Tau Henare Taua. Jones acquired a further 150 shares from Bessie Ngaio Kaka in 1978.[74]

In 1978 Ellen Rangi Rogers, who already held 25 shares, was gifted enough shares from two of her siblings to suffice for a quarter-acre house site.[75] On 26 July the court partitioned Kareponia 1A3B2A (1012m^2) which was vested in Ellen Rangi Rogers.[76] The status of the block then became General Land.

[72] 86 N 326-327, 13 November 1959.
[73] 86 N 145, 23 March 1959.
[74] Kareponia 1A3B2 Historic Ownership Schedule Document-1375551, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 7 April 2026.
[75] Kareponia 1A3B2 Historic Ownership Schedule Document-1375551, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 7 April 2026.
[76] 11 KT 25-26, 26 July 1978.

Kareponia 1A3B2B has remained Māori Freehold Land.

Kareponia 1A3B3

In 1962 the two owners of Kareponia 1A3B3 (111a 2r 32p) sold the block to Māori farmer Francis Matthews for £1,530.[77] Matthews was already a development scheme farmer on Kareponia 1A5B2 and 1A5A which he owned with his wife (see below). The Māori Affairs department was financing his purchase of 1A3B3 to create a more economic farm unit.[78] The sale was confirmed by the Māori Land Court in July 1962. The court confirmed that the status of the block would remain as Māori land after the transaction.[79] There was a rates charging order for £13 6s 1d, and a rates compromise charge from the 1930s of £3 10s, which were both deducted from the purchase money.[80]

Kareponia 1A5 Subdivisions

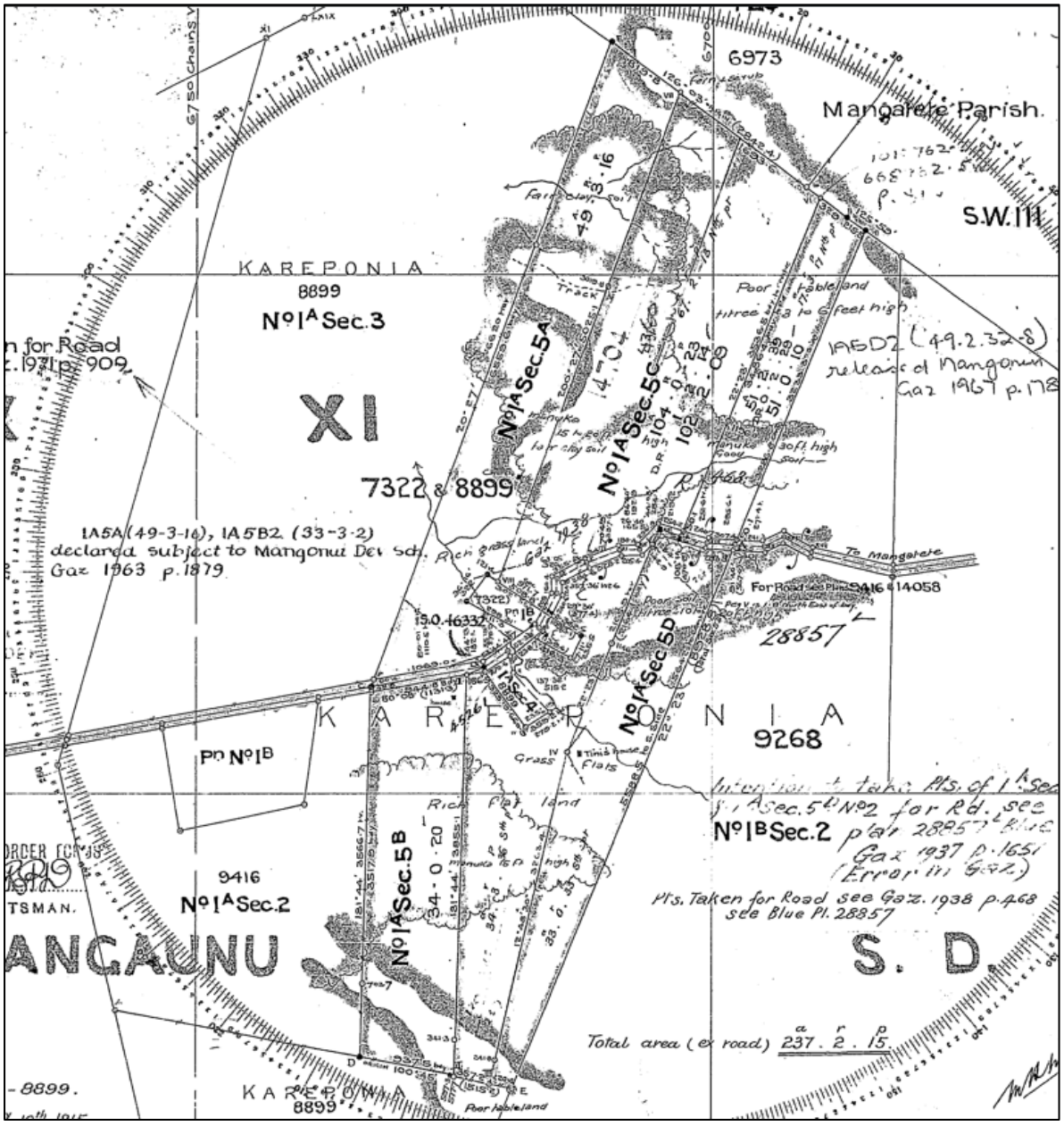
In February 1915 Kareponia 1A5 was subdivided 'by consent'. The minutes record the applicant, Mere Karaka and 'other owners' were either present or represented in court. No objections were made to the proposed partition.[81]

Block	**Area**	**Owner(s)**
Kareponia 1A5A	50a 0r 16p	Mere Karaka
Kareponia 1A5B	34a 0r 20p	Ngaurupa Hetaraka
Kareponia 1A5C	102a 1r 09p	Kingi Wiremu H. Rewiti
Kareponia 1A5D	51a 0r 25p	Tini A. Subritzky

The Kareponia 1A5 partitions are shown on the plan below:

[77] Application for Confirmation, 7 June 1962, BAAI 11466 A353 314/e 7325 (R18426340), ANZ Auck [#T19 IMG_2061].
[78] F. Matthews, Declaration, 30 May 1962, BAAI 11466 A353 314/e 7325 (R18426340), ANZ Auck [#T19 IMG_2063-2066].
[79] 22 TOK 263, 2 July 1962.
[80] Settlement Statement, 1 October 1962, BAAI 11466 A353 314/e 7325 (R18426340), ANZ Auck [#T19 IMG_2054].
[81] 56 N 51-53, 10 February 1915.

Map 9: Kareponia 1A5A-D, 1916[82]



Mere Matiu became a development scheme unit farmer on Kareponia 1A5A and part of 1A5BC from 1933. More information about the administration of the block under the development scheme can be found in the unit farm files held at Archives New Zealand in Auckland.[83]

[82] AK ML 10376, detail [DB].
[83] BAAI 1030 427/c 21/C/20 pt 1 (R21665550); BAAI 1030 9/d 21/C/20 pt 1 (R21665551); BAAI 1030 9/e 21/C/20 pt 2 (R21665572), ANZ Auck.

As noted above, in 1959 Kareponia 1A5B was subject to an amalgamated partition order, which awarded Kareponia 1A5B2 to Mary Jessie Wiremu Taua, who lived in Palmerston North. At that time 1A5B2 was occupied by Francis Matthews who was married to Mere Karaka Nopera II, the owner of Kareponia 1A5A. Francis Matthews' mother was Heni Rupapera from Karikari.[84]

In April 1961 the ownership of Kareponia 1A5B2 was transferred to Francis Matthews through the mechanism of the conversion scheme. On 17 April the Māori Land Court confirmed the acquisition of Mary Jessie Wiremu Taua's shares in Kareponia 1A5B2 (being the whole block) by the Māori Trustee for £465 under Section 151 of the Māori Affairs Act 1953. On the same day the shares held by the Māori Trustee were then vested in Francis Matthews under Section 152 of the 1953 Act for £465.[85]

In March 1970 Kareponia 1A5B2 was declared to have the status of European Land. The reason for seeking the change of status was because Matthews wished to partition a house site from the block to transfer to his son, and a survey technicality meant his lawyer considered it would be easier to achieve as European Land. The court agreed, commenting: 'this is a matter of technicality and the alienor is in no need of this Court's protection'.[86]

Kareponia 1A5C2A

The ownership history of Kareponia 1A5C2A demonstrates how various court exchange and vesting processes could re-arrange ownership of Māori land blocks without formal sales. In December 1949 the court heard an application for succession to Motu Ihaka, and was told that two of Ihaka's six children were living, and that there were 27 grandchildren and great grandchildren from his deceased children and grandchildren. This meant the total successors would number 29. The court said that while the successors had been identified it was 'inadvisable to grant succn [succession] until exchanges are considered'. Motu Ihaka's daughter, Raiha Motu, is recorded as saying: 'We authorise all exchanges thought advisable by the Court'.[87]

[84] 6 KT 141, 4 March 1970.
[85] 1 CV 103-104, 17 April 1961.
[86] 6 KT 141, 4 March 1970. For more information see BAAI 11466 A353 366/p 8003 (R18427014), ANZ Auck [#T19].
[87] 79 N 22, 6 December 1949.

The succession did not come back before the court until November 1951. The consolidation officer told the court that Motu Ihaka owned a 1/6 share in the block which was valued at £20 19s 2d. The interests of the successors would be so small that the officer recommended they should be vested 'without consent' in Kane Taua and Wiremu Herewini. He said that the block was 'totally undeveloped except for 10 acres'. The court agreed that it would make the vesting order under Section 163(9) of the Māori Land Act 1931, but notification had to be gazetted first, and no objections made.[88] Section 163(9) allowed the court to vest 'comparatively small' interests in another person. In February 1952 the consolidation officer asked the court to vest the interests of Motu Ihaka along with 15 others in Kane Taua, who would pay £89 14s for the shares. The court justified the vesting order by saying that one of the owners, Henare Matiu Ihaka had consented, two were now deceased, and the remaining interests were 'too small'.[89]

Kane Taua had been acquiring the shares of other owners of Kareponia 1A5C2A through exchanges and vesting orders since 1950.[90] After the 1952 vesting orders Kane Taua owned 5/6 of the shares in block, with Wiremu Herewini holding the other 1/6th. In 1957 1A5C2A was partitioned so that Herewini could vest a 1 rood house site in his son.[91]

Kareponia 1A5C2B

By 1965 Kareponia 1A5C2B was solely owned by Iraia Matairangi who had been living at Nuhaka for 10 years. The block was unoccupied and rates were not being paid. In March 1964 the Mangōnui County Council obtained a Magistrate's Court judgment for £52 2s 2d plus interest for unpaid rates. The council applied to the Māori Land Court for a charging order for a further £19 15s 4d for the 1964/65 rating period, and to have the block vested in the Māori Trustee for administration. The application was heard by the court on 8 November 1965. The council also supplied a Noxious Weeds report on the block. The court agreed that the council had supported the applications, but it adjourned the applications to allow a notice to be sent to the owner at Nuhaka and give him an opportunity to respond. The court said it thought the best option was to vest the block in the Māori Trustee under Section 438 to lease for 44 years, with no compensation for improvements: 'If that were done Mr Matairangi's

[88] 80 N 75, 26 November 1951.
[89] 80 N 117-118, 5 February 1951.
[90] Kareponia 1A5C2A Historic Ownership Schedule, Document-1375589, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 7 April 2026.
[91] 84 N 217-218, 306, 7 August 1957.

rights of ownership would be protected, the rates paid, the land cleared and put in grass, and the owner would get rent'.[92]

The council's application hearing resumed at the end of November in Whangarei. The court granted the rates charging order for £19, and it was noted the current rates were still unpaid. The court made an order under Section 438 vesting Kareponia 1A5C2B in the Māori Trustee to 'lease to best advantage' for 44 years, with no compensation for improvements. The council was also granted a charging order for £10 witness and travelling expenses. The minutes note that a copy of the minutes was to be sent to Iraia Matairangi at Nuhaka immediately.[93]

The Māori Trustee arranged for the block to be inspected. The Māori Affairs Field Supervisor reported that there was only 5 acres of grass on the 50-acre block, and the rest was covered in ti tree, gorse and scrub. He considered that it would be difficult to find someone willing to lease the block, because of the amount of scrub clearing and grassing that was required without compensation for improvements under the lease. The supervisor said that the block was too small to be an economic dairy unit and would have to be used in conjunction with another property. The report said that the neighbouring development scheme farmer, Francis Matthews, was interested in purchasing the block and had twice tried to buy it from Matairangi. Matthew's wife was related to Matairangi. Matthews offered £400 for the block, which was valued at £250 in 1962, and asked the Māori Trustee to write to Matairangi to inquire whether he would sell it for that price.[94]

The Māori Trustee wrote twice to Matairangi, explaining the difficulties with leasing the block and asking if he would agree to sell it to Matthews for £400, but received no responses.[95] It then asked staff in the Gisborne office of the Māori Trustee to personally contact Matairangi about the matter. After speaking to him, they reported that he was unwilling to agree to sell the block and that Matairangi seemed not to understand that the council could take further action against him regarding its magistrate's court rates

[92] 3 KT 263-264, 8 November 1965.
[93] 41 WH 76-76, 26 November 1965.
[94] Field Supervisor to District Office, 15 December 1965, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9325].
[95] Māori Trustee to Matairangi, 13 January 1966, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9324].

judgment.[96] Matairangi alleged that he had an arrangement with Matthews that he would use the block and pay the rates, but this was strongly denied by Matthews, who remained uninterested in leasing the block, but wanted to buy it. The Māori Trustee then decided to see if another neighbouring farmer, Adams, was interested in leasing the block.[97] However, Adams was concerned about problems with a legal access to the block, and the lease terms which required the block be completely grassed within five years, which he felt was unrealistic.[98]

The Māori Trustee advertised the block for lease in August 1966, but it received no tenders. In the meantime the county council issued another noxious weeds notice for Kareponia 1A5C2B requiring gorse to be cleared.[99] Adams indicated he could be interested in leasing the block, but his concerns about access, fencing and the amount of work required meant he wanted several of the lease conditions altered. The Māori Trustee in Whangarei again asked the Gisborne office to discuss possible lease changes with Matairangi.[100] However, Iraia Matairangi had died by that time, and the Māori Trustee decided that trying to sell the block was the best available option.[101]

In March 1967 the Māori Trustee asked the court to vary the terms of the trust to allow the block to be sold. The court was told that the block had been advertised for lease with no success, but two possible purchasers had been identified. The owner was now deceased, and the Gisborne Māori Trustee was working with Matairangi's aunt to obtain family details and apply for succession orders. The court noted that the unpaid rates and other charges owing was already £110, and further rate demands risked the amount owed becoming more than the value of the land. The court varied the terms of trust to allow sale of the block for not less

[96] Assistant District Officer, Gisborne to District Officer, Whangarei, 15 March 1966, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9321].
[97] Field Supervisor to District Officer, 6 April 1966, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9322].
[98] Campbell to Māori Trustee, 28 April 1966, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9320].
[99] Inspector to Māori Trustee, 30 September 1966, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9313].
[100] District Officer, Whangarei to District Officer, Gisborne, 30 September 1966, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9304-9305].
[101] Senior Estates Clerk to District Solicitor, 17 January 1967, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9298].

than special government valuation. The court also ordered that the existing rates and survey charges and £17 for Māori Trustee's cost would be deducted from the proceeds of the sale.[102]

The Māori Trustee then advertised for tenders to purchase Kareponia 1A5C2B, and it received one tender from Francis Matthews for £320.[103] The trustee was required to sell the block for no less than a special government valuation. The valuation of the block as of June 1967 gave a capital value of $940, and Matthews was asked if he was willing to pay $1,034, being the capital value plus 10 percent. He agreed to this price in August 1967.[104]

In September 1967 the Mangōnui County Council applied for another rates charging order for $39.54 for Kareponia 1A5C2B.[105]

There was some delay completing the purchase while Matthews arranged finance through the Board of Māori Affairs as part of his development scheme account. The $1,084 was paid to the Māori Trustee in February 1968, and the sale to Francis Matthews was executed on 21 March 1968.[106] There were a large number of deductions from the purchase money, including the existing rates charges and overdue rates and Māori Trustee charges. This left $660.53 to be distributed to Matairangi's successors.[107]

In September 1967, after Matthew's tender for the block had been agreed, the Māori Land Court at Wairoa considered a succession application for Iraia Matairangi. The applicant was his paternal aunt, Tangiahua Rore. She told the court that Iraia had no children, and he had derived his ownership of the block from his mother, Ngaurupa, who had died in the late 1920s. The court adjourned the application so that more information could be provided about his mother's whakapapa.[108]

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[102] 4 KT 224, 2 March 1967.
[103] Trust Schedule of Tenders, 18 May 1967, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9299].
[104] Senior Estates Clerk to District Officer, 12 September 1967, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9294].
[105] County Clerk to Māori Trustee, 25 September 1967, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9291].
[106] Māori Trustee to Matthews, 27 February 1968, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9287].
[107] Balance Sheet, BAAI 1030 896/f 29/351 (R21668397), ANZ Auck [#T19 IMG_9281].
[108] 71 WR 339, 15 September 1967.

In November 1967 the court heard that none of Ngaurupa's siblings were still alive. One sister, Mere Pohe Raparia had a son, Noema, who had died but who had the following six children who all lived at Pongaroa in the Tararua District with their mother (the year beside each name was when they would turn 21):

Maurice James Paul Potatau (1972)

Raukohe Ginny Potatau (1974)

Te Aroha Margaret Potatau (1976)

Nukumai Mary Potatau (1980)

Martha Rapana Potatau (1983)

Bernadette Hine Potatau (1984)

Another of Ngaurupa's sisters, Martha Rapena, had the following adult children who lived in Wellington:

Ginny Haerata

Mei Coleman

William or Wi Pani Matairangi

Lorraine Te Ataihaea Rore

The court appointed them all as successors to Iraia Matairangi, noting there was $800 for Kareponia 1A5C2B.[109] The court appointed the Māori Trustee as trustee for the six minor children.[110]

There is no indication on the Māori Trustee's file for Kareponia 1A5C2B that any attempt was made to contact the adult successors to Iraia Matairangi when the sale of the block was being finalised in the months after the succession orders were made. In 2000 Mei Coleman lodged the Wai 913 Statement of Claim with the Waitangi Tribunal on behalf of herself and her siblings and cousins who were the former owners of Kareponia 1A5C2B as successors to Iraia Matairangi. The Statement of Claim says that they only recently learnt that the block had been transferred to Francis Matthews by the Māori Trustee acting under Section 438 of the Māori Affairs Act 1953.[111]

[109] As noted above, the actual amount of funds to be distributed to the successors was $660. The succession hearing took place before the consideration had been paid and the final balance sheet was drawn up. It is like that the $800 recorded in the minute book was based on the purchase price, less the known rates charges and Māori Trustee commission.
[110] 72 WR 49-50, 15 November 1967.
[111] Wai 913 #1.1.

Kareponia 1A5D2

Kareponia 1A5D2 was farmed under the development scheme by Tini Subritzky and then her son Robert Subritzky. In 1953 the Board of Māori Affairs negotiated for Robert to purchase the interests of the other 5 owners for £1,250. Written consents from three of the owners were presented to the court, and Robert said he had spoken with another owner who lived in Wairarapa who had also agreed to sell. The Māori Land Court vested their shares in Robert Subritzky in June 1953 under Section 163(9) of the Māori Land Act 1931.[112]

2.2.2 Kareponia 1B Subdivisions

Kareponia 1B1

In November 1913 Robert Alexander McCulloch applied for the confirmation of the purchase of Kareponia 1B1 (100 acres) from Te Matenga Paerata and others for £70.[113] The government valuation was £50.[114] The other owners were Maki Pua, Paki Popata, Hare Popata and Hone Neho.[115] Te Matenga Paerata had 54 acres and Maki Pua, Paki Popata, Hare Popata, and Hone Neho each had 39 acres of other land which were all in Kareponia 1B2.[116] The survey cost was estimated at £15.[117] The survey charge was subsequently reduced to £9 14s 7d.[118] The Māori Land Board confirmed the purchase in March 1914.[119]

Kareponia 1B2 Subdivision

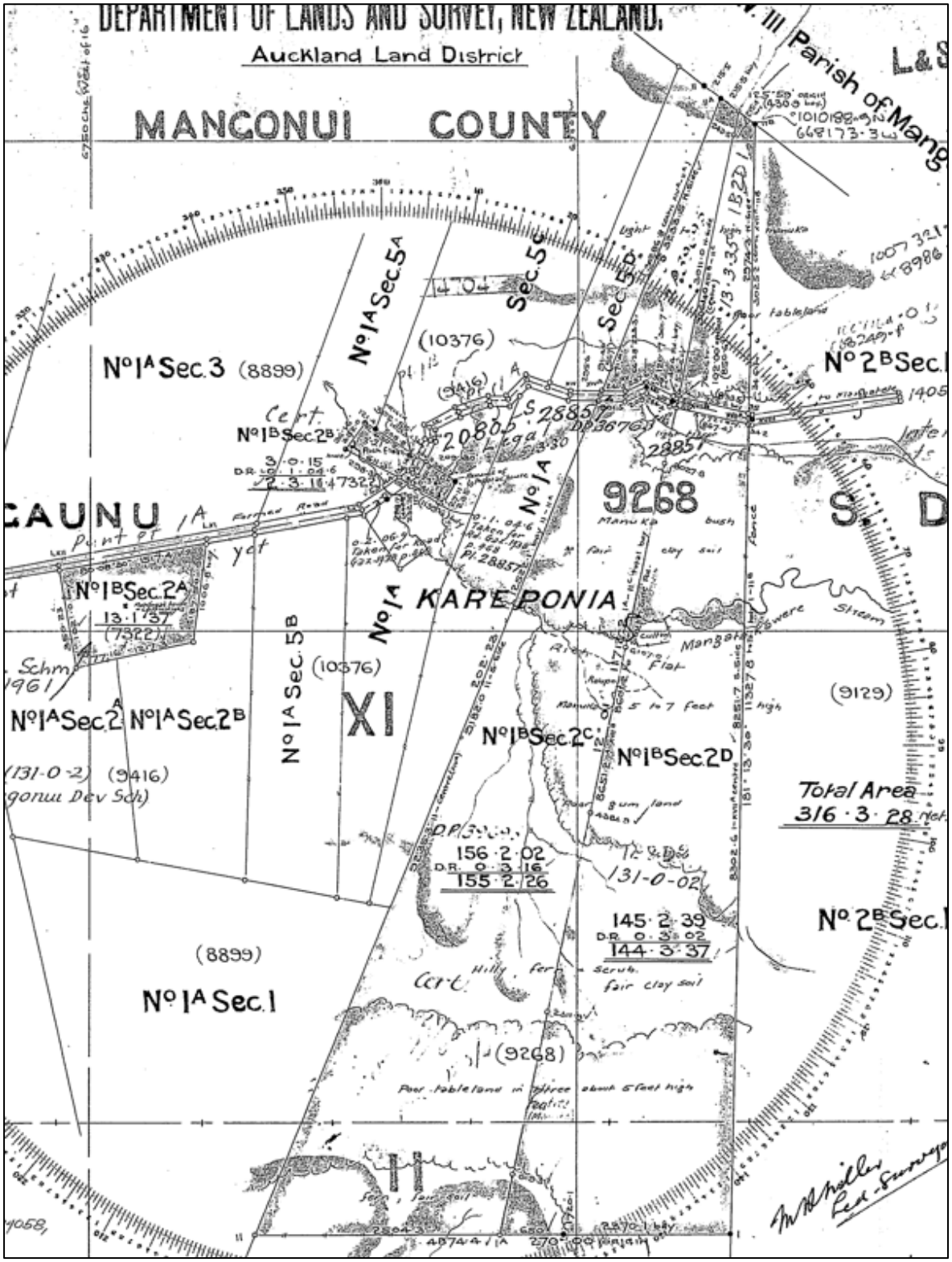
In February 1915 the Kareponia 1B2 block was partitioned. The minutes report that Hare Popata, Paki Popata and Hoani Matenga 'representing all owners' had arranged the partition 'by agreement'. The partition was arranged so that those portions of Kareponia 1B2 which had been located within the boundaries of Kareponia 1A were given separate titles.[120]

Block	Area	Owners
Kareponia 1B2A	13a 1r 37p	Matenga Paerata (enclosing Matenga's cultivations)
Kareponia 1B2B	2a 3r 11p	Hare Popata, Paki Popata (enclosing Popata's houses)
Kareponia 1B2C	155a 2r 36p	Maki Pua, Paki Popata, Hare Popata, Hone Neho

[112] 81 N 75-76, 17 June 1953.
[113] Application for Confirmation, 11 November 1913, BAAI 11466 A39 27/l 301 (R18419995), ANZ Auck [#T19 IMG_2835].
[114] Cover Sheet, BAAI 11466 A39 27/l 301 (R18419995), ANZ Auck [#T19 IMG_2823]; Government Valuation, 25 November 1913 [2834].
[115] Particulars of Title, BAAI 11466 A39 27/l 301 (R18419995), ANZ Auck [#T19 IMG_2836].
[116] Schedule of Other Lands, BAAI 11466 A39 27/l 301 (R18419995), ANZ Auck [#T19 IMG_2836].
[117] Reed & Logan to Māori Land Board, 18 March 1914, BAAI 11466 A39 27/l 301 (R18419995), ANZ Auck [#T19 IMG_2828].
[118] Reed & Logan to Māori Land Board, 15 April 1914, BAAI 11466 A39 27/l 301 (R18419995), ANZ Auck [#T19 IMG_2827].
[119] Māori Land Board to Reed & Logan, 30 March 1914, BAAI 11466 A39 27/l 301 (R18419995), ANZ Auck [#T19 IMG_2826].
[120] 56 N 56-57, 10 February 1915.

Block	Area	Owners
Kareponia 1B2D	144a 3r 37p	Matenga Paerata, Hoani Matenga, Herepete Matenga

Map 10: Kareponia 1B2 A-D, 1918[121]



[121] AK ML 10955, detail [DB].

Kareponia 1B2A

In June 1953 the Māori Land Court made a series of vesting and exchange orders which transferred the shares of the other 12 owners to Hone Herepeta Matenga, making him sole owner of Kareponia 1B2A. The orders were made to implement arrangements made in 1937 as part of the consolidation scheme, but which had not been completed by court orders. The consolidation officer said those involved had thought it had been finalised 'years ago' and he had recently held meetings with the families to confirm their agreement.[122]

Kareponia 1B2B

In October 1924 James Malcolm Bird applied for the confirmation of the purchase of Kareponia 1B2B (2a 3r 8p) from Hare Popata and Paki Popata for £55.[123] The land was occupied under a weekly tenancy by T. Paerata.[124] Hare Popata had 20 acres of other land in Konoti and Paki Popata had 26 acres in Parengarenga and Oturu.[125] A statement was provided by the purchaser's solicitor Douglas Reginald Wood about the vendors' circumstances as required under Section 91 of the Native Land Amendment Act 1913 when the vendor did not have sufficient other lands for their support. Wood said neither Hare or Paki Popata lived on or had derived any profit 'for some years' from 1B2B but would not become landless as a result of the alienation.[126] The government valuation was £35.[127] The Māori Land Board confirmed the purchase in July 1925.[128]

Kareponia 1B2C

In May 1916 Herbert Robertson applied for the confirmation of purchase of Kareponia 1B2C (155 acres) from Hare Popata, Paki Popata, Maki Pua and Hone Neho for £100.[129] Hare Popata had 45 acres, Paki Popata 35 acres and Maki Pua and Hone Neho each had 20 acres of

[122] 81 N 49-51, 11 June 1953.
[123] Application for Confirmation, 29 October 1924, BAAI 11466 A39 130/l 4459 (R18423774), ANZ Auck [#T19 IMG_6815].
[124] Particulars of Title, BAAI 11466 A39 130/l 4459 (R18423774), ANZ Auck [#T19 IMG_6814].
[125] Schedule of Other Lands, BAAI 11466 A39 130/l 4459 (R18423774), ANZ Auck [#T19 IMG_6812].
[126] Declaration, Douglas Reginald Wood, 12 March 1925, BAAI 11466 A39 130/l 4459 (R18423774), ANZ Auck [#T19 IMG_6806].
[127] Government Valuation, 7 March 1925, BAAI 11466 A39 130/l 4459 (R18423774), ANZ Auck [#T19 IMG_6807].
[128] Alienation Notice, 28 July 1925, BAAI 11466 A39 130/l 4459 (R18423774), ANZ Auck [#T19 IMG_6804].
[129] Application for Confirmation, 9 May 1916, BAAI 11466 A39 59/h 2343 (R18422006), ANZ Auck [#T19 IMG_0733].

other lands in the Konoti block.[130] The government valuation was £80.[131] The survey charge was £6 7s 8d.[132] The Māori Land Board confirmed the purchase in March 1918.[133]

Kareponia 1B2D

In June 1953 the Māori Land Court made a series of vesting and exchange orders which resulted in Herepete Matenga Paerata, Hoani Matenga Paerata, Kawana Herepete Matenga, Kahurangi Herepete Matenga, and Toko Hoani being awarded ownership of Kareponia 1B2D. The orders were made to implement arrangements made in 1937 as part of the consolidation scheme, but which had not been completed by court orders. The consolidation officer said those involved had thought it had been finalised 'years ago' and he had recently held meetings with the families to confirm their agreement.[134]

2.3 KAREPONIA 2 ALIENATIONS

2.3.1 Kareponia 2A Subdivisions

Kareponia 2A1

In February 1914 Anton Joseph Matthews applied for the confirmation of purchase of Kareponia 2A1 (48 acres) from Hehi Hetaraka Rata, Kararaina Tamati Rangitamutu, Matenga Komene, Mata Hare Matenga, Wharangi Hare Matenga, and Waiaporo Hare Matenga for £42.[135] The government valuation was £25.[136] All six owners had 60 acres each of other land in Kareponia subdivisions.[137] The survey cost was estimated at £14, which was deducted from the purchase money.[138] Later the solicitors advised that the actual survey cost was £6 5s and they refunded the extra £7 15s which had been deducted.[139] The Māori Land Board confirmed the purchase on 20 April 1914.[140]

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[130] Schedule of Other Lands, BAAI 11466 A39 59/h 2343 (R18422006), ANZ Auck [#T19 IMG_0806].
[131] Government Valuation, 20 June 1916, BAAI 11466 A39 59/h 2343 (R18422006), ANZ Auck [#T19 IMG_0724].
[132] Chief Surveyor to Registrar, Māori Land Board, 24 July 1917, BAAI 11466 A39 59/h 2343 (R18422006), ANZ Auck [#T19 IMG_0607].
[133] Application for Confirmation, 28 March 1918, BAAI 11466 A39 59/h 2343 (R18422006), ANZ Auck [#T19 IMG_0516].
[134] 81 N 49-51, 11 June 1953.
[135] Application for Confirmation, 9 February 1914, BAAI 11466 A39 29/c 645 (R18420220), ANZ Auck [#T19 IMG_2931].
[136] Government Valuation, 25 February 1914, BAAI 11466 A39 29/c 645 (R18420220), ANZ Auck [#T19 IMG_2932].
[137] Schedule of Other Lands, BAAI 11466 A39 29/c 645 (R18420220), ANZ Auck [#T19 IMG_2934].
[138] Reed & Logan to Māori Land Board, 8 April 1914, BAAI 11466 A39 29/c 645 (R18420220), ANZ Auck [#T19 IMG_2925].
[139] Reed & Logan, BAAI 11466 A39 29/c 645 (R18420220), ANZ Auck [#T19 IMG_2924].
[140] Māori Land Board to Reed & Logan, 20 April 1914, BAAI 11466 A39 29/c 645 (R18420220), ANZ Auck [#T19 IMG_2918].

Kareponia 2A2

In October 1915 Jessie Subritzky (wife of farmer Charles Subritzky) applied for confirmation of purchase of 70 acres of Kareponia 2A2 (182 acres) from Matenga Komene and Kararaima Tamati Rangitaumutu for £210.[141] The third owner of 2A2, Hetaraka Rata was deceased at that time. The vendors would each retain 28 acres of Kareponia 2A2.[142] Subritzky was purchasing part of the area bordered by the Mangatakawere Creek and after survey the area was found to be 89 acres.[143] The survey cost was £14.[144] The 89 acres had a government valuation of £120.[145] The Māori Land Board confirmed the purchase of two interests (Komene and Rangitaumutu) in December 1916.[146] Hehi Hetaraka Rata was appointed successor to Hetaraka Rata.[147] In June 1917 Jessie Subritzky applied for confirmation of the share of Hehi Hetaraka Rata in part of Kareponia 2A2 (89 acres) for £70.[148] Hehi Hetaraka Rata had 31 acres of other land in Kareponia.[149] The Māori Land Board confirmed the purchase from Hehi Hetaraka Rata in August 1917.[150] The area purchased by Subritzky became Kareponia 2A2 (Part).

Kareponia 2A3 Lease

In May 1918 Jessie Subritzky applied for confirmation of the lease of the undivided interest of Wharangi Hare Matenga in Kareponia 2A3 (182 acres) for £10 per annum.[151] There were two other owners - Mata Hare Matenga and Waiaporo Hare Matenga.[152] The government

[141] Application for Confirmation, 2 November 1915, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4849].
[142] Schedule of Other Lands, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4853].
[143] Logan & Stout to Māori Land Board, 31 October 1916, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4838-4839].
[144] Receiver of Land Revenue, Māori Land Board to Logan & Stout, copy survey receipt, 9 October 1916, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4841].
[145] Government Valuation, 6 May 1916, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4846].
[146] Māori Land Board to Logan & Stout, 23 December 1916, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4836].
[147] Particulars of Title, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4848].
[148] Application for Confirmation, 20 June 1917, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4830].
[149] Schedule of Other Lands, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4832].
[150] Māori Land Board to Logan & Stout, 20 August 1917, BAAI 11466 A39 74/m 2115 (R18421590), ANZ Auck [#T19 IMG_4819].
[151] Application for Confirmation, 17 May 1918, BAAI 11466 A39 80/p 3023 (R18422366), ANZ Auck [#T19 IMG_5583].
[152] Particulars of Title, BAAI 11466 A39 80/p 3023 (R18422366), ANZ Auck [#T19 IMG_5582].

valuation was £200.[153] In May 1919 the Māori Land Board approved the Jessie Subritzky lease of 60 acres of the 182 acre block from Wharangi Hare Matenga for 10 years from 1 July 1918.[154]

2.3.2 Kareponia 2B Subdivisions

Kareponia 2B1B

In October 1916 George Smith applied for the confirmation of purchase of Kareponia 2B1B (84 acres) from Haare Henare and others for £42.[155] The government valuation was £40.[156] The survey cost was £17 4s 6d.[157] The other vendors were Matiu Henare, Hariata Henare, Mere Henare, Raparawha Henare, Marama Hohepa, Mate Henare and Hana Marama.[158] Seven owners including Haare Henare all had 13 acres of land in the Konoti, Parengarenga and Oturu blocks and Kingi Haare (aka Kingi W. Hare Reweti), the successor to Hana Marama, had 69 acres in Kareponia and Konoti.[159] A statement was provided by Logan & Stout about the circumstances of seven vendors as required under Section 91 of the Native Land Amendment Act 1913 when the vendor did not have sufficient other lands for their support. They all lived on their Konoti lands. Haare Henare had employment as a guard and Matiu was without children and married to Kararaia Raira who had had 23 acres at Konoti. Hariata was married to 'Henare Popata, a son of Charles (Hare) Popata. The latter has considerable interests in native land to which the son will eventually be one of the successors.' Mere was without children and married to Waruoura Kingi who had 26 acres in Konoti. Raparawha had no children and was married to Kaa Waaka. No comment was made about whether Waaka held other land interests. Marama had no children and was married to Hohepa Hone who had interests in the Parengarenga block. Mate Henare was unmarried and 24 years old and there is no mention of any other land interests. The solicitors said the land

[153] Government Valuation, 22 May 1918, BAAI 11466 A39 80/p 3023 (R18422366), ANZ Auck [#T19 IMG_5578].
[154] Alienation Notice, 29 September 1923, BAAI 11466 A39 80/p 3023 (R18422366), ANZ Auck [#T19 IMG_5557].
[155] Application for Confirmation, 25 October 1916, BAAI 11466 A39 66/a 2536 (R18422114), ANZ Auck [#T19 2545].
[156] Government Valuation, 1 December 1916, BAAI 11466 A39 66/a 2536 (R18422114), ANZ Auck [#T19 2509].
[157] Kareponia 2B1B Statement, BAAI 11466 A39 66/a 2536 (R18422114), ANZ Auck [#T19 2421]; [2228, 2206].
[158] Particulars of Title, BAAI 11466 A39 66/a 2536 (R18422114), ANZ Auck [#T19 2606].
[159] Schedule of Other Lands, BAAI 11466 A39 66/a 2536 (R18422114), ANZ Auck [#T19 2528]; [2234].

was the 'poorest of the Kareponia divisions, and is valued at under 10/- per acre.'[160] The Māori Land Board confirmed the purchase in August 1917.[161]

Kareponia 2B2A

In September 1917 Flo Hewitt applied for the confirmation of purchase of Kareponia 2B2A (101 acres) from sole owner Mere Marupo for £75.[162] The government valuation was £75.[163] The £14 5s 11d survey cost was deducted from the purchase money.[164] Solicitor William Hewitt (husband of Flo Hewitt) said his firm had been unable to find any other lands owned by Marupo and would supply a declaration.[165]A declaration was filed by contractor George Arthur Bonnett about the vendor's circumstances, which was required under Section 91 of the Native Land Amendment Act 1913 when the vendor did not have sufficient other lands for their support. Bonnett said the vendor Mere Marupo was 43 years old and was well known to him as the wife of his labourer Marsh Pene. They had no dependent children. Marupo and her husband lived in a cottage at Kaitaia on land owned by Bonnett and Marupo did odd jobs for him and their income 'free from rent' was not less than 70 shillings per week. He said Marupo did not occupy Kareponia 2B2A nor was it occupied by anyone else and Marupo derived no income from the land which was 'part of a worked out gumfield is not suitable for Native occupation.'[166] The Māori Land Board confirmed the purchase in February 1918.[167]

Kareponia 2B2B

In March 1916 Thomas Jordan Fleming purchased the interest of Harepeka Tawharu in the Kareponia 2B block and submitted an application for confirmation.[168] Fleming owned the hotel at Awanui. The next month however, his solicitors discovered that there were 11

[160] A. Logan, Logan & Stout to Judge Wilson, Māori Land Board, 27 November 1916, BAAI 11466 A39 66/a 2536 (R18422114), ANZ Auck [#T19 2517-2523].
[161] Māori Land Board to Logan & Stout, 15 August 1917, BAAI 11466 A39 66/a 2536 (R18422114), ANZ Auck [#T19 2054].
[162] Application for Confirmation, 14 September 1917, BAAI 11466 A39 77/c 2891(R18422279), ANZ Auck [#T19 IMG_5226]; Particulars of Title [IMG_5222].
[163] Government Valuation, 7 September 1917, BAAI 11466 A39 77/c 2891(R18422279), ANZ Auck [#T19 IMG_5219].
[164] Balance Sheet, BAAI 11466 A39 77/c 2891(R18422279), ANZ Auck [#T19 IMG_5212].
[165] W. Hewitt, Parr & Blomfield, 14 September 1917, BAAI 11466 A39 77/c 2891(R18422279), ANZ Auck [#T19 IMG_5223].
[166] Declaration, George Arthur Bonnett, 26 September 1917, BAAI 11466 A39 77/c 2891(R18422279), ANZ Auck [#T19 IMG_5220].
[167] Māori Land Board to Parr & Blomfield, 5 February 1918, BAAI 11466 A39 77/c 2891(R18422279), ANZ Auck [#T19 IMG_5213].
[168] Application for Confirmation, 20 March 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 718].

owners of the 400 acre Kareponia 2B block, which meant that any alienation had to be conducted through a meeting of owners under the Native Land Act 1909.[169] It was therefore not possible to purchase the individual interest of Harepeka Tawharu, and the President of the Tokerau District Māori Land Board adjourned the application to allow Tawharu to seek a partition of his interests. [170]

The partition application was heard in Auckland on 1 September 1916. The minutes of the partition record that the partition was made 'by consent of the owners', and that the agreement had been submitted to the court. There is no record that any of the owners were present in Auckland at the hearing. The court partitioned the block as requested by Logan & Stout: [171]

Block	**Area**	**Owners**
Kareponia 2B2A	101a 3r 35p	Mere Marupo
Kareponia 2B2B	101a 3r 34p	Harepeka Tawharu
Kareponia 2B2C	203a 3r 30p	Tiopira Paerata, Karaka Paerata, Ani Paerata, Erana Kaio, Nina Kaio, Mahae Kaio, Wihongi Kaio, Rora Kaio, Te Paea Kaio

Soon after the partition Fleming applied for confirmation of purchase of Kareponia 2B2B from sole owner Harepeka Tawharu.[172] The purchase price was £75, which matched the government valuation.[173]

The transfer was confirmed by the Māori Land Board in November 1916, subject to the required schedule of other lands being filed.[174] Title searches identified that Tawharu had interests in Hauturu and Oturu blocks equivalent to only 2 acres 16 perches, although he claimed to also hold interests in the Whakakaro and Matihetihe blocks. Although the 1909 Act required Māori vendors to have sufficient land for their ongoing maintenance, Section 91 of the Native Land Amendment Act 1913 provided an important exception. It allowed the board to confirm a purchase where the land concerned was not considered a 'material means

[169] Logan & Stout to Registrar, 20 April 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 754].
[170] Logan & Stout to Registrar, 15 September 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 633-641].
[171] 2 BI 145-146, 1 September 1916. It is unusual for blocks from this area to be recorded in the Bay of Islands Minute Book rather than the more usual Northern Minute Book.
[172] Application for Confirmation, 14 September 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 649]; Particulars of Title [704].
[173] Government Valuation, 2 October 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 614].
[174] 9 TOK 348, 18 November 1916.

of support' and where the vendor was qualified to pursue a vocation, trade or profession, or 'sufficiently provided with a means of livelihood'. The solicitors therefore outlined his circumstances: Tawharu was aged 64, without dependents and lived with Tini A. Subritzky (Tini Wiremu). They said he was an invalid 'unable to work the land' who received £1 per month from the government. The solicitors recommended he receive payment of the purchase money in instalments or have a trustee appointed because 'he is inclined to spend any money he receives in intoxicating liquor'.[175] Given that the purchaser was a hotel keeper in Awanui, this raises the possibility that Tawharu had sold Fleming the block to pay hotel debts.

In December 1916 Fleming's solicitors forwarded the outstanding purchase money. Tawharu had already been directly paid £13 in September and November 1916, and signed receipts were supplied.[176] The receipts were witnessed by the solicitor Logan. He asked for the transfer to be certified as soon as possible as Fleming wanted to register his title. Fleming had already been cutting firewood from the block, but Tawharu had objected to this because he had not yet received the full purchase money.[177]

The Māori Land Board confirmed the purchase on 15 February 1917.[178] The survey cost was £12 12s 2d, which was deducted from the purchase money.[179] The President of the Māori Land Board decided Tawharu would receive a monthly instalment of the purchase money.[180] Tawharu was unhappy with this arrangement and wrote to the court but the President said the monthly £1 arrangement would remain.[181]

At around the same time as the sale was confirmed, Tawharu's sister, Meri Marupo submitted a petition to parliament objecting to Fleming's purchase. The petition was also signed by Hetaraka Tawharu himself. The petition said that there was no interpreter when the deed was signed, and that Hetaraka had understood he agreed to sell for £2 10 'per share' [according to

[175] Logan & Stout to Judge Wilson, Māori Land Board, 28 November 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 539-554].
[176] Receipts, 14 September 1916, 24 November 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 519, 525].
[177] Logan & Stout to Registrar, 21 December 1916, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 501-510].
[178] Māori Land Board to Logan & Stout, 15 February 1917, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 410]; see, letter te reo Māori, Harepeka Tawharu to Registrar, [436, 204].
[179] Reed Miller & Butler to Māori Land Board, 1 August 1917, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 401].
[180] Registrar to Under Secretary, Native Department, 16 October 1917, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 350]; [539].
[181] File notes, 24 July 1918, BAAI 11466 A39 56/n 2259 (R18421711), ANZ Auck [#T19 136, 148].

the translation of the petition]. According to Marupo she was not aware of the date and location of the partition hearing and was therefore unable to object. As a result she considered that the portion of Kareponia 2B most suitable for cultivation had been awarded to Tawharu, and therefore Fleming, while her 2B2A block had never been used for cultivation and had no road access. The petition complained that the purchase money was still held by the board, while Tawharu had received only £12, and they did not know the full amount paid.[182]

The Native Affairs Committee asked the Registrar for a report on the matters raised in the petition. The Registrar said that he did not have a copy of the deed, so could not confirm whether an interpreter was present when the transaction took place. However, he commented: 'it must be assumed that the Board would satisfy itself that the instrument was properly executed before granting confirmation.' He said the board had no knowledge of any prior agreement between Tawharu and Fleming about the price, but noted the land was purchased for the amount of the government valuation. The Registrar said that the application for partition and sketch plan had been lodged by the solicitors Logan & Stout 'on behalf of the petitioners', along with a consent 'signed by the owners in the block'.[183] The partition application was filled in by the solicitors who wrote the names of Tawharu and Marupo on the form as the applicants, but was not actually signed by either Tawharu or Marupo.[184] This was standard practice with many application forms submitted by solicitors but does not provide conclusive evidence that Marupo was aware of the partition and the proposed location of her interests. The accompanying signed consent was from the other owners who were awarded the 2B2C block.[185] The Registrar did not point out to the Native Affairs Committee that the partition hearing was held at the court offices in Auckland. He said Tawharu received the money in monthly instalments because of his 'drinking habits' and the board held a balance of £33 13s on his behalf.[186] The Native Affairs Committee reported that it had no recommendation to make on the petition.[187]

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[182] Translation, Petition [428/17] of Meri Marupo & anor [Harepeka Tawharu], ACIH 16036 1174 MA 1 1917/406 (R22406520), ANZ Well [#T20 405-406].
[183] Registrar to Under Secretary, 16 October 1917, ACIH 16036 1174 MA 1 1917/406 (R22406520), ANZ Well [#T20 409].
[184] Application for Partition, 13 July 1916, BAAI 24043 A131 9 172M and 172AM Pt 1 (R23265762), ANZ Auck [DB IMG_2067].
[185] Consents from Wihongi Kaio, Kora Kaio, 5 April 1916; Ani Paerata, 1 July 1916; Tiopera Paerata, Karaka Paerata, Makae Kaio, Te Paea Kaio, 3 August 1916; Erana Kaio, 10 August 1916, BAAI 24043 A131 9 172M and 172AM Pt 1 (R23265762), ANZ Auck [DB IMG_2068-2069].
[186] Registrar to Under Secretary, 16 October 1917, ACIH 16036 1174 MA 1 1917/406 (R22406520), ANZ Well [#T20 409].
[187] AJHR, 1918, I3, p. 6.

In October 1930 the Native Land Court heard an application for an exchange of the interests of Mere Tahana, Hapeta Ana Rakena and Ana Rakena in Maimaru A3B for the Kareponia 2B2B block owned by Fleming. It was valued in March 1927 at £300 with £200 for improvements. Maimaru A3B was valued at £500 with £170 for improvements and all the owners agreed to the exchange. Fleming said all parties had agreed to an exchange block for block, but he agreed to make a further payment to achieve equality with the government valuation. He agreed the owners of Maimaru A3B could remove all buildings from the block, and they could have his buildings on the Kareponia block, but he was reluctant to pay a further £50. After discussions the parties agreed that the house on A3B would be removed and that £50 would also be paid. However, the court did not agree with the difference in the valuations and the case was adjourned.[188] In May 1931 the court agreed to the exchange subject to Fleming also paying £150 and payment of rates on the Kareponia block. Kareponia 2B2B was vested in Mere Tahana, Hapeta Ana Rakena and Ana Rakena according to their proportionate shares in Maimaru A3B.[189] The block once again became Māori Freehold Land.

In February 1943 Mere Tahana was farming most of Kareponia 2B2B as a development scheme unit. The block was bisected by the main road at the northern end, leaving four acres on the northern side separated from the rest of the block. The partition was agreed by the owners so that the four-acre area would be awarded to Hapeta Ara Rakena (who still retained shares in the rest of the block). Rakena had already arranged to sell the section to Ihapera Hohepa Karana, who had arranged a housing loan, but required a freehold site. He told the court that he currently received no benefit from the block. The consolidation officer had been involved in the arrangement and told the court he was sure he could get the consent of the other two owners to the partition. The court made the partition order, with the proviso that they consented.[190]

Block	**Area**	**Owners**
Kareponia 2B2B1	4a 1r 10p	Hapeta Ara Rakena
Kareponia 2B2B2	97a 2r 24p	Hapeta Ara Rakena, Te Whakaara Ara Rakena, Mere Tahana

[188] 63 N 71-75, 8 October 1930.
[189] 63 N 213-218, 7 May 1931; see BAAI 11466 A139 186/o 5413 (R18424644), ANZ Auck for further correspondence.
[190] 72 N 614-615, 11 February 1943.

Immediately following the partition award to Rakena, the court issued a vesting order under Section 7 of the Native Purposes Act 1941 vesting Kareponia 2B2B1 in Ihapera Hohepa Karana for housing purposes. Both parties told the court they had agreed on a price of £3 10s per acre. However, a marginal note in the minutes indicates that the proposal to build a house on the site was abandoned, and the vesting order did not proceed.[191] Instead, an exchange order was made in June 1946 which vested the block in Mere Tahana. On the same day another exchange order was made vesting Tahana's interest in Kareponia 2B2B1 in Hariata Hohepa for housing purposes.[192]

In 1963 Kareponia 2B2B1 and 2B2B2 were declared subject to the Mangōnui development scheme.[193] Kareponia 2B2B1 and 2B2B2 were declared to have the status of European Land in 1969 and 1971 respectively.

Kareponia 2B2C2

Kareponia 2B2C2 had been occupied by unit farmer Bill Hemi who had left the property in 1960, with £1,470 of debt owed to the Board of Māori Affairs.[194] Māori Affairs had been unable to find a 'suitable' replacement occupier, and instead approached the neighbouring farmers, W.J. and N. Erceg about purchasing the block.[195] More information about the administration of the block under the development scheme can be found in the unit farm files held at Archives New Zealand in Auckland.[196]

In October 1962 W.J. and N. Erceg applied for a meeting of owners to consider a proposal to sell Kareponia 2B2C2 (153 acres) for £2,400. The government valuation was £2,450.[197] The capital value of £2,450 consisted of improvements of £2,030 (dwelling, cowshed, power, clearing, fencing, grassing) and an unimproved value of £420.[198] There were 33 owners of

[191] 72 N 616, 11 February 1943.
[192] Kareponia 2B2B1 Historic Ownership Schedule, Document-1375659, Pātaka Whenua, maorilandcourt.govt.nz/ accessed 13 March 2026.
[193] NZG, 1963, p. 1879.
[194] Field Supervisor to District Officer, 21 September 1962, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1938].
[195] 1 KT 70-71, 5 March 1963.
[196] BAAI 1030 431/d 21/C/37 pt 1 (R21665598); BAAI 1030 432/a 21/C/37 pt 2 (R21665478); BAAI 1030 432/b 21/C/37 pt 3 (R21665479), ANZ Auck.
[197] Notice Meeting of Owners, 10 October 1962, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1937].
[198] Naera, for Registrar to Resident Officer, 13 September 1962, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1941].

whom 6 were identified as deceased. Twelve owners lived in Auckland, seven in Awanui, six in Nuhaka and the remaining owners in Mahia and Kaitaia.[199]

Kareponia 2B2C2 had only 15 acres in grass and 100 acres was undeveloped scrub, gorse and ti tree. The Farm Supervisor reported that the property was in such a bad condition that it required a new cowshed, major dwelling renovations and 'suitable all weather road access.'[200]

Nine owners or their proxies, who held 77 of 360 shares, were present at the October 1962 meeting. Mere Paerata suggested that Kareponia 2B2C2 be leased for five years to non-owner Sid Noble who farmed a nearby property. The Māori Affairs representative said that Noble was an unsuitable candidate who had been unable to successfully farm the adjacent property. George Marsden, who was not an owner but was the husband of Ani Karaka Paerata, said a number of elderly owners did not understand what was being said and explained that he had translated their questions in Te Reo Māori into English. Marsden spoke a number of times against the sale, but he was told by the chairman that he was only there at the request of the owners to interpret 'but it was obvious that he was taking advantage of the opportunity to influence the owners.'[201]

The resolution to sell Kareponia 2B2C2 to the Ercegs for £2,400 passed by a majority, with 6 owners holding 42 shares voting in favour and 3 owners with 35 shares voting against the sale. The three owners against the sale were Haami Mako Pivac (5 shares), Ani Karaka Paerata (15 shares), Mere Karaka Paerata (15 shares). Those for the sale were Mami Wihongi Kaio (4 shares), Te Rina Wihongi Kaio (4 shares), Peti Wihongi Kaio (proxy for Te Rina Wihongi Kaio, 4 shares), Marion Tuwhare Karaka (7.5 shares), Noble Clark (trustee, 7.5 shares) and Hoana Karaka Paerata (15 shares). The chairman told the owners who had voted against the sale to sign a Memorial of Dissent before they left the meeting, but they left without doing so after Marsden advised them not to sign any papers.[202]

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[199] Particulars of Title, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1942-1943].
[200] Field Supervisor to District Officer, 21 September 1962, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1938].
[201] Statement of Proceedings of Meeting of Assembled Owners, 25 October 1962, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1929-1930].
[202] Statement of Proceedings of Meeting of Assembled Owners, 25 October 1962, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1929-1930].

In March 1963 the Māori Land Court confirmed the resolution to sell Kareponia 2B2C2 to W.J. and N. Erceg. The court increased the sale price from £2,400 to £2,450 in line with a special government valuation. It was noted that the owners meeting to sell had been 'stormy', but a Memorial of Dissent had not been signed. It was explained that the background to the sale was because the 'mortgagee was anxious for its money'. The court was also told that the purchasers had agreed to enter into a covenant to allow access to the wāhi tapu within the block. The court confirmed the sale and noted there was no note of the mortgage on its search notes and asked for more information on the wāhi tapu.[203]

In response the Deputy Registrar explained that the 'mortgage' was a charge for development scheme costs, and the court had no formal notice of these charges. The wāhi tapu was the Kareponia 3 block, which was completely enclosed within Kareponia 2B2C2. He described it as 'a very old reserve' which was set aside as a separate block in 1892, but it had not yet been gazetted as a Māori Reservation.[204] The Ercegs executed a deed of covenant to allow the former owners of 'Kareponia 2B2CB and their descendants and the trustees of the wahi tapu enclosed by 2B2CB access rights' to the wāhi tapu.[205]

There were a number of deductions made from the purchase money before the balance was distributed to the owners. As well as £1,408 to repay the Board of Māori Affairs, there were unpaid rates for the 1960 to 1963 period of £41 18s 6d, and historical survey and rates compromise charges from the 1930s of £9 and £7 15s respectively.[206]

2.3.3 Kareponia 4 Amalgamation and Sale

In 1966 the Mangōnui County Council applied to the Māori Land Court to have Kareponia 2A2A, 2A2B, 2A3A, 2A3B and 2B2C1 amalgamated and vested in the Māori Trustee for sale or lease to recoup the unpaid rates. At around the same time neighbouring Pākehā farmers attempted to purchase two of the blocks.

[203] 1 KT 70-71, 5 March 1963, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1903-1904].
[204] Deputy Registrar to Judge Scott, 21 March 1963, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1924].
[205] Alienation Notice, 5 September 1963, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1908].
[206] Distribution on Sale of Kareponia 2B2C2, 16 September 1963, BAAI 11466 A353 313/k 7317 (R18426333), ANZ Auck [#T19 IMG_1909].

In June 1966 W.J. Erceg and N. Erceg lodged an application to call a meeting of owners of Kareponia 2A3A (60 acres) to consider a sale for £150.[207] There were five owners and the Registrar advised a meeting would be unnecessary, and that the owners should be approached individually.[208]

In October 1966 a meeting of owners of Kareponia 2A3B (121 acres) was held to consider a proposal to sell the block to W.J. and N. Erceg for £950. The government valuation was £1,190.[209] The meeting was attended by owners Eady Waiaporo Matenga, Hazel Matenga and Moengaroa Matenga who together held 30 of the 100 shares in the block. They voted to sell the block, but they increased the price to £2,600. However, the Ercegs said they would not pay the increased price.[210] There were 11 owners in the block of whom 4 were deceased and 1 address was unknown.[211]

The application to amalgamate the blocks was presented to the Māori Land Court at the end of October 1966 by the County Clerk of the Mangōnui County Council. He explained that the reason for the proposal was 'to bring reverted land back into production' because together the five blocks would create one economic 325-acre property. He said notice of the application had been sent by the Deputy Registrar to all known owner where the court had addresses, as listed below:

> 2A2A Hanoto Wilfred Petera 1.666 others dead;
>
> 2A2B 13 owners in all 3 known. Pera Taua Henare, Renata Topene and Wiremu Elana Topene. No other known addresses;
>
> 2A3A all five owners served;
>
> 2A3B Eady Waraporo Matenga (Mrs Armstrong) Hazel Waiaporo Matenga, Hera Nopera (Mrs Heka) Mare Nopera (Mrs Taylor) Moengaroa Matenga (Mrs Yorke) Pororima Nopera (Mrs Stevens) No other addresses known;

[207] Application to Summon Meeting of Owners, 24 June 1966, BAAI 11466 A353 349/c 7756 (R18426790), ANZ Auck [#T19 IMG_4221].
[208] Wilson, for, Registrar to Reynolds & Rasmussen, 26 July 1966, BAAI 11466 A353 349/c 7756 (R18426790), ANZ Auck [#T19 IMG_4219]; [4215].
[209] File note, Government Valuation, 1 October 1962, BAAI 11466 A353 349/d 7757 (R18426791), ANZ Auck [#T19 IMG_4230]; [4238].
[210] Statement of Proceedings of Meeting of Assembled Owners, 14 October 1966, BAAI 11466 A353 349/d 7757 (R18426791), ANZ Auck [#T19 IMG_4236].
[211] Particulars of Title, BAAI 11466 A353 349/d 7757 (R18426791), ANZ Auck [#T19 IMG_4241].

2A2C1 Henare Kaio Hakaraia. Taha Kaio Hakaraia, Wiremu Hakaraia Karaka.[212]

Although the notices were sent, a large number did not reach the intended recipients as nine were returned unclaimed. The court also heard from the council's noxious weeds inspector, who submitted written reports on each block, and said they were all unoccupied. The court decided to inspect the blocks before making its decision.[213]

Later that day the court minute book noted that Eady Matenga, Moengaroa Matenga and Hazel Matenga had arrived after the hearing had finished. They told the court that they wanted to sell Kareponia 2A3B and had held a meeting of owners recently. The court agreed to adjourn the amalgamation proceedings to allow them to arrange the sale.[214]

On 3 March 1967 the court finalised the amalgamation. There had been no progress on the possible sale of Kareponia 2A3B. The court had inspected the blocks and found no action had been taken by the owners to apply for a confirmation of sale. The court cancelled the existing titles of Kareponia 2A2A, 2A2B, 2A3A, 2A3B and 2B2C1. They were amalgamated into a new block to be called Kareponia 4. The court then vested Kareponia 4 in the Māori Trustee with the power to sell or lease 'to best advantage'. The significance of the unpaid rates in this proceeding was demonstrated by the court specifying that any alienation had to provide payment of all legally outstanding rates as of 28 October 1966.[215]

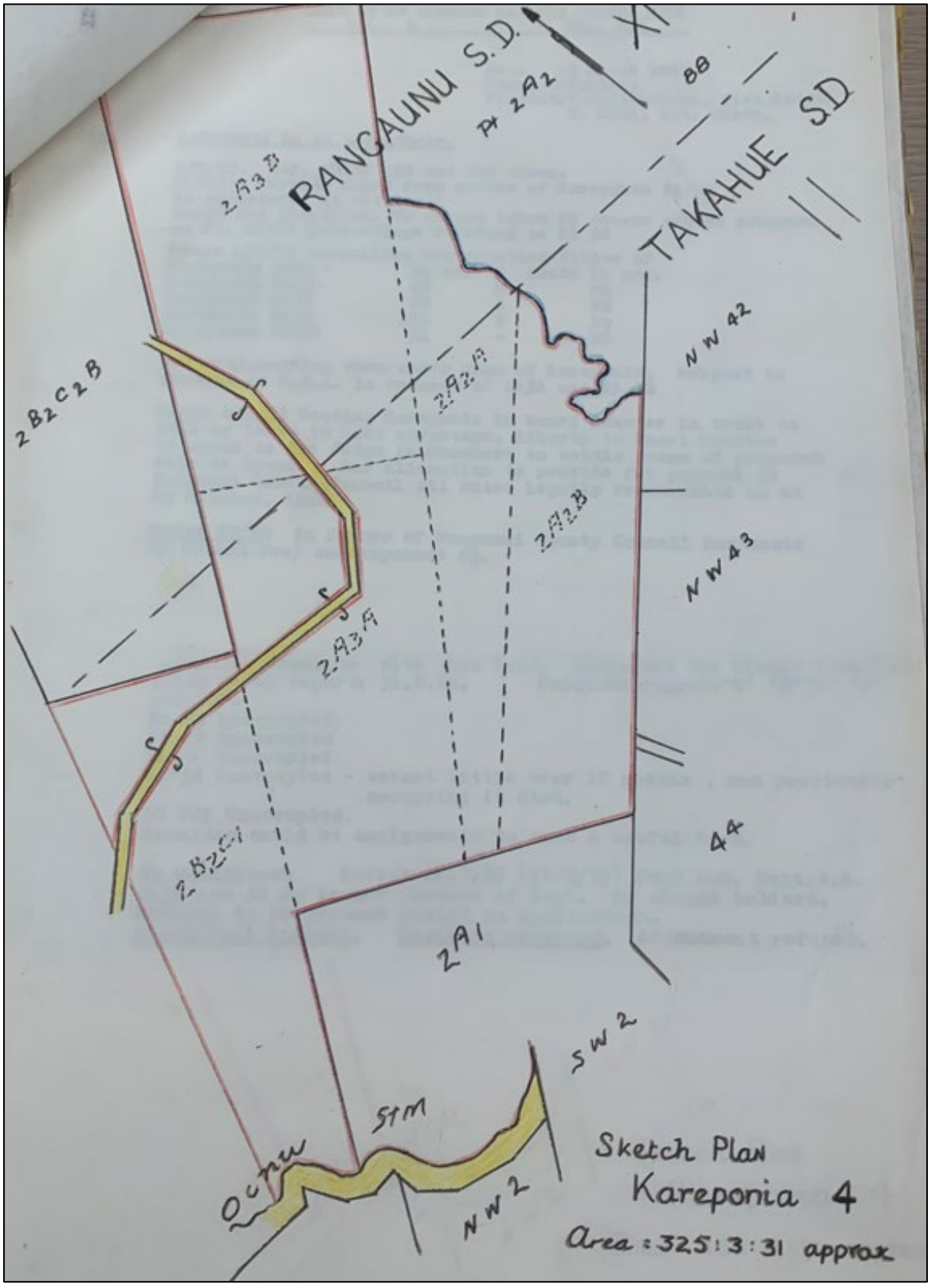
There were 40 owners of the amalgamated block:[216]

Ana Maraea Tamati	Bruce Nopera	Eady Waiaporo Matenga
Eddie Nopera	Erama Nopera	Harata Matenga
Harold Wilfred Patera	Hazel Waiaporo Matenga	Hehara Nopera
Nehare Kaio Hakaraia	Hera Nopera	Hetaraka Henare Tutare
Hone Hakaraia Karaka	Hone Haki Hone	Hone Nopera
Te Huia Matenga	Jessie Nopera	Kiritina Himi Nopera
Koihi Mita Tipene	Kuini Matenga	Maki Mita Tipene
Mari Nopera	Miria Henare Tutere	Moengaroa Waiaporo Matenga

[212] 4 KT 138, 28 October 1966.
[213] 4 KT 138, 28 October 1966.
[214] 4 KT 149, 28 October 1966.
[215] 4 KT 226, 3 March 1967.
[216] Kareponia 4 Historic Ownership Schedule, Document-1376149, Pātaka Whenua: /maorilandcourt.govt.nz accessed 10 April 2026.

Moko Hakaraia Karaka
Ngaurupa te Mutenga
Pera Tau Henare
Pororene Nopera
Rapi Hetaraka
Renata Topini
Rita Nopera
Taha Kaio Hakaraia
Tepora Kaio Hakaraia
Tuwai Kaio Hakaraia
Waiaporo Matenga
Te Waiaporo te Mutunga
Were Matenga
Wiremu Hakaraia Karaka
Wiremu Nopera
Wiremu Etara Topini

Map 11: Kareponia 4, 1967[217]



[217] Sketch Plan of Kareponia 4, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0067].

Having been asked to take on the trust for the block the Māori Trustee asked the county council if it knew of anyone prepared to lease Kareponia 4, since the council had instigated the trust application.[218] The trustee also sought advice from the local departmental Field Supervisor about the lease prospects and whether any local Māori farmers might be interested in leasing or purchasing the block.[219] The supervisor reported that most of the block was undeveloped or reverted farmland, with 12 acres of grass. He was pessimistic about the prospects of leasing the block to either Māori or Pakeha farmers:

> I am of the opinion that the land has no practical value as a lease proposition because of the inadequacy of fencing and the very small area of grass thereon. Probably the major factor affecting utilization is the land of access. The paper road giving access from the East Coast Highway is a paper road indeed. Some years back Mr. Wilson and I and a County representative endeavoured to find the road pegs but could not do so and I believe a survey would be required to determine the road line.
>
> I am certain there are no Maori farmers in the area who would be willing and able to develop this land.
>
> The block is almost surrounded by European landowners. When I discussed the matter with the County Clerk, Mr Macintosh, I found that he had approached three of them none of the parties were interested in leasing or purchasing.[220]

The council confirmed it had approached the neighbouring land owners but only one had indicated any interest, while the other two had been considering selling their own farms. The County Clerk considered that the 'present credit squeeze' could explain the lack of interest.[221] One of the neighbouring farmers, Erceg said he considered the 1962 valuation at £1,720 too high. The Māori Trustee decided to seek a special government valuation to inform any negotiations.[222]

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[218] Māori Trustee to County Clerk, 21 April 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0106].
[219] District Officer to Resident Officer, 21 April 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0106].
[220] Field Supervisor to District Office, 12 May 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0103-0104].
[221] County Clerk to Māori Trustee, 22 May 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0102].
[222] File note, 25 August 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0101].

The special government valuation was made in October 1967, and gave a capital value of $3,150, including $1,370 of improvements.[223] This was a reduction on the combined $3,440 valuation of the five blocks in 1962 prior to amalgamation. As of September 1967 there was a total of $234 rates owing for Kareponia 4 dating back to 1963.[224]

The Māori Trustee advertised Kareponia 4 for sale or lease in early December 1967. The lease term would be for 48 years with no right to compensation for improvements.[225] Four offers were received, two for lease and two for purchase:

- George Erstich, who was a local Māori farmer, offered to purchase the block for $3,500 with a one-third deposit and paying the balance over five years;
- E. Kamphius, a taxi driver from Tokoroa, offered to purchase for $3,501 with payment in full;
- F.P. Bacica offered to lease for five years at $200 per annum with a right to purchase;
- W. Tepania, who was Māori living at Ahipara, offered to lease for $210 per annum, with a right to purchase after amalgamation of other blocks had been arranged.

The Māori Trustee recommended to the Māori Land Court Judge that it sell the block to Kamphius.[226] No reason was given for preferring the Kamphius offer. The obvious explanation is that it was the highest price and offered immediate payment. No consideration was given to favouring offers from local Māori. Erstich's offer was only $1 less than Kamphius. The Judge approved the recommended sale to Kamphius.[227]

After having his lease offer rejected Tepania complained at a New Zealand Māori Council meeting that the Māori Trustee was selling small blocks near Kareponia, which 'might effectively prevent future title improvement work in the area'.[228] Tepania was chairman of the District Māori Council. He and fellow district council member Jack King (described as a

[223] District Valuer to Māori Trustee, 24 October 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0072].
[224] County Clerk to District Officer, 5 September 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0099].
[225] District Officer to Kaitaia Office, 29 November 1967, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0096].
[226] Senior Estates Clerk to Judge, 29 January 1968, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0094].
[227] District Officer to Head Office, 15 February 1968, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0088].
[228] Secretary for Māori Affairs to District Officer, 9 February 1968, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0089].

spokesman for Ngāti Kahu) discussed the Kareponia 4 sale with the District Officer. They told him that the Māori Trustee was 'most unpopular' in the district because of recent sales of Māori land to Pākehā by the Māori Trustee. In anticipation of a complaint to the Minister of Māori Affairs, the District Officer forwarded details of the sale to Head Office. His main argument to justify selling Kareponia 4 was to refer to the meeting of owners of Kareponia 2A3B described above where the three owners present (owning 30 out of 100 shares in the block) voted to sell the block. Although the sale did not proceed because the purchasers considered the price too high, the District Officer said the case illustrated that:

> the owners showing the main interest in Kareponia 4 were prepared to sell. Mr Tepania and others as Maori leaders of the district might have had the highest motives in endeavouring to obtain the block but the fact is that they were not owners and the information given above indicates that the interested owners in the more valuable part of the block were prepared to sell although their price was unrealistic.[229]

The three owners who had expressed a wish to sell Kareponia 2A2B each held 193.894 shares in the amalgamated Kareponia 4 block, making them the largest individual shareholders. However, there were 41 owners in the block, and a total of 1,641.899 shares, meaning the individuals combined 581.68 shares were equivalent to 35 percent of the shares in Kareponia 4.[230]

The sale of Kareponia 4 to Kamphius was executed on 14 June 1968. Before the payment was distributed to the owners, the $212 of unpaid rates was deducted, along with a $14 rates compromise charge and $19 survey compromise charge.[231] The distribution of funds to the owners (after deductions) was completed in September 1968.[232]

2.4 KAREPONIA TITLE SUMMARY

In 2025 the Māori Freehold Land in the Kareponia block was 576 acres, representing 28 percent of the original 2,088-acre block. A further 400 acres had its status changed to European Land, some of which may still be owned by Māori. Fifty-three percent of Kareponia was sold privately, with 621 acres sold before 1930 and 478 acres sold in the 1960s. Survey charges motivated land sales in the early twentieth century, while development

[229] District Officer to Head Office, 28 February 1968, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0086].
[230] Kareponia 4 Historic Ownership Schedule, Document-1376149, Pātaka Whenua: /maorilandcourt.govt.nz accessed 10 April 2026.
[231] Balance Sheet, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0079].
[232] File note, 25 July 1969, BAAI 1030 916/e 29/391 Pt 1 (R21668452), ANZ Auck [#T19 IMG_0065].

scheme and rates charging orders were factors from the mid-twentieth century. In addition to the private sales, exchange orders, vesting orders, and conversion saw the ownership of development scheme farms transferred to sole Māori ownership, often as part of whānau arrangements and/or to access development scheme or housing finance.

In 1997 the Waitangi Tribunal summarised the situation of the Kareponia blocks:

> At Kareponia, near Awanui, the Maori land is largely flat and accessible, but it is not fertile river-flat, rather, a hard clay pan; and with more owners than the land can sustain, this area too was soon characterised by fragmentation of title and ownership. It is now divided into long, narrow-gutted sections of little practical sense.[233]

Table 2: Kareponia Title Summary

Block	Area	Outcome
Kareponia 1A1	102a 2r 20p	Sold to part owner 1956. Declared European Land 1969
Kareponia 1A2A	34a 1r 00p	Sold to I. Evans 1913
Kareponia 1A2B	34a 1r 00p	Declared European Land 1969
Kareponia 1A3A	0a 2r 00p	Māori Freehold Land 2025 (1 owner)
Kareponia 1A3B1	51a 0r 00p	Māori Freehold Land 2025 (43 owners)
Kareponia 1A3B2A	0a 1r 00p	Status changed to General Land
Kareponia 1A3B2B	50a 1r 29p	Māori Freehold Land 2025 (16 owners)
Kareponia 1A3B3	111a 2r 32p	Sold to F. Matthews (Māori) 1952. Māori Freehold Land 2025 (4 owners)
Kareponia 1A4	1a 3r 38p	Marae Reservation 1967. Māori Freehold Land 2025 (1 owner)
Kareponia 1A5A	49a 3r 16p	Declared European Land 1969
Kareponia 1A5B1	51a 0r 00p	Māori Freehold Land 2025 (7 owners)
Kareponia 1A5B2	33a 3r 02p	Transferred to another Māori under conversion scheme. Declare European Land 1970
Kareponia 1A5C1	1a 0r 00p	Urupā. Māori Freehold Land 2025
Kareponia 1A5C2A1	0a 1r 00p	Declared European Land 1966
Kareponia 1A5C2A2	51a 0r 00p	Amalgamated 1969 – part Kareponia 4
Kareponia 1A5C2B	51a 0r 00p	Sold to another Māori 1968. Māori Freehold Land 2025 (4 owners)
Kareponia 1A5D1	1a 0r 00p	Reservation for burial place and church site 1961. Māori Freehold Land 2025 (1 owner)
Kareponia 1A5D2	50a 0r 10p	Sold to part owners June 1953. Declared European

[233] Waitangi Tribunal *Muriwhenua Land Report*, p. 378.

Block	Area	Outcome
		Land 1969
Kareponia 1B1	100a 0r 00p	Sold to McCulloch 1914
Kareponia 1B2A	13a 1r 37p	Declared European Land 1968
Kareponia 1B2B	2a 3r 11p	Sold to Bird 1925
Kareponia 1B2C	155a 2r 26p	Sold to Robertson 1918
Kareponia 1B2D1	13a 3r 35p	Declared European Land 1969
Kareponia 1B2D2	131a 0r 02p	Māori Freehold Land 2025 (22 owners)
Kareponia 2A1	48a 0r 00p	Sold to Matthews 1914
Kareponia 2A2 pt	89a 0r 00p	Sold to Subritzky 1917
Kareponia 2A2A	44a 2r 01p	Amalgamated 1969 – part Kareponia 4
Kareponia 2A2B	48a 0r 00p	Amalgamated 1969 – part Kareponia 4
Kareponia 2A3A	60a 3r 06p	Amalgamated 1969 – part Kareponia 4
Kareponia 2A3B	121a 2r 14p	Amalgamated 1969 – part Kareponia 4
Kareponia 2B1A	119a 3r 19p	Declared European Land 1969. Status Changed to Māori Freehold Land 1984. Māori Freehold Land 2025 (1 owner)
Kareponia 2B1B	84a 0r 00p	Sold to Smith 1917
Kareponia 2B2A	101a 3r 05p	Sold to Hewitt 1918
Kareponia 2B2B	101a 3r 34p	Sold to Fleming 1917. Exchanged back to Māori 1931. Partitioned 1943
Kareponia 2B2B1	4a 1r 10p	Declared European Land 1969
Kareponia 2B2B2	97a 2r 24p	Declared European Land 1971
Kareponia 2B2C1	51a 0r 00p	Amalgamated 1967 – Kareponia 4
Kareponia 2B2C2	153a 0r 30p	Sold to Ercegs 1963
Kareponia 3	5a 2r 16p	Burial Ground Reservation 2008. Māori Freehold Land 2025 (2 owners)
Kareponia 4	325a 3r 21p	Sold to Kamphuis 1968

3. KARIKARI

Map 12: Karikari Block Boundaries



The Karikari block covered most of the northernmost part of the Karikari Peninsula between Maitai Bay and the ocean coast. The Karikari block was first surveyed by S. Campbell in 1876. He calculated the size of the block as 1,936 acres. Timoti Ngatote told the Native Land Court in 1877 that he had arranged for the block to be surveyed. In 1905 Hoo Paihana clarified that Timoti Ngatote had asked him [Paihana] to arrange the survey, and that he had negotiated with Campbell to survey Karikari and Merita for £20. Paihana claimed to have paid the £20 to Ngatote to pay for the survey.[234]

Map 13: Karikari, 1876[235]



[234] 37 N 132, 135, 8 April 1905.
[235] AK ML 3559 [DB].

3.1 TITLE INVESTIGATION 1877 AND PARTITION 1905

The Native Land Court title investigation was held at the beginning of March 1877 at Mangōnui before Judge Monro and Assessor Wiremu Hikairo. The claim was presented by Timoti Ngatote, who said he was from Ngāti Kahu.[236] His ancestral claim was derived from Poiharuru, whose descendants had occupied the block continuously. Ngatote had arranged for the block to be surveyed. He gave the names of nine others who owned the block with him. He denied the claim by Wi Tana Papahia, who was now deceased.[237]

Herepeti Kingi presented a counter claim. He said he was Te Rarawa and claimed from the ancestor Hinetewai. Kingi said he was part Ngāti Kahu, and that his father lived on Karikari until he married and moved to Ahipara. Kingi claimed his father and family frequently returned to Karikari for fishing and other reasons. Kingi said that his claim was the same as Te Kihiringi and for the children of Wi Tana Papahia. He said they were all closely related to the claimants.[238]

Other counter claims were made by Te Rata, Timoti Popata, Te Rina and Emiri Hare Matenga which were based on ancestry without recent occupation.[239]

The court decided that Herepeti Kingi, Te Kihirangi and the children of Wi Tana Papahia had proven their claim. It rejected the other counter claims. The minutes note that it was 'arranged' that Miriama Tipene would be the only child of Wi Tana Papahia included in the Memorial of Ownership.[240] The Native Land Court therefore awarded the block to the following 13 individuals: Timoti Ngatote, Pene Te Kaitoa, Riwhi Taniwha, Mata Ngakina, Te Ra Papera, Ihaka Kahoe, Raharuhi Ihaia, Matiu Paekoi, Haki Wi Kaitaia, Te Kingi Rakena, Herepeti Kingi, Te Kihiringi Te Morenga and Miriama Tipene.[241] The Memorial of

[236] On the application for title investigation Ngatote's 'iwi, hapu' were identified as 'Ngatikahu, Rarawa'. Application for investigation of title, 4 May 1875, BAAI 24043 A131 3 141M (R23265749), ANZ Auck [DB IMG_2024].
[237] 1 N 147, 7 March 1877.
[238] 1 N 148-149, 7 March 1877.
[239] 1 N 149-153, 7 March 1877.
[240] 1 N 154, 7 March 1877.
[241] 1 N 154, 7 March 1877.

Ownership recorded the 'Hapu' of the owners as 'Ngati Kahu' and their 'Tribe' as 'Rarawa'.[242]

In January 1905 Wiremu H. Taua wrote to the Native Minister asking for an inquiry under Section 39 of the Native Land Act 1894 into the Native Land Court title awards for the Karikari and Merita blocks. He said that there were people who had been left out of the ownership: 'He nui hoki te mate e pa ana ki te hunga i mahue, kahore nei i uru ki aua whenua'. The departmental English translation said: 'for a great loss has come upon the persons who were left out and did not get into the land'.[243]

In March 1905 the Chief Judge reviewed the court minutes of the Karikari and Merita title investigations to see if there was any indication that the named owners were intended as trustees for others. He recommended that the Karikari block be referred for inquiry, because a note in the minute book referred to an arrangement that only one of Wi Taua's children should be included in the memorial, from which he inferred: 'that Miriam was intended to be a trustee for her brother and sisters'.[244] Research to date has not located any record of an Order in Council or Native Land Court investigation. It may be that the partition hearing held the next month superseded the issue.[245]

Karikari was partitioned by the Native Land Court in June 1905. During the partition hearing there was a dispute between two groups of owners as to whether all owners were entitled to equal shares in the block. The partition application was put forward by Hapata Henare who represented 8 of the original 13 owners. He claimed they should be entitled to 1,736 acres, leaving 200 acres for the other 5 original owners. Conversely, Hone Kapa (representing the interests of Pene Te Kaitoa and others) objected that the interests of original owners were all equal and that their party should receive 744 acres.[246]

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[242] Karikari Memorial of Ownership, 12 March 1877, ABWN 8910 23 3331 (R25292421), ANZ Well [#T20 050].
[243] Wiremu H. Taua to Native Minister, 24 January 1905, and translation, ACIH 16036 881 MA 1 1906/396 (R22400517), ANZ Well [#T20 461, 463].
[244] Chief Judge to Native Minister, 4 March 1905, ACIH 16036 881 MA 1 1906/396 (R22400517), ANZ Well [#T20 468].
[245] In 1921 all of the children of Wiremu Hone Taua were appointed his successors in the block, in accordance with his will, 58 N 15, 20 October 1920, 58 N 78, 7 March 1921.
[246] 37 N 98-99, 6 April 1905.

Pene Ngatote gave evidence about ancestral claims and occupation sites including pā, kainga, cultivations, fishing grounds and burial sites. Ngatote, who was born at Whatuwhiwhi and continued to live there, described himself as 'Ngatiawapuni' and Ngāti Kahu. Ngatote said he had reduced the rights of the other group of owners because they did not descend from Poharuru and had not lived on the block.[247] Ngatote's evidence was supported by Timoti Hetaraka who gave details about a fishing rights dispute and gum leases.[248]

For the other party, Wiremu Hone Taua claimed from Hinetewai. He too gave detailed evidence about occupation sites, battles, and fishing grounds. He also mentioned past grazing leases to Pakeha, and current gum and flax leases.[249] Hoo Paihana also said that the ancestral claim from the block was from Hinetewai and gave evidence about members of his whānau occupying the area, including arrangements to survey and divide the land between the Karikari, Merita and Whatuwiwi blocks. He said that a grazing lease to Gillibrand Bartley had been arranged, so that the rent could be used to purchase sheep.[250]

The Native Land Court was also considering a partition application for the Whatuwiwi block at the same time, which also involved questions about the relative interests. After hearing the Whatuwiwi evidence, Judge Browne gave a judgment for both Karikari and Whatuwiwi on 11 April 1905:

> The Court, after weighing the evidence and considering matters most carefully has come to the following conclusions viz;
>
> That it is acknowledged by both sides that Timoti Ngatote up to the time of his death had taken a leading part in the management of affairs in connection with these Blocks and therefore the Court thinks he is entitled to and awards him two shares in each Block. The remaining original owners in the two Blocks are awarded one share each.[251]

The court directed the owners to discuss amongst themselves outside the court how to partition the block. The Judge commented that the owners had exercised rights of ownership over all the block, and that Wiremu Hone Taua's occupation of the northern portion was only recent and did not give him any special claim to that portion in preference to any of the other

[247] 37 N 99-102, 105-107, 6-7 April 1905.
[248] 37 N 107-110, 7 April 1905.
[249] 37 N 111-117, 7 April 1905.
[250] 37 N 129-137, 8 April 1905.
[251] 37 N 150, 11 April 1905.

owners.[252] Later that day the minutes record that the following partitions had been 'agreed upon'.[253]

Block	Area	Owners
Karikari 1	1,120 acres	Remaining owners or their successors (30) *[List not in Minute Book or available on Pātaka Whenua]*
Karikari 2	726 acres	Te Kihiringi Te Morenga, Matiu Paekoi, Ho Paihana, Keritiana Matiu, Wiremu Hone Taua, Nepia Rewi, Hone Tipene, Amiria Tipene, Wiremu Tipene, Peri Tipene, Karena Tipene, Ruki Tipene, Kene Taua

Karikari 1 was on the eastern side of the block, with Karikari 2 on the west (see plan below).[254] The minutes contain no record of how the location of each block was decided.

In 1908 the Stout Ngata Commission placed Karikari 2 in the category of land to be reserved for Māori occupation and noted that there was a flax lease.[255] The commission made no mention of the Karikari 1 block.

3.2 KARIKARI 1 PARTITIONS UP TO 1927

Karikari 1 was partitioned in December 1909. The minutes merely note that 'by mutual arrangement and consent', an area was cut out at the southern end of the block as Karikari 1A, to be awarded to 'List A'. The remainder of the block was Karikari 1B awarded to the remaining owners.[256] The division line was at the northern end of Merita Bay, at the Waikura Stream, so that 1A abutted part of Merita Bay while 1B abutted Maitai Bay.

The partitions were not surveyed until 1911, at which time the total area of Karikari was found to be 2,026 acres and 2 roods:

Block	Area	Owners[257]
Karikari 1A	324a 2r 00p	Rihi [?] Raharuhi, Rurere Taha, Hemi Taha, Makinihi Kingi, Raharuhi Ihaia, Kingi Rakena, Wairuku Ihimaera
Karikari 1B	942a 0r 00p	Timoti Hetaraka, Erana Wi Kaitaia, Hone Wi Kaitaia, Te Horiana Wi Kaitaia, Hetaraka Heta, Kahorau Riwhi, Maata Riwhi, Mikireweti Tiini, Peri Wi Kaitaia, Teira Wi Kaitaia, Riwhi Heta, Tiini Heta, William Wi Kaitaia, Pene Ngatote, Hamuera Rupapera, Ihaia Rupapera, Kare Ngatote, Meri

[252] 37 N 150-151, 11 April 1905.
[253] 37 N 177, 11 April 1905.
[254] 37 N 180, 13 April 1905.
[255] AJHR, 1908, G1j, p. 42.
[256] 43 N 215, 3 December 1909.
[257] The owners were not named in the minute book. Lists A and B can be found in the Karikari Application file, BAAI 24043 A131 3 141M (R23265749), ANZ Auck [DB IMG_2029-2031].

		Ngatote, Paora Rupapera, Reihana Ngatote, Rihi Ngatote, Ruihi Rupapera

Map 14: Karikari 1A, 1B and Karikari 2, 1911[258]



The cost of the 1911 survey was apportioned between the three subdivisions. The survey charge against Karikari 1B was £64, plus interest from 1911.[259]

Karikari 1B was subdivided on 27 February 1914 in accordance with an arrangement between the owners, which was presented to the court by Timoti Hetaraka and Pene Ngatote on behalf of the two groups. Karikari 1B1 at the southern end of the block was awarded to a

[258] AK ML 8191 [DB].
[259] 53 N 128, 27 February 1911.

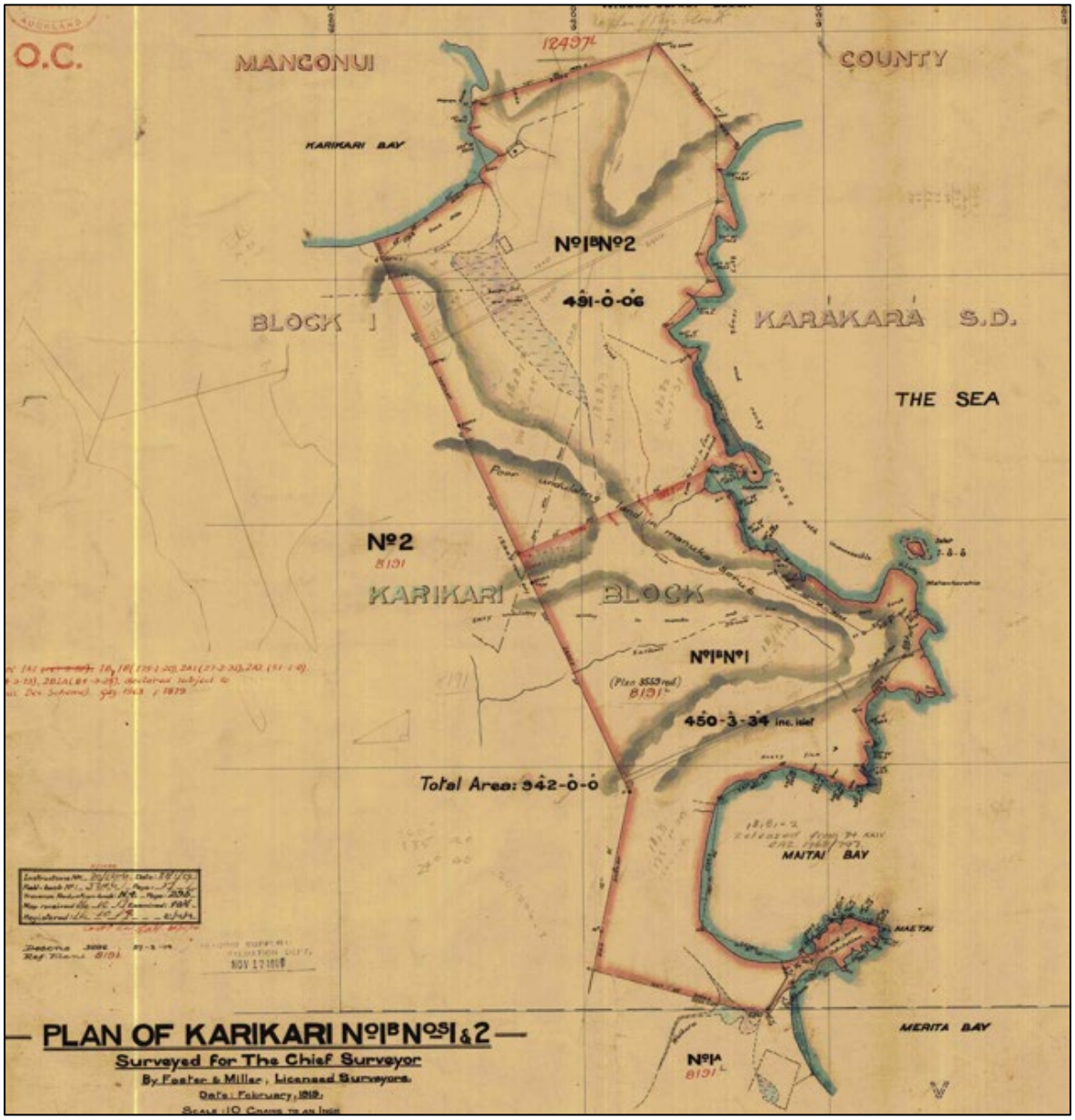
list submitted by Timoti Hetaraka 'viz Erana Wi Kaitaia and others', and Karikari 1B2 to the remaining owners.[260]

Block	**Area**	**Owners**[261]
Karikari 1B1	450a 3r 34p	Erana Wi Kaitaia, Hone Wi Kaitaia, Horiana Wi Kaitaia, Hetaraka Heta, Kahorau Riwhi, Maata Riwhi, Mihireweti Tiini, Reri Wi Kaitaia, Riwhi Hetaraka, Timoti Hetaraka, Tiini Heta, Teira Wi Kaitaia, Wiremu Wi Kaitaia
Karikari 1B2	491a 0r 06p	Pene Ngatote, Hamuera Rupapera, Ihaia Rupapera, Kare Ngatote, Meri Ngatote, Paora Rupapera, Reihana Ngatote, Rihi Rupapera, Ruihi Rupapera, Hohepa Rupapera

The location of each subdivision is shown on the plan below:

[260] 53 N 127-128, 27 February 1914.
[261] List of names for Karikari 1B, BAAI 24043 A131 3 141M (R23265749), ANZ Auck [DB IMG_2033-2044].

Map 15: Karikari 1B1 and 1B2, 1919[262]



Further partitioning took place in March 1922. Henare Kingi and Piripi Raharuhi presented the partition of Karikari 1A1. The minutes record that no objections were made in court. Both subdivisions were to have mutual access rights over the other subdivision.[263]

Block	Area	Owners
Karikari 1A1	167a 2r 22p	Aurere Taha, Hemi Taha, Waiuku Hemaera, Wiremu Kingi
Karikari 1A2	155a 3r 00p	Ani Raharuhi, Raharuhi Ihaia

[262] AK ML 11443 [DB].
[263] 58 N 194-195, 8 March 1922.

Hone Wi Kaitaia and Timoti Hetaraka [aka Timoti Te Kawau] told the court they had agreed on how to partition Karikari 1B1:[264]

Block	Area	Owners
Karikari 1B1A	275a 2r 14p	Hone Wi Kaitaia, Te Horiana Wi Kaitaia, Hetaraka Heta, Mihi Reweti Kingi, Peri Wi Kaitaia, Riwhi Heta, Piini Heta, Te Teira Wi Kaitaia, Wiremu Wi Kaitaia
Karikari 1B1B	175a 1r 20p	Kahorau Riwhi, Maata Riwhi, Timoti Hetaraka

Pene Ngatote and Hamuera Rupapera told the court they had agreed on the partition of Karikari 1B2, and no objections were made at the hearing.[265]

Block	Area	Owners
Karikari 1B2A	236a 3r 06p	Hamuera Rupapera, Hohepa Rupapera, Ihaia Rupapera, Paora Rupapera, Ruihi Rupapera, Rihi Ngatote (aka Rihi Rupapera)
Karikari 1B2B	254a 1r 00p	Kare Ngatote, Pene Ngatote, Reihana Ngatote

Karikari 1B2B was subdivided in February 1925. The application was presented by Ere Turiti [?] and Pene Ngatote was also present at the hearing.[266]

Block	Area	Owners
Karikari 1B2B1	157a 3r 09p	Pene Ngatote, Kare Ngatote
Karikari 1B2B2	96a 1r 31p	6 owners

3.3 CONSOLIDATION AND DEVELOPMENT SCHEME

In 1927 Native Land Court Judge and President of the Tokerau District Māori Land Board Frank Acheson reported that the Māori communities on the Karikari Peninsula were developing dairy farming operations:

> The Natives on the Peninsula from sheer necessity have become one of the hardest working communities in New Zealand. The amount of work they have done and the difficulties they have overcome without assistance from anyone except from the Dairy Company at Oruru and from the Instructor in Agriculture astonished me when I rode over the Peninsula recently. …
>
> They delivered 7000lbs of butterfat the first year, 10,000 lbs the second year, 12,000 lbs the third year and the yield is expected to be greater still this coming year.[267]

[264] 58 N 192, 7 March 1922.
[265] 58 N 190, 7 March 1922.
[266] 59 N 9, 24 February 1925.
[267] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].

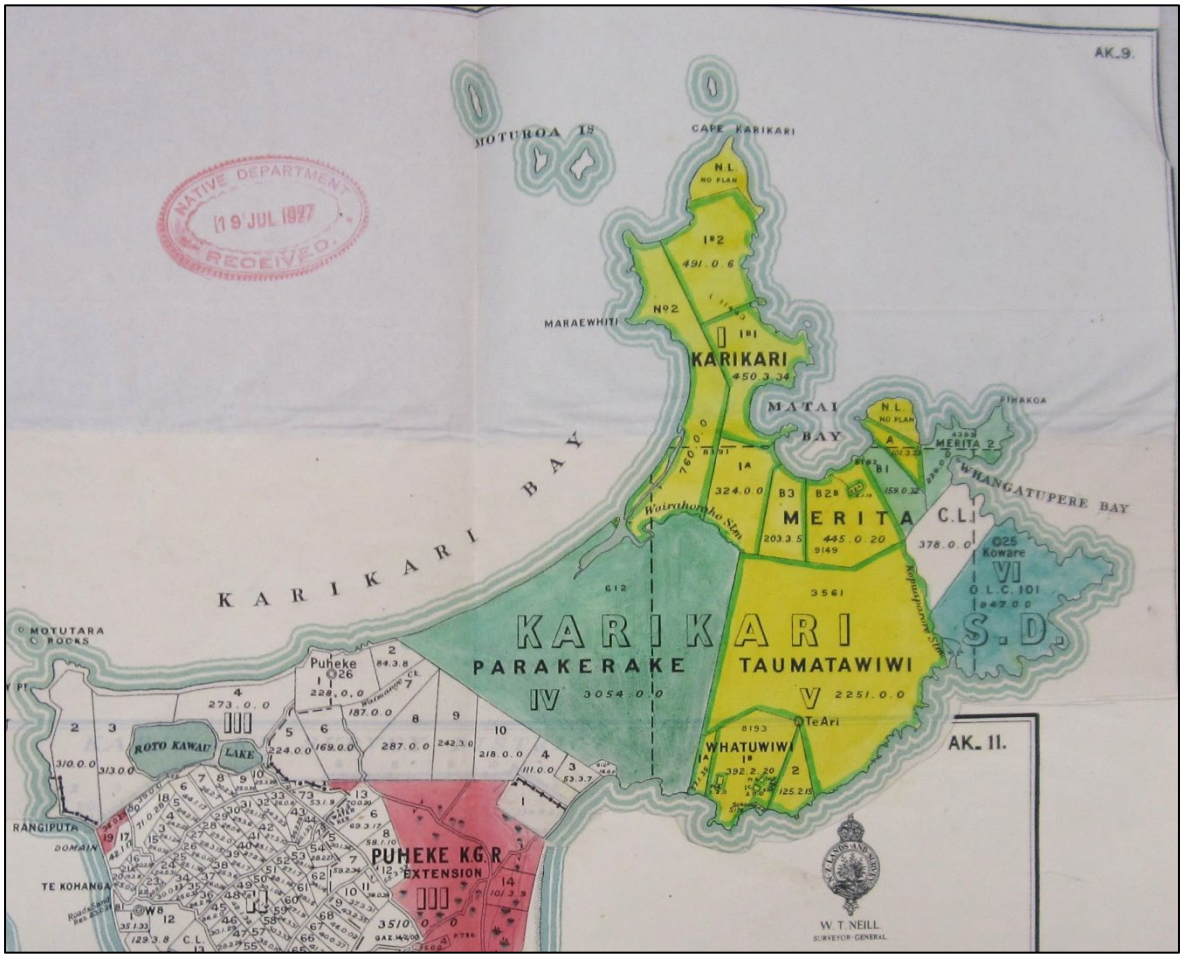
Acheson said the owners wanted to implement a land consolidation scheme because 'the same owners appear in several different blocks and this hinders the efficient working of their land'. Land consolidation was intended to re-arrange ownership so that the value of an individual's shares across multiple blocks could be converted to a shareholding in one block or location: 'so that each family can have an area it can call its own, and an area which it can work without risk of interference from other families'.[268]

Acheson sought Ministerial consent to implement a consolidation scheme on the following blocks (shown in yellow on the plan below): [269]

Karikari 1A1	Merita B2B1	Whatuwiwi 1A	Taumatawiwi
Karikari 1A2	Merita B2B2	Whatuwiwi 1B1A	Whakapouaka
Karikari 1B1A	Merita B3A	Whatuwiwi 1B1B	Takini
Karikari 1B1B	Merita B3B	Whatuwiwi 1B1C	Moturoa Islands
Karikari 1B2A		Whatuwiwi 1B2	
Karikari 1B2B1		Whatuwiwi 2B1	
Karikari 1B2B2		Whatuwiwi 2B2	
Karikari 2			

[268] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].
[269] Schedule of Blocks, no date [c. July 1927], Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488-489].

Map 16: Māori Land Karikari Peninsula, 1927[270]



Acheson's proposal was approved by the Native Minister. At the beginning of August 1927 the Minister made an application to the Native Land Court for a consolidation scheme for the Karikari, Merita, Whatuwiwi and Taumatawiwi blocks.[271] The application could not include Whakapouaka, Takini and Moturoa Islands because they were still customary land at that time (see Whakapouaka block narrative). Acheson was advised that the court would be able to include them in the consolidation scheme after title investigation.[272]

[270] Annotated plan of Doubtless Bay, 19 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 486].
[271] Native Minister to Native Land Court, 2 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 494].
[272] Under Secretary to Judge Acheson, 16 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 500].

The details of the implementation and impact of the consolidation scheme are beyond the scope of this report. The Mangōnui consolidation scheme was examined by David Alexander, and the following discussion is based on his report.[273]

Acheson referred to the consolidation proposals for Māori lands on the Karikari Peninsula as the 'Rangiawhia' or 'Whatuwiwi' scheme. After gaining the initial approval in 1927, in 1930 he reported that preparations for the Rangiawhia scheme were nearly complete. He said the scheme included nearly 5,900 acres, most of which was poor quality land, but because the Māori living there lacked suitable land elsewhere, they had started developing dairy farms and been relatively successful. Acheson's plan involved using approximately 1,000 acres of Taumatawiwi as a 'residue block', which meant that non-resident owners, and surplus shares of those who would be awarded other sections would be allocated to the Taumatawiwi block, pending other arrangements.[274] The Minister approved the proposals for consolidation in 1930.

Alexander notes that the Mangōnui consolidation scheme was then delayed while staff prioritised the Bay of Islands consolidation scheme. During 1934 and 1935 Wiremu Hetariki (Lake Ohia), and Pari Raharuhi (Whatuwiwi) were among those who wrote to the Native Minister seeking progress.[275] When Muriwhenua consolidation work got underway again, it focused on the Ahipara and Te Hapua lands. The 'final' Whatuwiwi scheme was submitted to the Native Land Court in 1937, but it was not until 1941 that it was reported that the required surveys had been completed and the scheme plan prepared. Even then, it was not quite ready to submit to the Native Minister for approval, while awaiting final adjustments.[276] This was still the situation in 1946.[277] Eventually other methods were used to implement the arrangements set in place in the 1930s, particularly combined partition orders, exchange orders, and agreements among whānau group to sell their shares to one of their number (see below).

The consolidation arrangements were tied up with development scheme farming. As mentioned above, the aim of consolidation was to create small family farms. While the

[273] Alexander, (Wai 45 #Q1), pp. 104-135. See also Stokes, (Wai 45 #R8), pp. 204-211, which is largely based on Alexander's report.
[274] Submission to Native Minister, 31 March 1930, MA 29/2/1, cited in Alexander, (Wai 45 #Q1), pp. 106-108.
[275] Alexander, (Wai 45 #Q1), p. 110.
[276] Alexander, (Wai 45 #Q1), p. 119.
[277] Alexander, (Wai 45 #Q1), p. 122.

implementation of consolidation was delayed, development scheme arrangements were put in place, largely on the anticipated land occupation and ownership pattern after consolidation.

In 1930 the Karikari block was declared part of the Mangōnui development scheme under Section 23 of the Native Land Amendment and Native Land Claims Adjustment Act 1929.[278] The history of the implementation and impact of development scheme operations is outside the scope of this report. Aspects of the implementation of development schemes on the Karikari Peninsula have been covered in two reports for the Wai 45 inquiry: David Alexander, 'Consolidation and Development in Muriwhenua', and Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865'.[279] Some of the history of the development schemes is summarised below where it related to title and ownership changes, based on Alexander and Stokes' research. For a fuller account of the impact of consolidation and development their reports should be consulted.

3.3.1 Combined Karikari 1B2 and Whakapouaka Development Scheme Blocks

Development scheme funding was given to three unit farmers from the Rupapera whānau who combined their Karikari blocks with adjoining land in the Whakapouaka block. In 1941 the Board of Māori Affairs approved the following occupiers of three farms on the Karikari and Whakapouaka blocks:[280]

Ihaia Rupapera	Whakapouaka A	73a 3r 09p
	Karikari 1B2A2	51a 1r 00p
		125a 0r 08p
Matehaere Hetaraka	Whakapouaka B	103a 1r 00p
(nee Rupapera)	Karikari 1B2A3	77a 3r 00p
		181a 0r 00p
Paki Rupapera	Whakapouaka C	8a 2r 24p
	Karikari 1B24	78a 3r 13p
	Karikari 1B2B1A	84a 3r 25p
		192a 1r 22p

[278] NZG, 1930, p. 2850.
[279] David Alexander, 'Consolidation and Development in Muriwhenua', October 1997, (Wai 45 #Q1), pp. 325-332, 461-500; Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865, Wai 45 and others', 2002, (Wai 45 #R8), pp. 297-335.
[280] Stokes, (Wai 45 #R8), p. 244.

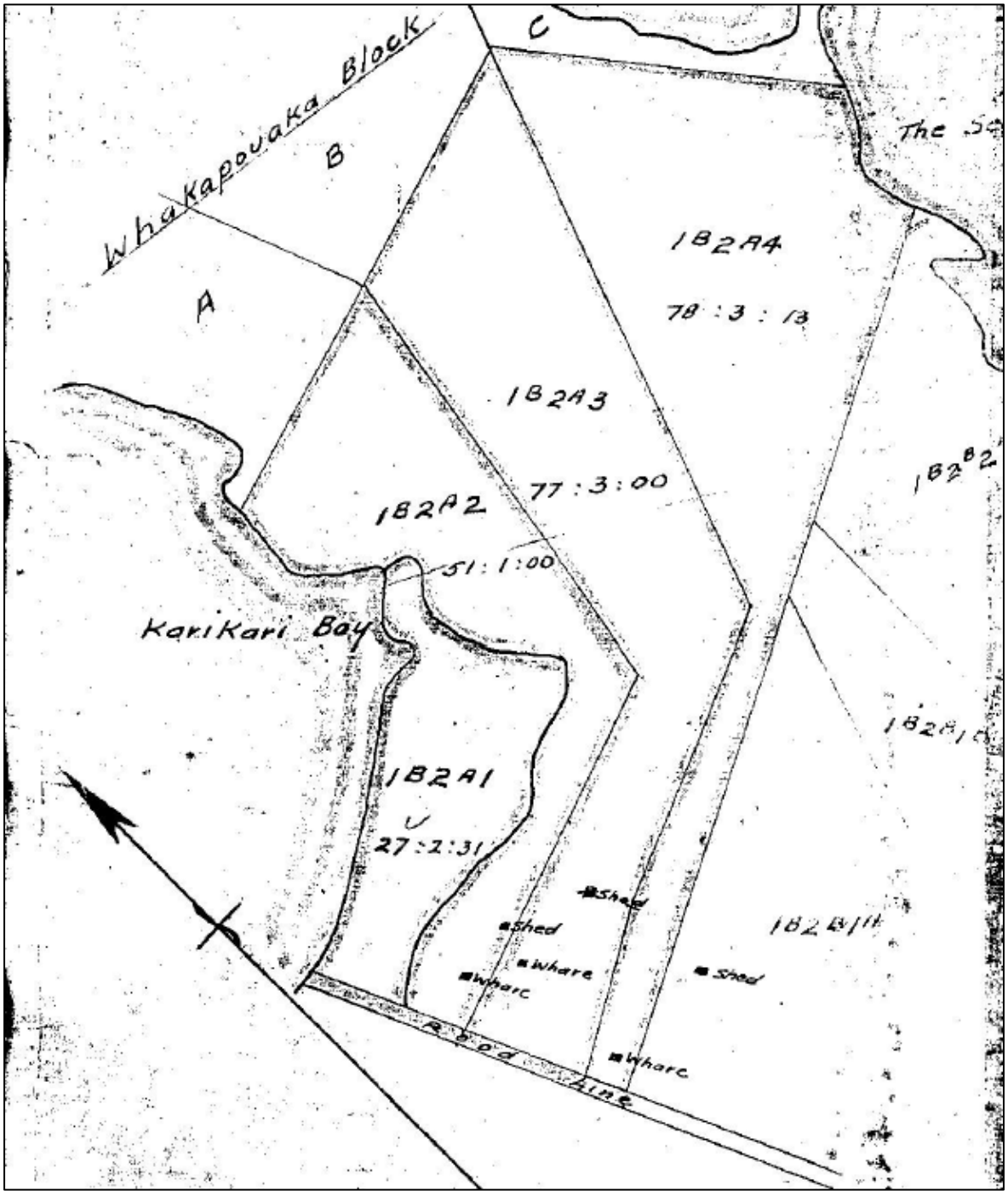
In June 1951, as part of development scheme arrangements to provide separate block titles for the existing unit farmers, a number of exchange orders were made, which the consolidation officer said carried out 'old consolidation arrangements'.[281] The exchange orders largely concerned the shares of the Rupapera and Ngatote whānau in Whatuwiwi, Taumatawiwi, Karikari and Whakapouaka blocks.[282] The officer told the court the arrangements had been agreed to by 'the parties'. The minutes list five people who were present at the hearing representing their whānau: Ihaia Rupapera, Paora Rupapera, Paki Hohepa Rupapera, Ratahi Ho Reihana and S. Urlich.[283]

After the exchange orders were made the consolidation officer then presented the partition applications to award divisions to the family members of the occupying farmer. He said that Karikari 1B2A would be divided into three areas which had been occupied by the proposed respective owners since 1940. He acknowledged that the subdivisions looked 'peculiar' on the plan (see below) but had been cut up that way so that each division had a share of the 'rich flat land' where the farm buildings had been erected. The first area, Karikari 1B2A1, was the 'sand dune area' around Waipapa Bay [Karikari Bay], which was awarded to all of the owners of Karikari 1B2A. The block was partitioned as follows:[284]

Block	Area	Owners
Karikari 1B2A1	27a 2r 31p	Ihaia Rupapera, Paora Rupapera, Paki Hohepa Rupapera, Tare Hohepa Rupapera, Makinihi Hohepa Rupapera, Hohepa Hohepa Rupapera, Wiremu Kupa Hohepa Rupapera, Miraka Hohepa Rupapera, Matekino Hohepa Rupapera
Karikari 1B2A2	51a 1r 00p	Ihaia Rupapera
Karikari 1B2A3	77a 3r 00p	Paora Rupapera
Karikari 1B2A4	78a 3r 13p	Paki Hohepa Rupapera, Tare Hohepa Rupapera, Makinihi Hohepa Rupapera, Hohepa Hohepa Rupapera, Wiremu Kupa Hohepa Rupapera, Miraka Hohepa Rupapera, Matekino Hohepa Rupapera

[281] 79 N 319, 7 June 1951.
[282] 79 N 320-326, 7 June 1951.
[283] 79 N 326, 7 June 1951.
[284] 79 N 326-328, 7 June 1951.

Map 17: Karikari 1B2A Partitions Sketch Plan, 1951[285]

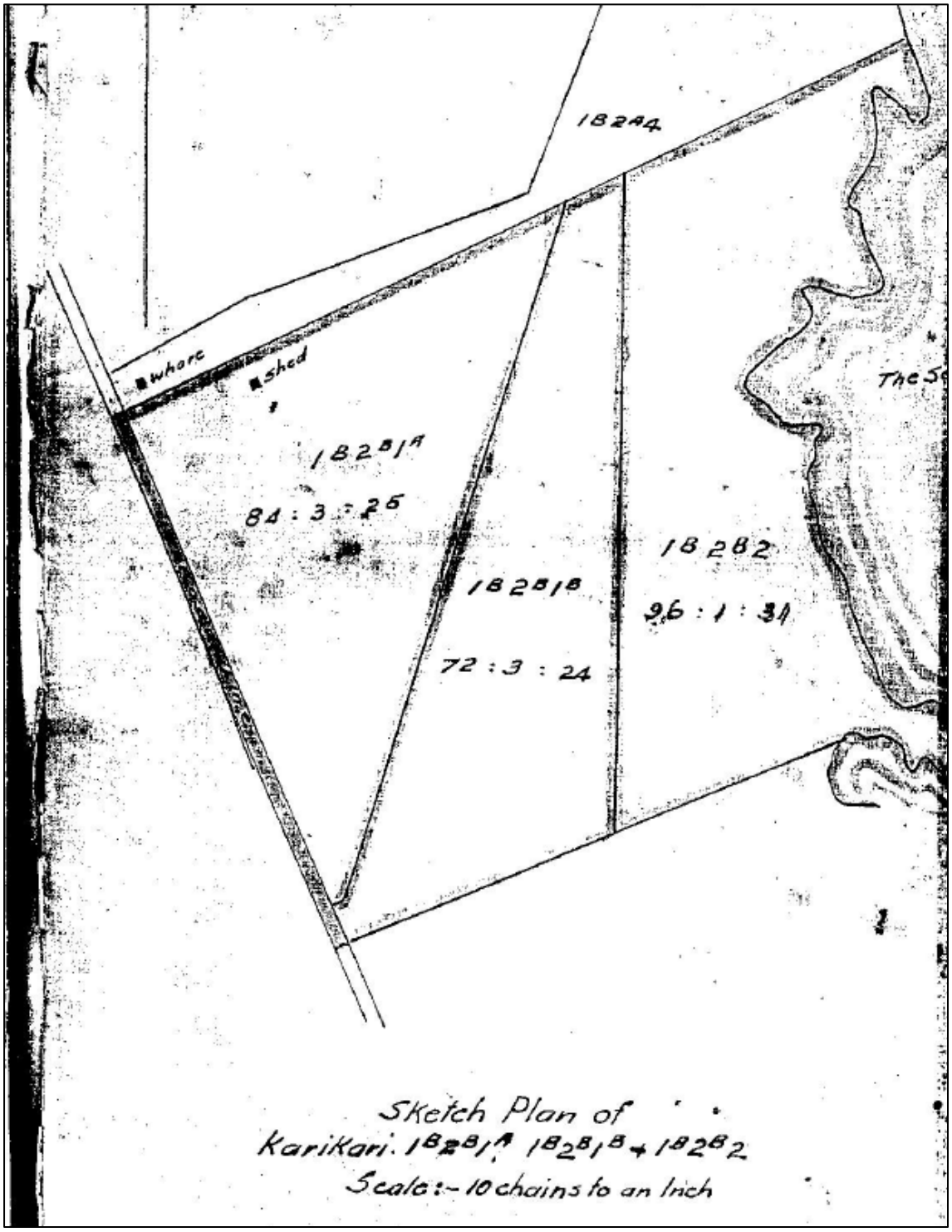


The consolidation officer explained to the court that Karikari 1B2B1 was occupied by the Paki Hohepa Rupapera whānau and the Richard John Urlich whānau, while the other owners had never lived on the block. He said the proposed partition reflected consolidation arrangements 'made years ago. The court partitioned the block was requested:[286]

[285] 79 N 333, 7 June 1951.
[286] 79 N 328-329, 7 June 1951.

Block	Area	Owners
Karikari 1B2B1A	84a 3r 25p	Paki Hohepa Rupapera, Tare Hohepa Rupapera, Hohepa Hohepa Rupapera, Wiremu Kupa Hohepa Rupapera, Makinihi Hohepa Rupapera, Miraka Hohepa Rupapera, Matekino Hohepa Rupapera, Kare Ngatote aka Kare Riwhi Hapa
Karikari 1B2B1B	72a 3r 24p	Richard John Urlich, Simon Matthew Urlich, Charlotte Eva Urlich, Mary Urlich, Kane Piripi Raharuhi, Kare Riwhi Hapa, Ariki Riwhi Hapa, Timoti Riwhi Hapa, Ratahi Hoo Reihana, Nere Pene Ngatote

Map 18: Karikari 1B2B1 Partitions Sketch Plan, 1951[287]



Stokes recounts how farming operations on the isolated Karikari/Whakapouaka lands, which included cliffs and sandhills, without proper roading access, were marginal operations which became increasingly uneconomic, and were effectively abandoned by the Rupapera and

[287] 79 N 335, 7 June 1951.

Hetaraka whānau who relocated to some of their less-isolated other lands.[288] Further details can be found on the individual development scheme files held at Archives New Zealand in Auckland.[289]

Stokes commented on the outcome for all three Karikari/Whakapouaka development properties: 'Fortunately for the Hetaraka whanau, the debts on these blocks were not as high as on other dairy farms on the Karikari Peninsula …. Although farming has long since been abandoned, these lands still remain in Māori ownership'.[290] Section 3.3.5 below covers the history of these blocks after the end of the development scheme farms.

3.3.2 Karikari 1A1 / Karikari Development Scheme

Karikari 1A1 was a development scheme unit farmed by Tauru Kingi. After his death in 1954 the £1,000 debt and estimated £7,000 required to develop the property meant the Lands and Survey Department took over direct operation of the farm. The owners consented to this arrangement as it meant they would not be liable for the existing debt, but they were required to relinquish any interest in the improvements on the land.[291] Alexander has covered the history of the scheme.[292] Further information can be found in the files held at Archives New Zealand in Auckland.[293] While the block was under the administration of Lands and Survey, the department paid the rates for Karikari 1A1, the cost of which was presumably added to the development debt.[294]

The rapid escalation of the debt through the 1960s to almost $40,000 saw the eventual write-off of most of the debt.[295] In 1974 it was amalgamated into the Ngātikahu block. The background to the creation of the Ngātikahu block, the development scheme administration, and the revesting in Māori control and ownership is dealt with more generally in the Taumatawiwi block narrative.[296]

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[288] Stokes, (Wai 45 #R8), pp. 244-246.
[289] BAAI 1030 5/a 21/B/19 (R21665364); BAAI 1030 5/b 21/B/19 (R21665365); BAAI 1030 5/c (R21665366); BAAI 1030 5/d 21/B/20 (R21665367), ANZ Auck. Further Karikari development scheme files held in both Auckland and Wellington are listed in Armstrong, (Wai 46 #T14), pp. 100-103.
[290] Stokes, (Wai 45 #R8), p. 245.
[291] Stokes, (Wai 45 #R8), pp. 306-307.
[292] Alexander, (Wai 45 #Q1), pp. 461-474.
[293] BAAI 1030 384/b 21/25 pt 1 (R21665128); BAAI 1030 384/c 21/25 pt 2 (R21665129); BAAI 1030 384/d 21/25 pt 3 (R21665130), ANZ Auck.
[294] See BAAI 1030 386/a 21/25/25 pt 1 (R21665139), ANZ Auck.
[295] Alexander, (Wai 45 #Q1), p. 473.
[296] See also Alexander, (Wai 45 #Q1), pp. 475-500; Stokes, (Wai 45 #R8), pp. 332-339.

3.3.3 Karikari 1A2B2 Crown Acquisition

In 1954 Karikari 1A2 (155 acres) was leased to Waitai Raharuhi for 21 years. Raharuhi had development scheme finance for the property, and was the son of one of the owners, Piripi Raharuhi Ihaia, who had occupied the block before him.[297] The lease had a right of renewal for a further 21 years, and Raharuhi was entitled for compensation for 75 percent of the value of improvements at the end of the lease. The rental was £15 per annum, with half of the rent to be paid to the Māori Trustee to be held as a fund to pay for the improvements at the end of the lease.[298]

Stokes has examined the history of the Karikari 1A2B block regarding the development scheme, Crown acquisition and its subsequent inclusion in the Ngātikahu Station. Her report should be consulted for a fuller explanation about the many aspects of concern to the Raharuhi whānau, and the impact of the Crown's actions.[299] It should also be noted that *Ngāti Kahu: Portrait of a Sovereign Nation* comments that Stokes' account repeats 'lies' in the records of the Māori Affairs Department and did not make use of the whānau evidence about the circumstances surrounding the sale.[300] The development scheme files for Waitai Raharuhi's property are held at Archives New Zealand in Auckland.[301] This section summarises the main title developments and looks at what has happened with the ownership of the block since Stokes completed her report.

The development debt grew quicker than anticipated.[302] The Māori Affairs Department took the view that Raharuhi would be in a better financial position if he owned the freehold of the block rather than the lease. In 1961 he applied for a meeting of assembled owners to consider selling Karikari 1A2 to him for £310, which was the unimproved value at the time the lease

[297] Particulars of Title, 11 January 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1530]. 22 TOK 229-231, 7 November 1961.
[298] Alienation Notice, 27 May 1955, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1533].
[299] Stokes, (Wai 45 #R8), pp. 307-313, 320-334.
[300] Mutu et al, p. 246, fn 186.
[301] BBDL 1030 1978/c 21/B/6 (R21673011); BBDL 1030 1978/b 21/B/6 (R21673010); BBDL 4997 79/c 21/B/6 pt 3 (R1192305) *Restricted until 2031*; BBDL 4997 79/d 21/B/6 pt 4 (R1192306); BBDL 4997 80/a 21/B/6 pt 5 (R1192307); BBDL 4997 80/b 21/B/6 pt 6 (R1192308), ANZ Auck.
[302] 22 TOK 211-212, 21 July 1961.

started.[303] Officials raised questions about the purchase price using the 1954 valuation, when the current unimproved value was now £840.[304]

At this time there were 23 owners listed on the title of the Karikari 1A2 block, of whom five were deceased. Most of the owners lived in the Muriwhenua district, at Tokerau Beach, Awanui, Peria, Te Hapua and Parapara while three lived outside the district in Auckland and Hamilton.[305]

The meeting of owners took place at Kaitaia on the 21 April 1961. The meeting was attended by six owners and the trustee for two owners, who together held .5472 shares out of 1.333 shares in the block. Māori Affairs officials explained that the Māori Trustee held £626, which was the portion of the rent retained to pay for improvements, and that if the owners agreed to sell, they would receive this amount as well as the purchase price. There was also discussion about the charges and development scheme debt on the property, which was £10,677, while Waitai Raharuhi's assets were worth £6,430. The circumstances which led to the large debt were explained by a development officer:

> Mr Wilson explained the debt and said that it was unfortunate that during the first year, excessive growth of weed and the farmers lack of production has caused a set back which it was necessary to overcome. Later on, stock was purchased, gorse controlled and a hurricane was experienced. The house was sub-standard and primitive and although the farm could not at the time carry the load of a good house, a farm without a house is not a farm. Extra debt was therefore incurred. The bulk of the work to be done was now achieved but expenditure was still necessary. None of the money was wastefully spent. Waitai Raharuhi had made a come-back. In the past he had been getting despondent but this season his production was showing promise until a slight set-back had occurred owing to early drought.[306]

The minutes of the meeting record that while those present seemed willing to sell, they thought the price was too low. The meeting was adjourned to allow them to discuss it

[303] Application to Summon a Meeting of Owners, 13 January 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1529].
[304] Field Supervisor to District Officer, 17 January 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1528].
[305] Particulars of Title, 11 January 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1530].
[306] Minutes of Meeting of Assembled Owners, 21 April 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1520-1522].

amongst themselves. The motion was then amended to make the price £615 and that two acres be set aside adjoining the coastline as a reserve for the owners.[307] The amended resolution was passed unanimously.[308]

When the resolution came before the Māori Land Court for confirmation a departmental officer explained Raharuhi's financial position and why the department favoured him purchasing the block:

> The position of the lessee is that rent plus installments for impts plus installments for the Crown are proving difficult. If a freehold property obtained, some relief could be given to help, that is installments would not be so heavy. Settler would be placed on budgetary control.[309]

While the 1960 unimproved value was £840 the owners were prepared to 'give concessions' to Raharuhi, which is why they accepted the £615 price (plus the funds held by the Māori Trustee). The farm supervisor argued that the main reason for the increase in the unimproved value had been the construction of the road adjoining the block. The court adjourned the application to allow for further calculations of the interests of the lessors and lessee.[310]

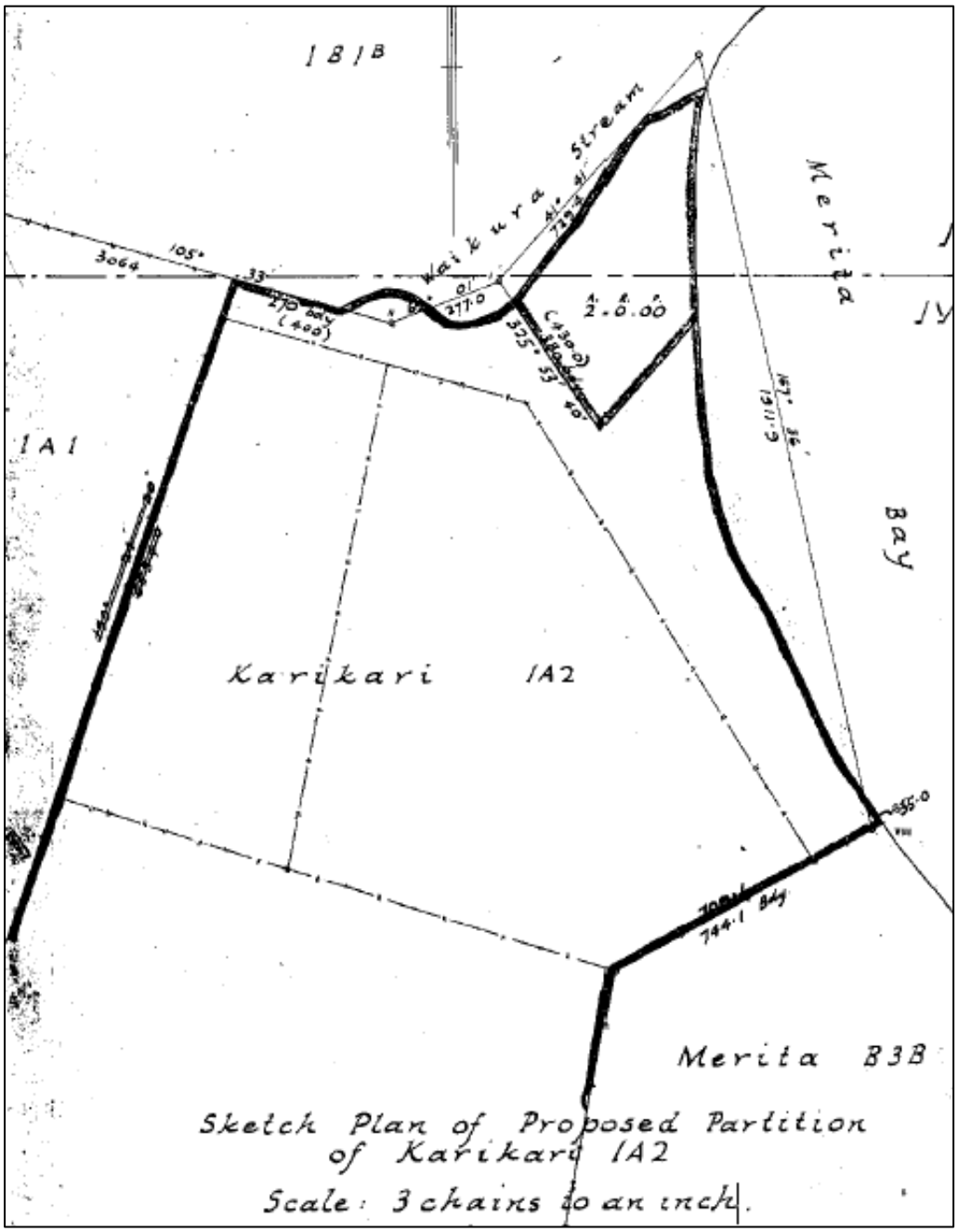
The Valuation Department assessed the owners' interest in the block at £700.[311] In November 1961 the court was told that the improvements which were on the block at the start of the lease (a house and cowshed which had since been replaced) had been owned by Waitai Raharuhi's father. The confirmation hearing was attended by Kiri Raharuhi Ihaia, Paia Matiu and Ngareta Reihana Poharama who agreed to the proposed £700 purchase price and asked the court to confirm the sale. The court indicated it would confirm the sale, but further work was required to define the two acres on the coast of Merita Bay to be reserved for the owners.[312]

The plan below was presented to the court in January 1962, which showed the two-acre reserve at the north-eastern tip of Karikari 1A2. The Māori Land Court partitioned 1A2, so

[307] Resolution of Assembled Owners, 21 April 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1523].
[308] Minutes of Meeting of Assembled Owners, 21 April 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1520-1522].
[309] 22 TOK 211-212, 21 July 1961.
[310] 22 TOK 211-212, 21 July 1961.
[311] Branch Manager, Valuation Department to District Officer, Māori Affairs, 29 August 1961, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1514].
[312] 22 TOK 229-232, 7 November 1961.

that two acres were designated Karikari 1A2A, and vested in all the owners of Karikari 1A2. The balance of the block became Karikari 1A2B.[313] After the partition order the Māori Land Court then confirmed the resolution to sell Karikari 1A2B (154a 3r 18p) to Waitai Raharuhi, on the condition that the cost of the survey cutting out Karikari 1A2A would be paid by the owners of 1A2B with a proportionate (2/157ths) contribution by the owners of 1A2A. The cost of fencing 1A2A was to be paid by the owners of 1A2A.[314]

Map 19: Karikari 1A2 Partition, 1962[315]



[313] 88 N 77-78, 25 January 1962.
[314] 22 TOK 241-242, 25 January 1962.
[315] 88 N 78, 25 January 1962.

The Chief Surveyor estimated that the cost of surveying Karikari 1A1, 1A2A and 1A2B would be £230 altogether, with £140 allocated for 1A2A and 1A2B.[316] The proportionate contribution of 1A2A to this amount was assessed as £1 16s, which was deducted from the purchase money before distribution to the owners, along with a £5 rates compromise charge from the 1930s consolidation arrangements.[317]

While the court retained the £1 16s as a lien for the survey of the block (plus 10 percent contingency), it does not appear that Karikari 1A2A was surveyed until 1978.[318] In 1981 Karikari 1A2A was declared a Māori Reservation for the purpose of a recreation and camping reserve for the owners and their descendants.[319]

After Karikari 1A2B was transferred to the sole ownership of Waitai Raharuhi it had the status of General Land.[320]

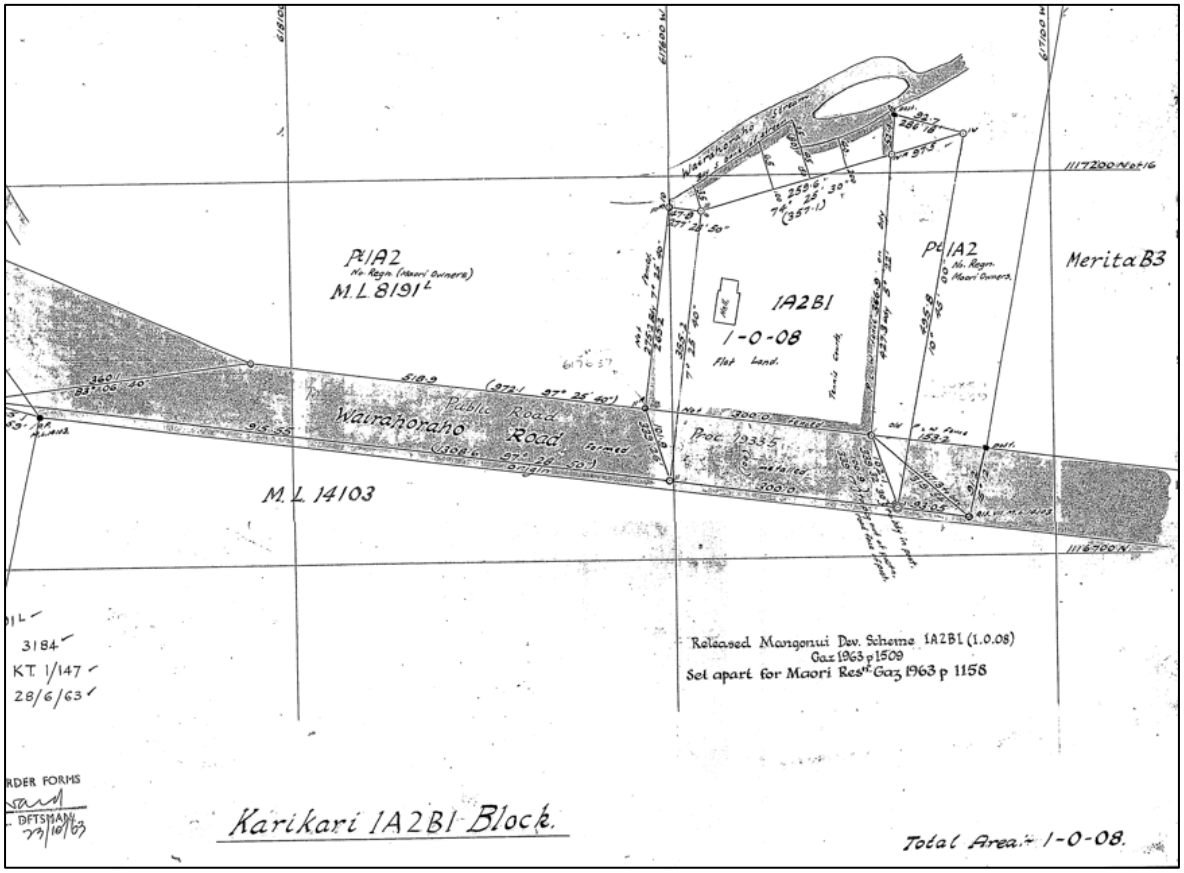
In June 1963 the Karikari 1A2B block was partitioned to create a small Māori Reservation on the south eastern corner of the block on Wairahoraho Road. The minutes of the partition hearing, which took place at Whangarei, do not record that Waitai Raharuhi, as sole owner, nor any members of his whānau or the previous wider ownership group were present at the hearing. The application was presented by the Senior Court Clerk.[321] The court was referred to an earlier hearing in 1960 when a recommendation was made to have part of Karikari 1A2B, which was the site of a 'hall' and tennis court, set aside as a Māori Reservation. At that time the proposal was to vest the reserve in seven trustees.[322] The court clerk said that the recommendation was not proceeded with because of the leasehold status of the block at the time, and now the 'local people' were 'anxious' to have the area set aside and had raised £78

[316] Chief Surveyor to Registrar, 24 May 1962, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1483].
[317] Distribution Schedule, April 1962, BAAI 11466 A353 306/g 7225 (R18426245), ANZ Auck [#T19 IMG_1481].
[318] See ML 15119.
[319] NZG, 1981, p. 1138.
[320] Karikari 1A2B2 Historic Memorial Schedule, Document-1406942, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 23 December 2025.
[321] 1 KT 147, 28 June 1963.
[322] See 87 N 227, 8 November 1960. The proposed trustees were Ratahi Ho Reihana, Piripi Hetaraka, Kupa Ru Papera, Waitai Raharuhi, Tatana Matiu, Te Paina Tau Hopa and Hone Henare Kingi Waiaua.

to pay for a survey. The court partitioned the block as requested, and awarded each division to the owner of 1A2B, who was Waitai Raharuhi:[323]

Block	Area	Owner
Karikari 1A2B1	1a 0r 08p	Waitai Raharuhi
Karikari 1A2B2	153a 0r 10p	Waitai Raharuhi

Map 20: Karikari 1A2B1, 1963[324]



Karikari 1A2B1 was declared a Māori Reservation for the purpose of a meeting place and recreation area in August 1963.[325] The proclamation did not reference any whānau or other ownership group for the benefit of whom the reservation was intended. Research has been unable to determine the current status of Karikari 1A2B1. No title or other records relating to Karikari 1A2B1 can be located on Pātaka Whenua, possibly because 1A2B had the status of General Land. No Certificate of Title can be found on the LINZ title search website. It is shown as a separate land parcel on both LINZ and QuickMap, but without any ownership records. It is not included in the boundaries of the Ngātikahu block, so was not part of the

[323] 1 KT 147, 28 June 1963.
[324] AK ML 14402, detail [DB].
[325] NZG, 1963, p. 1158. See MA 21/3/453.

subsequent Crown purchase. While the partition plan included a 'hall' on the site at the time, google maps does not show a marae or building on the land at the time of writing.[326] Atihana Johns says that the former Rangiawhia School building was moved to 'Wairahoraho on Raharuhi property' and used as a marae in the 1960s, but 'fell into disuse'.[327]

The financially precarious situation of farming Karikari 1A2B2 was evident before the Māori Affairs Department proposed freehold ownership. Waitai Raharuhi's purchase of the block was funded by the Board of Māori Affairs, and the £700 was added to his existing development debt. In 1962 this became a £12,100 mortgage to the Crown.[328] Stokes and Alexander show how the economics of small dairy/grazing farms on the isolated Karikari Peninsula had become unsustainable by the 1960s, and the unit farmers and their whānau mostly left the area to seek paid employment and education for their children elsewhere.[329]

Decisions about the viability of development farms on the peninsula were made by the Māori Affairs Department. As discussed in the Taumatawiwi block narrative, many of the uneconomic units were combined into the Ngātikahu development scheme, with debt concessions.[330] However, Karikari 1A2B2 was not included in these proposals, and was instead purchased by the Crown in 1967.[331] The purchase price was £14,127, which was equivalent to the development debt Waitai Raharuhi owed to the Crown. A subsequent Lands and Survey reported described the transaction as 'the farmer of 1A2B2 ran up a large debt (£5,000 or so) and settled the matter by giving up his land in exchange for cancellation of his debts with the Department of Māori Affairs'.[332] Stokes has emphasised the role the debt burden played in the sale to the Crown, in the absence of other options for Raharuhi. Her report also includes later accounts from the whānau that Waitai was pressured to agree to a sale by Māori Affairs officers and feared imprisonment if he could not repay the debt.[333]

[326] Johns explains that marae buildings at that time were usually referred to as 'halls', p. 205.
[327] Johns, pp. 41, 178.
[328] Karikari 1A2B2 Historic Memorial Schedule, Document-1406942, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 23 December 2025.
[329] Stokes, (Wai 45 #R8), pp. 298, 307-310.
[330] Stokes, (Wai 45 #R8), pp. 332-336.
[331] Karikari 1A2B2 Historic Memorial Schedule, Document-1406942, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 23 December 2025. Stokes, (Wai 45 #R8), p. 314.
[332] Phillips, Lands and Survey Auckland to Commissioner of Crown Lands, 3 May 1967, ABWN 1109 A1810 47 20/259 (R24705494), ANZ Auck [#T19 IMG_2270-2272].
[333] Stokes, (Wai 45 #R8), pp. 310, 327-334.

While Karikari 1A2B2 was not included in the Ngātikahu development scheme proposals when farmed by Raharuhi, once it became Crown land it was retained by the Māori Affairs Department, used for grazing stock, and then amalgamated into the Ngātikahu scheme as Crown land in November 1972.[334] The background to the creation of the Ngātikahu block, the development scheme administration, and the revesting in Māori control and ownership is dealt with more generally in the Taumatawiwi block narrative.[335]

In 1989 the Ngātikahu block was vested in the Ngātikahu Station Trust, after the $260,194 development scheme debt was written off by the Board of Māori Affairs.[336] After the station was vested in the Section 438 trust the Crown still remained an owner as a result of the Māori Trustee having acquired 7,194 shares as 'uneconomic interests' mainly from Taumatawiwi D, and 21,7000 shares from acquiring Karikari 1A2B2. While Crown policy meant the compulsorily acquired uneconomic interests were revested in the former owners (or their successors), the Karikari 1A2B2 shares were classified as 'live buying'. The policy regarding 'live-buying' interests was formed on the assumption that the former owners had freely sold, which meant the Crown did not consider it was obliged to return live-buying shares to the former owners. In the case of Karikari 1A2B2 however Waitai Raharuhi and his whānau felt he had been compelled to sell because of the development debt, and in 1992 some members of the whānau had taken up occupation of the block.[337]

In March 1993 the Māori Land Court made conditional orders vesting the 21,700 shares in the Ngātikahu Station Trust and allowed six months for any person claiming entitlement to the Karikari 1A2B2 shares to lodge a claim to the shares.[338] However, the trust was unable to meet all the terms of the conditional orders (partly because of the length of time required to determine who was now entitled to the compulsorily acquired shares) and the 1993 orders 'fell into abeyance'. In 1998 the Māori Land Court made final orders which vested the 21,700 shares in the Ngātikahu Station Trust 'on behalf of the owners of the block'. This meant that all the current owners of the Ngātikahu block owned the shares which had belonged to Waitai Raharuhi, but the Raharuhi whānau were not included. The Māori Land Court recognised that

[334] Karikari 1A2B2 Historic Memorial Schedule, Document-1406942, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 23 December 2025.
[335] See also Alexander, (Wai 45 #Q1), pp. 475-500; Stokes, (Wai 45 #R8), pp. 332-339.
[336] Stokes, (Wai 45 #R8), p. 324.
[337] Stokes, (Wai 45 #R8), p. 331.
[338] 18 KT 7-10, 5 March 1993; Stokes, (Wai 45 #R8), pp. 325-327.

this was an on-going issue and commented 'the disposal of the live-buying shares is a problem for the trust to resolve, if they so wish'.[339]

Waitai Raharuhi and his whānau pointed out the unfairness of other indebted development scheme blocks having their debts reduced or written off, and then the Ngātikahu block being revested without debt, including their former land, but no provision being made to include them in the station trust or return Karikari 1A2B to them.[340] Stokes concluded that the Crown had in effect transferred the Raharuhi whānau grievance to the Ngātikahu Station Trust to resolve.[341]

When Stokes was writing in 2002 the question of ownership of the former Karikari1A2B2 shares was unresolved. In August 2015 the Māori Land Court held a judicial conference regarding an application to determine the ownership of the live-buying shares in the Ngātikahu Station Ahu Whenua Trust, which represented the interests the Crown had acquired when it purchased Karikari 1A2B. The court was told that after it was vested in the trust one of the Raharuhi whānau began occupying the site of Karikari 1A2B2 with the permission of the Ngātikahu Station Trust. While the current trustees were willing to transfer the shares the sticking point was that the trust felt those who had been occupying the block for more than 10 years should reimburse the trust for the proportionate share of the rates it had paid. Given the passage of time since the Crown acquisition and the revesting of the Ngātikahu block, Judge Ambler called for a report from the Registrar clarifying the history of the block and the live-buying shares, particularly whether the Ngātikahu trust had paid to get them back from the Crown.[342]

The court's report did not locate evidence to confirm whether or not the trust paid for the shares but concluded that the tenor of all the records, including the 1992 and 1998 court hearings, suggested they did not. In March 2016 the Judge indicated he was willing to vest the shares and the block in the Raharuhi Whānau Trust, but agreement was still to be reached on the amount of rates to be reimbursed to the Ngātikahu Station Trust.[343]

[339] 85 WH 299-301, 12 March 1998.
[340] Stokes, (Wai 45 #R8), pp. 327-324.
[341] Stokes, (Wai 45 #R8), p. 333.
[342] 109 Taitokerau MB 90-107, 3 August 2015.
[343] 127 Taitokerau MB 78-89, 8 March 2016.

Finally in February 2019 the Māori Land Court vested 21,700 shares of the Ngātikahu block in the Waitai Raharuhi Whānau Trust and partitioned the block so that Karikari 1A2B2 was vested in the Waitai Raharuhi Whānau Trust and declared it to have the status of Māori Freehold Land. A compromise had been reached on the amount to be paid towards the rates reimbursement.[344] Curiously, the 2019 orders are not yet reflected on title records. Karikari 1A2B2 is not shown as Māori Freehold Land on Pātaka Whenua, but it is also not shown as part of the Ngātikahu block. As of January 2025 both LINZ and QuickMap show the area of Karikari 1A2B2 as a part of the Ngātikahu block. There may be a survey requirement which has delayed completion of the title, as the partition order was conditional on a survey plan being filed within two months.[345]

3.3.4 Karikari 1B1B Crown Acquisition

Karikari 1B1B (175a 1r 20p) was located around Maitai Bay (see Map above). According to Hone P. Tukariri, under the consolidation scheme arrangements the 1B1B block was allocated by Pereene Huirama to Timoti Hetaraka [aka Timoti Te Kawau], who became the development scheme unit farmer in 1930.[346] Due to Timoti's poor health, one of his children, Cedric Hetaraka [aka Hetaraka Timoti Hetaraka] took over occupation in 1934.[347]

In April 1937 Timoti Hetaraka told the Native Land Court that he wanted to transfer all of his land interests (apart from those in Moturoa Islands and Maitai Pā) to his seven children by way of gift. Timoti was making this gift as part of anticipated consolidation arrangements to allocate the various blocks in which he held shares among his children. He explained how the family planned to consolidate their interests:

> Renata is to consolidate all his interests into Whatuwhiwi [sic] 1B1C.
>
> Hetaraka [Cedric] consolidates into Karikari 1B1B, so also Taa, Mu and Rotorua.
>
> Peri [Perihi] is to go into Whakapouaka to help his wife to full.
>
> Ruihi is to go if possible into one of the unallocated Taumatawiwi sections.[348]

[344] 186 Taitokerau MB 46-47, 7 February 2019.
[345] 186 Taitokerau MB 46-47, 7 February 2019.
[346] Hone P. Tukariri to Rapihana, 10 September 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2138-2141].
[347] Assistant District Officer to Under Secretary, 14 October 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2134].
[348] 68 N 322-323, 5 April 1937.

The court made the order gifting the shares of Timoti Hetaraka in Renata Timoti Hetaraka, Hetaraka Timoti Hetaraka, Peri Timoti Hetaraka, Taa Timoti Hetaraka, Ruihi Timoti Hetaraka, Rotorua Timoti Hetaraka and Mu Hetaraka.[349] The proposed subsequent allocation of interests among the various blocks as part of the consolidation did not eventuate.

Stokes has outlined the history of the Karikari 1B1B block regarding the development scheme, Crown acquisition and subsequent recreation reserve status. Her report should be consulted for a fuller explanation about the many aspects of concern to the Hetaraka whānau, and the impact of the Crown's actions.[350] In addition, at the time of writing members of the Hetaraka whānau are preparing their own research report which will contain more evidence about the history of the block. Further details may be found in the development scheme files which are held at Archives New Zealand Auckland, some of which have been consulted for this report.[351]

In 1952 the Māori Affairs Department proposed to formalise Cedric Hetaraka's occupation of Karikari 1B1B and called a meeting of owners to consider leasing the block to him for 21 years, with the condition that the rental would be used to repay the debt on the block (which was charged against all the owners) before being distributed. Notice of the meeting of owners was sent to Kahorau Riwhi (Awanui), Hone Pereene Tukariri and Paihana Pereene Tukariri (Mangōnui), Renata Timoti Hetaraka (Kaitaia), Hetaraka [Cedric] Timoti Hetaraka (Tokerau Beach), Peri Timoti Hetaraka (Oruru), and Mu Hetaraka (Te Kao).[352]

The meeting of owners was held at Kaitaia on 26 September 1952. The development scheme file does not have a copy of minutes of the meeting, just a brief description of the meeting by the Resident Officer. It was attended by Kahorau Riiwhi, Renata Timoti Hetaraka, Hetaraka Timoti Hetaraka [aka Cedric Hetaraka] and Mu Hetaraka, who together held 10 out of the 20 shares in the block. The Resident Officer reported that they discussed the lease option, but 'the owners would not agree to a lease and desired to sell their shares' to Cedric Hetaraka. He

[349] 68 N 322-323, 5 April 1937. Whatuwiwi 2B2 Historic Ownership Schedule Document- 1523753, Pātaka Whenua: maorilandcourt.govt.nz/ *accessed 29 July 2026.*
[350] Stokes, (Wai 45 #R8), pp. 314-320, 350-355.
[351] BAAI 1030 409/a 21/B/2 pt 1 (R21665328); BAAI 1030 410/a 21/B/2 pt 2 (R21665329); BAAI 1030 410/b 21/B/2 pt 3 (R21665427); BAAI 1030 410/c 21/B/2 pt 4 (R21665428); BAAI 1030 410/d 21/B/2 pt 5 (R21665448); BBDL 1030 3098/a 21/B/2 pt 1 (R21673008); BBDL 1030 3098/b 21/B/2 pt 2 *Restricted until 2029* (R21673009), ANZ Auckland.
[352] District Officer to Resident Officer, 5 September 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2142].

forwarded a consent to a sale which he said was signed by those who attended the meeting.[353] It should be noted that Reverend Mu Hetaraka later denied that he had signed a consent form at this meeting agreeing to sell his interest to Hetaraka Timoti Hetaraka.[354] A later Māori Land Court investigation cited by Stokes was unable to locate the file of signed consents, and thus could not verify whether or not he had signed.[355] An annotation on the report on the meeting of owners says that the consents had been detached from the file and attached to the court application to vest the block in Cedric Hetaraka.[356] The Karikari court application file was examined for this project but it does not contain the vesting application nor the consents.[357] No evidence which confirms that Reverend Mu Hetaraka consented to the sale of Karikari 1B1B has been located by Stokes, the authors of this report, or his whānau.[358]

There is no explanation on the files viewed as to why those at the meeting of owners reportedly rejected the lease option, but it may have been because the rent was to repay the debt initially rather than go to the owners, whereas a sale offered the prospect of immediate payment. In response to the notice of the meeting of owners Hone P. Tukariri asked what money was due to the owners for the time that Hetaraka had been in occupation.[359] He also made this query to the Minister of Māori Affairs, asking what legislation allowed the rent money due to the owners of development scheme land to be withheld.[360] Hone Tukariri did not attend the meeting of owners, and his query was not answered until after the meeting had approved a sale. Tukariri was informed about the outcome of the meeting, and he was told that when the application came before the Māori Land Court the court would 'take into account the question of back rent due to the owners' when it fixed the purchase price.[361]

On 27 November 1953 the Māori Land Court was told by Hone P.H. Tukariri that he agreed to sell his shares in Karikari 1B1B to Hetaraka Timoti Hetaraka (aka Cedric) but wanted the court to set 'the highest fair price'. He also said that his brother Paihana's shares should be

[353] Resident Officer to District Officer, 26 September 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2137].
[354] Stokes, (Wai 45 #R8), pp. 318-319.
[355] Stokes, (Wai 45 #R8), p. 318.
[356] Annotation, 30 November 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2137].
[357] BAAI 24043 A131 3 141M (R23265749), ANZ Auck.
[358] Personal communication Florence and Hayley Hanson, 20 July 2026.
[359] Hone P. Tukariri to Rapihana, 10 September 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2138-2141].
[360] Hone P.H. Tukariri to Minister of Māori Affairs, 10 September 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2136].
[361] Minister of Māori Affairs, 5 November 1952, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2133].

sold and the purchase money used to acquire an interest in the Kohumaru block.[362] On 1 December development officer Peters told the court that a meeting of owners had been held and that the following wished to sell to Cedric Hetaraka: Kahorau Riwhi, Renata Timoti Hetaraka, Hetaraka Timoti Hetaraka [aka Cedric himself], Mu Timoti Hetaraka, Hone Perene Tukariri and Paihana Perene Tukariri. The minutes record that consents from Kahorau, Renata, Cedric and Mu were produced in court.[363] As noted above, research has been unable to locate these consents.

Peters explained that the amount of development debt was £714, and the current valuation was £1,275, though the court was told that the valuer did not inspect the house, which was barely habitable. The court fixed the price at £975, less £11 10s for charges which Cedric Hetaraka had to pay. There were three other owners who had not been at the meeting of owners. Peri Hetaraka had told the development officer he was unable to attend the meetings but was willing to sell.[364] It should be recalled that in 1937 Timoti Hetaraka had indicated that he wanted Peri to farm their Whakapouaka lands, while Karikari 1B1B was for Cedric, Mu, Taa and Rotorua.[365] Taa was deceased at this time, and the minutes record she had four children. The court indicated that it would vest the interests of all the owners in Cedric Hetaraka, but that the department had to endeavour to contact the remaining living owner, Ruihi Timoti Hetaraka and get his consent.[366]

A letter was sent to Ruihi Hetaraka explaining that 'all the other owners' had consented to sell Karikari 1B1B to Cedric Hetaraka. Ruihi was told that his share in the block would be worth £16. The letter also explained why Māori Affairs thought the sale was appropriate: 'I am sure you will appreciate that without secure title Cedric has not the incentive to farm the land to its best advantage'.[367] The notice was returned to sender but was then sent to another address, where it presumably reached Ruihi, because in July 1954 he visited the Māori Affairs office in Auckland to inquire when he would receive the purchase money. According to a note of this meeting on the file: 'he stated that he signed a form which his brother was to

[362] 81 N 197, 27 November 1953.
[363] 81 N 216-218, 1 December 1953.
[364] 81 N 216-218, 1 December 1953.
[365] 68 N 322-323, 5 April 1937.
[366] 81 N 216-218, 1 December 1953.
[367] District Officer to Ruihi Hetaraka, 10 February 1954, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2125-2126].

forward to this office some weeks ago'.[368] As that document could not be located, the file note records that Ruihi signed another consent in the office. There is no copy of the consent on the development scheme file, as it was likely forwarded to the court. According to the file note Ruihi wanted the money from the sale of his share to pay for a headstone.

While the court had insisted that Ruihi should be given an opportunity to object to the sale, no such consideration was given to the share of his deceased sister, Taa Hetaraka. The court and department were aware that she had four surviving children, but neither the court minutes or development scheme file make mention of any consideration being given to consulting or informing her likely successors. The minutes indicate that the court was only interested in confirming the consent of the living owners.

In the late 1950s Cedric's son Phillip increasingly took over running the farm. In 1960 the Māori Affairs Department persuaded Cedric to agree to transfer the property to his son Phillip Hetaraka, who would become the recognised unit farmer.[369]

In 1961 the property, including stock was valued at £4,023, and the development debt was £3,288.[370] The Māori Land Court was told that butterfat production had fallen badly under Timoti, but Phillip had already managed to improve production. The transfer was approved by the Māori Land Court, which noted that the £375 price was to be spent by Phillip on improving the bach on the property, which his father and mother were to have a lifetime right to occupy.[371] In March 1962 the Board of Māori Affairs granted a £4,500 mortgage to Phillip Hetaraka.[372] Karikari 1B1B was declared subject to the development scheme provisions of Part XXIV of the Māori Affairs Act 1953 on 21 November 1963.[373]

In the face of rising debt and low production in 1963 Phillip Hetaraka sought more development funding. However officials told him that 'it looked as though the property would never make a farm' and suggested instead that rising land values offered the possibility

[368] Note for file, 16 July 1954, BAAI 1030 409/a 21/B/2 pt 1 (R21665328), ANZ Auck [DB IMG_2120].
[369] Stokes, (Wai 45 #R8), p. 315.
[370] 87 N 270-271, 7 March 1961.
[371] 87 N 335, 20 April 1961.
[372] Particulars of Title, 31 May 1965, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3793].
[373] NZG, 1963, p. 1879.

of creating sections for leasing on the beachfront.[374] Since around 1950 holiday makers had been permitted to camp on the property over the Christmas holiday period.[375] Hetaraka later indicated that instead of leasing sections he would be prepared to sell off portions, including along the foreshore, to earn enough to clear the debt, and continue to farm the remainder of the block.[376]

In August 1963 Phillip Hetaraka and Cedric Hetaraka signed an agreement to sell 174 acres 3 roods 20 perches of Karkari 1B1B to Holden Properties Ltd for £12,529.[377] When he learnt of the potential sale of Karikari 1B1B, one of the former owners, Mu Hetaraka, complained that he had not received the purchase money for the transfer in 1953.[378] The Whangarei District Officer looked into this claim, and reported that Mu's share of the purchase money, £15 10s 4d, had been credited to his beneficiary card (the system by which the Māori Trust Office held income for individuals which were paid in lump sums bi-annually). Mu Hetaraka was himself a development scheme unit farmer on a Te Kao section. According to the beneficiary card records a cheque was paid to him at the Te Kao Post Office on 6 February 1958 which totalled £22 4s 6d, including the £15 10s 4d from the 1B1B sale.[379] There was no explanation provided for the long delay between the 1953 sale and the 1958 payment. Under these circumstances is it conceivable that if Mu Hetaraka received a cheque in 1958 it was not apparent to him that part of the payment was for his Karikari 1B1B shares.

As part of the sale arrangement Phillip Hetaraka was seeking to first partition a two rood section for his family to live on. His solicitor sought a vesting order of 60 shares in Karikari 1B1B (out of 20,000 shares) in Phillip's wife, Maki Hetaraka, which could then be partitioned.[380] On 6 November the Māori Land Court made the order vesting 60 shares by way of gift from Phillip Hetaraka to his wife Maki Hetaraka.[381]

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[374] Notes of Special Review Committee, 15 June 1963, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2114].
[375] District Officer, Proposed Subdivision, Notes on Discussions, 31 March 1964, BAAI 1030 865/g 29/196 (R21668250), ANZ Auck [IMG_8127-8129].
[376] Field Supervisor to District Officer, 28 June 1963, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2112].
[377] Application for Confirmation of Sale, 21 August 1963, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3836].
[378] Field Supervisor to District Officer, 3 September 1963, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2110].
[379] District Officer to Resident Officer, 13 September 1963, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2110].
[380] 1 KT 119-120, 31 October 1963.
[381] 1 KT 243-244, 6 November 1963.

The court heard evidence from Phillip Hetaraka about his personal circumstances and reasons for wanting to sell, primarily because of the difficulties of farming the block and a desire to provide better housing and education for his large family.[382] The confirmation application was delayed while a special government valuation was sought. The court held an in-chambers hearing concerned about ongoing problems with the unit farm if it was not sold. The Judge suggested that it might be best to vest the land in the Māori Trustee as a Section 438 trust to partition the block for sale or lease.[383] The Māori Trustee agreed that it would accept such a trust, because of the 'terrific potential' for a beach subdivision.[384] The court decided to hold a hearing to consider the option and directed that Phillip Hetaraka be informed of the hearing and that he could appear to give his view.[385]

In late November 1963 the solicitors acting for Phillip Hetaraka said he no longer wanted to sell the block.[386] The application for confirmation of the sale to Holden Properties was dismissed on 1 July 1964.[387]

During 1964 the Māori Trustee developed an extensive subdivision scheme proposal, which also included a campground. The proposal came before the Māori Land Court in March 1965. There was some disagreement between the Māori Trustee and the solicitor acting for the owners, George Dragicevich, about whether the subdivision and offer of sections should proceed in stages. The court made an order under Section 438 of the Māori Affairs Act 1953 vesting Karikari 1B1B in the Māori Trustee to partition the land and sell or lease sections.[388]

The rising land values resulted in increasing rates bills. In 1964 Phillip Hetaraka challenged a rating assessment which gave £1,900 as the unimproved value of Karikari 1B1B. The Land Valuation Committee reduced the valuation to £1,000.[389] However, the Valuation

[382] 1 KT 332-336, 14 November 1963.
[383] 1 KT 343-344, 26 November 1963.
[384] Assistant District Officer to Judge Scott, 6 December 1963, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3826].
[385] Note for file, Judge Scott, 16 December 1963, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3825].
[386] Reynolds & Rasmussen to Registrar, 21 November 1963, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3821].
[387] 2 KT 139, 1 July 1964.
[388] 3 KT 65, 14 March 1965.
[389] Dragicevich to District Officer, 13 August 1964, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2108].

Department successfully appealed this decision, and the unimproved value was raised to £1,300.[390] The rates remained unpaid, and two rates charging orders were made in the mid-1960s. In 1965 Karikari 1B1B was charged with £150.46 for unpaid rates, and in 1967 a $206.56 rates charging order was granted.[391]

Not long after the block was vested in the Māori Trustee a land development company, Provincial Developments Ltd, made an offer to Dragicevich to purchase Karikari 1B1B for £20,000. The offer was conditional on a legal access road being dedicated from the current end of the legal road at the Wairahoraho Stream bridge to Karikari 1B1B.[392]

In May 1965 Phillip and Maki Hetaraka applied for confirmation of the sale of Karikari 1B1B, along with the stock and buildings, to Provincial Developments Ltd for £20,000.[393] Neither vendor owned any other land interests.[394] A special government valuation assessed the capital value at £15,000, with the unimproved value of £13,500. This reflects the rapidly rising land value on the peninsula at that time.

When the application for confirmation came before the court in June 1965, Dragicevich explained that the company would only purchase the block if a legal access was provided. The court raised many questions about how the accessway would be provided and stood the matter down.[395] At the same time, the Section 438 order vesting the block in the Māori Trustee, which had not yet had the necessary approval from the Minister of Māori Affairs, was set aside by the Māori Land Court after Dragicevich said it was no longer wanted.[396]

When the confirmation application resumed in August 1965 Dragicevich also applied for a roadway order over Karikari 2 to provide access to Karikari 1B1B and presented the court

[390] Phillips, Lands and Survey Auckland to Commissioner of Crown Lands, 3 May 1967, ABWN 1109 A1810 47 20/259 (R24705494), ANZ Auck [#T19 IMG_2270-2272].
[391] 3 KT 288, 10 November 1965; 4 KT 364, 12 October 1967. Both charges were discharged after the block was sold to the Crown in 1968. Discharge of Charging Order for Rates, 17 April 1968, Document-1345459, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 7 January 2026.
[392] Provincial Developments Ltd to Dragicevich, 9 April 1965, BAAI 1030 865/g 29/196 (R21668250), ANZ Auck [IMG_8091].
[393] Application for Confirmation, 31 May 1965, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3792].
[394] Schedule of Other Lands Owned by Māori Vendors, 31 May 1965, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3794].
[395] 3 KT 114, 30 June 1965.
[396] 3 KT 112, 30 June 1965.

with some signed consents.[397] Simon Urlich gave evidence about the existing track and proposed road line. Phillip Hetaraka told the court about the poor financial situation of the farm, and that he was working on Rangiputa Station instead. He explained that he wanted to use the purchase money to get a better house for his large family (ten children). Although the application for confirmation was for the whole of Karikari 1B1B, Phillip told the court that Maitai Pā was not included in the sale:

> My father says 11 acres on the point is a reserve – it is not to be sold and I am not selling it in this present deal – it is to be left as a reserve – a Maori reserve for recreation – it would be too hard to build on it. At one time it was in orchard – my grandfather's orchard.[398]

When the court heard that Cedric Hetaraka had a life tenancy in the cottage on the property it decided it was necessary to hear his evidence before deciding on the confirmation application. A file note on the Māori Trustee file for the block is addressed 'To Judge' but not dated. The note said that Mu Hetaraka had been asked by Phillip's mother and father to object to the sale of the block on their behalf. He wanted to give evidence, but he had to leave the hearing before he had the chance.[399]

In mid-August Cedric Hetaraka told the court that he had not been consulted before the sale was signed. Cedric also referred to the significance of Maitai Pā: 'the peninsula is a Maori reserve ever since my father's time – 11 acres – it is Maitai Pa. It was an arrangement between my son and myself it was not to be sold', and: 'It is not a burial ground. It is a recognised and treasured place by the Maoris and is not to be sold – it has a history to it – it is a place on which nothing is to be done – no other part of the land is so classed'.[400]

The court issued an 11-page judgment on 16 August 1965, which dismissed both the roadway application and the confirmation of sale.[401] The court said it had 'some measure of regret' when refusing both applications. The judgment laid out details of attempts to get consents to roads and other technical matters taken into account by the court, such as liability for compensation, fencing, survey costs. While the court accepted the special valuation figures for the block, it commented: 'It is certain that the land's reasonable future lies rather in its

[397] 3 KT 195-220, 2 August 1965.
[398] 3 KT 214, 2 August 1965.
[399] File note, no date, BAAI 1030 865/g 29/196 (R21668250), ANZ Auck [IMG_8057].
[400] 1 AT 251-256, 13 August 1965.
[401] 3 KT 222-233, 16 August 1965.

development into a beach holiday resort than in its continued use as a dairy farm.' It also commented that while by itself it was not a suitable farm, it could probably be worked in conjunction with other blocks.[402]

The judgment referred to the uncertainty about how much was being sold, given the statements by both Phillip and Cedric Hetaraka that 11 acres were to be excluded because of the significance of Maitai Pā. The court commented that both father and son spoke about the pā as though it was a Section 439 Māori Reservation, while the company was insisting on buying the whole block. The judgment refers to evidence given by Phillip Hetaraka which indicated he had no involvement in the negotiation of the purchase: 'I really don't know much about this whole sale to Provincial Dev. Limited which got in touch with my solicitor Mr Dragicevich – I've had no dealings with the purchaser himself nor have I seen or spoken to any of its directors or officers.'[403]

The court decided that it was not satisfied that the transaction was equitable and in the best interests of the owners, and for various reasons it could not grant the roading order compelling costs on the owners of Karikari 2. At the end of the judgment the court directed that an application should be prepared for a recommendation that 11 acres of Karikari 1B1B be set aside as a Māori Reservation.

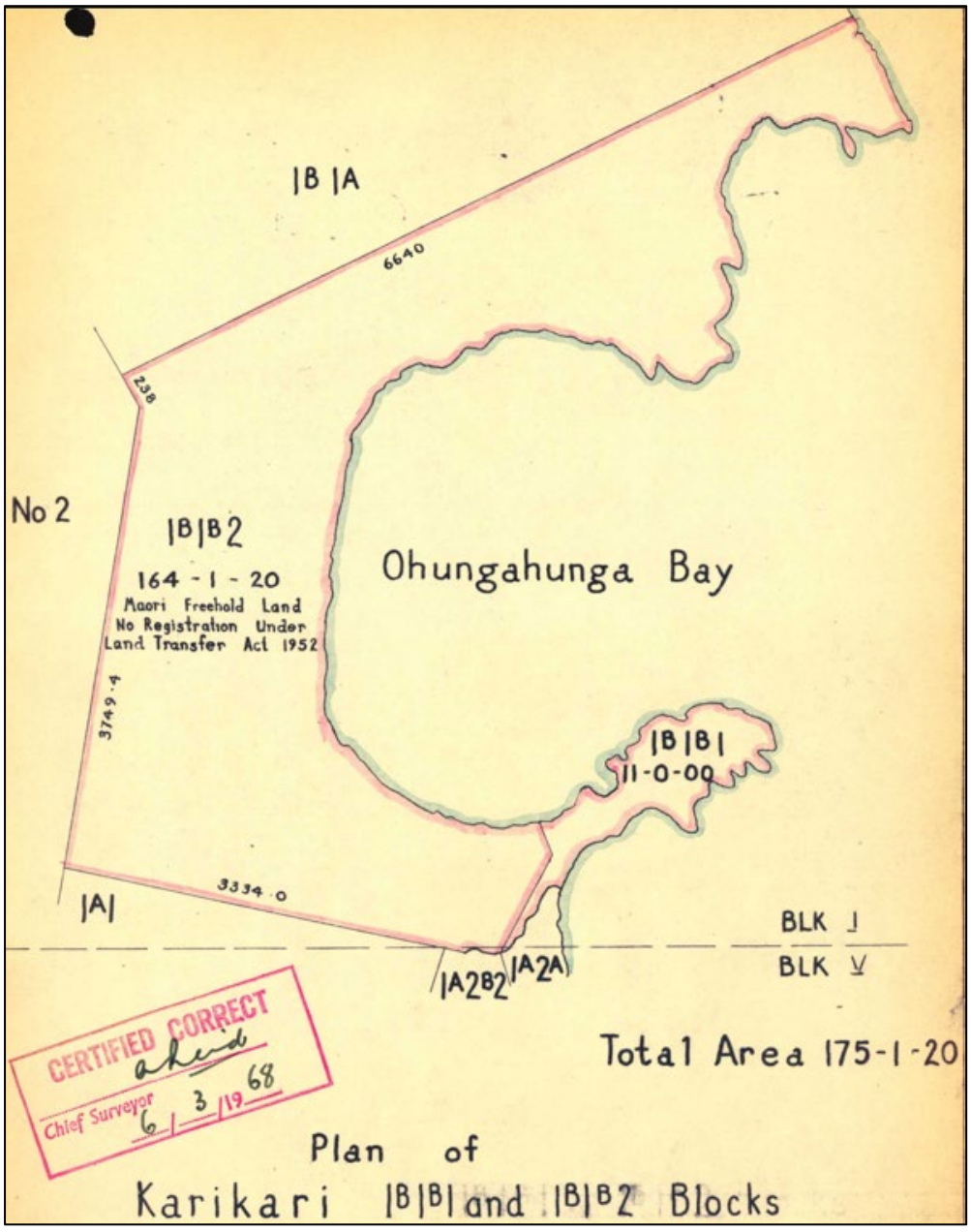
In October 1965 the Deputy Registrar lodged an application for 11 acres of Karikari 1B1B to be set aside as a Māori Reservation for the purpose of historical and scenic interest, as directed in the court's judgment.[404] The application was heard by the court in November 1965 at Kaitaia.[405] The application was presented by Māori Affairs official, 'Mr Duncalf', and the minutes do not record that either Cedric or Phillip Hetaraka were present or represented. Duncalf submitted that Phillip and Cedric both regarded the 11 acres as a Section 439 reservation, based on their evidence at the confirmation hearing. The court agreed and said that Phillip did not intend to sell that portion 'at any stage'. The court made a partition order so that Maitai Pā became Karikari 1B1B1:

[402] 3 KT 222-233, 16 August 1965.
[403] 3 KT 230, 16 August 1965. This statement does not appear in the minutes of the evidence given by Phillip Hetaraka on 2 August 1965.
[404] Application, 7 October 1965, BAAI 11466 A353 338/c 7412 (R18426425), ANZ Auck [DB IMG_3784]. The application was signed by the Deputy Registrar.
[405] 3 KT 281-282, 10 November 1965.

Block	Area	Owners
Karikari 1B1B1	11a 0r 00p	Phillip Hetaraka
Karikari 1B1B2	64a 1r 20p	Phillip Hetaraka, Maki Hetaraka

The following sketch plan shows the division of Karikari 1B1B1 and 1B1B2. It should also be noted that it labels the bay 'Ohungahunga Bay' and not Maitai Bay. Members of the Heteraka whānau have confirmed that the name 'Maitai' referred to the pā site, and 'Ohungahunga' is the correct name of the bay.[406]

Map 21: Karikari 1B1B1 and 1B1B2, 1968[407]



[406] Florence and Hayley Hanson, Personal Communication, 30 July 2026.
[407] Plan of Karikari 1B1B1 and 1B1B2, 1968, AAMK 869 48/j 5/5/227 (R11835530), ANZ Well *Digital copy available ANZ website.*

At the same time the court made an order recommending that Karikari 1B1B1 be set aside as a Māori Reservation as a place of historical and scenic interest, which would be vested in both Phillip and Cedric Hetaraka as trustees.[408] The next month an appeal was lodged against the reservation recommendation by Dragicevich on behalf of Phillip Hetaraka.[409]

The appeal was heard by the Māori Appellate Court in Whangarei in October 1966. Dragicevich argued that the court had insufficient evidence before it when it made the reservation recommendation. He identified the statements by Phillip and Cedric Hetaraka at the confirmation application hearings as the only possible evidence and explained that the partition and reservation had been made by the Māori Land Court under its own initiative without seeking the consent of the owners. Dragicevich and Phillip Hetaraka were only informed about the hearing on the day before it took place and were unable to attend. Dragicevich pointed out that no evidence was presented about the historical significance of the site or information from the local community. Dragicevich explained how the reservation could impact on a sale of Karikari 1B1B, even though Phillip had stated he did not wish to sell the pā site. This was because if Karikari 1B1B (or 1B1B2) was to be subdivided the county council would require a public reserve contribution as part of council approval of the subdivision scheme. The pā site could be offered as the reserve contribution at that time as part of a subdivision, but not if it was already a Section 439 reservation. This would mean that further land would have to be set aside from 1B1B2 for the reserve contribution.[410] The Appellate Court upheld the appeal on the grounds that there was insufficient evidence when the order was made.[411] While the recommendation for reservation was overturned, the partition order itself was not appealed and 1B1B1 remained vested in Phillip Hetaraka as Māori Freehold Land.

By the beginning of 1966 Phillip Hetaraka was working full-time on the Lands and Survey Department property at Rangiputa and not actively farming the Karikari 1B1B property. The Field Supervisor considered that the failure to confirm the sale, which would have repaid the debts and provided proper housing for his family of 10 children, had left Hetaraka

[408] 3 KT 281-282, 10 November 1965.
[409] Deputy Registrar to Board of Māori Affairs, 23 December 1965, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2105].
[410] 1 APWH 276-277, 26 October 1966.
[411] 1 APWH 287-289, 26 October 1966.

unmotivated to continue farming the block.[412] Hetaraka then lost his job with the Lands Department six months later, and the Farm Supervisor suggested the Māori Trustee could draw up a subdivision proposal again.[413]

In May 1967 a Lands and Survey Department report, as part of a programme of identifying coastal blocks for possible public reserves, recommended that the Crown negotiate to purchase Karikari 1B1B for a reserve, with the possibility of subdividing coastal sections. The recommendation also referred to the Crown's recent acquisition of Karikari 1A2B2, and a possible Māori Affairs farm development scheme.[414]

A valuation report was made in June 1967 for both Karikari 1B1B1 and 1B1B2. It described the property as a 'poorly farmed, uneconomic dairy unit'. However, the valuation noted the scenic attraction of the site, with an 'excellent sandy beach' considered one of the 'most attractive in Northland'. The report gave an unimproved value of $27,000 for the land, and $3,000 for the farm improvements, giving a total value of $30,000.[415] The new valuation would result in an estimated annual rates bill of £600.[416]

In August 1967 Phillip Hetaraka informed the department that he was now negotiating to sell the property to the Crown, as part of the Lands Department drive to acquire coastal land for public reserves.[417] The development scheme file does not contain details of how the purchase was negotiated. An agreement was reached at the end of 1967 that the Lands Department would buy the property for $35,000.[418] The Board of Māori Affairs approved both Karikari 1B1B1 and 1B1B2 being released from the development scheme on 15 January 1968. The development debt plus interest at that time was $10,873.72.[419]

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[412] Field Supervisor to District Office, 14 January 1966, BBDL 1030 3098/a 21/B/2 pt 1 (R21673008), ANZ Auck [DB IMG_2073].
[413] Field Supervisor to District Officer, 9 August 1966, BBDL 1030 3098/a 21/B/2 pt 1 (R21673008), ANZ Auck [DB IMG_2074].
[414] Phillips, Lands and Survey, Auckland to Commissioner of Crown Lands, 3 May 1967, ABWN 1109 A1810 47 20/259 (R24705494), ANZ Auck [#T19 IMG_2270-2272].
[415] Valuation Report, 6 July 1967, AAMK 869 48/j 5/5/227 (R11835530), ANZ Well *Digital copy available ANZ website.*
[416] File note, 31 October 1967, BBDL 1030 3098/a 21/B/2 pt 1 (R21673008), ANZ Auck [DB IMG_2080].
[417] Field Supervisor to District Office, 4 August 1967, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2099].
[418] Commissioner of Crown Lands to District Officer, 14 December 1967, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2097].
[419] District Officer to Board of Māori Affairs, 9 January 1968, BAAI 1030 410/d 21/B/2 pt 5 (R21665448), ANZ Auck [DB IMG_2094-2095].

The Crown's purchase was completed in February 1968, after which it was realised that the Board of Māori Affairs' formal consent to the purchase was still required. The board was informed that the owners had been paid and had vacated the blocks, and that the $35,000 purchase price was 17 percent above valuation. The board approved the purchase in May 1968.[420] In August 1968 Karikari 1B1B1 and 1B1B2 were both proclaimed Crown Land.[421]

In April 1968 the Board of Māori Affairs directed the Farm Supervisor to inspect the blocks and report on utilization possibilities, including transferring the blocks to someone else, including in a development scheme, or for forestry.[422]

In 1972 Reverend Mu Hetaraka again protested that he had not sold his shares in Karikari 1B1B to Timoti Hetaraka. The District Officer looked into the matter and noted: 'It is understood that Mu Hetaraka has no knowledge' of the sale of his shares. The District Officer again referred to the beneficiary card distribution record which said that Mu had been paid in February 1958 as part of a larger payment.[423] The concerns of the Hetaraka whānau about the way Karikari 1B1 was transferred to the sole ownership of Cedric Hetaraka, and then to the Crown, relate to more than just whether they were paid. Those who did agree to sell to Cedric saw it as a family arrangement designed to allow the land to be occupied and farmed by one of the family. It was not their intention that the land could later be on-sold without their involvement. Stokes concluded:

> The intention was clearly to facilitate individual family farms in a land development scheme. The effect of the agreement in the 1930s was to disinherit shareholders in particular blocks, even though they may have consolidated their interests elsewhere. The original nominated occupier was Timoti Hetaraka, but the vesting of the farm in Cedric (Hetaraka Timoti Hetaraka) also disinherited his siblings (including Mu Hetaraka) and their descendants. A further effect was to make the sole owner liable for debt, and the land was the security for his mortgage. When the debt incurred by

[420] Board Paper, 31 May 1968, AAMK 869 48/j 5/5/227 (R11835530), ANZ Well *Digital copy available ANZ website.*
[421] NZG, 1968, p. 1343.
[422] Board Minute extract, 8 April 1968, AAMK 869 48j 5/5/227 (R11835530), ANZ Well *Digital copy available ANZ website.*
[423] District Officer to Resident Officer, 15 February 1972, BBDL 1030 3098/a 21/B/2 pt 1 (R21673008), ANZ Auck [DB IMG_2084].

development by the Board of Maori Affairs became too burdensome, the only relief was to sell the land.[424]

Members of Ngāti Kahu have made numerous attempts to negotiate with the Crown for the return of Karikari 1B1B, the campground area and Maitai Pā. As part of the compensation negotiations for the lighthouse on the Whakapouaka block, an exchange was proposed for Karikari 1B1B, but the Lands Department refused to relinquish the reserve.[425]

3.3.5 Whakapouaka and Karikari Aggregation

In 1971 Adaras Developments Ltd sought a three-year mineral prospecting licence over Whakapouaka A-C, along with the adjoining Karikari 1B1A, 1B2A1, 1B2A2, 1B2A4, 1B2B1A and 1B2B1B blocks. The prospecting licences were not expected to generate more than a nominal payment.[426]

Karikari 1B1A had 30 listed owners at that time, but 6 were deceased. Seven of the owners lived in the Muriwhenua district, while most of the remaining owners lived in Auckland. Karikari 1B1A had a $17 rates compromise charge and $18 survey compromise charge from the 1930s. There was also a rates charging order against the block for $61.28, for the period 1965-1967.[427] The meeting of owners to consider the prospecting lease was held at Kaitaia on 10 December 1971. It was attended by 10 owners, who held 37.614 shares out of the 110 shares in the block.[428] They voted unanimously in favour of the proposed prospecting lease, and the resolution was confirmed by the Māori Land Court in March 1972.[429]

Karikari 1B2B1A, 1B2A4, 1B2A2 and Whakapouaka C were all owned by the same nine members of the Rupapera whānau, who were the children of Ihaia Rupapera. Karikari 1B2A2 had been occupied by Ihaia Rupapera, who was now deceased. The other three blocks had been occupied by Wiremu Kupa Hohepa Rupapera since 1957 under the development

[424] Stokes, (Wai 45 #R8), p. 319.
[425] See BBEE 15336 294/j 8/5/668 Cape Karikari Lighthouse Reserve 1966-77 (R12189870), ANZ Auck.
[426] District Officer to Head Office, 20 May 1972, BAAI 11466 A353 393/k 8351 (R18427330), ANZ Auck [#T19 IMG_6919].
[427] Particulars of Title, 8 September 1971, BAAI 11466 A353 394/a 8355 (R18427414), ANZ Auck [#T19 IMG_7001].
[428] Those in attendance (including those represented by proxy) were Edward John Johns, Glenis Elaine Edwards, Henare P. Wi Kaitaia, Hurae Wi Kaitaia, Leslie Larkins, Lloyd David Johns, Mary Lambly, Te Paea P. Tauhara, Patrick Larkins, Sarah J. Magee. Statement of Proceedings of Meeting of Owners, 10 December 1971, BAAI 11466 A353 394/a 8355 (R18427414), ANZ Auck [#T19 IMG_6994].
[429] 7 KT 158, 3 March 1972.

scheme. The development scheme debt on Wiremu Rupapera's blocks was $110 as at March 1972, and the only income was from grazing fees.[430]

The meeting of owners for Karikari 1B2A2, 1B2A4 and 1B2B1A were held on 10 December 1971 at Kaitaia. The Karikari 1B2A4 meeting was attended by Tare Hohepa Rupapera, Paki Hohepa Rupapera, Miraka Hohepa Rupapera and Wiremu K. Hohepa Rupapera who held 40 out of 70 shares.[431] The Karikari 1B2A2 meeting was attended by Rihi Hamuera Rupapera, Tare Hohepa Rupapera, Paki Hohepa Rupapera and Miraka Hohepa Rupapera with 69.2 out of 100 shares.[432] Both meetings voted unanimously in favour of the prospecting lease, and the resolutions were confirmed by the Māori Land Court in March 1972.[433] The same group of owners also voted for the prospecting lease over Whakapouaka C (see Whakapouaka block narrative).

The meeting of owners for Karikari 1B2B1A was attended by Tare Hohepa Rupapera, Paki Hohepa Rupapera, Miraka Hohepa Rupapera and Wiremu K. Hohepa Rupapera. They held .868 of the 10.625 shares in 1B2B1A. They voted unanimously in favour of the proposed mineral rights lease, but the small shareholding of those present did not meet the quorum requirements.[434] The Māori Land Court could not confirm the resolution and instead the Board of Māori Affairs was asked to consent to prospecting warrant under Section 70 of the Mining Act 1926.[435]

Karikari 1B2B1B had 11 owners listed on the title, two of whom were deceased in 1971. Four of the owners lived in the Muriwhenua region, while the others were in Auckland and Wellington.[436] As well as the outstanding current rates, there was a $4 rates compromise charge and $2 survey compromise charge from the 1930s.[437] The meeting of owners to

[430] Appendix, District Officer to Head Office, 20 May 1972, BAAI 11466 A353 393/k 8351 (R18427330), ANZ Auck [#T19 IMG_6919].
[431] Statement of Proceedings of Meeting of Assembled Owners, 10 December 1971, BAAI 11466 A353 393/l 8352 (R18427331), ANZ Auck [#T19 IMG_6942].
[432] Statement of Proceedings of Meeting of Assembled Owners, 10 December 1971, BAAI 11466 A353 393/m 8353 (R18427412), ANZ Auck [#T19 IMG_6960].
[433] 7 KT 158, 3 March 1972.
[434] Statement of Proceedings of Meeting of Assembled Owners, 10 December 1971, BAAI 11466 A353 393/k 8351 (R18427330), ANZ Auck [#T19 IMG_6924].
[435] District Officer to Head Office, 20 May 1972, BAAI 11466 A353 393/k 8351 (R18427330), ANZ Auck [#T19 IMG_6919].
[436] List of Owners and Addresses, 30 August 1971, BAAI 11466 A353 393/j 8350 (R18427329), ANZ Auck [#T19 IMG_6909].
[437] Particulars of Title, BAAI 11466 A353 393/j 8350 (R18427329), ANZ Auck [#T19 IMG_6911].

consider the prospecting lease took place on 14 January 1972 at Kaitaia. It was attended by Nere Pene Ngatote, Timoti Riwhi Hapa, and Simon Urlich who together held 2.590 of the 9.375 shares in Karikari 1B2B1. A representative from Adaras Developments Ltd explained the intention of the company and how it would operate. He also said they were willing to add a clause to the proposed resolution that the land would be restored to its current condition after each stage. The meeting voted unanimously in favour of the amended resolution.[438] The resolution was confirmed by the Māori Land Court in March 1972.[439]

The meeting of owners for Karikari 1B2A1 rejected the proposed lease when the majority owner, Mere Tuscher (6.668 shares), outvoted Miraka, Tare, Paki and Wiremu Rupapera (1.904 shares combined).[440]

All the blocks affected by the mineral prospecting lease had unpaid rates owing to the Mangōnui County Council in 1971:[441]

Karikari 1B1A	$246.80
Karikari 1B2A1	$324.44
Karikari 1B2A2	$ 48.14
Karikari 1B2A4	$ 66.01
Karikari 1B2B1A	$ 56.63
Karikari 1B2B1B	$ 9.38
Whakapouaka B	$ 91.15
Whakapouaka C	$ 2.28

In August 1979 the owners of the Karikari and Whakapouaka blocks along with two Whatuwiwi subdivisions held a meeting to discuss amalgamating the blocks. It was reported that it was a large meeting with owners coming from as far as Napier. The meeting voted in favour of amalgamation. A newspaper account said that the chair of the meeting, M. Larkins, said that while the owners had been making progress on reducing the rates arrears in recent

[438] Statement of Proceedings of Meeting of Assembled Owners, 14 January 1972, BAAI 11466 A353 393/j 8350 (R18427329), ANZ Auck [#T19 IMG_6903].
[439] 7 KT 158, 3 March 1972.
[440] Statement of Proceedings of Meeting of Assembled Owners, 10 December 1971, BAAI 11466 A353 393/n 8354 (R18427413), ANZ Auck [#T19 IMG_6973].
[441] County Clerk to Registrar, 23 November 1971, BAAI 11466 A353 393/h 8348 (R18427327), ANZ Auck [#T19 IMG_6859]; County Clerk to Registrar, 16 December 1971, BAAI 11466 A353 393/i 8349 (R18427328), ANZ Auck [#T19 IMG_6888].

years the level of new rates which had just been charged had put 'the amount of arrears right back to where it was 12 months ago'.[442]

In 1980 the three Whakapouaka subdivisions, along with Karikari 1B2A1, 1B2A2, 1B2A3, 1B2A4, and 1B2B1A and Whatuwiwi 1B1A2 and 1B2 (pt) were aggregated under Section 434A of the Māori Affairs Act 1953, and vested in trustees.[443] Aggregation was a variation of land amalgamation introduced by the Māori Affairs Amendment Act 1974 whereby the ownership and administration of two or more blocks could be combined if the Māori Land Court was satisfied they 'could more conveniently be worked or dealt with if they were held in common ownership, but there is no reason to cancel the existing ownership'.[444] It has already been seen that there was a large degree of common ownership of the various Whakapouaka/Karikari subdivisions as a result of earlier consolidation and development scheme arrangements.

The minutes of the aggregation do not reveal the background, but it appears to have been related to arranging a forestry lease for the blocks. The failure of the development scheme farms on the peninsula had left forestry as the perceived best option at this time, in the face of continuing rates charges and pressure from Māori Affairs and the council for the land to be 'utilised'. In January 1980 Atihana Johns told the court that whānau groups had held meetings to discuss the proposed aggregation prior to the court hearing, and he submitted minutes of a meeting and a list of proposed trustees. The court commented that adequate notice had not been given for the application, but 'the application appears to be what is wanted'. While the court proposed to aggregate the blocks and appoint trustees, it decided to postpone making the orders until the next sitting of the court in February, to give an opportunity for any owner to object or be heard on the matter.[445]

The next hearing took place at Whangarei on 29 February 1980, and was attended by McCully Matiu, Ross Gregory, Mu Hetaraka, Paea Matiu, Aroha Manuera, Patana Matiu and

[442] *Northern Advocate*, 28 August 1979, ABWN 1109 A1810 47 20/259 Taumatawiwi block (Ngati Kahu), 1927-1972 (R24705494), ANZ Auck [#T19 IMG_2262].
[443] 56 WH 111-112, 29 February 1980.
[444] Section 58, Māori Affairs Amendment Act 1974.
[445] 11 KT 202-204, 23 January 1980.

Umu Fletcher. The minutes recorded that they 'all agreed'. The court aggregated the following blocks:[446]

Whakapouaka A	Whakapouaka B	Whakapouaka C
Karikari 1B2A1	Karikari 1B2A2	Karikari 1B2A3
Karikari 1B2A4	Karikari 1B2B1A	Whatuwiwi 1B1A2
Whatuwiwi 1B2		

The court then vested the above blocks in the following trustees under Section 438 of the Māori Affairs Act 1953.[447]

Mu Hetaraka	Atihana Johns	Tuhae Manuera
Ross Gregory	Hemi Pane	Umu Fletcher
McCully Matiu	Graham Latimer	Waitohi Hetaraka

The powers of the trustees included the power to lease land for forestry purposes.[448]

In 1982 the trust signed a 45-year lease of the 10 aggregated blocks to Northern Pulp Ltd. In 1993 Northern Pulp Ltd was in receivership and mortgaged the lease to the Bank of New Zealand. In 1995 the lease was transferred to Juken Nissho Ltd (now known as Juken New Zealand Ltd).[449] One of the trustees involved in arranging the forestry lease was Atihana Johns, who later explained that the trustees chose the forestry option 'to ward of a rates problem, put the land to some use at least for a period and hopefully to raise money for the development of the new marae'. He commented that forestry was not expected to generate high financial returns but given the rates charges and that the land was unoccupied at that time, it was seen as a way of holding the land for the next generation.[450]

An example of the rates pressure faced by the trustees/owners is evident from a newspaper report from 1983, the year after the forestry lease was established. In June 1983 Sir Graham Latimer represented the Haititaimarangi trust at a council meeting to discuss the possible write-off of $14,000 in overdue rates. Sir Graham explained the background to deciding to lease the blocks:

[446] 25 WH 111-112, 29 February 1980.
[447] 25 WH 111-112, 29 February 1980.
[448] Order, 29 February 1980, 56 WH 111-112 - Document-1354337, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 1 December 2025.
[449] Whakapouaka A Historic Memorial Schedule, Document – 1273257, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 12 August 2025.
[450] Johns, p. 185.

> Sir Graham said that he had argued in favour of leasing the land so the owners could meet their responsibilities, but he still felt a sense of guilt for having done that.
>
> Traditionally, he said, the land was for those occupying it. Strenuous efforts had been made to develop the property but expert opinion was that it was a near impossibility.
>
> 'The land is of little use, apart from being ancestral', he said.
>
> People began to drift away, but it was not until the paying of rates became compulsory in 1967 that the owners began to have real problems.
>
> After that we were being rated on land that we were receiving no income from, and which had no future' said Sir Graham.
>
> He conceded that the owners did not fulfill their responsibility to approach the council at that time and seek a remission of rates.
>
> Originally there was strong opposition to the proposal that the land be leased for any length of time to cover its costs, and Sir Graham said that he had had to argue that point for some time.
>
> 'I still feel a sense of guilt for signing away our heritage' he said. 'But with the Karikari development around them and the rates accruing they reluctantly agreed to lease the land to Henderson and Pollard (the Trust is now dealing only with Northern Pulp Ltd).
>
> Sir Graham said that he realized asking for the remission of $14,000 was a 'hefty order', but the council could not get blood out of a stone.
>
> 'We haven't got $14,000' he said. 'We haven't got 14,000 cents for that matter'.[451]

The reported council response was largely sympathetic, recognising that the trust had made a genuine attempt to find a way to deal with the debt. However, the chair expressed concern that if the council conceded on all the unpaid rates it created an injustice for those who did pay their rates and effectively subsidised others. The council decided to continue to seek payment for the prior two years of rates (estimated at between $3,000 and $4,000) and write off the rest of the outstanding amount.[452]

[451] *Northland Age*, 28 June 1983, ABWN 1109/35 20/233 (R24705456), ANZ Auck [DB IMG_1963].
[452] *Northland Age*, 28 June 1983, ABWN 1109/35 20/233 (R24705456), ANZ Auck [DB IMG_1963].

In 2009 A. Hetaraka told the Māori Land Court that the forestry scheme had failed and that the trustees were waiting for the 'remains of the forestry to be removed'. Hetaraka indicated that they would be seeking to terminate the trust after that, and have the separate blocks returned to their original ownership groups.[453] In 2011 most of the timber on the aggregated blocks had been harvested, with only approximately 70 acres left in trees on the two Whatuwiwi blocks. The trustees at that time had to consider whether or not to continue with forestry. One of the new trustees appointed at that time, Simon Rupapera, told the court: 'over the last 30 years we've received just over $100,000 in return from investment in forestry. We've had all our rates paid during that time so that's a significant thing for us as well'.[454]

According to Pātaka Whenua the 10 blocks remain aggregated at the time of writing and are vested in the Whakapouaka A, B, C, Karikari 1B2A1, 1B2A2, 1B2A3, 1B2A4, 1B2B1A, Whatuwiwi 1B1A2 & 6 (Aggregated Owners) Ahu Whenua Trust.

3.4 KARIKARI 2

As noted above the Karikari 2 block was first surveyed in 1911, at which time the area was determined to be 760 acres (as opposed to the 726 acres awarded in 1905).[455] A charging order for £65 5s 9d, plus interest since 1911, for the Karikari 2 share of the survey cost was made in 1914.[456]

Karikari 2 was declared subject to the Mangōnui development scheme in 1930, as part of the wider Karikari block. An arrangement was made under the consolidation scheme for Raniera Matiu to be allocated land on the block, and he became a nominated occupier under the development scheme. As part of consolidation proceedings in 1937 the Māori Land Court recorded that all of Raniera Matiu's land interests, including in Ahipara, were to be placed in Karikari 2 'in the area already improved by him' in the northern portion of the block. He and Hera Heiwari were the only occupiers of Karikari 2, and all her interests were to be in the southern portion of the block. Hera's daughter, Merehana Hemi Manuera (Mrs Hepi) lived

[453] 32 KT 72-74, 19 November 2009.
[454] 34 TTK 91-92, 21 November 2011
[455] AK ML 8191 [DB].
[456] Charging Order, 19 March 1914, Document-1407065, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 10 December 2025.

with her mother on the southern portion and her interests were also to be consolidated into Karikari 2. The consolidation minutes noted that the 'Tauas, the Berghans, the Rewiti's and the Tipene's are all vacating and locating their interests elsewhere'.[457] It does not appear that these arrangements were ever finalised with consolidation orders.

After Raniera Matiu died occupation passed to his son Kariatiana, and was then transferred to Patana Matiu, whose sister, Mei took over when he served in World War Two.[458] In 1960 Manawa Mare applied for a meeting of owners to consider selling the block to him, but then withdrew his application when he could not proceed with the purchase.[459] A new application was filed in June 1960 by Donald Rallison, to purchase for £2,930, which was the amount of a special government valuation.[460]

At that time there was a historical rates compromise charge of £19 and survey compromise charge of £15 14s for Karikari 2 from the 1930s.[461] The current rates owed to Mangōnui County Council was £87 6s 8d.[462]

If the sale was approved at the meeting of owners, it would be necessary to release Karikari 2 from the development scheme. Māori Affairs staff looked into the development status of the block but decided to wait until the outcome of the meeting. Before the meeting took place Reihana Matiu told Māori Affairs that he, and the Matiu siblings who had been farming the block, along with other owners did not want it released from the development scheme.[463]

The meeting of owners took place in October 1960 at Kaitaia. It was attended by 10 of the 28 owners, along with 2 owners represented by proxy. Together they held 2.308929 shares out of the 5.253968 shares in the block. The solicitor acting for Rallison said he would be willing

[457] 68 N 282-287, 3 April 1937, cited in 8 KT 203, 9 October 1973.
[458] Reihana Matiu to Registrar, 20 September 1960, BAAI 11466 A353 303/g 7164 (R18426185), ANZ Auck [#T19 IMG_1306-1307]. See also BAAI 1030 441/c 21/E/23 (R21665556) and BAAI 1030 441/d 21/E/23 pt 2 (R21665557), ANZ Auck.
[459] Dragicevich to Registrar, 14 June 1960, BAAI 11466 A353 303/g 7164 (R18426185), ANZ Auck [#T19 IMG_1320].
[460] Application to Summon Meeting of Owners, 13 June 1960, BAAI 11466 A353 303/g 7164 (R18426185), ANZ Auck [#T19 IMG_1321].
[461] Court Clerk to Court Section, 8 March 1960, BAAI 11466 A353 303/g 7164 (R18426185), ANZ Auck [#T19 IMG_1325]. The compromise survey charge had been £20, but £4 6s had already been paid.
[462] County Clerk to Dragicevich, 7 July 1960, BAAI 11466 A353 303/g 7164 (R18426185), ANZ Auck [#T19 IMG_1318].
[463] Reihana Matiu to Registrar, 20 September 1960, BAAI 11466 A353 303/g 7164 (R18426185), ANZ Auck [#T19 IMG_1306-1307].

to cut out the northern part of the block being farmed by Mei Matiu. She told the meeting that she was farming the northern part of the block and her brother Karaitiana Matiu was farming the south end. She said they were both paying off the outstanding rates by deductions from their cream cheques. Those present at the meeting said they were not wanting to sell to a European, and that if it was to be sold it should be to one of the owners. Ho Berghan, however, said he was in favour of the sale. Berghan and another owner (.233531 shares) voted for the sale, but the other owners voted against (2.075398 shares).[464]

In 1965 the Mangōnui County Council applied for an order under Section 107 of the Rating Act 1925 to have a nominated occupier appointed for Karikari for the purposes of receiving rates notices. The hearing was attended by Rangi Hiroa Fletcher [aka Rangi Hiroa Pereiha], who had a life tenant interest in the block, also representing the interests of his children. Fletcher told the court that the block was used for winter grazing by non-owners, although some owners had occasionally had stock on the block. The court appointed Pawhau Rupapera as nominated occupier.[465]

Fletcher then spoke about the condition of the Karikari and neighbouring blocks generally. He suggested they should all be combined for improvement by Māori Affairs or Lands and Survey. The court minutes note that the court made a recommendation to Māori Affairs to take steps to bring the 'fast reverting' Karikari and Whakapouaka blocks 'under proper management and control and thence to profit'.[466] Judge Gillanders Scott commented that he was familiar with all the blocks and 'they are fast being bled white by a few persons (more often than not by non-owners) and thus against both the public and private interest'.[467]

In March the next year the council reported back to the court that a rates notice had been sent to the nominated occupier, but no reply had been received and no payment made. The court issued a rates charging order over Karikari 2 for overdue rates for the 1964-1966 period totalling £113 4s 2d, including a £5 7s 10d penalty.[468]

[464] Proceedings of Meeting of Assembled Owners, 25 October 1960, BAAI 11466 A353 303/g 7164 (R18426185), ANZ Auck [#T19 IMG_1295-1297].
[465] 3 KT 286-287, 10 November 1965.
[466] 3 KT 287, 10 November 1965.
[467] 3 KT 288, 10 November 1965.
[468] 3 KT 337, 2 March 1966.

Māori Affairs called a meeting of owners to explore development or land use possibilities for Karikari and other blocks on the peninsula. The notice of the meeting highlighted the threat posed by possible County Council legal action if no plans were made to utilise the land:

> Most of the land is at present unused and noxious weeds and unpaid rates are serious problems. A local authority which has a duty and a lawful obligation to deal with this sort of problem may be compelled to take some action which might not find favour with the owners, unless the owners themselves move to deal with these matters. … This Department is very keen to help you retain your Māori land and the best way to do this is to see proper use is made of it'.[469]

In October 1972 the Māori Land Court granted a further rates charging order for the Mangōnui County Council for Karikari 2. The hearing was attended by Meriana Hepi, Karaitiana Matiu and one other owner, with a solicitor also representing other owners. The council officer told the court that the block was unoccupied, but with stock 'running wild' without 'proper occupation'. He said the council had not received a rates payment for 'some years'. The charge for the period 1970-1972 was $1,600. The new Karikari 2 rates charging order was then consolidated with the order made in 1966, making the total outstanding $1,826.50.[470]

3.4.1 Karikari 2A-D Partition and Esplanade Reserve

In the early 1970s one group of the owners of Karikari 2 sought to partition the block to obtain their own section at the southern end. The development of beachside holiday subdivisions at Tokerau Beach from the 1960s had led to rising land values for other coastal land on the Karikari Peninsula, and a resulting increase in rating charges.[471] Mutu attributes 'threats from the Mangonui County Council to confiscate the lands for unpaid rates' as a factor in the partitions being made'.[472] Disputes about which whānau grouping had rights to that part of the block led to other parties lodging their own partition applications to protect their interests.

In July 1972, during a hearing regarding the amalgamation of Taumatawiwi and other blocks, Agnes Anderson opposed the application. Her lawyer, Horsley, said she was planning to seek a partition of her shares in the Karikari 2 block, and indicated she wanted to apply for an area

[469] 15 KT 365, 17 November 1988.
[470] 7 KT 284, 4 October 1972.
[471] Stokes, (Wai 45 #R8), p. 297.
[472] Mutu et al, *Ngāti Kahu*, p. 245.

at the southern end of the of the Karikari 2 block adjoining the Wairahoraho Stream, which would have road access. Horsley said Anderson lived in Rothesay Bay in Auckland, but she and her husband wanted to develop it to live on and retain for her children.[473] Anderson obtained her shares in Karikari 2 through a vesting order as a gift from her father Hami Hoo Paihana (Sam Flavell).[474]

In February 1973 Manu Hemi Manuera applied for a partition of the interests of his deceased mother, Hera Hemi Manuera [aka Hera Heiwari] on behalf of himself and her successors, for an area she had formerly occupied. This was followed the next month by an application from Agnes Anderson seeking a partition in the same location. In September 1973 five other applications were lodged by Ngaire Morrison, Patana Raniera Matiu, Phillip Matiu, Karaitiana Raniera Matiu, and Te Horiana Nepia Reewe, for other portions of the block. These applicants were represented by Horsley, the same lawyer who had represented Anderson. A large meeting of owners was held in June 1973 to discuss the various applications, but Anderson later denied she received notice of the meeting.[475]

The partition applications became tied up with applications to declare a roadway north of Merita through the Karikari 1B blocks to the Whakapouaka blocks. Any partition of Karikari 2 would require road access to the newly created subdivisions. This meant that the subdivision and roading plans required the approval of Mangōnui County Council.

A Māori Land Court hearing was held in October 1973, at which Horsley lodged a plan (approved by the council) with proposed partitions for all the applicants he represented, but not for the Manuera application. Horsley had supplied consents from the other applicants to Anderson's application.[476] During the hearing the court commented that a minimum of one chain from the mean high-water mark would be vested in the Crown. The minutes merely record 'Court explains its reasons. All present accept this requirement'.[477] While the minutes give no details, the court likely referred to the legal requirement introduced by Section 23 of the Māori Affairs Amendment Act 1967 which required local authority approval of any partition and applied the conditions of the Counties Amendment Act 1961 to Māori land

[473] 7 KT 241-243, 26 July 1972.
[474] 2 AT 354, 11 February 1970.
[475] 8 KT 202, 23 January 1974.
[476] 8 KT 176-184, 9 October 1973.
[477] 8 KT 178, 9 October 1973.

partitions. This included the condition that when coastal land was subdivided a one chain esplanade reserve had to be provided along the mean high-water mark.[478] According to Alexander, the esplanade reserve requirement was 'a form of compulsory taking, part of the price that landowners had to pay to increase the value of their land by subdividing it'.[479]

The Deputy Registrar presented information on behalf of the Hera Manuera whānau, regarding their occupation of the southernmost portion for many years. He said that the consents to Anderson being located in this area had been signed by people who had no interest in that portion. Simon Urlich also explained that Hemi Manuera had farmed the block under the consolidation scheme, and that the family had occupied the area until about 1961. Since then they had continued 'casual' occupation.[480] When Horsley tried to imply that the whānau had 'abandoned' the farm 12 years earlier, Wiremu Hepi (the husband of the applicant) objected, and the minutes record that the Court was 'aware all the farmers failed and the economics involved'.[481]

Judge Nicholson reserved his decision at the October hearing and delivered his written provisional judgment at Whangarei in April 1974. After recounting the history of the applications, he referred to the ownership arrangements made under the consolidation scheme in 1937 (see above). The judgment also explained that Agnes Anderson's shares derived from Hami Hoo Paihana (Sam Flavell) and Simon Urlich held shares from Hoo Paihana (Joe Berghan) and Mary Taua.

The court referred to the 1937 consolidation minutes (see above) which had stated that Raniera Matiu and Hera Heiwari were the sole occupiers of the block, and that Hera occupied the southern portion by the Wairahoraho Stream.[482] Her occupation had been continued by their whānau:

> When, in about the year 1956, the farming ventures proved uneconomic the families located on the peninsula were forced to look elsewhere for a livelihood. These included the family of Hera Heiwari as represented by her son Manu Hemi Manuera, her daughter Merehana Hepi and others and the family of Raniera Matiu so far as

[478] Stokes, (Wai 45 #R8), p. 345.
[479] D. Alexander. *Land-based Resources, Waterways and Environmental* Impacts, (Wai 1040 #A7), November 2006, pp. 279-280.
[480] 8 KT 181, 9 October 1973.
[481] 8 KT 183, 9 October 1973.
[482] 68 N 282-287, 3 April 1937.

> Karikari 2 is concerned. … In neither case did they entirely abandon their occupation nor their certainty as to their proper locations.
>
> To this day there exist signs of occupation pasture land and occasional physical residence [at present actual physical occupation] on the same two extremities of Karikari 2 and by members of the same families as in 1937. There are no signs of occupation elsewhere on the block.[483]

The judgment said it was a 'well established principle' that the court should preserve existing occupation patterns on partition. The court rejected Horsley's argument that the Heiwari whānau had abandoned their occupation and the area was therefore available to any owners:

> I am of the opinion that if Karikari 2 is to be partitioned regard must be had to the occupations long recognized among the owners and by the Court and these occupations are indisputably Hera Heiwari at the Wairahoraho stream and Raniera Matiu and Riwhi Matiu at the Northern extremity, their successors being substituted.[484]

The court indicated it would partition the block as follows:

- One chain esplanade reserve along the whole shoreline of the block to be vested in the Crown;
- Hera Heiwari group at the southern end;
- Matiu group at the northern end;
- Anderson – either next to the Heiwari award, or further north;
- Te Horiana Nepia Reewe and others north of Heiwari award;
- Remaining owners in residue of the block;
- Although Simon Urlich had not applied for a partition the court suggested he could be located next to the Matiu award, which would adjoin his other interests in the Karikari 1B subdivisions.

Before the court was willing to make final partition orders, it said that proper provision had to be made for roading, that not only provided access to any Karikari 2 subdivisions, but also to the Karikari 1B subdivisions and Whakapouaka block. The court considered that a legal

[483] 8 KT 204, 9 October 1973.
[484] 8 KT 204, 9 October 1973.

roadway was ‘of prime importance’ because when blocks/occupation were arranged in the past pastoral use was the aim and access to the beaches and coastline had no significance, whereas the current situation was ‘the beaches are sought after’ and little thought was given to pastoral use.[485] The matter of rates was also raised, with the court noting that council had indicated it would calculate the proportions owed for each area. The court raised the possibility that proportionally more of the debt could be allocated to the Heiwari and Matiu groups because they had been in occupation.[486]

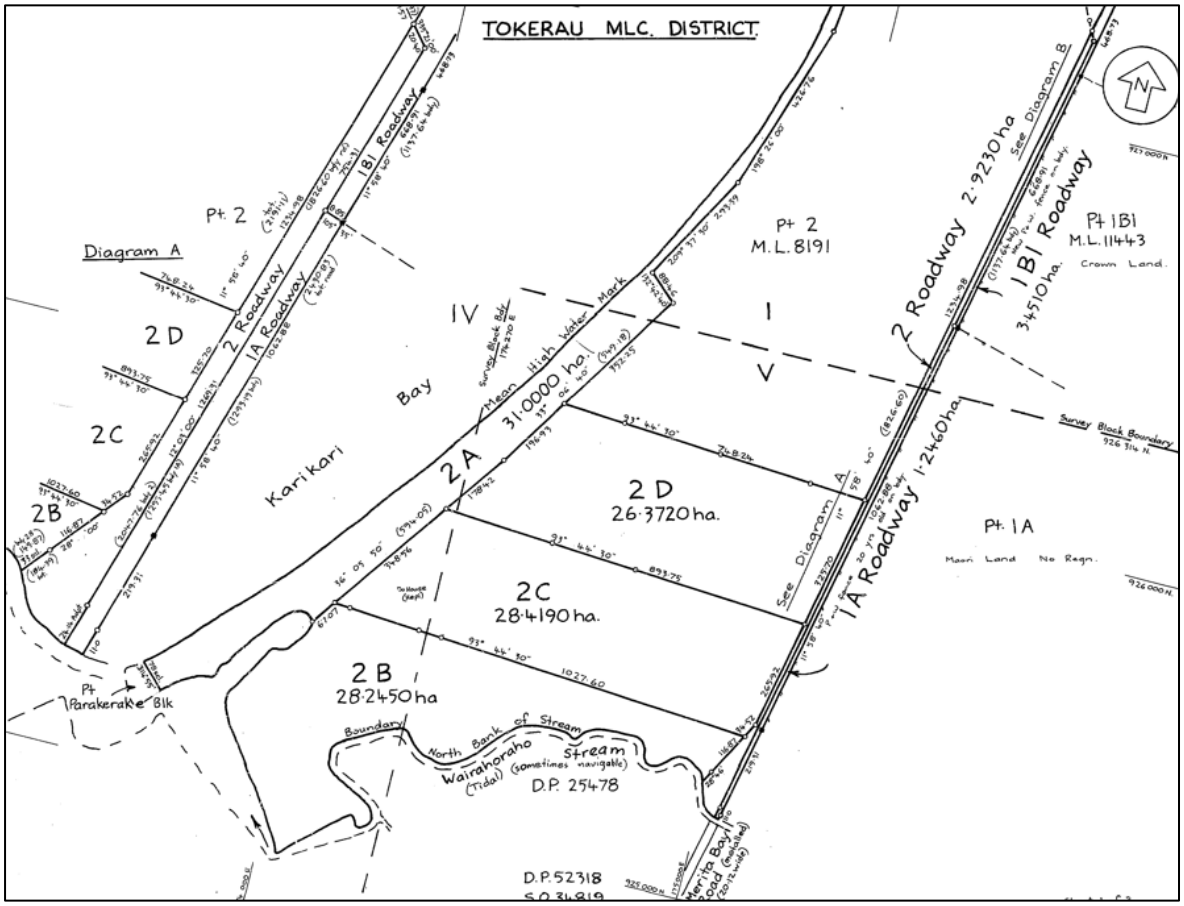
The application resumed in April 1974, at a hearing attended by ‘numerous owners’. The Judge presented his interim decision, and Anderson said she accepted the decision. Details regarding roading, the valuation of interests and some exchanges of shares between owners were confirmed.[487] The court made an order laying off the road line, and partitioned Karikari 2 as follows. The judgment specified that Karikari 2B would be charged with $220 of the existing rates charging order, 2C charged with $160, 2D with $150 and the Karikari 2 Residue would bear the remaining rates charge ($1,298). All the subdivisions were to bear their proportionate share of the survey cost.[488]

Block	**Area**	**Owners**
Karikari 2A	76a 2r 17p	Crown
Karikari 2B	69a 0r 00p	Merehana Hepi and 17 others (including Hohaia, Phillips, Ryder whānau)
Karikari 2C	70a 0r 00p	Agnes Anderson
Karikari 2D	65a 0r 00p	Te Horiana Nepia Reewe and 7 others
Karikari 2 Roadway	2.9230ha	
Karikari 2 Residue	500a 0r 00p	Remaining owners (41 owners)

The partitions are shown on the following plan over two sheets. The first sheet shows the B-C partitions at the southern end along with part of the Crown’s 2A esplanade strip, the bulk of Karikari 2 Residue, bordered by 2A is on the second sheet. It can be seen that the roadway line was made up of a strip from Karikari 2 and from the Karikari 1B blocks:

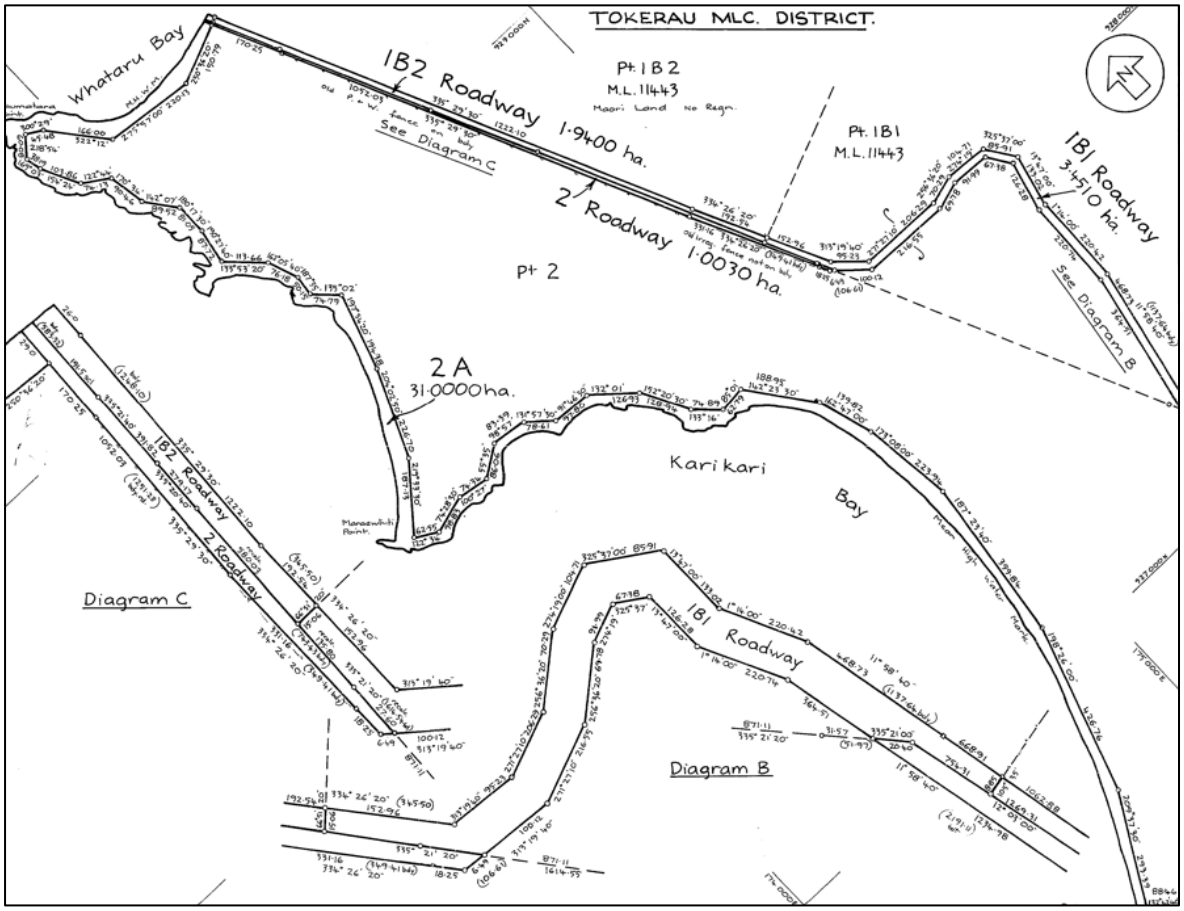
[485] 8 KT 205, 9 October 1973.
[486] 8 KT 208, 9 October 1973.
[487] 8 KT 246-247, 28 March 1974.
[488] 8 KT 205-208, 9 October 1973 and 284-285, 26 April 1974.

Map 22: Karikari 2A-D, Pt Residue and Roadway, 1974[489]



[489] AK ML 14948/1 [DB].

Map 23: Pt Karikari 2A, 2 Residue and Roadway, 1974[490]



The survey was initially paid for in full by Agnes Anderson to complete her title to Karikari 2C. She sought a Māori Land Court order to apportion the cost of the survey for the other Karikari 2 subdivisions. In November 1978 the court heard her application. The survey was not just of the four subdivisions, but it also involved surveying the road line and the coastline. The total cost was $4,923.[491] By this time Anderson had sold the 2C subdivision (see below). This led to an objection from a representative of the owners of Karikari 2B that they had no notice that the survey was being carried out, and they did not consider that their partition had received any benefit from it, because they had sought the partition for recognition of their ancestral connection, not in regard to the monetary value of the block. Dragicevich also said it was inequitable to expect the owners of other subdivisions to contribute as the esplanade reserve represented a $60,000 financial loss for the owners of the other blocks.[492]

[490] AK ML 14948/2 [DB].
[491] 11 KT 67, 8 November 1978.
[492] 11 KT 69, 8 November 1978.

The court decided that each subdivision should be charged with its share of the cost, as calculated by the surveyor. The court said all the blocks had benefitted from the road access, and the owners of Karikari 2B and 2D had sought the partition orders. The surveyor had allotted 50 percent of the total cost of the survey to 2B, 2C and 2D which amounted to $820 each. For the other 50 percent the surveyor allotted half to the coastline survey, and the other half to the road. The roadway share was then split between the Karikari 2 Residue and various Karikari 1 subdivisions on the other side. The amount allotted to each block is listed below.[493] The court gave the owners two months to pay, after which it issued charging orders for the amounts still outstanding.[494]

Karikari 2B	$820
Karikari 2C	$820
Karikari 2D	$820
Karikari 2 Residue	
Coastline	$1,230
Roadline	615
	$1,846
Karikari 1 subdivisions	$ 615

The charge for Karikari 2 Residue was then divided amongst seven individuals or groups of owners, who were assessed as liable for $263 each.

Karikari 2A Crown Esplanade Reserve

Karikari 2A was 31 hectares extending the full length of the coastal boundary of Karikari 2. As part of the Karikari 2 partition process it was vested in the Crown as an esplanade reserve. The owners of Karikari 2 received no payment for the reserve, and they were required to pay for the survey of the coastline, as explained above.

While the Māori Land Court said that Karikari 2A was to be the standard one chain wide strip above mean high water mark, the survey plan shows it was actually larger than one chain. When the court made the partition order 2A was described as a minimum one chain and to include 'such part of Karikari 2 as is severed by the Wairahoraho Stream at its mouth'.[495] The potential severance might explain why 2A is wider than one chain where it adjoins 2B-2D.

[493] 11 KT 93-95, 19 December 1978.
[494] 11 KT 231, 25 March 1980.
[495] 8 KT 284, 27 April 1974.

Karikari 2 had a long coastline, along the attractive Karikari Beach and around the headland to Waipapa Bay.

Stokes commented that while a reserve might be justified under the law along the Karikari A-D partitions, applying an esplanade to Karikari 2 Residue seemed 'unduly severe'.[496] The Residue block was undeveloped Māori land with no road access to the coast.

In 1980 Karikari 2A was declared to be Crown land.[497] In April 1985 it was classified as a recreation reserve.[498] In 1986 it was re-named as part of the Matai Bay Recreation Reserve.[499] In August 1995 the name of the Matai Bay Recreation Reserve was changed to Maitai Bay Recreation Reserve.[500]

The Wai 284 Statement of Claim said that the public access to the esplanade has caused issues relating to privacy for the owners of Karikari 2 and particular concern about trespassers going through Karikari 2 to access the coastal strip, and the potential desecration or damage to wāhi tapu.[501]

Karikari 2C Alienation

In November 1974 Karikari 2C was declared to have the status of European Land because it was in sole ownership.[502] According to Atihana Johns, the partition application had arisen from a desire to create a campground on the land.[503] Anderson leased the block to Karikari Land Development (Northland) Ltd for 21 years from August 1974. In April 1977 Karikari 2C was sold to Lewis Lands Ltd.[504]

[496] Stokes, (Wai 45 #R8), p. 346.
[497] NZG, 1980, pp. 2985-2986. The file reference was MA 5/5/395, which cannot be located on Collections for Archives New Zealand.
[498] NZG, 1985, p. 2089. See BBEE 15336 221/a 8/3/668 Recreation Reserve, Mangonui County, 1978-1985 (R12189657), ANZ Auck.
[499] NZG, 1986, p. 3824.
[500] NZG, 1995, p. 3005.
[501] Wai 284 #1.1, p. 5. See also Mutu et al, pp. 246-247.
[502] Karikari 2C Historic Memorial Schedule, Document-1406926.
[503] Johns, p. 186.
[504] CT NA31A/1342.

3.4.2 Karikari 2J and 2K

During the 1974 partition process there were other owners, like Simon Urlich, who indicated they would seek their own partition of the Karikari 2 Residue area. In 1977 an arrangement had been made for the location of each applicant, and the proposals were presented to the court. At this time some of these applications came before the Māori Land Court. Those present said they did not think the council should be able to require reserve contributions for these subdivisions as enough reserve land had been acquired already. They also said that there was no need for further roading to access the coast, as the council could legalise an existing roadway through Karikari 2C and pay compensation. Alternatively, Simon Urlich said he was prepared to give an access road through his block as it was better to have legal access for the public rather than 'have them wander over the country'. However, he disagreed with the council proposal that a picnic reserve be created at the end of the road.[505] A newspaper report of the hearing also included views expressed by the Judge which were not recorded in the minute book. According to the *Northland Age* the Judge disagreed with the owners' complaints about the council taking too much land and suggested that it benefited the owners to create esplanade reserves:

> Judge Nicholson did not agree that the county had 'taken' anything. He asked shareholders to consider that a beach reserve was open to the world, including the owners of the land next door to it.
>
> 'You get your individual titles and you retain the use of the beach. If it is partitioned down to the highwater mark one owner may sell and then access along the beach is lost for everyone.
>
> If you give it to the Crown or the County you give it to everyone and you haven't messed up the beach,' he said.[506]

The Judge also argued that giving land for roads would make the land more valuable because it meant every owner could access the beaches.

In July 1978 a representative from the Mangōnui County Council said the council did not consent to the current proposals, because some blocks did not meet the minimum size requirement for rural zoned land, and because the council required a reserve contribution for subdivisions, and provision for public access to the coast. The council was also seeking to

[505] 10 KT 160-162, 10 February 1977; 203-204, 5 May 1977.
[506] *Northland Age*, 11 February 1977, BBEE 15336 467/c 20/1206 (R12190582), ANZ Auck [DB IMG_2042].

enlarge the width of the esplanade reserve, arguing that the sand dunes were unstable. Urlich pointed out that the Crown already had a large reserve along the foreshore, but the council said its planning requirements were a separate matter. The court adjourned the applications so that the applicants could hold discussions with the council.[507]

In January 1979 the chairman of the county council met with Karikari Māori landowners to discuss the rates arrears. A newspaper account of the meeting was bluntly headlined: 'Pay up or lose land, warns County Chairman'. The chairman linked the payment of rates to the county granting subdivision or permission to amalgamate blocks like Karikari 2, and he linked it to the provision of roading. He made a number of very disparaging remarks about the failure of farming on the Māori blocks, and he suggested with the upcoming development of the Karikari [Carrington] estate that: 'these people will need food, and you could grow it'.[508]

An agreement about the partition and roading was finally reached with the council, and Karikari 2 Residue was partitioned in June 1979 to create the Karikari 2J block (26.87 hectares) which was awarded to Ngaere Morrison as administrator for the estate of Marara Taka. The order was conditional on the payment of $878 outstanding rates, and the $263 share of the survey cost paid by Anderson.[509] Karikari 2J adjoined the northern border of Karikari 2D.[510] The remaining northern portion retained the appellation Karikari 2 Residue.

In March 1988 Karikari 2J was partitioned into four equal subdivisions as arranged by the whānau members.[511] Karikari 2J4 was sold by Ngaire Morrison to her son Sonny John Harrison in April 1992. The sale was confirmed and the block was declared to be General Land in September 1992.[512] In 2006 Karikari 2J4 was sold to 'Karikari No 2 Ltd'.[513]

In February 1981 the Karikari 2 Residue block was again partitioned to provide a section for Simon Urlich.[514] He held 77.578 shares in the block, which he had purchased from three

[507] 11 KT 19-20, 26 July 1978.
[508] *Northern Advocate*, 4 January 1979, BBEE 15336 467/c 20/1206 (R12190582), ANZ Auck [DB IMG_2040].
[509] 11 KT 138, 24 June 1979.
[510] AK ML 15198.
[511] 14 KT 314-315, 5 November 1986, 15 KT 169-170, 11 March 1988.
[512] 17 KT 317-318, 28 September 1992.
[513] CT NA77D/79.
[514] 12 KT 84, 27 February 1981.

owners. Urlich purchased 14.265 shares from Mary Taua in 1967 for $286. The solicitor Dragicevich told the Māori Land Court that he had a 'standing order' to sell Taua's share. Urlich had offered $84 then increased the offer to $100. When a special valuation increased the per share value markedly Urlich was not prepared to pay that price, and he instead offered to pay half of the special valuation price. Dragicevich submitted a letter from Taua saying she was happy to accept that price.[515] The court confirmed the sale by issuing a vesting order under Section 213 of the Māori Affairs Act 1953.[516] In 1970 Urlich purchased 50 shares from Hoo Paihana (Joe Berghan). Berghan told the court he was happy with the price of $1,000.[517]

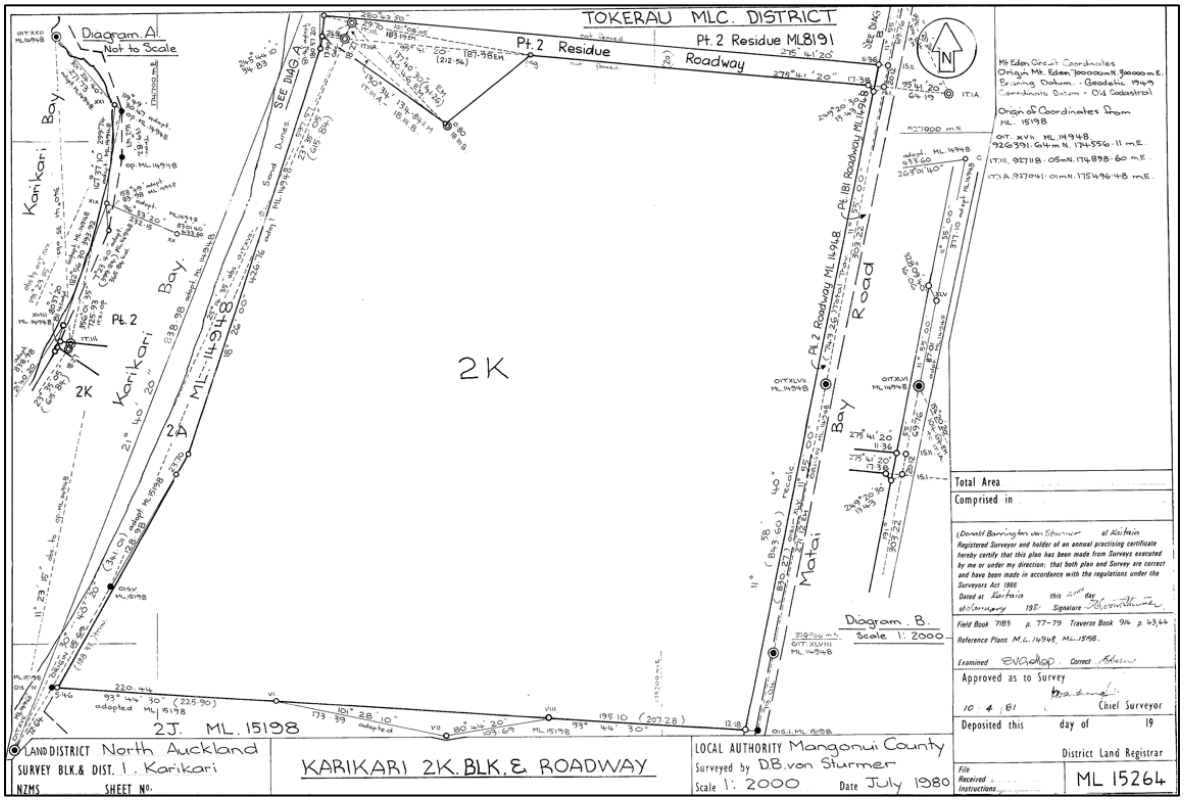
As noted above, when Karikari 2 was subdivided in 1974 the court had suggested that Urlich might seek a partition in an area adjoining his interests in the Karikari 1B block. Around the time of the partition he arranged to purchase the 13.293 shares of Ngaroma Rupapera. When the application came to court his solicitor, Dragicevich, at first withdrew the application when informed of the special valuation price. However, later that day he returned to court to say that Ngaroma was willing to accept a section in the Tokerau Beach subdivision which Urlich had underway in exchange for her Karikari 2 shares.[518] The exchange was completed in November 1976 when the subdivision was completed.[519]

In 1981 Urlich told the court he had reached an agreement with the council about an access road for the partition which had been approved.[520] Urlich was awarded Karikari 2K (38.9877 hectares) and the balance of Karikari 2 Residue was now 128.7804 hectares.[521]

It can be seen on the following survey plan that Urlich's arrangement with the council included the Karikari 2K Roadway which provided access from Matai Bay Road to the beach. The roadway area was 1.9313 hectares.[522]

[515] 5 KH 38, 28 September 1967.
[516] 5 KT 25, 25 November 1967.
[517] 6 KH 150, 11 September 1970.
[518] 8 KT 317, 321, 18 July 1974.
[519] 10 KT 119, 30 November 1976.
[520] More information about negotiations with the council might be found in AATE 10880 12/b 20/4/2/4 Town and Country Planning - Sub File - Karikari 2 - Maori Land, 1979-1986 (R7935013), ANZ Auck.
[521] 12 KT 84, 27 February 1981.
[522] Karikari Historical Record Sheet, Document-1407008, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 13 August 2025.

Map 24: Karikari 2K and Roadway, 1980[523]



After the survey plan was approved, and the survey charges had been paid, Karikari 2K was declared to have the status of General Land in August 1981.[524] Soon after it was transferred to Paul and Linda Dragicevich.[525] In July 1983 the Dragicevichs sold 2K to the Crown for a recreation reserve.[526] In November 1983 it was declared a recreation reserve.[527] In 1986 it was renamed as part of the Matai Bay Recreation Reserve.[528] In August 1995 the name of the Matai Bay Recreation Reserve was changed to Maitai Bay Recreation Reserve.[529]

The owners of Karikari 2 Residue, which adjoins 2K, have disputed the survey of the boundary line between the blocks, which they say is in the wrong place. In 2009 Margaret Mutu told the Māori Land Court:

> Karikari 2K is now administered by the Department of Conservation. Sir, the boundary between those two blocks is under dispute and has been ever since the

[523] AK ML 15264 [DB].
[524] 58 WH 161, 24 August 1981.
[525] Paul Dragicevich was the son of the solicitor George Dragicevich, Kaye Dragicevich, *Pioneer Dalmatian Settlers of the Far North*, p. 65.
[526] AK CT49A/939.
[527] NZG, 1983, p. 3558.
[528] NZG, 1986, p. 3824.
[529] NZG, 1995, p. 3005.

> surveyors went in there and put the pegs in and we pulled them out. So that has been a matter of dispute for probably 30 years. It's come to a head now because of the negotiations. We have bought it to a head as part of the settlement of our claims because we were supposed to get Karikari 2K back. So we never really pursued it through the Courts because we thought 2K was coming back.[530]

The Lands Department survey file contains no information about a survey dispute at the time.[531]

3.4.3 Karikari No 2 Residue Rates Issues

Although other groups had submitted partition applications in the 1970s and 1980s, the Karikari 2 Residue block has not been further partitioned. As noted above, the development of holiday house subdivisions at Tokerau Beach and Whatuwhiwhi resulted in rising land valuations for coastal land on the Karikari Peninsula. In 1987 the Karikari 2 Residue block, which was undeveloped and largely unoccupied, was valued at $370,000.[532] The owners lodged an objection to the valuation, which would be used to determine their rating liability.

By 1987 the rates owing on the Karikari 2 Residue block was $12,119.93. The county council applied for a charging order and indicated that if the rates were not paid it would apply to have the land alienated under Section 438 of the Māori Affairs Act 1953.[533] In response McCully Matiu and others lodged an application for Karikari 2 Residue to be declared a Māori Reservation and prepared a claim to the Waitangi Tribunal (Wai 117). Evidence was given to the Māori Land Court about the long historical significance of the Karikari block and Matiu argued that the pressure to 'utilise' the land was inappropriate:

> Mr Matiu asks their ancestral use of the land be respected – they do not wish to be forced to 'utilise' it and that to attribute a value, based upon the concept of sale for rating purposes when that concept is alien to their tenure and use of the land, is unjust. He says they should pay for the services which the local authority actually provides – and at present there are none.[534]

Under the Rating Act 1967 the council could only apply for the rates owed for the previous two years. The 1987 application was for $5,022 for the 1985-1986 period. Judge Spencer

[530] 32 KT 68, 19 November 2009. See also Mutu et al, p. 246.
[531] BBEE 15336 467/c 20/1206 (R12190582), ANZ Auck.
[532] Wai 284 1.1, p. 10.
[533] 15 KT 366, 17 November 1988.
[534] 15 KT 367, 17 November 1988.

dismissed the application on the grounds that the council had not issued proper notification and properly identified the nominated occupier. His judgment also considered recent changes in legislation which he thought pointed the way towards a compromise solution, such as recognition of hardship or zoning the block as significant to Māori rather than the coastal designation which meant it was valued for tourism/holiday house potential. He recommended the owners form a trust to administer the block.[535]

In December 1988 Margaret Mutu applied on behalf of the owners for the full amount of the rates to be remitted on the grounds of financial hardship. She pointed out that the block produced no revenue, and that there were approximately 20 owners currently living on the block, 16 of whom were social welfare beneficiaries.[536] The council declined the application on the grounds that 'no evidence of hardship has been presented'.[537]

A Section 438 trust was appointed in November 1989. The trustees were McCully Matiu, Patana Matiu, and Wirihana Mutu, and there were also six advisory trustees: Phillip Matthews, Julia [Matiu] Middleton, Dawn [Matiu] Chase, Margaret Mutu, Ngara Yerkovich, and Robert Manuera. The powers of the trust included: to issue licences to occupy to owners and/or blood descendants; to negotiate with the council about the rates arrears and future rating liability; and to apply to have the block rezoned for 'Māori Purposes'.[538] Although the objects of the trust indicated it was interested in facilitating owners living on the block, the minutes record that the Judge cautioned against this, on the grounds of available jobs:

> The Court wishes to caution both the owners and the Housing Corporation, and indeed the local authority, of the dangers of 'structural unemployment'. We have discussed this in Court – that the isolation of the land may create long-term State dependency as employment opportunities are not available in the area.[539]

The Mayor of the Far North District Council attended the hearing and said he looked forward to working with the trustees. He suggested that the best way for them to address the arrears was to pay the amount the council had requested 'to demonstrate their goodwill and acceptance of their obligations as ratepayers.'[540]

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[535] 15 KT 360-380, 17 November 1988.
[536] Mutu to County Clerk, 12 December 1988, Wai 284, 1.1, Appendix 9.
[537] County Treasurer to Mutu, 25 May 1989, Wai 284, 1.1, Appendix 9.
[538] 16 KT 194-197, 9 November 1989.
[539] 16 KT 196, 9 November 1989.
[540] 16 KT 197, 9 November 1989.

The owners had lodged an objection to the 1987 valuation which had been used to assess the rates charges. The Valuation Tribunal dismissed their objection, on the grounds that the arguments against the valuation legislation and system was a matter for the Waitangi Tribunal.[541]

In January 1992 Margaret Mutu, Tuhoe Manuera and McCully Matiu lodged the Karikari Rating Claim (Wai 284) with the Waitangi Tribunal on behalf of the owners of Karikari 2, Te Whanau Moana and Ngāti Kahu. The Statement of Claim recounted the history of how rating and valuation systems had impacted on Karikari 2. It also lays out the history of attempts to obtain rates remission before and after Judge Spencer's judgment. By June 1991 the amount owed was $27,288.[542]

3.5 KARIKARI TITLE SUMMARY

All of the 2,026-acre Karikari block remained in Māori ownership until the 1960s. It was used for farming, fishing and camping purposes, with a small number of development scheme small farms. From the 1930s there were many ownership changes through consolidation proposals followed by exchanges and vestings of development scheme farms, and later block aggregations and amalgamation.

In 2025 there were 1,269 acres remaining as Māori Freehold Land, representing approximately 63 percent of the original block. In addition 167 acres are now Māori Freehold Land as part of the Ngātikahu block, included in the Taumatawiwi block narrative. The Crown acquired 499 acres of the Karikari block, through development scheme mortgagee sales and a large esplanade reserve along Karikari Bay when Karikari 2 was subdivided. While 153 acres were later revested, in 2025 there were 346 acres of Karikari in Crown ownership, equivalent to 17 percent of the block.

[541] Wai 284, 1.1, p. 11.
[542] Wai 284, 1.1.

Table 3: Karikari Title Summary

Block	Area	Outcome
Karikari 1A1	167a 2r 22p	Amalgamated into Ngātikahu block 1974. Māori Freehold Land 2024
Karikari 1A2A	1a 3r 40p	Māori Reservation 1981 for recreation and camping. Māori Freehold Land 2025 (218 owners)
Karikari 1A2B1	1a 0r 08p	Māori Reservation 1963
Karikari 1A2B2	153a 3r 10p	Sold to part owner 1961. Crown Acquisition 1967. Included in Ngātikahu Station as Crown Land. Vested in Ngātikahu Station Ahu Whenua Trust 1998. Vested in Waitai Raharuhi Whānau Trust 2019. Māori Freehold Land 2025
Karikari 1B1A	275a 2r 14p	Māori Freehold Land 2025 (63 owners)
Karikari 1B1B1	11a 0r 00p	Sold to part owner 1954. Crown Acquisition 1968
Karikari 1B1B2	164a 1r 20p	Sold to part owner 1954. Crown Acquisition 1968
Karikari 1B2A1	27a 2r 31p	Aggregated Order 1980. Māori Freehold Land 2025 (398 aggregated owners)
Karikari 1B2A2	51a 1r 00p	Aggregated Order 1980. Māori Freehold Land 2025 (398 aggregated owners)
Karikari 1B2A3	77a 3r 00p	Aggregated Order 1980. Māori Freehold Land 2025 (398 aggregated owners)
Karikari 1B2A4	78a 3r 13p	Aggregated Order 1980. Māori Freehold Land 2025 (398 aggregated owners)
Karikari 1B2B1A	84a 3r 25p	Aggregated Order 1980. Māori Freehold Land 2025 (398 aggregated owners)
Karikari 1B2B1B	72a 3r 24p	Māori Freehold Land 2025 (85 owners)
Karikari 1B2B2	96a 1r 30p	Māori Freehold Land 2025 (14 owners)
Karikari 2A	76a 2r 17p	Esplanade reserve awarded to the Crown 1974
Karikari 2B	69a 3r 07p	Māori Freehold Land 2025 (43 owners)
Karikari 2C	70a 0r 00p	Declared European Land 1974, later sold
Karikari 2D	65a 0r 27p	Māori Freehold Land 2025 (14 owners)
Karikari 2J1	16a 1r 07p	Māori Freehold Land 2025 (7 owners)
Karikari 2J2	16a 1r 07p	Māori Freehold Land 2025 (4 owners)
Karikari 2J3	16a 1r 07p	Māori Freehold Land 2025 (7 owners)
Karikari 2J4	16a 1r 07p	Sold to Harrison 1992. Declared General Land 1992
Karikari 2K	93a 3r 24p	Declared General Land 1980. Sold to Dragicevich 1981. Now Crown Land
Karikari 2 Residue	318a 0r 31p	Māori Freehold Land 2025 (189 owners)

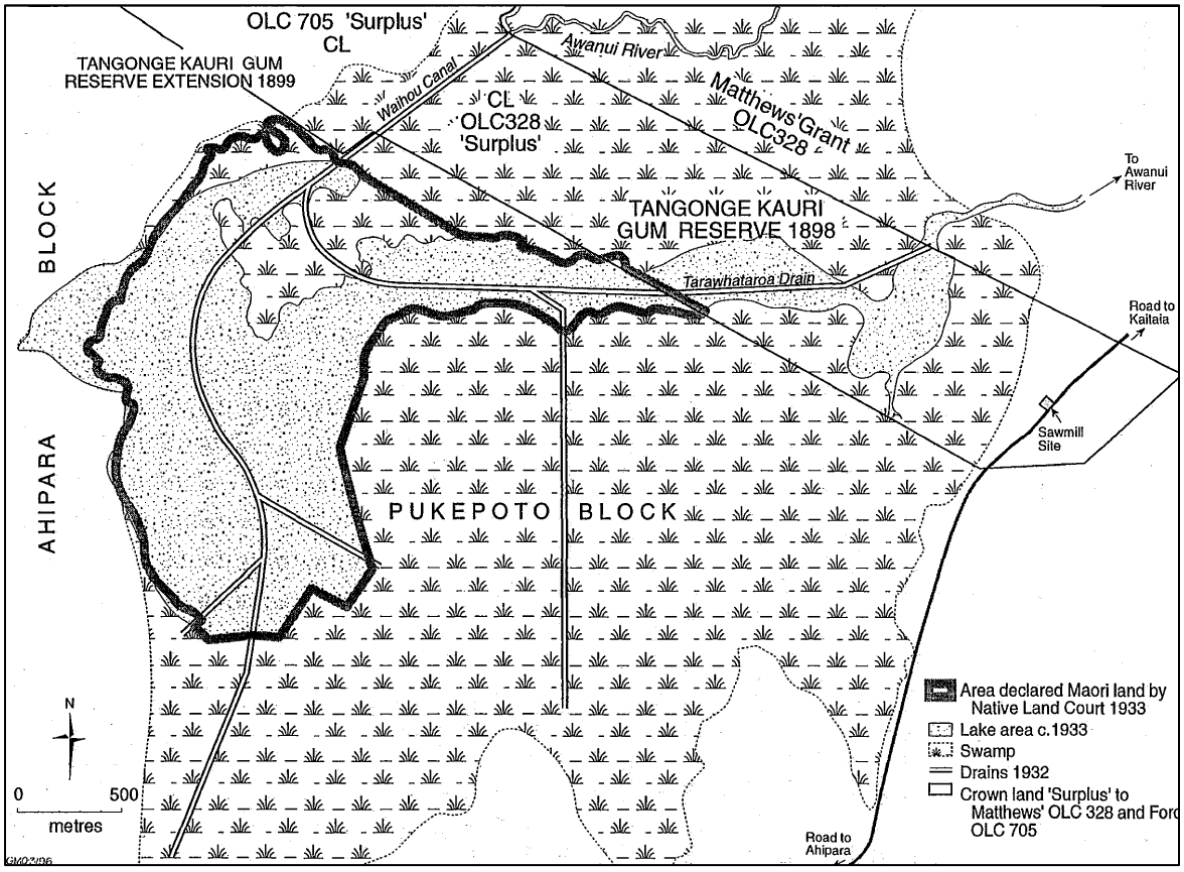
4. LAKE TANGONGE

Map 25: Lake Tangonge Block Boundaries



This block narrative concerns the Lake Tangonge Native Land Court block which was awarded to Māori in 1934. It is a separate block from the adjoining 'Tangonge' block which was claimed by the Crown as surplus land arising from the Matthews' Old Land Claim transaction. The many petitions from Māori concerning the Tangonge surplus land and unsuccessful attempts to regain the land have been covered in detail by Stokes and others in reports prepared for the Wai 45 inquiry.[543] The location of the Tangonge 'surplus lands' block and the Lake Tangonge Native Land Court block are shown on the plan below.

Map 26: Lake Tangonge and Tangonge 'Surplus Land' Block[544]



As the name implies Lake Tangonge was a waterbody, bordered by low lying swampy wetlands. The plan above shows drains which had been constructed through the lake and surrounding blocks by 1932. The drainage operations modified the nature of the lake,

[543] Stokes, (Wai 45, #P2), vol 2, pp. 534-539; Barry Rigby and Callum Swears, 'Muriwhenua Old Land Claims', September 2025, (Wai 45 #T31), pp. 55, 191-192; Michael Nepia, 'Muriwhenua Surplus Lands', (Wai 45 #G1), pp. 11-14, 19-30, 32-33, 37-53, 62-66, 103-106, 116-117.
[544] Stokes, (Wai 45 #P2), vol 2, p. 540.

effectively reclaiming parts of it, and creating a swampy wetland which became largely dry for periods of the year.

Figure 1: Duck Shooting Party, Lake Tangonge, 1912[545]

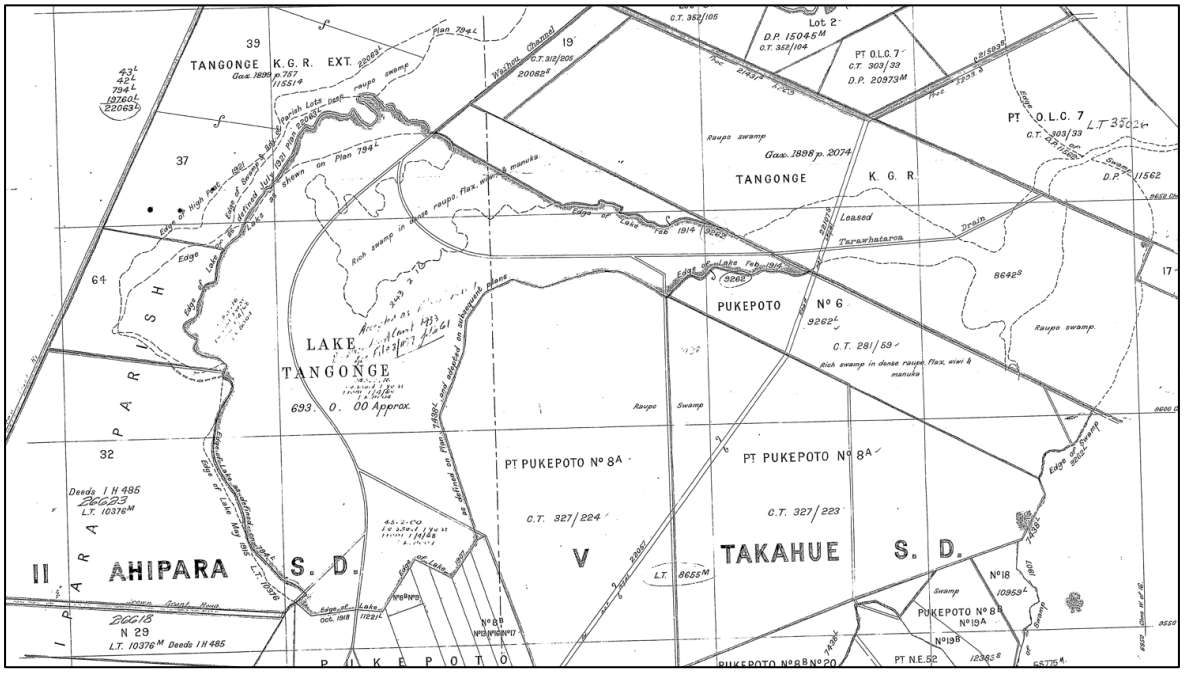


4.1 TITLE INVESTIGATION 1933-1934

Richard Boast's report about Judge Acheson explains that Acheson decided that the bed of Lake Omapere was Māori customary land and not automatically Crown land. This meant the way was then open for Pukepoto Māori to claim ownership of Lake Tangonge.[546] While still pursuing their claims to the Tangonge 'surplus lands', Pukepoto Māori leaders decided to apply to the Native Land Court for title to the bed of Lake Tangonge. This was a 693-acre area which had not been included in the titles to any of the surrounding Crown, private or Māori land blocks. The following survey plan was compiled for the purposes of the title investigation. A 'compiled plan' means that the surveyed boundaries of the surrounding blocks were used to define the boundaries of the lake. In places dashed lines indicated the edge of the lake as defined in different surveys at earlier dates, and surrounding swamp areas.

[545] *Northland Age*, 5 May 2015, Te Ahu Heritage Museum and Archives, Kaitaia.
[546] Richard Boast, 'Judge Acheson, the Native Land Court and the Crown', October 2016, (Wai 1040 #A64), pp. 36-37.

Map 27: Lake Tangonge Block, 1932[547]



The claim first came before the Native Land Court in May 1932, at which time the minutes noted that 'all the principal Natives interested' were present. The compiled survey plan which defined the boundaries of the lake was generally discussed. The solicitors for the applicants told the court they were not ready to present their case. The representative from the Lands Department said that the Crown did not propose to claim the area shown on the plan but reserved the right to claim its riparian rights. The court agreed to adjourn the application and hold a special hearing at a later date.[548]

The hearing took place at Ahipara at the beginning of March 1933 with Judge Acheson presiding. The court noted in the minutes that it was satisfied that the large number of Māori present in court, including 'nearly all the leaders', was sufficient representation of the affected Māori communities.[549]

Reynolds, the solicitor acting for the Māori claimants submitted that the Crown did not claim that the Tangonge Lake area had been proclaimed Crown land, or that it had been sold to the Crown or included in any Crown title. He said the lake had not been included in any Old Land Claim, and he noted Matthews' claim only extended to the edge of Pukepoto 6, and that

[547] AK ML 12775, detail [DB].
[548] 63 N 379, 18 May 1932.
[549] 64 N 105, 6 March 1933.

the area included in the plan of Lake Tangonge was not included in the Crown's surplus land award.[550]

Extensive evidence was given by Herepete Rapihana about the many ways local Māori made use of the lake's resources. Rapihana was well placed to give evidence about the way the size and nature of the lake had been modified overtime as he was born in 1854 and had lived at Pukepoto his whole life. Rapihana explained the ancestral ties to the lake area, which he said had once been cultivation land, but in the time of Kauri and Ruakerepete they had allowed water to flow over the land. Rapihana said that the recent government drainage operations had revealed old drainage channels constructed by Māori. He stated that the lake was not navigable or tidal, and was generally shallow, but the levels would rise at flood times. He gave evidence about his own experiences of eel and mullet fishing, along with hunting a particular species of duck. He explained the places people lived around the lake, which they relied upon on for food. He recalled that the northern arm of the lake was formed during a storm and flood in the 1880s and detailed two drains dug by Māori together with a neighbouring Pakeha farmer, Masters. He said that Māori could have drained more of the lake but did not want to damage the eel fishery and preferred to keep the lake for food supply. After the Crown drainage scheme had drained the lake, local Māori now used the area for grazing. He reiterated that the 693 acres they now claimed had always been Māori customary land: 'Formerly the land in the lake was dry land. It is now dry land again. It is still ours'.[551]

The court also heard evidence from Wairama Maihi, Wiremu Rapihana, Hami Puhipi, Penene Hopa and Karipa Wi Katene who all confirmed and supported Rapihana's evidence. Maihi had lived all his 80 years at Pukepoto. He gave further evidence about the occupation and cultivation areas associated with Ruakerepete before the land was covered with water and recounted how Kauri had cut a canal to the sea to flood Ruakerepete's cultivations. In response Ruakerepete diverted the Kaitaia River to further flood the lake. Maihi said that it was after the lake flooded that Kauri and his people left the area. He explained that as well as being a source of food, the lake also provided raupo and flax resources.[552]

[550] 64 N 100-105, 6 March 1933.
[551] 64 N 105-110, 6 March 1933.
[552] 64 N 111-113, 6 March 1933.

At the conclusion of the evidence the Judge said he would deliver a written judgment but made an interlocutory finding that Tangonge Lake was Māori customary land. The Judge awarded the Tangonge Lake to Māori with the list of owners and their relative shares to be defined at a later hearing. Although the minutes say his written judgment was to be entered in the minute book, this was not done.[553]

Fortunately the *New Zealand Herald* provided a detailed report on the decision.[554] The judgment was concerned with whether or not Lake Tangonge was still customary Māori land (referred to as papatutu land at the time). According to the newspaper account the Judge determined that, under Māori custom, Māori owned not only the beds of lakes, but also the lakes themselves: 'a lake was simply land covered with water, and was as capable of being occupied as land covered with forest'. The *Herald* said the Judge recognised the value of lakes and wetlands to Māori, particularly as a food source, and commented that a lake could be more valuable to Māori than a similar sized area of land.

The Judge held that Māori had clearly proven their customary ownership, use and occupation of Lake Tangonge:

> The Court was satisfied that for many generations past the natives of this district had been in possession of Lake Tangonge and lands adjoining the lake. They had lived around its shores and treasured it. They had built eel weirs, and gathered raupo and flax, all satisfactory evidences of occupation. The evidence given had been quite conclusive on that point.[555]

Acheson next considered whether that customary ownership had ever been extinguished by the Crown. He concluded that title to the lake had never been extinguished by or ceded to the Crown, and it therefore remained Māori customary land. He commented that the Crown had produced no evidence to the contrary and that: 'The fact the Crown owned adjacent land did not give it any claim to the bed of the Lake.'[556] Further, he said that the drainage operations carried out by the Land Drainage Department did not adversely affect Māori ownership. In conclusion the judgment said: 'Maori occupation of Lake Tangonge had been continuous, unrestricted and effective since the signing of the Treaty of Waitangi, and that the rights of

[553] 64 N 117-118, 6 March 1933.
[554] *New Zealand Herald,* 9 March 1933, p. 11. A full transcript of the *New Zealand Herald* report can be found in Boast, (Wai 1040 #A64), pp. 72-76.
[555] *New Zealand Herald,* 9 March 1933, p. 11.
[556] *New Zealand Herald,* 9 March 1933, p. 11.

the Maoris had never been challenged'.[557] Having found that the lake was customary land the Judge directed that lists of owners and claims from various parties would be dealt with at a later sitting.

Before the hearing got underway, the court granted a survey charging order for the Crown. The amount of the survey charge was £15 15s, which the Survey Department official said did not represent the total cost of the work done, which involved searching plans and titles of all the surrounding lands and determining the boundaries.[558]

The hearing to determine the names of the owners and their relative interests took place at Kaitaia in April 1934 before Judge Acheson with a large number of Māori in attendance. The minutes noted the extent of Māori representation:

> Very large number of Natives present including all the leaders from Pukepoto, Ahipara, Waimanoni, Te Kao and elsewhere, including the following: Herepete Rapihana, Wairama Maihi, Karipa Wi Patene, Henare Natanahira, Motu Kapa, Remeene Huirama, Anaru Ngawaka, Nopera Hapakuku, Ratima Aperahama, Wiremu Rapihana, Tamaho Ngawaka, Patera Popata, Hami Popata, Hami Ngarama, Hami Timoti Puhipi and others (mostly Rarawa & Ngatikahu).
>
> In addition the following members of the Aupouri Tribe: (Te Kao people) Eru Ihaka, Hone Wi Kaipo, Ngaromutu Heka, Keepa Wiki, Whitu Watana, Rapata Wiki, Hohepa Kanana, Arihi Hohepa, Pake Heka, Kanana Wiki, Witana Natanahira, Patanga Nopera, Piripi Kapu, Tipene Kapa, Heta Wi, Reihana Nare, Henare Paraone, Karaka Wiki, Reweti Wiki.[559]

The court outlined the procedure to be adopted which was agreed to by the solicitor acting for Herepeti Rapihana, Hami Puhipi Timoti, and their groups of Pukepoto Māori. It was agreed that the various groups of owners would be identified first, before defining their relative shares. The solicitor said that the old minute books and records relating to Pukepoto had been obtained which meant it should not be necessary to relitigate the ancestral claims. However, it was not proposed to automatically admit all the original owners of Pukepoto 'as it is well known that outsiders were included in those blocks'. The court then adjourned to allow the

[557] *New Zealand Herald,* 9 March 1933, p. 11.
[558] 65 N 193-194, 18 April 1934.
[559] 65 N 195, 18 April 1934.

groups to discuss the claims among themselves.[560] Later that day the solicitor reported that there were 'still too many claimants'. The court had to adjourn the case again because the courthouse was not available the next day, and the Judge had to return to Auckland.[561]

The full title investigation took place between 19 and 27 June at Kaitaia before Judge Acheson.[562] The claimant parties were identified as:

1. 'The Pukepoto people' being the Rapihana and Puhipi whānau, along with Hohepa Kanana's people;
2. Wairama Maihi and Anaru Ngawaka groups, including Henare Natanahira;
3. Tiopira Heiwari;
4. Eru Ihaka, Hone Wi Kaipo and Mutu Kapa representing Te Aupōuri from Te Kao;
5. Pereene Huirama, Karipo Wi Rutene and Hare Popata.

More than 120 pages of evidence is recorded in the minute book. As well as detailing occupation and ancestral claims, the evidence given at previous title investigations for Pukepoto and other blocks in the vicinity, along with previous court decisions, were also discussed. Meetings were also held outside of court to negotiate the shares to be allotted for each party and the names to be included in the various lists.

On 27 June the court announced that all parties were 'now in full agreement on all points' and made the following title orders:[563]

1. Te Aupōuri Reserve (75 shares), list of temporary trustees
2. Rarawa Reserve (75 shares), list of temporary trustees
3. Herepete Rapihana (25 shares)
4. Puhipi list (221 shares) - 31 individuals on the list
5. Rapihana list (221 shares) - 36 individuals on the list
6. Hohepa Kanana's list (75 shares) - 19 individuals on the list

[560] 65 N 195-197, 18 April 1934.
[561] 65 N 207-209, 18 April 1934.
[562] 65 N 215-308, 313-334, 340-354, 19-27 June 1934.
[563] 65 N 348-351, 27 June 1934.

On 27 June Judge Acheson concluded the case with what he called ‘comments’ on the main points, rather than a judgment because the many days of discussions and negotiations during the hearing among the large number of Māori present meant he felt that a full judgment was unnecessary. He outlined the different awards as follows. His comments have been quoted in full as they illustrate the main issues of contention and the way that ownership had been decided:

(1) Award of 75 acres as a Reserve for the Te Aupouri Tribe, free of any charge in respect of legal costs. The Court is satisfied that the Aupouri Tribe have ancestral right, and that any withdrawal from the district as a result of battles with the Rarawa Tribe did not amount to Conquest. This point has already been decided by the Appellate Court in the Ahipara Investigation case. The fact that peace was made between the tribes and inter-marriages of leading families took place is strong evidence that there was no Conquest. Further proof is given by the large Aupouri holdings in the Ahipara, Manukau and Paihia blocks and even in the Waimoho block sold to the Crown on the Western side of Tangonge Lake. It is also quite clear to this Court that the Aupouri Tribal strength was a material and constant support to the Rarawa Tribe against being overrun by the warlike Ngapuhis from further south. The Aupouri Tribe is entitled to credit for these rights, but cannot claim too much as its occupation is weak, especially in recent times. No individual occupation, except by Aupouri women who married Rarawa chiefs at peace-making, has been proved. Therefore any award should be a Tribal one for Reserve purposes. As the award is to be limited (by consent of all parties) to the Aupouri tribe proper, ie that portion located from Awanui northwards to the North Cape, the award of 75 acres clear of costs is adequate. The Court will discuss the fixing of the final list of trustees for this 75 acres on its next visit to Te Kao.

(2) Award of 75 acres to the Te Rarawa Tribe as a Reserve. This is not free of charge as to costs. The award is in recognition of the Tribal claim of the Rarawas apart from the individual claims supported by strong occupation. It is clear that many Rarawas are interested in the Tangonge Lake ancestrally but have little or no occupational right. Their tribal strength has helped to preserve the Lake and district against Ngapuhi aggression. The Tribe badly needs an endowment for community purposes. The list of trustees submitted is not final. The award

includes all members of the Te Rarawa Tribe except those who are really Aupouris living in the area from Awanui northwards.

(3) The remaining awards are largely based on agreement of the parties and on their strong occupational right as residents of Pukepoto. The occupation at Pukepoto was undoubtably the great saving factor against loss of this Lake to the Natives, and the Pukepoto Natives are entitled to credit for this in the awards. The numbers in the list have been restricted principally to heads of families. Ample opportunity has been given for inspection of the lists and objections therefore.

Court will arrange for partitions and consolidation survey probably next session.[564]

Judge Acheson's comments indicate he and the owners were trying to provide for a communal title for both Te Aupōuri and Te Rarawa, and that even the individual lists of names were representative of larger whānau groups. At this time there was no provision under the Native Land Act 1931 for a trust form of title, such as the later Section 438 trusts under the 1953 Act. From Judge Acheson's perspective the awards were still not final as he intended to partition the interests of different whānau/hapū groups. This was a first step to include them in the consolidation scheme he had underway which aimed to exchange the interests of owners in the northern Muriwhenua Peninsula and Ahipara districts so that 'Aupouri' who lived north of Awanui had their Ahipara interests transferred to the more northern blocks and 'Rarawa' living at Kaitaia and Ahipara transferred their shares in northern blocks to where they were based (see Parengarenga and Pakohu block narratives).

Richard Boast has commented on the way that the ownership award was structured:

> Judge Acheson was trying to be fair to everyone, and he certainly had a good grasp of the complex relationship between Aupōuri and Rarawa at Ahipara, but as a result of this judgment the ownership of the bed of the Lake became almost impossibly complicated.[565]

The partitions and trustee appointments for the tribal reserves anticipated by Acheson and the claimants did not eventuate. As with many awards and arrangements made by Acheson during the 1930s for consolidation purposes, the orders for the 'Te Aupōuri' and 'Te Rarawa'

[564] 65 N 352-354, 29 June 1934.
[565] Boast, (Wai 45 #D16), p. 37.

shares remained in a provisional state and were not completed by Native Land Court title orders.[566]

4.2 OWNERSHIP AND ADMINISTRATION POST 1934

Drainage and flood protection works around Kaitaia continued to impact on the Lake Tangonge block. The lake itself had largely been reclaimed, which meant it was no longer the important mahinga kai it had been for local Māori.[567] However, the land was subject to regular flooding as the drainage scheme used it as an overflow pond when the river was flooding. This limited the ways it could be occupied or used by the owners. Nevertheless, in 1963 the Mangōnui County Council was pursuing rates payments on the blocks, but the incomplete title meant it asked the Māori Land Court to identify to whom it should be sending rates notices.[568]

A report on the block from the Māori Affairs Field Supervisor confirmed that the boggy nature of the land and regular flooding made it unsuitable for farming or cropping, and that it could only be used for grazing during the summer months. Judge Scott decided to call a hearing to appoint trustees for the block so that leases could be arranged to generate some income.[569]

At a hearing in November 1963 the court heard from the council that Lake Tangonge was now on the rating roll, but without the names or addresses of owners. The block had a capital value of £1,230, made up of £1,160 unimproved value and £70 improvements. The minutes record that the court explained the history of the block and the 1934 title award and that those Māori who were present then discussed the position amongst themselves. The minutes do not record those discussions or name the people who took part. Hemi Manuera explained their decision about the appointment of trustees for the Te Rarawa and Te Aupōuri shares. Manuera said they wanted three trustees appointed for Te Rarawa and two for Te Aupōuri. They recommended that any proceeds should be apportioned by the trustees 'bearing in mind the predominance of Rarawa Maoris'. The suggested trustees were Hemi Manuera and

[566] Boast, (Wai 45 #D16), p. 38.
[567] A more specialised examination of the impact of drainage works on Lake Tangonge and its resources can be found in Dr Tanja Rother, 'Muriwhenua Environmental Issues 1840-2022', August 2023, (Wai 45 #T16), pp. 104-129.
[568] Stokes, (Wai 45 #P2), vol 2, pp. 542-543.
[569] Stokes, (Wai 45 #P2), vol 2, p. 543.

Pereniki Hohepa Kanara trustees for Te Aupōuri and Hone Reweti Walsh, Tawhai Tarutaru Rapihana and Neri Te Maru for Te Rarawa.[570]

The proposed trustees (and possibly the court) seem to have been under the impression that the trustees were to be appointed for the whole block. However, when the appointment of trustees came before the court again, Judge Gillanders Scott explained that the 1934 title order included Herepeti Rapihana and over 100 individuals. The interests of the named individuals would be subject to succession orders in the usual manner, which would complicate the appointment of a Section 438 trust. The Judge was anxious to establish a proper administrative body for the block, as it seems informal arrangements had been carried out by the Pukepoto Māori Committee:

> The land is in its comparatively unimproved state but has a farming potential. It has been administered, it seems, in the past by an informal body of trustees, and during that time the area has been subjected (again seemingly without objection from those purporting to be the administrators) to the discharge thereon of storm waters in excess of that normally to be received in the ordinary course of events. It is clear that the land has been grazed over the years but on exactly what terms and where the rent or grazing fees have gone or been applied this Court does not know.[571]

Instead of forming a Section 438 trust, the court considered that an incorporation of owners would be a more suitable body to administer the block as it provided for more financial oversight. The Judge directed the Registrar to call a meeting of owners to consider forming an incorporation. He also specified that notice of the meeting should be sent to nine individuals. The court also issued the orders appointing the five trustees for the Te Aupōuri and Te Rarawa shares, so they could be represented at the meeting of owners.[572]

Of the original 91 owners 54 were deceased in 1964, and succession orders had not been made. The Māori Land Court had addresses for 33 of the surviving owners, 17 of whom were living in at Pukepoto, Kaitaia or Awanui. Most of the other owners were living in Auckland.[573]

[570] 1 KT 286, 8 November 1963.
[571] 2 KT 256-259, 5 November 1963.
[572] 2 KT 256-259, 5 November 1963.
[573] List of Owners, 1964, BAAI 11466 A353 332/i 7550 (R18426578), ANZ Auck [#T19 IMG_3675-3678].

The meeting of owners was held at Kaitaia on 12 December 1964. It was attended by 12 of the owners and 1 of the Te Aupōuri trustees and 2 of the Te Rarawa trustees.[574] Together they represented a total of 228 of the 693 shares in the Lake Tangonge block. A few of the owners said that they were happy with the existing situation whereby the committee arranged leases and grazing rights and distributed the proceeds to local marae. However, the court official chairing the meeting said this was not legal and that proper accounts should be produced and audited. General concerns were raised about the encroachment of neighbouring farmers and the regular flooding. Tamati Rapihana said that forming an incorporation was the only option and he was supported by other owners. All of those present voted in favour of forming an incorporation, except for Tawhai Tarutaru Rapihana. The meeting nominated Hone Reweti Walsh, Pereniki Hohepa Kanara, Moses Yates, Neri Te Maru and Haki Rickett to be appointed to the committee of management.[575]

On 4 March 1965 the court confirmed the resolution, incorporated the owners of Lake Tangonge and appointed the committee of management. The committee was empowered to farm the land and arrange leases.[576]

In 1968 the incorporation arranged three grazing leases over parts of Lake Tangonge. An area of 243 acres on the eastern side of the block was leased to Robert Neville Matthews and John Stuart Morrison for 1 year for $100. The western 258 acres were leased to Bruce, Ross and Ian Gregory for $100. Forty-five acres at the southern end were leased to Ned Te Maru, John Robson and Nettie Harrison for $80.[577] It seems likely these leases represented a continuation of the prior informal grazing licences for neighbouring owners.[578]

The leases came before the court for confirmation on 12 March 1968. The court heard that the blocks had been inspected and the rents were assessed as fair considering the times the

[574] Those present were Pereniki Hohepa Kanara, Tawhai Tarutaru Rapihana, Neri Te Maru, Henare Timoti Puhipi, Waimaru Berghan, Ririana Moses Yates, Neti Rapihana, Hone Heke Rapihana, Ngaru Kereama, Hohepa Kanara, Raiha Jones, Ani Berghan and Tamati Herepete Rapihana. Minutes of Meeting of Assembled Owners, 12 December 1964, BAAI 11466 A353 332/i 7550 (R18426578), ANZ Auck [#T19 IMG_3368-3369].
[575] Those present were Pereniki Hohepa Kanara, Tawhai Tarutaru Rapihana, Neri Te Maru, Henare Timoti Puhipi, Waimaru Berghan, Ririana Moses Yates, Neti Rapihana, Hone Heke Rapihana, Ngaru Kereama, Hohepa Kanara, Raiha Jones, Ani Berghan and Tamati Herepete Rapihana. Minutes of Meeting of Assembled Owners, 12 December 1964, BAAI 11466 A353 332/i 7550 (R18426578), ANZ Auck [#T19 IMG_3368-3369].
[576] 3 KT 27-28, 4 March 1965.
[577] BAAI 11466 A353 366/q 8004/1 (R18427057); BAAI 11466 A353 367/a 8004/2 (R18427058); BAAI 11466 A353 367/b 8004/3 (R18427059), ANZ Auck [DB #T19].
[578] Bradley to Registrar, 8 February 1968, BAAI 11466 A353 366/q 8004/1 (R18427057), ANZ Auck [DB #T19 IMG_5211].

land was flooded. It was recommended that negotiating longer leases would be preferable, but the committee wanted them confirmed so that rates could be paid. The leases were confirmed for one year.[579]

In 1971 the incorporation leased 145 acres to E.J. Chapman for 9 years for $60.00 per annum.[580]

The incorporation was wound up in January 1981 and a liquidator appointed. Two committee members told the court they were unable to form a quorum for the incorporation to function.[581] The liquidator updated the list of owners. In May 1983 Lake Tangonge was vested in the owners, and the court vested the block in a Section 438 trust to administer.[582]

4.3 TANGONGE LAKE TITLE SUMMARY

In 1933 Lake Tangonge was determined to be Māori customary land. Ownership was awarded to groups of Pukepoto Māori along with general provision for Te Aupōuri and Te Rarawa. It has been extensively modified by local and central government drainage and flood protection works, but remains in Māori freehold ownership, administered by a Section 438 trust.

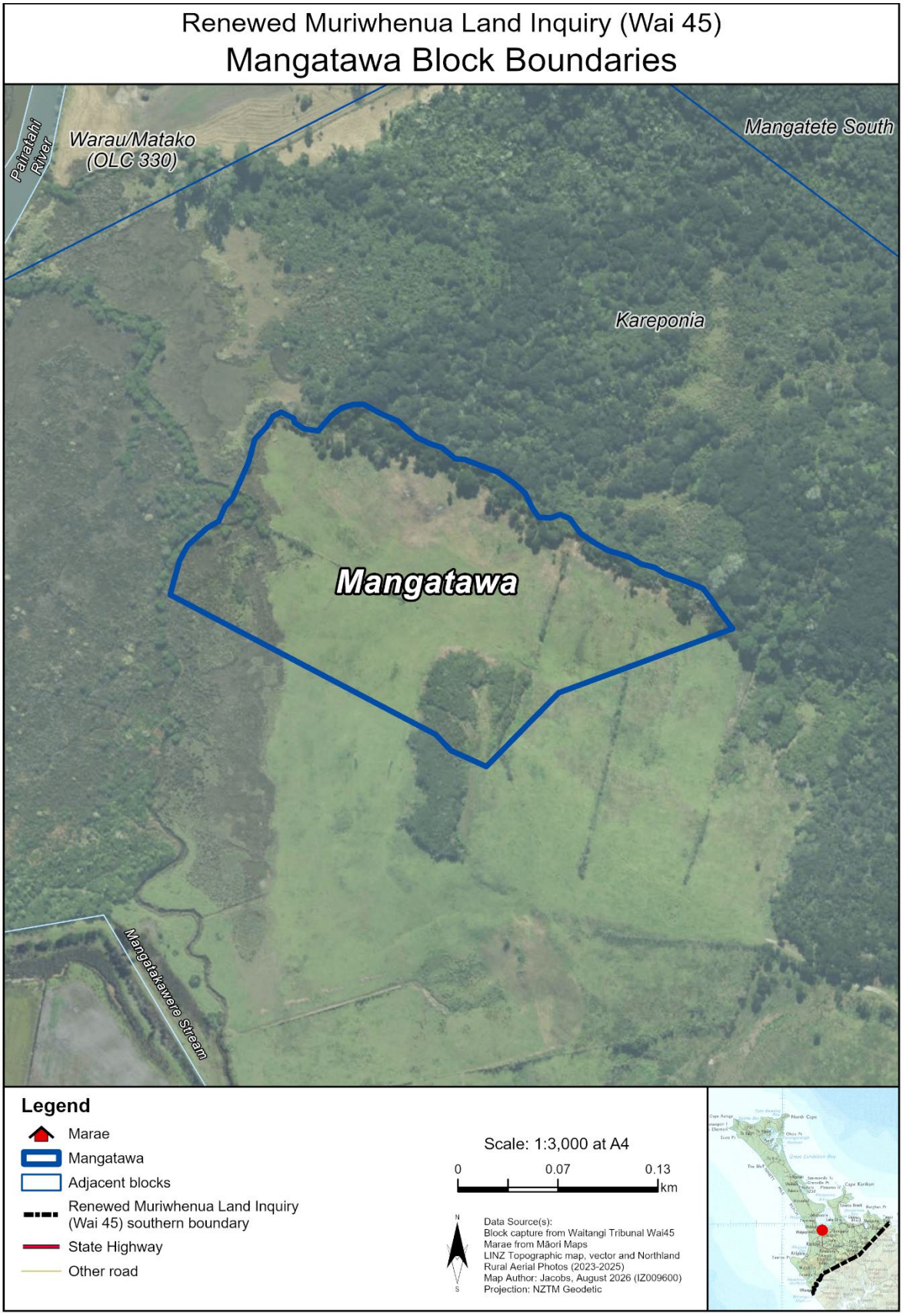
Table 4: Tangonge Lake Title Summary

Block	Area	Outcome
Tangonge Lake	693a 0r 00p	Māori Freehold Land 2025 (308 owners)

[579] 5 KT 132, 12 March 1968.
[580] Lake Tangonge Historic Memorial Schedule, Document-1280693, Pātaka Whenua: /maorilandcourt.govt.nz, accessed 14 April 2026.
[581] 12 KT 68-69, 20 January 1981.
[582] 13 KT 67, 17 May 1983.

5. MANGATAWA

Map 28: Mangatawa Block Boundaries



Mangatawa was a small block which was entirely surrounded by the Kareponia block. It was shown as 8 acres on the original Kareponia survey plan but was later found to be 11 acres.

Map 29: Mangatawa, 1867[583]



Mangatawa was initially dealt with by the Native Land Court as part of the wider Kareponia block [see Kareponia block narrative]. The Kareponia Native Land Court title investigation was held on 15 March 1867 by Judge William White, with Reihana Kiriwi and Maihi Te Huhu as Native Assessors. Hoani Taua told the court that he and Hupata Te Kaka were the 'principals in this land'. He claimed from the ancestor Te Tuhi. Taua explained that they wanted two separate titles, with the area west of the swamp to be for Hupata Te Kaka's party [this area became the Maimaru block[584]]. Taua gave 10 names, whom he described as the 'heads of the piece of land east of the swamp', to be in the title for the Kareponia section.[585]

The survey plan showed two cultivation areas in the Kareponia block. Taua said that he wanted to sell the cultivation land, which was no longer occupied, but that the remainder of the block should be reserved from sale. He told the court that there would be 'plenty of land

[583] AK ML 390/A, detail [DB].
[584] The Maimaru block narrative can be found in Bassett, 'Report 1: Northern Blocks', (Wai 45, #T28), pp. 80-117.
[585] 1 N 28-29, 15 March 1867.

for all the people concerned'. Campbell was present at the title investigation and confirmed that the marked cultivation areas were 'very old'.[586]

The minute book recorded that Judge White awarded part of the block to Hone Taua and his party, and part to Hupata and his party and that the grants were to be inalienable.[587] The size and name of each division were not determined at that time as the survey plan had to be altered to show the division of blocks for each group before the title orders could be finalised.

Judge White later recorded in the minute book that on 6 December 1867 he signed title orders for different parts of the wider 'California' block heard in March 1867. As well as awarding ownership of Maimaru and Kareponia, an eight-acre block was created within the boundaries of Kareponia called Mangatawa which was awarded solely to Wiremu Taua.[588] There is nothing recorded in the minute book about the decision to create the Mangatawa block as a separate award for Taua. A possible explanation is that it was the cultivation area Taua had said he wanted to sell. White's December minutes record that all three blocks were awarded in accordance with the evidence taken in March 1867.[589]

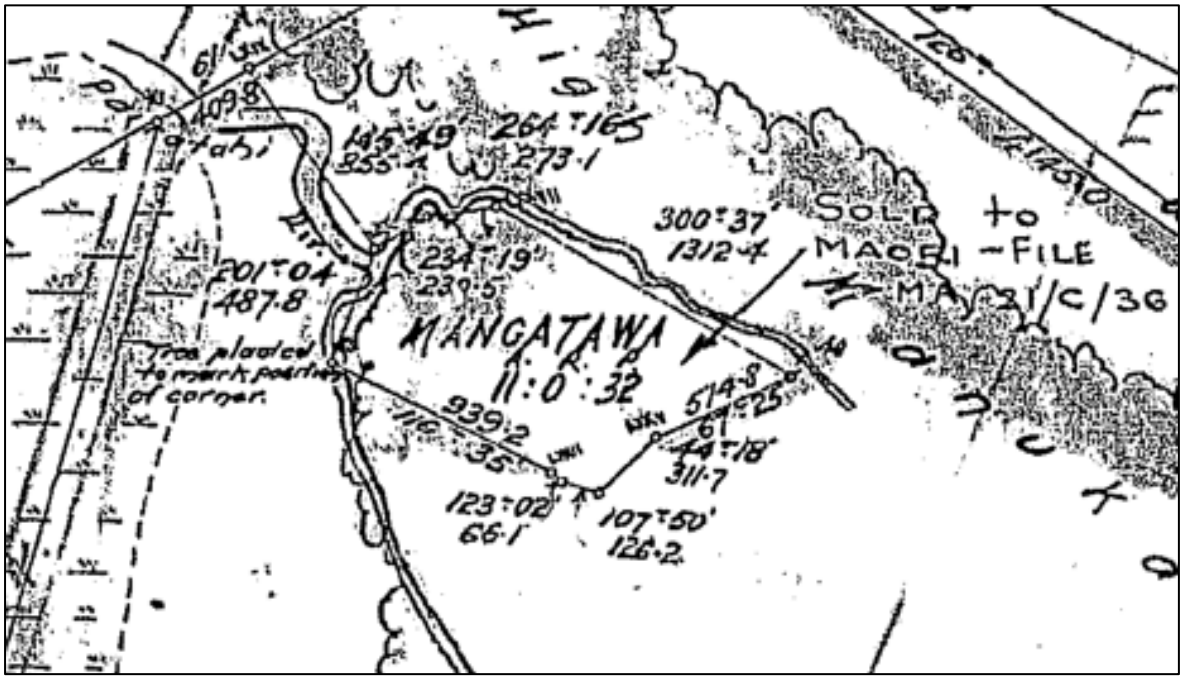
The Native Land Court Certificate of Title for Mangatawa was issued on 24 January 1868 in favour of Wiremu Taua. There were no restrictions on alienation.[590]

An 1891 return of land passed through the Native Land Court and remaining in Māori ownership and occupation listed Mangatawa as being used for agricultural and pastoral purposes.[591]

When the surrounding Kareponia land was subdivided in 1909, the partition survey plan showed the area of Mangatawa as 11 acres 32 perches:

[586] 1 N 28-29, 15 March 1867.
[587] 1 N 28-29, 15 March 1867.
[588] 1 N 35, 6 December 1867. The minute book page is incorrectly dated 23 July 1867, continuing the date from the previous page. The 6 December date has been verified by the Kareponia Title Order which is dated 6 December 1867, Document-1375991, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 16 July 2025.
[589] 1 N 35, 6 December 1867.
[590] Mangatawa Certificate of Title, 24 January 1868, ABWN 8910 9 105 (R25285521), ANZ Well [#T20 343-347].
[591] AJHR, 1891, G10, p. 34.

Map 30: Mangatawa, 1907[592]



In 1930 the Mangatawa block was declared part of the Mangōnui development scheme under Section 23 of the Native Land Amendment and Native Land Claims Adjustment Act 1929.[593] It appears that Mangatawa was farmed along with part of the surrounding Kareponia 1A3 block as a unit farm by Mereana Wi Kaipo and/or William Franks from the 1930s.[594] As part of the development scheme arrangements 85 acres of Kareponia 1A3 was leased, along with the Mangatawa block, to William Franks [aka Taua?] for 10 years from June 1953. The combined rental for both blocks was £86 per annum, with no compensation for improvements.[595]

In November 1959 an amalgamated partition of Kareponia 1A3B, 1A5B, 1A5C, 2A2 and the Mangatawa block saw Mangatawa included in the surrounding new Kareponia 1A3B3 block which was awarded to Rhoda Smith and Mary Jessie Taua. The cancellation of the original partition orders and issue of new orders was arranged amongst family members to give current occupiers title to their own areas. There were currently five development scheme

[592] AK ML 7322, detail [DB].
[593] NZG, 1930, p. 2850.
[594] Further information on the development scheme farm can be found in BAAI 1030 10/d 21/C/36 Mereana Wi Kaipo, William Franks, Mangatawa and Kareponia 1A, 1938-1952 (R21665576); BAAI 1030 10/e 21/C/36 (R21665596); and BAAI 1030 10/f 21/C/36 (R21665597), ANZ Auck.
[595] Alienation Notice, 12 April 1954, BAAI 11466 A353 259/f 6626 (R18425649), ANZ Auck [#T19 IMG_7744].

farms on different parts of the blocks. The court was told that whānau members, and potential successors had held a family meeting in March 1959 to discuss the arrangements and had seen a sketch plan. The consolidation officer explained that: 'in the main the new block boundaries would be defined by existing fences and particularly the subdividing fences. The Mangatawa block is not fenced in'.[596] Before the final orders were made it was noted that Mary Jessie Taua [aka Mrs Phare] had lodged an objection to the proposed partition but had not supplied further information. The consolidation officer considered she had no grounds for her objection, because she was being awarded sole ownership of one block, and another block with her daughter, while no other owners were being given sole ownership. It was also noted that she was an 'absentee' owner who was living in Palmerston North. The court confirmed the proposed partitions.[597]

Mangatawa therefore ceased to exist as a separate block. The subsequent history of Kareponia 1A3B3 can be found in the Kareponia block narrative.

5.1 MANGATAWA TITLE SUMMARY

The entire Mangatawa block remained in Māori ownership until it was amalgamated with the Kareponia 1A3B block in 1959.

Table 5: Mangatawa Title Summary

Block	Area	Outcome
Mangatawa	11a 0r 32p	Amalgamated partition 1959 – now part of Kareponia 1A3B3. Māori Freehold Land 2025

[596] 86 N 105-108, 18 March 1959.
[597] 86 N 326-327, 13 November 1959.

6. MAPERE

Map 31: Mapere Block Boundaries



The Mapere and Mapere 2 blocks were adjoining blocks at the mouth of the Wairoa River at Ahipara. They were surveyed as separate parcels because they were being used for two separate public purposes in the 1870s. The smaller southern parcel, Mapere, was the site of a court house, and the larger Mapere 2 block was being used as a Māori school. The history of the Mapere blocks was covered by Stokes in 'The Muriwhenua Land Claims Post 1864' report.[598] Stokes relied on a research report written for the Wai 118 claim by Aroha Harris, 'Mapere for a School Site: The Acquisition of Mapere 2 Block by the Crown (Wai 118)'.[599] Since the completion of the Stokes report Mapere was included in the Te Rarawa claims settlement and vested in the trustees of Te Rūnanga o Te Rarawa. This block narrative summarizes the existing history which can be found in the Stokes report. More information can be found in the reports by Stokes and Harris.

Stokes and Harris detail the history of the arrangements to establish a Māori school on customary Māori land which was to become the Mapere 2 block. The land was offered as a school site to the Inspector of Schools in 1872, and local Māori erected a church on the land which was also to be used as the school house.[600] The school was known as Ahipara Native School. In 1877 Resident Magistrate White referred to Mapere as a 'school endowment'.[601]

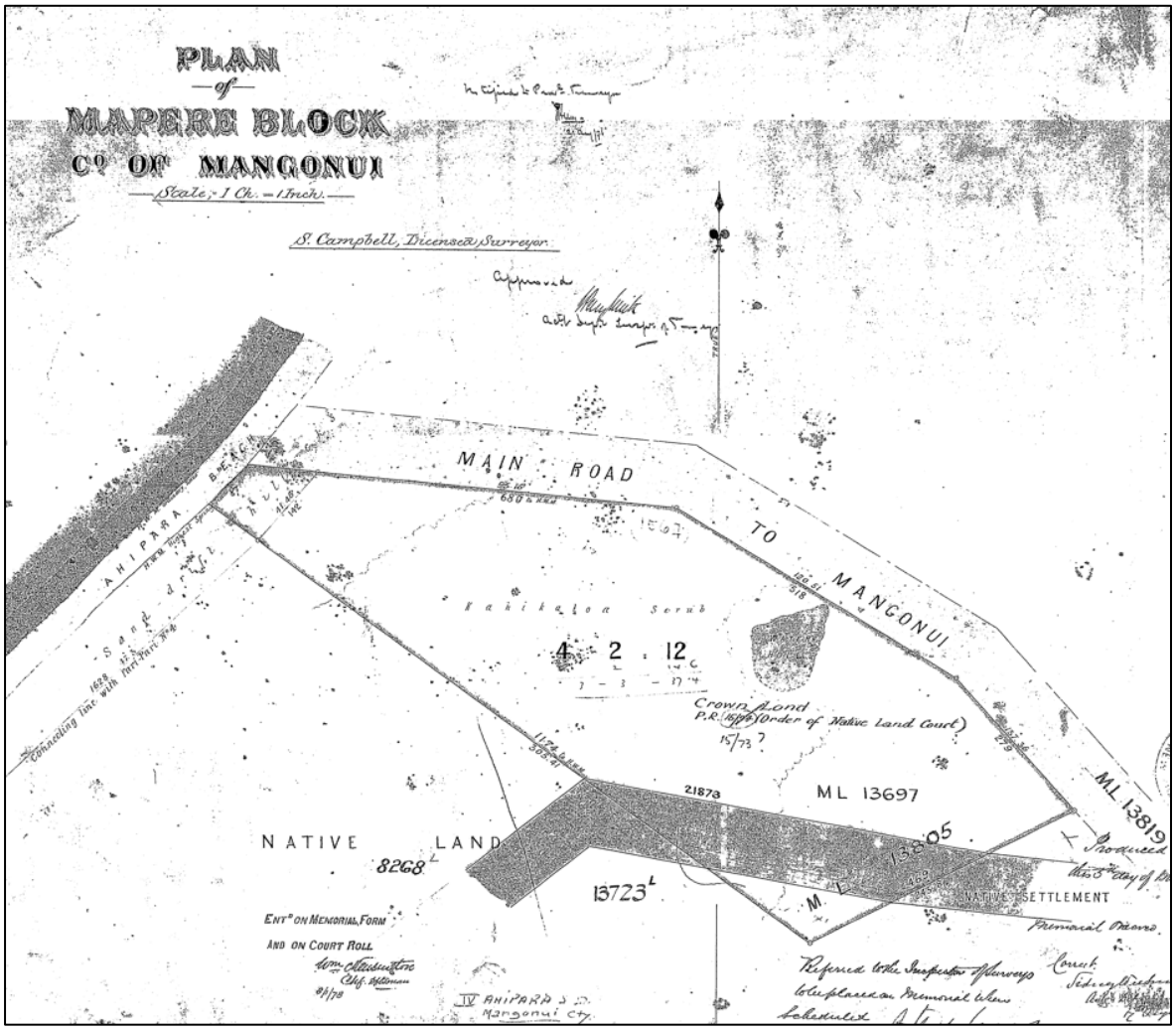
The court house on the Mapere block was reported to have been destroyed by winds in 1873. In 1875 White reported that a house for the teacher at Ahipara school was required and recommended that a court for the Resident Magistrate could be included in the same building. In 1876 White recommended that the site of the Ahipara court house should be purchased.[602]

The two Mapere blocks were surveyed in December 1876 by S. Campbell. Mapere was 4 acres 2 roods 12 perches, and Mapere 2 was 29 acres. It can be seen that Campbell labelled Mapere 2 as a 'School Reserve' although no formal reservation as a school site had been made at that time. The blocks were separated by the road line which ran from the beach to Mangōnui. The surveys were arranged by Timoti Puhipi, who later told the Native Land

[598] Stokes, (Wai 45 #R8), pp. 123-137.
[599] Aroha Harris, 'Mapere for a School Site: The Acquisition of Mapere 2 Block by the Crown (Wai 118)', 1993, (Wai 45 #P5).
[600] Stokes, (Wai 45 #R8), pp. 124-126.
[601] AJHR, 1877, G-4, p. 1, cited in Stokes, (Wai 45 #R8), p. 126.
[602] Harris, (Wai 45 #P5), p. 11.

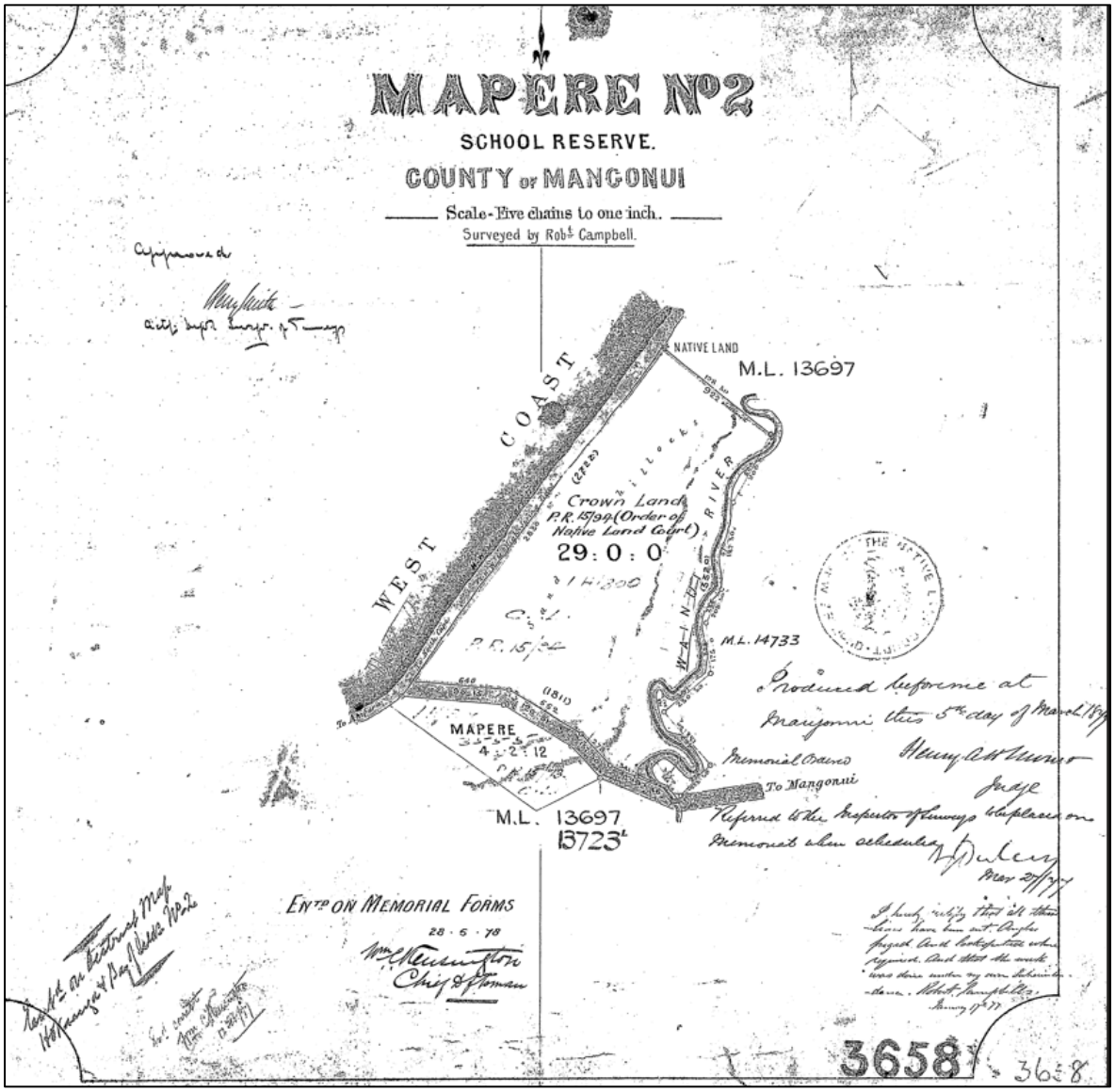
Court that there had been a 'dispute between my relatives and me about the survey but it was arranged'.[603]

Map 32: Mapere, 1877[604]



[603] 1 N 140, 5 March 1877.
[604] AK ML 3555 [DB].

Map 33: Mapere 2, 1877[605]



The Native Land Court title investigation for both blocks took place at Mangōnui in March 1877 before Judge Monro with Wiremu Hikairo as Assessor. The application was presented by Timoti Puhipi who claimed the blocks by ancestry and ancestral occupation. He said he had grown potatoes on the block. Puhipi explained that there was a court house on one block and a school on the other, which had been built there with his permission. He told the court that he owned the four-acre Mapere block and that Mapere 2 was owned by Kihiringi Te Morenga. The court awarded Mapere to Timoti Puhipi and Mapere 2 to Kihiringi Te Morenga.[606]

[605] AK ML 3658 [DB].
[606] 1 N 140, 5 March 1877.

The Memorial of Ownership for Mapere listed the 'hapu' of Timoti Puhipi as Te Uriohina and the 'tribe' as 'Rarawa'.[607] The Memorial of Ownership for Mapere 2 records 'Kihiringi Te Morenga's 'hapu' as 'Ngatikahu' and 'Tribe' as 'Te Rarawa'.[608] A review of the supporting papers to the Harris report indicates that Harris did not view this document as part of her research.[609] Her project was carried out under a limited timeframe and did not include use of archival files, beyond the extracts supplied as part of a Māori Land Information Office report.[610]

It is clear that the reason the Mapere blocks had been surveyed and brought before the Native Land Court was to facilitate the transfer of the land to the Crown. Three days after the title investigation deeds of transfer were signed for both Mapere and Mapere 2. The price for the 4-acre Mapere block was £10 15s and the 29-acre Mapere 2 block was transferred for £4. The deeds were witnessed by Judge Monro and District Officer William Webster. Webster also served as the licensed interpreter.[611]

Neither Harris or Stokes located any details about the purchase negotiations and how the price was determined. Stokes has described the £4 paid for the 29-acre block as a 'token sum'.[612]

The execution of the deeds was recorded by Judge Monro in the Native Land Court minute book. In both cases it was noted that Timoti Puhipi and Kihiringi Te Morenga acknowledged receiving the payment, the deed was translated by Webster and the 'nature and effect of instrument explained by the Court'.[613] Harris has noted that these minutes are dated 10 March, whereas the deeds themselves were dated 8 March.[614]

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[607] Mapere Memorial of Ownership, 5 March 1877, ABWN 8910 28 3875 (R25302481), ANZ Well [#T20 202].
[608] Mapere 2 Memorial of Ownership, 5 March 1877, ABWN 8910 23 3334 (R25292424), ANZ Well [#T20 083].
[609] Harris, Supporting Documents, (Wai 45 #P5a).
[610] Harris, (Wai 45 #P5), p. 2.
[611] Mapere Deed, ABWN 8102 187 AUC 953 (R23275434); Mapere 2 Deed, ABWN 8102 187 AUC 954 (R23275435), ANZ Well. *Digital versions available on ANZ website.*
[612] Stokes, (Wai 45 #R8), p. 136.
[613] 1 N 191, 10 March 1877.
[614] Harris, (Wai 45 #P5), p. 13.

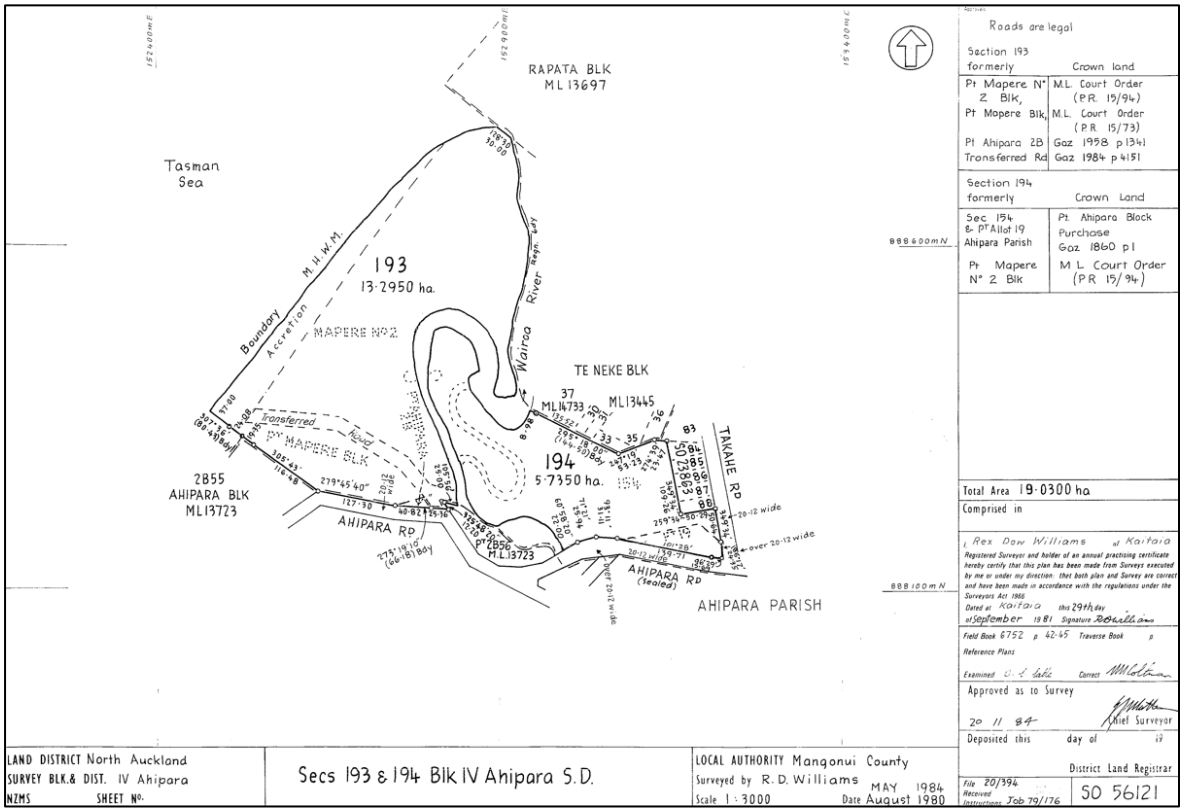
On 29 March Trust Commissioner Theodore Haultain certified on the deeds that he had made the necessary inquiries under the Native Lands Frauds Prevention Act 1870 and was satisfied with the bone fides of the transaction.[615] In January 1883 Chief Judge MacDonald certified on the Memorials of Owners for Mapere and Mapere 2 that the transfer to the Crown were bone fides transactions and declared them to be Crown Land.[616]

Ahipara School operated on the Mapere 2 block until 1902, when it was shifted to the current location, partly due to sand drift problems on the original Mapere site.[617] Stokes says that the site then lay idle for a number of years. From 1949 it was leased by the Lands Department for grazing. Stokes documents various attempts to have all or part of it returned to Māori ownership. This included inquiries to Judge Acheson, and a proposed exchange of part of Ahipara 2B for Mapere 'as a site for the big carved meeting-house to be erected for the three tribes of Te Rarawa, Aupouri and Ngatikahu'.[618]

In the 1980s Mapere and Mapere 2 were surveyed as two new parcels each side of the Wairoa River, and given the appellations Sections 193 and 194 Blk IV Ahipara SD. The survey plan below shows how the course of the river had changed and the original underlying boundaries of the Mapere and Mapere 2 blocks. Section 194 also included small portions of Section 154 and Pt Allot 19 Parish of Ahipara, which had been part of the original Ahipara Crown acquisition. The survey was made in preparation for the land to be declared a recreation reserve. At the end of October 1985 Sections 193 and 194 were set apart as a reserve for recreation purposes.[619]

[615] Mapere Deed, ABWN 8102 187 AUC 953 (R23275434); Mapere 2 Deed, ABWN 8102 187 AUC 954 (R23275435), ANZ Well *digital copies available on Archives website*.
[616] Mapere Memorial of Ownership, 5 March 1877, ABWN 8910 28 3875 (R25302481), ANZ Well [#T20 217]; Mapere 2 Memorial of Ownership, 5 March 1877, ABWN 8910 23 3334 (R25292424), ANZ Well [#T20 086].
[617] Stokes, (Wai 45 #R8), p. 126.
[618] 69 N 223-234, cited in Stokes, (Wai 45 #R8), p. 130.
[619] NZG, 1985, p. 5011.

Map 34: Mapere Recreation Reserve, 1984[620]



This prompted a further attempt by the Ahipara Māori Committee to have Mapere 2 returned on the grounds that it had been given to the Crown for the purposes of a Native school and was not being used for that purpose. The Lands Department however took the view that the transfer deed meant Mapere had been 'purchased' not gifted, and there was no obligation to return the site. In 1986 Ahipara Māori were again unsuccessful in preventing the grazing tenancy being renewed.[621]

In May 1989 the Wai 118 Statement of Claim was submitted by Henry Phillips, McCully Matiu, Haami Piripi and Margaret Mutu on behalf of 'the descendants of Kihiringi Te Morenga, a Chief of Te Rarawa at Ahipara, and on behalf of Te Rarawa Iwi' seeking the return of Mapere 2.[622]

The Te Rarawa Deed of Settlement signed in 2012 includes a brief summary of the history of the Mapere 2 school site. Under the Te Rarawa Claims Settlement Act 2015 Mapere is a

[620] AK SO 56121 [DB].
[621] Stokes, (Wai 45 #R8), pp. 133-135.
[622] Wai 118 1.1.

cultural redress property. Under Section 23 the reservation of Mapere as a recreation reserve was revoked and the fee simple of the land was vested in the trustees of Te Rūnanga o Te Rarawa. There was a specific Crown acknowledgement regarding Mapere in Section 9(26) of the Act:

> The Crown acknowledges that it retained land at the Mapere school site for more than 100 years after it was no longer used as Te Rarawa had intended when they originally transferred it to the Crown for education purposes, and this has been a source of grievance and distress to the Ahipara hapū.[623]

After the settlement the former recreation reserve was surveyed and given the appellations Sections 1-3 SO 471338.

[623] Section 9(26), Te Rarawa Claims Settlement Act 2015.

Map 35: Mapere Recreation Reserve (Te Rarawa Deed of Settlement), 2012[624]



[624] OTS-074-25, 'Te Rarawa Deed of Settlement of Historical Claims: Attachments', p. 25.

6.1 MAPERE TITLE SUMMARY

The Mapere blocks were used for public purposes for a court house and school prior to title investigation. Five days after title was issued by the Native Land Court they were transferred to the Crown. Mapere 2 ceased to be used for school purposes in 1902, but the Crown retained ownership, despite repeated attempts by Ahipara Māori to have the land returned. In 1985 the two blocks were declared part of a recreation reserve. The reservation status was revoked under the Te Rarawa Claims Settlement Act 2015 and the blocks were vested in the trustees of Te Rūnanga o Te Rarawa.

Table 6: Mapere Title Summary

Block	Area	Outcome
Mapere	4a 2r 12p	Crown purchase 1877. Subject to Te Rarawa Claims Settlement Act 2015 – vested in trustees of Te Rūnanga o Te Rarawa
Mapere 2	29a 0r 00p	Crown purchase 1877. Subject to Te Rarawa Claims Settlement Act 2015 – vested in trustees of Te Rūnanga o Te Rarawa

7. MOTUROA ISLANDS

Map 36: Moturoa Islands Block Boundaries



The Moturoa Islands lie off the northern tip of the Karikari Peninsula. The island group is made up of four main islands: Moturoa (c. 20 acres), Motutapu (c. 13 acres), Tuputupungahu/Whale Island (c. 25 acres), and Rocky Island (c. 10 acres), totalling approximately 68 acres.

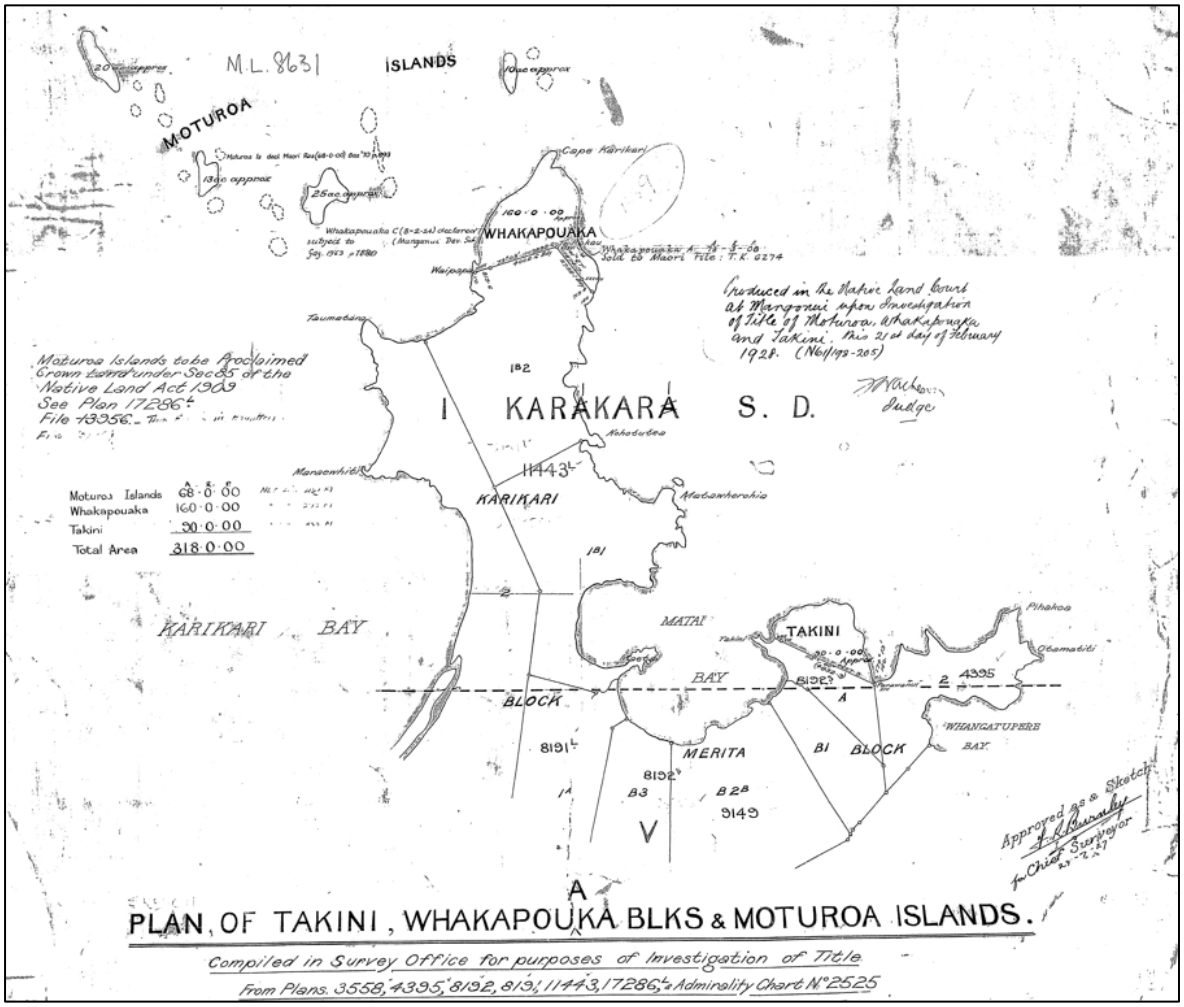
The first plan for the islands was compiled in 1913 as part of a plan of groups of islands around the Auckland land district, titled 'Islands to be Proclaimed Under Sec. 85 of the Native Land Act 1909'.[625] Section 85 provided that any proclamation that land vested in the Crown 'is free from the Native customary title shall in all Courts and in all proceedings be accepted proof of the fact so proclaimed'.[626]

In September 1907 Timoti Hetaraka, Reihana Ngatote, Pene Ngatote, Riwhi Heta, Moa Heta, Matiu Paekoi, Manuera Houtai, Raharuhi Ihaia, Ani Raharuhi and Rihi Rupapera lodged an application for a title investigation for 'Moturoa, Pukepuhangahau, Nowhe Kairangi, Motu Tapu'.[627] Another application for Moturoa and Pukepuhangau was signed in November 1909 by Timoti Hetaraka, Riwhi Heta, Pene Ngatote, and Matiu Paekoi.[628] Both applications were adjourned at court hearings in 1912 and 1913, and then dismissed in March 1915. No record of the applications has been located in the minute books, and the dismissal may be due to a lack of survey plan, which meant the title investigation could not proceed.

The Moturoa Islands remained Māori customary land until a Native Land Court title investigation in 1928. The following compiled plan drawn up in 1927 for the title investigation, shows three areas of customary land around the northern side of Karikari Peninsula: Whakapouaka, Takini and the Moturoa Islands group.

[625] AK SO 17286.
[626] Section 85, Native Land Act 1909.
[627] Application, 28 Hepetema 1907, BAAI 24042/22 320M (R23265798), ANZ Auck [DB IMG_1044].
[628] Application, 3 Noema 1909, BAAI 24042/22 320M (R23265798), ANZ Auck [DB IMG_1043].

Map 37: Moturoa Islands, 1927[629]



The impetus for a survey and title investigation for the three areas of customary land came from the land title research being undertaken in preparation for a consolidation scheme. In 1927 Native Land Court Judge and President of the Tokerau District Māori Land Board Frank Acheson reported that the Māori communities on the Karikari Peninsula were developing dairy farming operations (see Karikari block narrative). Acheson said the owners wanted to implement a land consolidation scheme because 'the same owners appear in several different blocks and this hinders the efficient working of their land'.[630] Acheson sought Ministerial consent to implement a consolidation scheme over the Karikari, Whatuwiwi, Merita and Taumatawiwi blocks, along with Whakapouaka, Takini and the Moturoa Islands which had not yet been investigated by the Native Land Court. Acheson commented that the owners of Whakapouaka, Takini and the Moturoa Islands were the same

[629] AK ML 12497, detail [DB].
[630] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].

as the owners of Karikari and that a title investigation would be held at the next court sitting in Mangōnui.[631] Acheson's overall consolidation proposal was approved by the Native Minister, but could not include Whakapouaka, Takini and Moturoa Islands at that time because they were still customary land.[632] Acheson responded that he hoped the title investigation for the customary blocks would be completed before consolidation got underway: 'The persons entitled are practically already settled by previous decisions affecting adjoining lands'.[633] Acheson was advised that the court would be able to include them in the consolidation scheme after title investigation.[634]

The title investigation for all three customary areas (Whakapouaka, Moturoa and Takini) took place on 21 February 1928 at Mangōnui before Judge Acheson. Timoti Hetaraka informed the court that:

> big meetings of Natives interested were held at Whatuwhiwhi during the visit of the Court to the Peninsula last year, and also at Mangonui last year, and it was then decided to prepare lists of names for this & other blocks shown in the application at the Court sittings last year the lists were prepared and discussed.[635]

Hetaraka told the court that: 'No one lives on these islands … we run pigs on the islands.'[636]

As anticipated by Judge Acheson, Hetaraka explained that the basis for their claim to the island was the same as for the Karikari block (heard by the Native Land Court in 1877). While they had identified 48 owners for Whakapouaka, based largely on the Karikari ownership, they only wanted 14 names on the title for the Moturoa Islands. This was because the land value was 'so small'. Hetaraka said the 14 people were entitled through ancestry and/or occupation and were to have equal shares. The list was submitted to the court and no objections were made. The court said it required the new lists to be signed by 'various' representative leaders, and because the 'land was of very small values & as the parties are

[631] Schedule of Blocks, no date [c. July 1927], Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 489].
[632] Under Secretary to Judge Acheson, 2 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 496].
[633] Judge Acheson to Under Secretary, 9 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 498].
[634] Under Secretary to Judge Acheson, 16 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 500].
[635] 61 N 194, 21 February 1928.
[636] 61 N 198, 21 February 1928.

representative and are now in agreement' it was willing to dispense with hearing formal evidence about ancestry and occupation.[637]

Hetaraka submitted a list of owners who he said were all interested in all three investigations (Whakapouaka, Moturoa and Takini) '& all consent to the lists lodged.' The minutes record that the written lists for Takini, Moturoa and Whakapouaka 'were now read out again and objections called for.' There were no objections, and the court said it was satisfied that those Māori present at the hearing were 'sufficiently representative of all the Natives interested in the Rangiawhia Peninsula' and the lists had been approved in and outside the court.[638] The court made a title order awarding Moturoa Islands to the following 14 owners in equal shares:[639]

Pene Ngatote	Timoti Hetaraka	Ani Raharuhi
Rihi Rupapera	Kiritiana Matiu	Tepana Tukariri
Kare Riwhi Hapa	Pereiha Matiu	Henare Kingi
Hone Wi Kaitaia	Perene Tukariri	Hetaraka Heta
Reihana Poharama	Hemi Manuera	

[637] 61 N 199, 21 February 1928.
[638] 61 N 202, 21 February 1928.
[639] 61 N 203, 21 February 1928.

Map 38: Moturoa Islands[640]



In 1930 Judge Acheson reported that while the Moturoa Islands were included in the 'Rangiawhia' consolidation scheme, they were not suitable for development. Acheson noted that the islands were 'of some value to the Natives as Mutton Bird and Fishing Reserves'. He said it was proposed to have the islands declared a Māori Reservation and exempted from rating.[641] The islands were not reserved at that time.

In September 1968 the Board of Māori Affairs approved an application for a meeting of owners to be called to consider a resolution to sell the islands to the Crown at a price of not less than $115.[642] The Crown wanted to purchase the islands so that they could be declared a wildlife reserve.

[640] Plan of Moturoa Islands 1968, BAAI 11466 377/f 8079 (R18427093), ANZ Auck [#T19 IMG_6011].
[641] Submission to Native Minister, 31 March 1930, MA 29/2/1, cited in Alexander, (Wai 45 #Q1), p. 107.
[642] Secretary of Māori Affairs, Board of Māori Affairs, 23 August 1968, BAAI 11466 377/f 8079 (R18427093), ANZ Auck [#T19 IMG_6009-6010].

On 15 November 1968 a meeting of 22 owners unanimously rejected the proposal to sell Moturoa Islands to the Crown. The owners present and those represented by proxy between them held 32.132 shares out of a total of 140 shares in the block.[643]

On 31 March 1969 the Māori Land Court authorised a new meeting of owners to consider leasing the islands to the Crown for 99 years as a wildlife refuge.[644]

The meeting was held on 16 May 1969 at Kaitaia. It was attended by the following eight owners who held 26.645 shares: Jack King, Keeti Matiu, Kiri Ihaia, Merehana Manuera, Ngareta Poharama, Pawhau Rupapera, Rona Matiu, and Paihana Tukariri. Proxies had also been submitted for a further 13 owners, who held 20.825 shares, bringing representation at the meeting to a total of 47.470 out of the total 140 shares in the islands. Those present spoke against the proposal to lease to the Crown and agreed that they wanted to make the islands a Māori reservation. The meeting voted unanimously in favour of the Māori Land Court setting aside the islands as a Māori Reservation for the common use and benefit of the owners, and that the islands be vested in eight trustees.[645]

On 1 July 1969 the Māori Land Court vested the Moturoa Islands in eight trustees under Section 439 of the Māori Affairs Act 1953.[646]

In May 1970 Moturoa Islands were proclaimed as a Māori Reservation for the purpose of a fishing reserve and recreation ground for the common use and benefit of the owners.[647]

It should also be noted that there are a number of small islets and rocks surrounding the Moturoa Islands which were not included in the surveyed Māori Land Court title. In 1983 a Lands and Survey investigation into the status of offshore islands concluded that Sugarloaf Island and 'Islets' around Moturoa Islands had the status of Māori Customary Land.[648] They are coloured red on the plan below:

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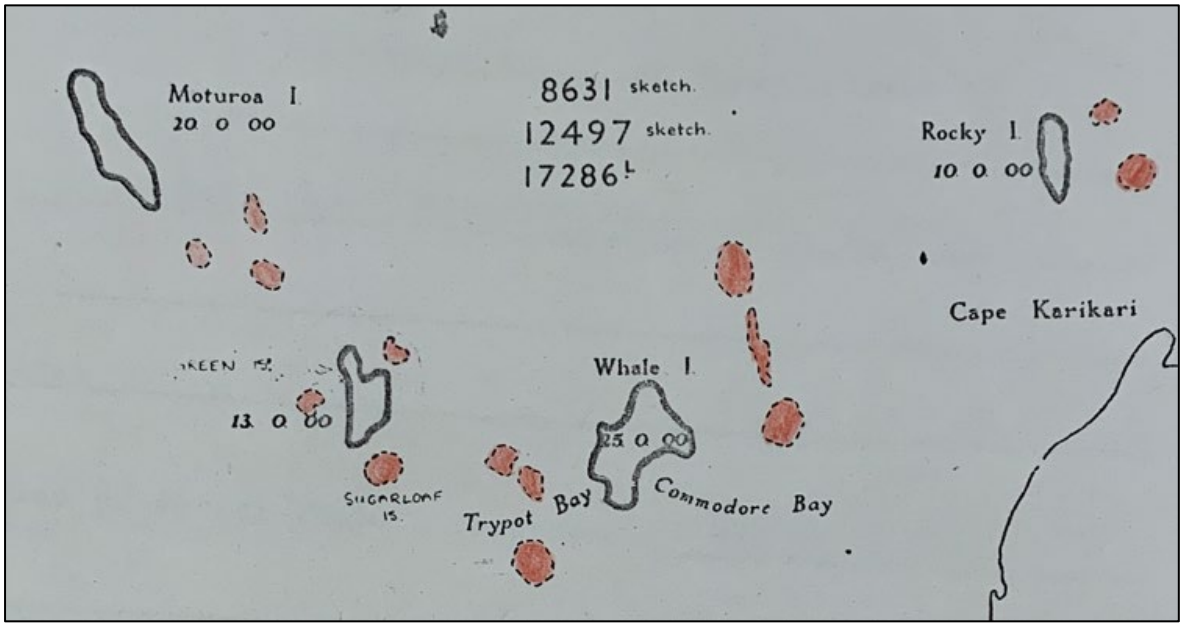
[643] Meeting of Owners, 15 November 1968, BAAI 11466 377/f 8079 (R18427093), ANZ Auck [#T19 IMG_6017-6018].
[644] Extract 5 KT 328, 31 March 1969, BAAI 11466 377/f 8079 (R18427093), ANZ Auck [#T19 IMG_ 5967].
[645] Meeting of Owners, 16 May 1969, BAAI 11466 377/f 8079 (R18427093), ANZ Auck [#T19 IMG_5970-5973].
[646] 5 KT 352, 1 July 1969.
[647] NZG, 1970, p. 893.
[648] Search Form: Islands, Sugarloaf I. and Islets Around Moturoa Is, no date [c. 1983], BAJZ 23760 A1708 160/v 21 (R22917146), ANZ Auck [#T19 IMG_1314].

Map 39: Sugarloaf Island and Islets Around Moturoa Islands[649]



7.1 MOTUROA ISLANDS TITLE SUMMARY

Despite Crown attempts to acquire the islands as a wildlife reserve, they have remained in Māori Freehold ownership.

Table 7: Moturoa Islands Title Summary

Block	Area	Outcome
Moturoa Islands	68a 0r 00p	Māori Reservation for fishing reserve and recreation 1970. Māori Freehold Land 2025 (210 owners)

[649] Moturoa Islands, annotated c. 1983, BAJZ 23760 A1708 160/v 21 (R22917146), ANZ Auck [#T19 IMG_1315].

8. MURIWHENUATIKA

Map 40: Muriwhenuatika Block Boundaries



The Muriwhenuatika block was on the northern end of the Muriwhenua Peninsula at Tom Bowling Bay, just below North Cape. It was frequently referred to as 'Muriwhenua Tika' in the nineteenth and early twentieth century. The block was surveyed by S. Campbell in 1873. He noted on the plan that the 3,054-acre block was covered with fern and ti tree scrub.

Map 41: Muriwhenuatika, 1873[650]



8.1 TITLE INVESTIGATIONS AND PARTITIONS

The Native Land Court title investigation for Muriwhenuatika took place at Mangōnui in January 1873 before Judge Maning. Unfortunately, Maning's minute book has not survived, and no information is available about who presented the claim in court and what evidence was given. In the 1896 Pakohu title investigation, the court commented that Pene Korako and his hapū Ngāti Waiora were awarded the Muriwhenuatika block.[651]

[650] AK ML 2787 [DB].
[651] 17 N 195, 18 October 1896.

The Native Land Court Certificate of Title for Muriwhenuatika was issued on 22 December 1873.[652] Maning noted that there were no restrictions on alienation, apart from the requirements of Section 17 of the Native Lands Act 1867 and reserved the right for the government to make and maintain a public road. The 10 names listed on the title were:

Pene Korako	Maihi Te Huhu	Tepana Taurere
Rameka Wahapu	Rawiri Taringa	Rawiri Kaiwaka
Makaore Te Kakati	Inoka Tangiora	Keremenata
Mita Te Wharewhiti		

In addition, under Section 17 of the Native Lands Act 1867 a further 32 names were 'registered' on the title:

Herewini Ruahine	Mata Taomarere	Matiu Tuapaki
Herepeti Kingi Wiremu	Mehana Te Waenga	Te Paki Hamiora
Erina Waka	Orano Te Wewehi	Takerei Te Meme
Matire Taurere	Epuha Peretahi	Mihaka Kingi Wiremu
Nehemaia Taupaki	Hemi Kapa	Mereana Mohuta
Emerina Te Paki	Katerina Te Ngaumata	Rapini Korotu
Raraihe Wahapu	Amiria Te Huhu	Torei Pou
Harawira Whai	Te Ngaramare	Hemi Te Ngare
Wiremu Te Kurukuru	Karino	Hone Kumini
Hakaraia Maengarau	Hipa Wheti	Mitai Tapu
Mihi Pati Te Ngaro	Riwini Te Taku	

In September 1892 the Muriwhenuatika block was partitioned. Makoare Te Kakati told the court that at the 1873 title investigation 14 people were included in the ownership out of 'aroha' who lived at other places such as Kaipara and Whangape. Te Kakati said that none of them or their ancestors had ever lived on the land and they had been included in the title by Te Paua, Rameka, Maihi Te Huhu and Mita Te Wharewhiti. His statement sheds some light on who led the 1873 title investigation. Te Kakati said that the 'real owners' wanted the block partitioned so that the other 14 were placed at the eastern end of the block by the Waitangi Stream. The minutes record that all the owners present at the hearing agreed with the

[652] Muriwhenuatika Certificate of Title, 22 December 1873, ABWN 8910 9 1103 (R25285572) *Digital copy available ANZ website.*

partition, and Pene Korako confirmed the evidence given by Makoare Te Kakati. The court partitioned the block as follows:[653]

Block Name	Area	Owners
Muriwhenuatika 1	2,964a 0r 00p	Pene Korako, Maihi Te Huhu, Natana Te Paua, Makoare Te Paua, Mihipati Te Paua, Repeka Te Paua, Matiu Te Paua, Rameka Te Wahapu, Rawiri Taringa, Rawiri Kaiwaka, Makoare Te Kakati, Apikura Tutangiora, Tipina Tutangiora, Keremeneta, Rameka Wharewhiti, Herewini Kapa, Paratene Waiora, Herewini Ruahine, Henare Taupaki, Kare Taupaki, Ani Taupaki, Hoani Taupaki, Mehaka Te Waenga, Te Paki Hamiora, Ana Maraea Waka, Atauta Waka, Neri Waka, Reweri Waka, Pere Waka, Orano Te Wewehi, Matere Taurere, Epiha Paretahi, Mihaka Kingi Wiremu, Nehemaia Taupaki Mere Peka Te Wairoa, Kataraina Te Ngaumata, Rapini Korotu, Karaihi Wahapu, Karipa Wi Patene, Miriama Wi Patene, Wiremu Te Kurukuru, Hakaraia Moengarau, Mitai Tapu
Muriwhenuatika 2	70a 0r 00p	Mata Taomarere, Herepete Kingi Wiremu, Pirihira Takarei, Te Wiki Takarei, Te Harawira Takarei, Matiu Takarei, Hemi Kapa, Emerina Te Paki, Terei Pou, Mereri Te Harawira, Te Arainga Te Harawira, Te Ngaramare, Hemi Te Ngare, Karino, Ruiha Kuruini, Te Herewini Kuruini, Hone Kuruini, Hipa Whetu, Mitai Manihera, Riwini Te Taku

Unusually the court minutes recorded where all the owners were living. Despite Te Kakati's characterization of 'absentee' owners for Muriwhenuatika 2, it can be seen that all the owners lived in various locations, and that the majority of the owners of Muriwhenuatika 1 were living at Ahipara at that time.

Table 8: Location Muriwhenuatika Owners were Living, 1905[654]

Location	Number of Muriwhenua 1 Owners	Number of Muriwhenua 2 Owners
Ahipara	19	2
Waimamaku	1	
Parengarenga	3	7
Muriwhenua	1	2
Taipa	1	
Waimahana	3	2
Coromandel	1	
Whakahara	2	
Whangape	1	
Kuaotonu		4

[653] 3 JVON 59-63,13 Sept 1892.
[654] 3 JVON 59-63,13 Sept 1892.

Location	Number of Muriwhenua 1 Owners	Number of Muriwhenua 2 Owners
Tikinui		1
Rangaunu		1

It is possible that one motivation for the partition was that some of the owners were wanting to sell their shares in Muriwhenuatika to the Crown. In April 1892 Maihi Te Huhu asked the Native Minister to purchase Muriwhenuatika.[655] The Survey Department advised that Muriwhenuatika was not worth purchasing unless it could be acquired 'very cheaply'.[656] The Māori Land Purchase department did not pursue the offer at that time.

However, later in 1892 other owners were concerned that the block was being sold to the Crown. In November Timoti Puhipi and Kaiherangite Morenga telegrammed the Native Minister because they had heard the Crown was purchasing the block and that the purchase money was to be paid to Pene Haruru and others in December. They disputed Haruru's right to sell the block, and said Māori wanted to keep it as a reserve.[657] The Native Minister responded that he was not aware of any plans to purchase Muriwhenuatika, and that if it were to do so, the purchase money would be paid to each individual owners and not just to one person to distribute.[658]

Another potential offer was made in December 1892 when Pene Korako, Wairama Maihi, Pene Arano, Maungaroa Inoka, Tipene Inoka, Hariata Meihana and Rawiri Tahinga inquired how much per acre the Crown would pay for Muriwhenuatika.[659] The head of the Māori Land Purchase Department, Sheridan, who had previously advised that the block was not worth purchasing now told the Minister: 'For the purpose of extinguishing the Native title over this land it might be worth while to offer 1/6 per acre if all the owners will sell'.[660] The Minister agreed and the land purchase officer made the offer. However, Pene Korako refused the 1

[655] R.W. Maihi Te Huhu to Native Minister, 25 April 1892, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 161-162].
[656] Percy Smith to Minister of Lands, no date, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 162].
[657] Timoti Puhipi and Kaihirangi Te Morenga to Native Minister, 12 November 1892, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 168].
[658] Native Minister to Kaihirangi Te Morenga, 21 November 1892, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 164].
[659] Pene Korako and others to Te Pihopa, 5 December 1892, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 172].
[660] Sheridan to Native Minister, 18 February 1892, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 174].

shilling 6 pence offered from the Crown. He said they would sell it for £1 5s per acre, 'it being good land for sheep, cattle and horses, and also for agricultural purposes. In short we are reserving this land for a higher price'.[661]

Almost two years later Pene Korako and Maihi Te Huhu had reduced their price expectations considerably and again offered Muriwhenuatika for sale to the Crown for three shillings per acre.[662] Again, the Crown was not willing to offer more than one shilling six pence per acre.[663]

In August 1906 Paora Tuinga applied for confirmation of two leases of part of the Muriwhenuatika 1 block. He wanted to lease 3 acres for 21 years for £3 per annum for a flax mill, and another 30 acres for flax harvesting for £15 per annum.[664] The Tokerau District Māori Land Board granted consent to the leases in October 1907.[665]

In 1908 the Stout Ngata Commission reported that 33 acres of Muriwhenuatika 1 was under a flax lease. The commission recommended that the remaining area of Muriwhenuatika 1 and Muriwhenuatika 2 should be reserved for Māori occupation. It noted that Muriwhenuatika 1 was occupied by the incorporated owners and commented that the majority of owners had little other land. Research for this project has not revealed any record of an incorporation being formed for Muriwhenuatika 1. For Muriwhenuatika 2 the commission said that Wairama Maihi would lease the block and that most of the owners lived near Mangōnui.[666]

In December 1909 Muriwhenuatika 1 was partitioned 'by mutual consent and arrangement'. The southern part of the block was cut off into two new subdivisions, 1A and 1B, while the residue became 1C.[667]

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[661] Pene Korako to Bishop, 10 April 1893, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 175].
[662] Maihi Te Huhu and Pene Korako to Land Purchase Officer, 30 January 1895, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 179-180].
[663] Sheridan to Maxwell, 11 April 1895, AECZ 18714 37aj MA-MLP 1 1895/166 (R23905128), ANZ Well [#T20 182].
[664] Applications for Consent to Lease, 2 August 1906, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 245, 317].
[665] 1907/17 Title Sheet; 1907/16 Title Sheet, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 139, 256].
[666] AJHR, 1908, G1j, p. 42.
[667] 43 N 214, 3 December 1909.

Block Name	Area	Owners
Muriwhenuatika 1A	212a 3r 23p	Rewiri Kaiwaka, Herewini Ruahine
Muriwhenuatika 1B	426a 0r 23p	Rawiri Taringa, Inoka Tutangiora, Merepeke Te Wairoa, Mitai Tapu
Muriwhenuatika 1C	2,341a 1r 26p	All remaining owners (80)

The partitions were surveyed in 1912.

Map 42: Muriwhenuatika Partitions, 1912[668]



In July 1913 a meeting of the owners of Muriwhenuatika 1C was held at Kaitaia to consider selling the block to E.L. Westbury for 15 shillings per acre. Of the 80 owners on the title, 12 were deceased at the time. The meeting was attended by Karipa Wi Patene, Rameka Mita, Heni Wairama, Hepa Wahapu, Karipa, Kare Taupaki, Kataraina Paraha, Mehi Kingi, Maihi Te Tatau, Mihi Wairama, Pene Arano, Ruia Waitai, Ripeka Te Pana, Rameka Wharewhiti, Tairaki Te Rau, and Wairama Aramo. There were 27 other owners who had appointed Karipa Wi Patene as their proxy.[669] The brief minutes of the meeting note that a 'large majority' voted in favour of the sale on the condition that a half-acre cemetery was excluded and that the purchaser was responsible for the survey cost. There was one objector, Mihi Wairama, who did not want to sell because of the cemetery and because the price was too low.[670] She

[668] AK ML 8356 [DB].
[669] List of Owners, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 029-037].
[670] Minutes of Meeting of Owners, 2 July 1913, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 653, 630].

wrote to the board asking to have her shares partitioned in the location of her house and gardens. She had ceased to live there two years previously.[671]

A few days after the meeting Karipa Wi Patene supplied the Māori Land Board with the list of owners. He explained why they wished to sell the block and urged the board not to allow Heni Wairama's objection. The reason for the sale was to pay the existing £80 survey lien on the block. Wi Patene said that the Chief Surveyor was seeking payment and had told them that if they could not pay a portion of the block would be cut out and awarded to the Crown instead. Wi Patene had asked for a six-month period to pay the charge. He said there was currently no one living on Muriwhenuatika 1C. He was concerned that if the board permitted Heni Wairama to partition her interest out of the block before the sale, more survey charges would be incurred to pay for her partition. Wi Patene pointed out that she did not live on the block and said she had enough other lands. Similarly, he argued that if any of the vendors were considered to not have sufficient other lands, that partitioning out their shares would create further costs for all the owners.[672] The President replied that the matter would be considered when the Māori Land Board dealt with the confirmation application.[673]

Before the Māori Land Board would confirm the sale, it required a special government valuation to confirm that the price was adequate. In April 1915 the board heard an application from Mihi Wairama that the resolution to sell to Westbury should not be confirmed. The board commented that no steps had been taken by Westbury to bring the confirmation application before the board since the meeting two years previously. The board was of the view that it was not in the best interests of the owners to confirm the sale. The block had recently been inspected by the board, and it was described as good-quality sheep country. A neighbouring European was grazing sheep on the block. The board considered that the 15 shilling per acre price was 'ridiculous' and disallowed the resolution to sell.[674]

It would seem from the Māori Land Board minutes that neighbouring farmers were grazing the block. They may have been paying grazing fees or a rental to the owners, but there was no

[671] Mihi Wairama to President, 8 July 1913, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 332, 339].
[672] Karipa Wi Patene to President, 7 July 1912, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 359-519].
[673] Registrar to Karipa Wi Patene, 21 July 1913, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 352, 452].
[674] 8 TOK 228-229, 7 April 1915.

formal lease. In February 1920 a meeting of owners was held to consider leasing Muriwhenuatika 1C to Murdoch Munro for 21 years for £25 per annum or 5 percent of the government valuation, whichever was greater.[675] The meeting took place at Ahipara where approximately half the owners were living at that time.[676] The meeting was attended by Karipa Wi Patene, Mihi Wairama, Mereana Maihi, Ruihana Karipa, Nehemia Taupaki, Eruera Wahapu, Hikiwera Arano, Kiri Pene, Ngakuku Aramo, Pauhui Wahapu, Paki Haimona, Horia Wairama and Keremenata. The minutes merely record that the meeting voted in favour of the lease 'by a large majority'.[677]

At the time Munro negotiated the lease the government valuation was £750, however the new valuation as of November 1920 more than doubled the value to £1,580. This would have raised the rental to £79 per annum. As a result Munro advised the board that he could no longer go on with the lease at the price.[678]

By December 1920 the addition of interest to the Crown's £78 survey lien bought the total survey charge to £112 14s 11d.[679] As part of the conditions of confirming the lease the survey charge was paid by Munro. Having declined to complete the lease as a result of the increased valuation, Munro then sought a refund of the survey charge payment.[680] He was refunded.[681]

It can be seen that from as early as 1913 concern about the Crown survey lien was a motivating factor for at least some of the owners seeking to sell or lease the block. In the 1930s the survey charges on the four Muriwhenuatika subdivisions were reduced as part of the widespread survey and rates compromise scheme. The following table shows that the Muriwhenuatika 1C charge was halved, and the charges for all the blocks, including for outstanding rates.

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[675] Application to Summon Meeting of Owners, 10 May 1919, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 155].
[676] List of Owners, 10 May 1919, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 127-147].
[677] Minutes of Meeting of Owners, 27 February 1920, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 824].
[678] Registrar to Receiver of Native Land Revenue, 25 January 1921, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 554].
[679] Chief Surveyor to Registrar, 20 December 1920, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 608].
[680] Manager, Loan and Mercantile Company to Registrar, 24 January 1921, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 1559].
[681] Receiver of Native Land Revenue to Māori Land Board, 23 February 1921, BAAI 11466 A39 87/l 1095 (R18421987), ANZ Auck [#T19 511].

Table 9: Muriwhenuatika Rates and Survey Compromise Charges[682]

Block	Rates Compromise	Survey Compromise
Muriwhenuatika 1A	£7	£9
Muriwhenuatika 1B	£14	£13
Muriwhenuatika 1C	£75	£38
Muriwhenuatika 2	£3 10s	£6

8.2 TE HAPUA 42 AMALGAMATION

In April 1959 a Māori Land Court hearing was held at Te Hapua to consider administration options for the four Muriwhenuatika blocks along with Pakohu 1, 2B2AV, 3A and 3B. Some owners were grazing stock on various parts of the blocks. The court was also concerned about unpaid rates, and the possibility that the county council could seek rates charging orders and to have the Māori Trustee appointed to lease or sell the blocks to pay the rates. The Judge explained the options to those owners who attended the hearing. These included: maintaining the status quo; appointing the Māori Trustee; forming a Section 438 trust; or creating an incorporation to administer the blocks. The court adjourned to allow the 30 to 40 owners present to discuss the options among themselves. Later that day the owners told the court they had decided to create a Section 438 trust and selected the people who should be appointed trustees. The court made an order under Section 438 vesting Muriwhenua 1A, 1B, 1C and 2 and Pakohu 1, 2B2AV, 3A and 3B in Hone Rameka, Motu Rapata, Jesse Murupaenga, Hone Aperahama, Kingi Neho, and C.H. Reilly (schoolteacher). The trustees were empowered to collect grazing fees which were to be paid into a Māori Trustee account for the payment of rates.[683]

On 9 February 1965 a meeting of owners was held at Te Hapua to consider a proposal to cancel the existing titles and amalgamate Pakohu 1, 2B2AV (Residue), 3A, 3B, Muriwhenuatika 1A, 1B, 1C, 2, Ohao 1, 2A, Takapaukura and Te Hapua X into one block called Te Hapua 42.

The meeting of owners of Muriwhenuatika 1A was attended by Hohepa Karaihe Mare, Waata Hohepa Mare, Pinekore Karaihe Mare, Ngamatehuirua Karaihe Mare, Manawa Karaihe

[682] Muriwhenuatika 1A, 1B, 1C, 2 Historic Memorial Schedules, Documents 1398787, 1398791, 1398795, 1398827, Pātaka Whenua: maorilandcourt.co.nz/ accessed 12 November 2025.
[683] 86 N 186-192, 30 April 1959.

Mare, Ngaronoa Karaihe Mare and Pare Karaihe Mare who held 3.611 of 100.000 shares.[684] Muriwhenuatika 1A had 32 owners on the list of owners as of 18 July 1961 of whom 4 were deceased at the time of the meeting. The court had addresses for approximately 18 owners of whom 14 were living in the Muriwhenua region, with others in Palmerston North and Auckland.[685] The capital value of 1A was £90 with no improvements.[686] Muriwhenuatika 1A had a historical rates compromise charge from the 1930s of £7 and a survey compromise charge of £9.[687]

The meeting owners of Muriwhenuatika 1B was attended by Hohepa Karaihe Mare, Ngamatehuirua Karaihe Mare, Meri Hone Paitai, Rangi Hone Paitai and Waata Hohepa Mare who held 10.497 of 40.000 shares.[688] Muriwhenuatika 1B had 48 owners on the list of owners as of 20 July 1961 of whom 3 were deceased at the time of the meeting. The court had addresses for approximately 18 owners, with 17 living in the Muriwhenua region and 1 in Auckland.[689] The capital value of 1B was £200 with improvements of £25.[690] Muriwhenuatika 1B had historical rates compromise charge of £14 and survey compromise charge of £13.[691]

The meeting of owners for Muriwhenuatika 1C was attended by Herewini Paraone, Hopa Hone Paraone, Hone Rameka, Hohepa Karaihe Mare, Makimaki Toi Matene, Manawa Karaihe Mare, Mate Mutu Kapa, Neta Herewini Paraone, Ngamatehuria Karaihe Mare, Motu Ropata Hoterene, Ngaronoa Karaihe Mare, Pinekore Karaihe Mare and Mere Hone Paitai. Proxy votes were held for Heni Wairama, Hohi Moihi Henare, Apikaria Hone Paraone and Haki Arano. Those present held 17.48 shares out of the total 220.000 shares.[692] Muriwhenuatika 1C had 278 owners on the list of owners as of 7 November 1962 of whom 8 were deceased at the time of the meeting. The court had addresses for approximately 30

[684] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/c 7566 (R18426593), ANZ Auck [#T19 IMG_9587].
[685] Schedule of Ownership Orders, 18 July 1961, BAAI 11466 A353 334/c 7566 (R18426593), ANZ Auck [#T19 IMG_9593].
[686] Notice of Meeting, 14 January 1965, BAAI 11466 A353 334/c 7566 (R18426593), ANZ Auck [#T19 IMG_9590].
[687] Particulars of Title, BAAI 11466 A353 334/c 7566 (R18426593), ANZ Auck [#T19 IMG_9591].
[688] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/d 7567 (R18426594), ANZ Auck [#T19 IMG_9605].
[689] Schedule of Ownership Orders as at, 20 July 1961, BAAI 11466 A353 334/d 7567 (R18426594), ANZ Auck [#T19 IMG_9610-9611].
[690] Notice of Meeting, 14 January 1965, BAAI 11466 A353 334/d 7567 (R18426594), ANZ Auck [#T19 IMG_9607].
[691] Particulars of Title, BAAI 11466 A353 334/d 7567 (R18426594), ANZ Auck [#T19 IMG_9609].
[692] Meeting of Owners, 9 February 1965, BAAI 11466 A353 334/e 7568 (R18426595), ANZ Auck [#T19 IMG_9641].

owners with 18 living in the Muriwhenua region, 9 in Auckland and others in the Bay of Plenty.[693] The capital value for 1C was £1,350 with improvements of £250.[694] Muriwhenuatika 1C had a historical rates compromise charge of £75 and survey compromise charge of £38.[695]

The meeting of owners for Muriwhenuatika 2 was attended by Ngamatehuria Karaihe Mare, Ngaronoa Karaihe Mare, Herewini Paraone, Pare Karaihe Mare. Pinekore Karaihe Mare, Jane Kare Paka, Waata Petrucevich, Hoani Everitt, Hohepa Karaihe Mare, Erama Rewi Aperahama, Manawa Karaihe Mare, Moko Rei Aperahama, Waata Piripi Hohepa Mare, Waata Te Pania, Moekauri Tame Roama, and proxy for Heni Waiama. Those present held 0.535 of 14.000 shares.[696] Muriwhenuatika 2 had 146 owners on the list of owners as of 3 November 1960 of whom 3 were deceased at the time of the meeting. The court had addresses for approximately 19 owners, with 16 living in the Muriwhenua region and others in Auckland and Gisborne.[697] The capital value was £40 and there were no improvements.[698] Muriwhenuatika 2 had a historical rates compromise charge of £3 10s and survey compromise charge of £6.[699]

The meeting of owners proceeded as a combined meeting for all 13 blocks proposed to be amalgamated, followed by separate votes for each block. The minutes of the meeting record few details about the discussions which took place before the votes. The officials and trust secretary explained the details of how an incorporation would function, after which the minutes record: 'Owners now fully understand the position and several of them spoke in favour of the proposal'.[700] The owners present for the Muriwhenuatika blocks (and all the other blocks) voted unanimously in favour of the proposed amalgamation.[701] Those present

[693] Schedule of Ownership Orders as at, 7 November 1962, BAAI 11466 A353 334/e 7568 (R18426595), ANZ Auck [#T19 IMG_9650-9657].
[694] Notice of Meeting, 14 January 1965, BAAI 11466 A353 334/e 7568 (R18426595), ANZ Auck [#T19 IMG_9647].
[695] Particulars of Title, BAAI 11466 A353 334/e 7568 (R18426595), ANZ Auck [#T19 IMG_9649].
[696] Meeting of Owners, 9 February 1965, BAAI 11466 A353 334/f 7569 (R18426596), ANZ Auck [#T19 IMG_9622].
[697] Schedule of Ownership Orders as at 3 November 1960, BAAI 11466 A353 334/f 7569 (R18426596), ANZ Auck [#T19 IMG_9627-9630].
[698] Notice of Meeting, 14 January 1965, BAAI 11466 A353 334/f 7569 (R18426596), ANZ Auck [#T19 IMG_9624].
[699] Particulars of Title, BAAI 11466 A353 334/f 7569 (R18426596), ANZ Auck [#T19 IMG_9626].
[700] Minutes of Meeting of Owners, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[701] Minutes of Meeting of Owners, 9 February 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3708].

nominated 11 persons to be appointed to the Committee of Management but the court official explained that the court would usually only appoint 7 to the committee. The owners also requested that the name of the incorporation be 'The Proprietors of Te Aupōuri' but were told it was usual practice for the name of the incorporation to follow the name of the block.[702]

The next month the Māori Land Court implemented the resolutions. The court hearing was attended by the trustees and other owners, who were not listed in the minutes. The court said the orders made were 'by consent' and in accordance with the unanimous resolutions of the minutes of the meetings of owners. The court cancelled the title or partition orders for the following blocks and amalgamated them into one title to be called Te Hapua 42. The existing trusts over the blocks were dissolved.[703]

Table 10: Blocks Amalgamated into Te Hapua 42[704]

Block	Area	Capital Valuation for Share Purposes
Muriwhenuatika 1A	212a 3r 23p	£90
Muriwhenuatika 1B	426a 0r 23p	£200
Muriwhenuatika 1C	2,341a 1r 26p	£1,350
Muriwhenuatika 2	70a 0r 00p	£40
Ohao 1	200a 0r 00p	£150
Ohao 2A	30a 0r 00p	£50
Otu	162a 0r 00p	£40
Pakohu 1	4,169a 0r 00p	£3,000
Pakohu 2B2AV (Residue)	2,923a 0r 00p	£2,050
Pakohu 3A	214a 1r 00p	£100
Pakohu 3B	720a 3r 00p	£300
Takapaukura	247a 2r 00p	£150
Te Hapua X	645a 0r 04p	£1,550
Total	**12,361a 3r 36p**	**£8,770**

The court then issued an order incorporating the owners of Te Hapua 42 as 'The Proprietors of Te Hapua 42'. The members of the committee of management were Hone Aperahama, Hone Paraone, Hone Rameka, Motu Rapata, Cyril Hugh Ambrose Reilly, Mairere Romana and Waenga Waenga. The objects of the incorporation were declared to be:

1. To occupy and manage any part of the land as an agricultural or pastoral farm;

[702] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[703] 3 KT 29-32, 4 March 1965.
[704] 3 KT 29-32, 4 March 1965.

2. To use any of the land for forestry including entering into profit sharing contracts with the State Forest Service or private forestry companies;
3. To engage in mining or quarrying operations and granting leases for such purposes;
4. To arrange for the alienation of any portion of the land;
5. To engage in business activities such as camping grounds, holiday parks, accommodation, restaurants on the land, or lease land for such purposes.[705]

Information about the subsequent administration of the Te Hapua 42 block can be found in the Pakohu block narrative.

8.3 MURIWHENUATIKA TITLE SUMMARY

In the first quarter of the nineteenth century the owners of Muriwhenuatika sought to sell or lease the block, partly to pay the Crown survey lien. The Māori Land Board prevented the owners from selling at that time. The four subdivisions have remained in Māori Freehold ownership and were amalgamated into the Te Hapua 42 block in 1965 to be administered by a Māori incorporation.

Table 11: Muriwhenuatika Title Summary

Block	Area	Outcome
Muriwhenuatika 1A	212a 3r 23p	Amalgamated 1965, now Te Hapua 42
Muriwhenuatika 1B	426a 0r 23p	Amalgamated 1965, now Te Hapua 42
Muriwhenuatika 1C	2,341a 1r 26p	Amalgamated 1965, now Te Hapua 42
Muriwhenuatika 2	70a 0r 00p	Amalgamated 1965, now Te Hapua 42

[705] 3 KT 29-32, 4 March 1965.

9. OHAO 1 AND 2

Map 43: Ohao 1 and Ohao 2 Block Boundaries



The Ohao blocks were 1,102 acres on the north head of Parengarenga Harbour. They were surveyed by Newton in 1900. A large part of the block consisted of sandhills, and Newton noted a small coal seam was near Ohau [Ohao] Point. The blocks were sometimes spelt as Ohau in some records.

Map 44: Ohao, 1900[706]



[706] AK ML 6712 [DB].

9.1 TITLE INVESTIGATION AND PARTITIONS

The Native Land Court title investigation of Ohao took place at the end of September 1901 at Mangōnui before Judge Edgar. The application for the block was made by Hupata Kaka and others and was presented to the court by Atama Te Hara. He said the ancestor for the block was Tihe, and Te Hara and Hone Wi Kaipo gave whakapapa from Tihe showing the ancestors who had permanently occupied the block. Atama said he was still preparing the lists of owners and explained that he was only going to include people on the list who agreed to contribute to the survey cost.[707]

Ripine Wi Kanara and Wi Kaingaroa objected to Tihe being the ancestor and said that the descendants of Tauiraihi and Niho were also entitled. Murupaenga said that Niho, Taiwhenua and Wairupe all had rights to the block. Atama Te Hara replied that it had been arranged to 'divide up our ancestors and allocate them to the several blocks'. According to Te Hara, Amongariki had been allocated for Te Kao, while Ohao was to go to Tihe. Negotiations were then held out of court with the objectors. They reached an arrangement that Tihe would be accepted as the ancestor, but the objectors would be included in the lists of owners.[708] There was then some negotiation between the groups over the relative shares, and the number of people included in the lists for each group. Agreement was eventually reached on the lists of owners, but Atama Te Hara asked the court to wait for a week before making the order to allow Te Hara to collect the survey payments.[709]

Near the end of the list negotiations a new matter was raised by Paraone Hatarana. He said that part of the block had been purchased by D. Smith, but Smith's son had now returned it in exchange for 10 horses. The people who had supplied the horses sought to have 300 acres partitioned for themselves in recompense for the horses. At first Atama and Hetaraka objected, but after further discussions it was agreed that they would be awarded 200 acres as a separate block.[710]

On 16 October 1901 the title orders were issued by the court.[711]

[707] 31 N 53, 25 September 1901.
[708] 31 N 54-56, 25 September 1901.
[709] 31 N 58-61, 26 September 1901.
[710] 31 N 60, 26 September 1901.
[711] 31 N 217-221, 16 October 1901.

Block	Area	Owners
Ohao 1	200a 0r 00p	Hepa Inia, Ere Manuera, Merepaea Waaka, Mohi Rawiri, Huhana Karipa, Mihi Rawiri, Erina Hepa, Mutu Kapa, Wiki Pohutu, Matiu Tupuni, Eru Ihaka, Hapi Takimoana, Paneere Tamihana, Paraone Hatarama, Herewini Tauawatea, Mehaka Hone, Te Amokura Hone and Ripine Hone
Ohao 2	902a 3r 00p	164 owners

The surveyors Dufaur and McCormick submitted written authority to the court to charge the survey costs for payment to Annie Yates rather than themselves. The court said it would make the charging order if the survey cost had not been paid by the end of the court sitting.[712] Yates had paid the surveyors for the survey charge. Annie [Ngawini] Yates was the widow of Samuel Yates, one of the earliest Pākehā traders in the Parengarenga district, who also purchased large blocks on the Muriwhenua Peninsula. Annie was the daughter of John Murray [aka John Borodale] and high-ranking Te Rarawa woman Kateraina Te Kone. Annie also had ancestral links to Te Aupōuri.[713] At this time Annie Yates operated a general store and gum-trading station.[714]

Despite Atama Te Hara speaking about collecting the survey cost from those who were included in the ownership lists, following the title awards, the minutes note that it had not been paid and the court issued a charging order for survey costs in favour of Annie Yates. Ohao 1 was charged with £8 5s 9d and Ohao 2 with £37 8s 6d. Both charges were subject to five percent interest from 10 December 1900.[715] Yates had also purchased the survey charges for the Parengarenga and Pakohu blocks, and in July 1901 gave notice of her intention to exercise her right of sale if the charges for those blocks were not paid (see Section 12.3.1). In January 1902 Yates gave notice under Section 65 of the Native Land Court Act 1894 that Ohao 1 and 2 would be offered for sale if the survey charges were not paid within six months.[716] In the case of the Parengarenga and Pakohu blocks, Yates went on to advertise the blocks for sale, which resulted in the Crown paying the liens and vesting the blocks in the Māori Land Board. However, Yates did not pursue further action for Ohao 1 and 2. This may indicate that the liens were paid, or it may have been because the Ohao title orders had not

[712] 31 N 118, 4 October 1901.
[713] David A. Armstrong. 'Yates, Ngāwini and Yates, Samuel', *Dictionary of New Zealand Biography*, first published in 1996. Te Ara - the Encyclopedia of New Zealand, https://teara.govt.nz/en/biographies/3y1/yates-ngawini (accessed 5 August 2026).
[714] Stokes, (Wai 45 #P2), vol 2, p. 481.
[715] 31 N 321, 4 November 1901.
[716] Dufaur & MacCormick to Native Minister, 24 January 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 014].

been completed at that time, because the division between 1 and 2, which was arranged at the title investigation, had not been surveyed.[717]

In 1905 the owners of Ohao 2 arranged to partition the block between the iwi groups represented in the ownership. Atama Te Hara told the court that all the owners were present in the court or were represented as follows:

1. Hetaraka Raharuhi, Patariki Kanara, Natanahira Awarau and others represented Ngāitakoto
2. Paraone Hatarana, Murupaenga Rewiri, Wairama Maihi and others represented Aupōuri
3. Atama Te Hara, Rapata Hupata and Meriama Hupata represented the list of four owners [see below].[718]

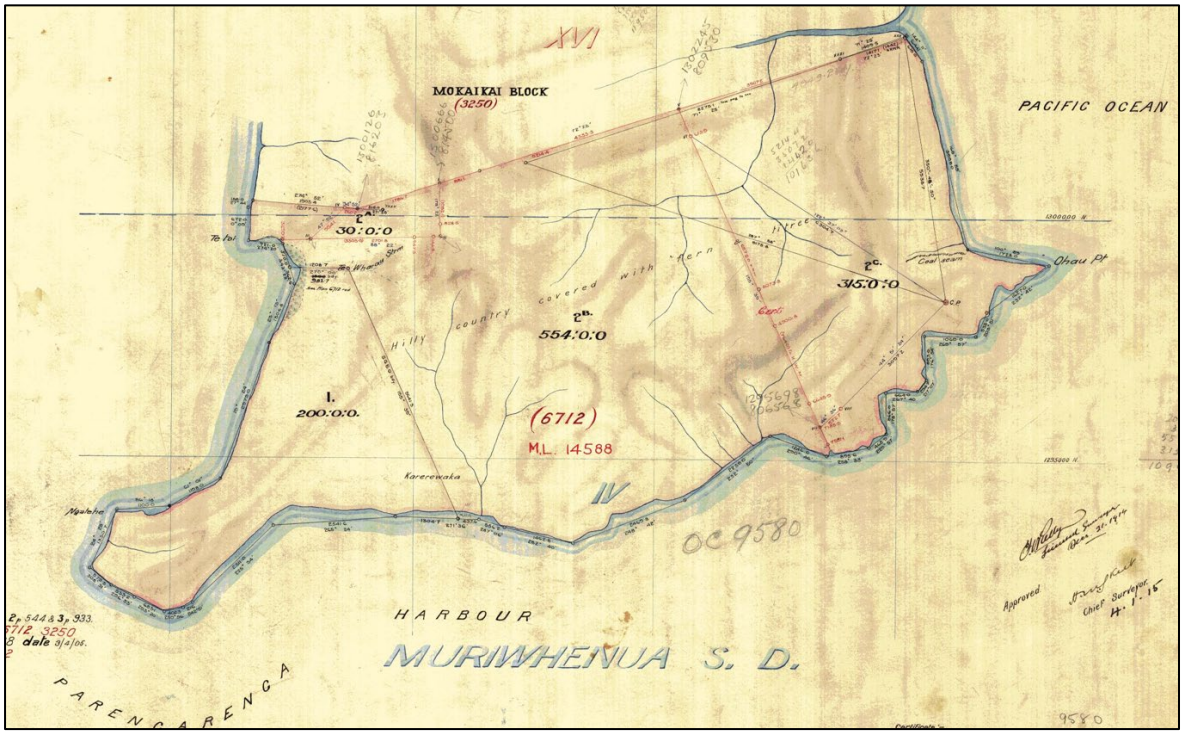
They had arranged the partition, and the court made the following orders as requested.[719]

Block	**Area**	**Owners**
Ohao 2A	30a 2r 00p	Hupata Kaka, Hohepa Kaka, Atama Te Hara, Rapata Hupata
Ohao 2B	547a 3r 00p	Apiata Keta and 95 others [‘Aupōuri’ list]
Ohao 2C	374a 2r 00p	Areta Hohepa and 64 others [‘Ngaitakoto’ list]

The partitions were not surveyed until 1915.

[717] Ohao Title Searches, no date [c. August 1902], ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 034].
[718] 37 N 65-66, 3 April 1905.
[719] 37 N 66, 118-123, 3 April 1905.

Map 45: Ohao 2 Partitions, 1915[720]



In 1908 the Stout Ngata Commission placed part of Ohao 1 in the category of land to be reserved for Māori occupation with the very specific recommendation that $3^{1/3}$ shares were to be reserved for 'specified Natives'. The remaining interests in Ohao 1, Ohao 2B and Ohao 2C were recommended to be leased for general settlement, but it was noted that the coal rights were to be reserved and the flax on Ohao 2C was to be sold. There was no recommendation for Ohao 2A.[721]

9.2 OHAO 2B AND 2C: MĀORI LAND BOARD ADMINISTRATION AND SALE

As noted above, the Stout Ngata Commission recommended that Ohao 2B and 2C be vested in the Māori Land Board to be *leased* for general settlement. On 5 July 1909 Ohao 2B and 2C were declared subject to Part I of the Native Land Settlement Act 1907.[722] By virtue of the proclamation the two Ohao blocks were vested in the Tokerau District Māori Land Board for the purpose of leasing for general settlement.

[720] AK ML 9580 [DB].
[721] AJHR, 1908, G1j, pp. 42-45.
[722] NZG, 1909, p. 1786.

Section 239 of the Native Land Act 1909 permitted the Governor to vary the purpose of the vesting on the recommendation of the Māori Land Board. The board decided that Ohao 2B and 2C were not suitable for leasing and instead recommended they be offered for sale by tender. The correspondence relating to the board's recommendation and justification for not leasing the block is not on the board's alienation file. An Order in Council was issued in June 1911 authorising the Māori Land Board to sell Ohao 2B and Ohao 2C.[723]

The board offered both blocks for sale by tender in June 1911. Ohao 2B (547 acres) was described as 'fairly easy hill' land covered with manuka and fern, which was likely to be gum-bearing. Ohao 2C (324 acres) was also described as fairly easy hill country, but with small sandhills. The upset price for 2B was set at £137 and 2C was £81.[724]

Two tenders were received. E.A. Gray, an accountant from Epsom associated with the Parenga Gum Company offered £90 for Ohao 2C and $140 for 2B.[725] Emily Yates 'married woman' from Parengarenga offered £89 for 2C and £140 for 2B.[726] Emily Yates was one of the children of Samuel and Annie Yates. The board accepted the tender from Emily Yates.

The terms of sale under the tender allowed for the land to be purchased by half-yearly instalments over 10 years, with five percent interest, rather than paying the full amount up front. Yates paid a 10 percent deposit with the tender and entered into a contract with the Māori Land Board to purchase both blocks in March 1912. In February 1914 the board was informed that Yates had transferred her interest in Ohao 2A and 2B to Richard Keene, who then took over the instalment payments.[727]

However, when Keene began to occupy the block in March 1914, he was told by local Māori that they had not agreed to it being sold, and they refused to give him possession.[728] The board assured him that Ohao had been vested in the board and sold by tender so Māori had to

[723] NZG, 1911, p. 1937.
[724] NZG, 1911, p. 2035.
[725] Tenders for Purchase, 9 August 1911, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6640, 6646].
[726] Tenders for Purchase, 9 August 1911, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6645, 6643].
[727] Beere to President, 6 February 1914, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6639].
[728] Beazley to Native Land Board, 21 March 1914, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6637].

surrender the block.[729] This was followed by an objection from Murupaenga Rewiri on behalf of the owners of Ohao who lived at Parengarenga. His letter and request for information demonstrates that they had no knowledge of the blocks being vested in the board and that they had already been sold by the board:

> We have learned lately that part of this block (Subdivisions 2B and 2C) were leased some time ago to Mrs Annie Yates, and are at present about to be transferred to Mr Richard Keene. Now we would like an explanation regarding this lease to Mrs Yates as none of the owners here were parties to the lease, nor did we give any authority to anyone else to act for us.
>
> We wish to place this letter before the Board at its next meeting (of the proper authorities) in the form of an objection to the transfer as we do not wish to part with this land.[730]

The Registrar sent a very brief and rather legalistic and uninformative reply: 'the lands were vested in the Board in pursuance of a report of the Native Land Commission and the board disposed of same'.[731]

It seems that at least some local Māori (and former owners) remained uninformed about the sale of Ohao 2B and 2C and were under the impression that it was leased to Annie Yates. In 1915 Eru Ihaka asked who was entitled to Ohao 2B and was told that 2B and 2C had been sold to Emily Yates, who had then sold to Richard Keene.[732] Hone Paraone asked when the blocks were vested in the board, and how many owners attended the meeting to consider the sale and how many signed the deed of sale? He was told they were vested in the board by a gazette notice in 1909.[733] In 1915 Murupaenga and 111 others petitioned the Native Minister asking for the leases of the Parengarenga, Pakohu and Ohao blocks to be terminated after the

[729] President to Beazley, 21 March 1914, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6636].
[730] Murupaenga Rewiri to Chairman, 23 March 1914, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6634].
[731] Registrar to Murupaenga Winiana, 12 May 1914, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6634].
[732] Eru Ihaka to Registrar, 26 February 1915, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6630].
[733] Hoone Paraone to President, March 1915, and annotation, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6629].

first 10 years, indicating that local Māori were still under the impression that the board had leased the blocks and not that they had been sold.[734]

One of the reasons for the ongoing confusion may have been that the previous owners had not yet received any of the purchase money. As the payments were in instalments, the board retained the money to pay the survey charge and other costs in the first instance. The survey charges were paid in November 1917. The amount for Ohao 2B was £32 12s 9d, and £16 16s 3d for Ohao 2C.[735]

The last instalment for the purchase was paid 9 November 1921. It is not clear from the board's alienation file when payments started being distributed to the owners, but by 1924 the lists of owners and payment schedules were out of date. As successors had not been appointed for many of the deceased owners in 1927 the board still held £49 12s 4d for 105 owners of Ohao 2B and £37 16s 1d for 108 owners of Ohao 2C. Judge Acheson, who was working at that time to try to improve the poor economic circumstances of Māori at Parengarenga, Te Hapua and Te Kao took steps to arrange for succession applications to be processed and the payments completed.[736]

In 1926 the way the Māori Land Board had sold Ohao 2B and 2C without consulting the owners was still a matter of complaint. The current President of the Tokerau District Māori Land Board, Judge Acheson, was aware of the grievance and very critical of the way the sale had been managed: 'This is another of the rotten and stupid things that [Māori Land Board] President Dennie perpetuated during his term in office'.[737]

In 1966 the Crown purchased Ohao 2B and 2C from its then owners, Clarence, William and Arthur Keene.[738] In July 1984 Ohao 2B and 2C were set apart as a scenic reserve under the Reserves Act 1977.[739]

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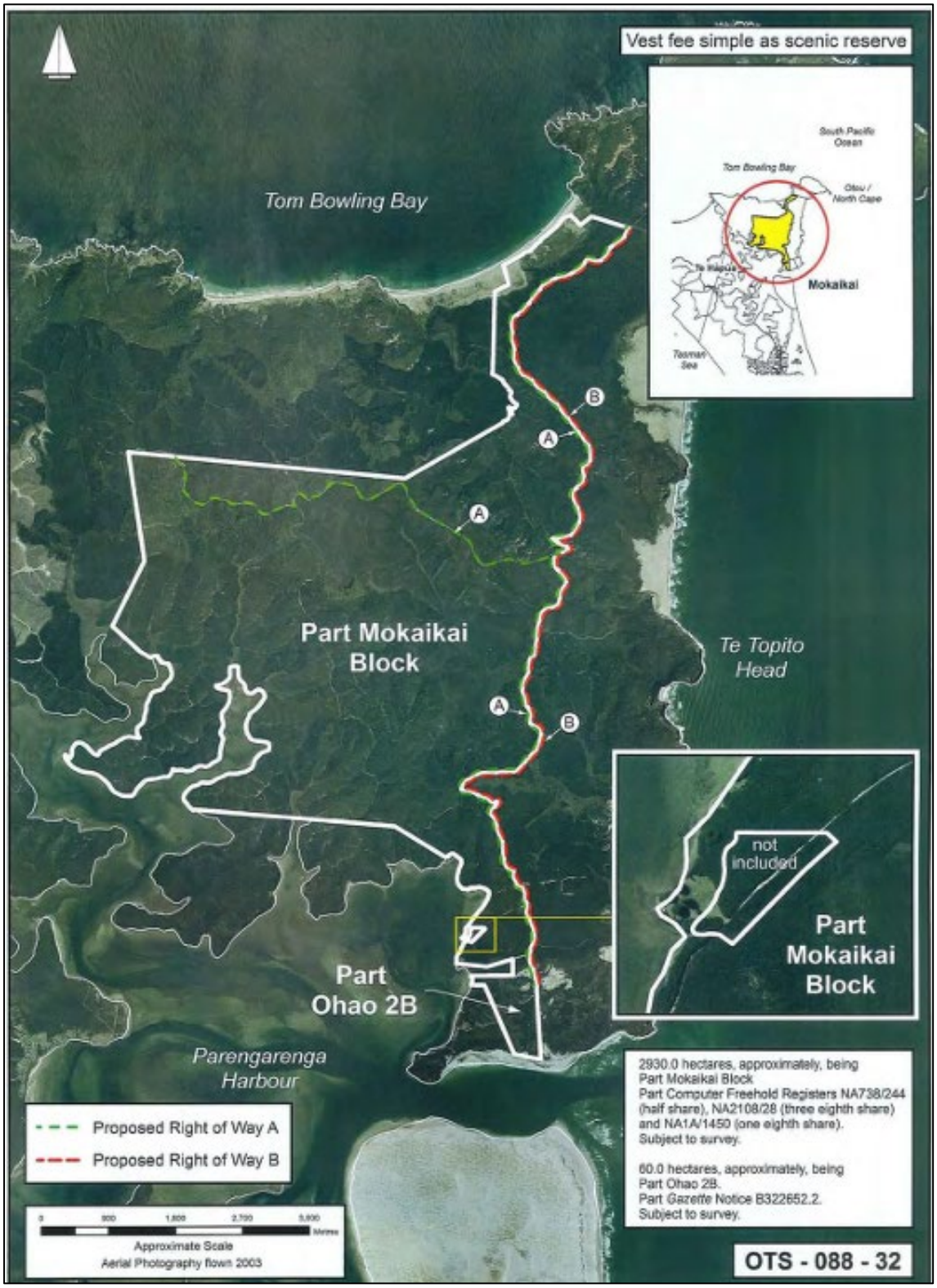
[734] Murupaenga Rewiri and 111 others to Native Minister, July 1915, ACIH 16036 1142 MA 1 1915/2150 (R22405702), ANZ Well [#T20 256].
[735] Annotation on President to Hill, 19 April 1915, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6624].
[736] President to Registrar, no date [c. June 1927], BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6606].
[737] President to Registrar, 9 October 1926, BAAI 11466 A39 128/b 4391 (R18423714), ANZ Auck [#T19 IMG_6608].
[738] CT NA361/189.
[739] NZG, 1984, p. 2862.

In 2015 part of Ohao 2C was vested in the trustees of Te Manawa o Ngāti Kuri Trust under Section 32 of the Ngāti Kuri Claims Settlement Act 2015. Approximately 60 hectares of Ohao 2C, adjoining Ohao 1 and 2A, were included in the Mokaikai cultural redress property (Section 1 SO 470881) shown on the plan below. Section 32 of the 2015 Act declared Mokaikai as the Takapaukura Scenic Reserve. The residue of the former Ohao 2B (now Section 7 SO 470881) and Ohao 2C remain in Crown ownership as part of the Mokaikai Scenic Reserve.

Map 46: Part Ohao 2B Vested Under the Ngāti Kuri Claims Settlement Act 2015[740]



[740] OTS-088-32, Ngāti Kuri Deed of Settlement, Attachments.

9.3 OHAO 1 AND 2A / TE HAPUA 42 AMALGAMATION

In 1921 the Land Purchase Officer included Ohao 1 in a list of blocks that Māori had offered for sale to the Crown.[741] The Crown Lands Ranger inspected the block and reported that it was 'in no way suitable for any class of settlement'. He described it as bleak and exposed and the only access was by boat from Te Hapua. The ranger said there were no Māori living in the area.[742] The Native Land Purchase Board decided not to take any steps to purchase Ohao 1.[743]

On 15 March 1961 the Māori Land Court appointed trustees for the Ohao block. The trustees were the same as those recently appointed to administer Pakohu 1, Pakohu 2B2AV Residue, 3A and 3B and the Muriwhenuatika blocks, known as the Te Hapua Trust. One owner of the Ohao blocks objected to the appointment of the trustees because they were not owners of Ohao. However because there were many owners of Ohao and only a few lived in the area, the court decided it was better to vest the land in a trust comprising non-owners. To address the apparent distrust of the trustees the court directed that any proceeds from the block could not be distributed without the approval of the court. The trustees were Hone Rameka, Motu Rapata, Waenga Waenga, Hone Aperahama, William Brown, and Cyril Hugh Ambrose Reilly. They were empowered to collect grazing fees but as noted these funds could not be distributed without the approval of the court.[744]

On 24 April 1962 the powers of the trustees were extended to include the issuing of leases, licenses and easements.[745] On 19 December 1962 Ohao 1 and 2A were leased to the Mineral Developments Ltd for three years seven months.[746]

On 9 February 1965 a meeting of owners was held at Te Hapua to consider a proposal to cancel the existing titles and amalgamate Pakohu 1, 2B2AV (Residue), 3A, 3B, Muriwhenuatika 1A, 1B, 1C, 2, Ohao 1, 2A, Takapaukura and Te Hapua X as one block called Te Hapua 42. The Ohao 1 meeting was attended by Puhi Paraone, Hemowai Manuera

[741] Land Purchase Officer to Under Secretary, 8 April 1921, AECZ 18714 235n MA-MLP 1 1921/31 (R23910862), ANZ Well [#T20 250, 252].
[742] Crown Lands Ranger to Commissioner of Crown Lands, 25 October 1922, AECZ 18714 235n MA-MLP 1 1921/31 (R23910862), ANZ Well [#T20 254].
[743] Annotation, 8 June 1923, title sheet, AECZ 18714 235n MA-MLP 1 1921/31 (R23910862), ANZ Well [#T20 258].
[744] 87 N 325-326, 15 March 1961.
[745] 88 N 152-153, 24 April 1962.
[746] 1 KT 58, 14 December 1962.

Waata, Hopa Hone Paraone, Hoani Everitt, Tane Kare Pako, Hemi Manuera Waata, Herewini Paraone, Ringakaha Wi Paraone, Moekawiri Tane Romana, Manawa Karaihe Mare, Mutu Kepa, Ngamatehurua Karaihe Mare, Hohepa Karaihe Mare, and Purekore Karaihi Mare who held 25.267 of the 110.000 shares in the block.[747] Ohao 1 had 103 owners listed on the title as of 14 May 1962 and at the time of the meeting 19 were listed as deceased. The court had addresses for 22 owners of whom approximately 18 lived in the Muriwhenua region and 4 in Auckland.[748] The capital value of Ohao 1 was £150 with improvements of £25.[749] There was a historical rates comprise charge of £6 10s and survey compromise charge of £3.[750]

The Ohao 2A meeting was attended by Esther Mare, Launcelot Adolphus Yates, and Stella Reretai Thompson who held 1.417 of 16.000 shares.[751] Ohao 2A had 21 owners listed as of 20 November 1958 of whom 8 were deceased at the time of the meeting. The court had addresses for 12 owners of whom approximately 5 lived in the Muriwhenua region, 2 in the Bay of Plenty and 4 in Auckland.[752] The capital value of Ohao 2A was £50 with improvements of £20.

The meeting of owners proceeded as a combined meeting for all 13 blocks proposed to be amalgamated, followed by separate votes for each block. The minutes of the meeting record few details about the discussions which took place before the votes. The officials and trust secretary explained the details of how an incorporation would function, after which the minutes record: 'Owners now fully understand the position and several of them spoke in favour of the proposal'.[753] The owners present for Ohao 1 and 2A (and all the other blocks) voted unanimously in favour of the proposed amalgamation.[754] Those present nominated 11 persons to be appointed to the Committee of Management but the court official explained that

[747] Meeting of Owners, 9 February 1965, BAAI 11466 A353 334/g 7570 (R18426597), ANZ Auck [#T19 IMG_3723, 3729].
[748] Schedule of Ownership Orders at 14 May 1962, BAAI 11466 A353 334/g 7570 (R18426597), ANZ Auck [#T19 IMG_3732-3735].
[749] Notice of Meeting, 14 January 1965, BAAI 11466 A353 334/g 7570 (R18426597), ANZ Auck [#T19 IMG_3739].
[750] Charge Schedule, 28 January 1965, BAAI 11466 A353 334/g 7570 (R18426597), ANZ Auck [#T19 IMG_3736].
[751] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/h 7571 (R18426598), ANZ Auck [#T19 IMG_3745].
[752] Schedule of Ownership Orders at 20 November 1958, BAAI 11466 A353 334/h 7571 (R18426598), ANZ Auck [#T19 IMG_3750].
[753] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[754] Minutes of Meeting of Owners, 9 February 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3708].

the court would usually only appoint 7 to the committee. The owners also requested that the name of the incorporation be 'The Proprietors of Te Aupōuri' but were told it was usual practice for the name of the incorporation to follow the name of the block.[755]

The next month the Māori Land Court implemented the resolutions. The court hearing was attended by the trustees and other owners, who were not listed in the minutes. The court said the orders made were 'by consent' and in accordance with the unanimous resolutions of the minutes of the meetings of owners. The court cancelled the title or partition orders for the following blocks and amalgamated them into one title to be called Te Hapua 42. The existing trusts over the blocks were dissolved.[756]

Table 12: Blocks Amalgamated into Te Hapua 42[757]

Block	Area	Capital Valuation for Share Purposes
Muriwhenuatika 1A	212a 3r 23p	£90
Muriwhenuatika 1B	426a 0r 23p	£200
Muriwhenuatika 1C	2,341a 1r 26p	£1,350
Muriwhenuatika 2	70a 0r 00p	£40
Ohao 1	200a 0r 00p	£150
Ohao 2A	30a 0r 00p	£50
Otu	162a 0r 00p	£40
Pakohu 1	4,169a 0r 00p	£3,000
Pakohu 2B2AV (Residue)	2,923a 0r 00p	£2,050
Pakohu 3A	214a 1r 00p	£100
Pakohu 3B	720a 3r 00p	£300
Takapaukura	247a 2r 00p	£150
Te Hapua X	645a 0r 04p	£1,550
Total	**12,361a 3r 36p**	**£8,770**

The court then issued an order incorporating the owners of Te Hapua 42 as 'The Proprietors of Te Hapua 42'. The members of the committee of management were Hone Aperahama, Hone Paraone, Hone Rameka, Motu Rapata, Cyril Hugh Ambrose Reilly, Mairere Romana and Waenga Waenga. The objects of the incorporation were declared to be:

6. To occupy and manage any part of the land as an agricultural or pastoral farm;
7. To use any of the land for forestry including entering into profit sharing contracts with the State Forest Service or private forestry companies;

[755] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[756] 3 KT 29-32, 4 March 1965.
[757] 3 KT 29-32, 4 March 1965.

8. To engage in mining or quarrying operations and granting leases for such purposes;
9. To arrange for the alienation of any portion of the land;
10. To engage in business activities such as camping grounds, holiday parks, accommodation, restaurants on the land, or lease land for such purposes.[758]

Information about the subsequent administration of the Te Hapua 42 block can be found in the Pakohu block narrative.

9.4 OHAO TITLE SUMMARY

In 1909 869 acres of Ohao (almost 80 percent of the block) was compulsorily vested in the Māori Land Board under Part 1 of the Native Land Settlement Act 1907. The board sold Ohao 2B and 2C in 1912. The owners of Ohao 2B and 2C were not consulted about the vesting or the sale which became the subject of many complaints. A portion of Ohao 2C was vested in the Te Manawa o Ngāti Kuri Trust in 2015. In 1965 the remaining 230 acres of Ohao in Māori ownership were amalgamated into the Te Hapua 42 block.

Table 13: Ohao Title Summary

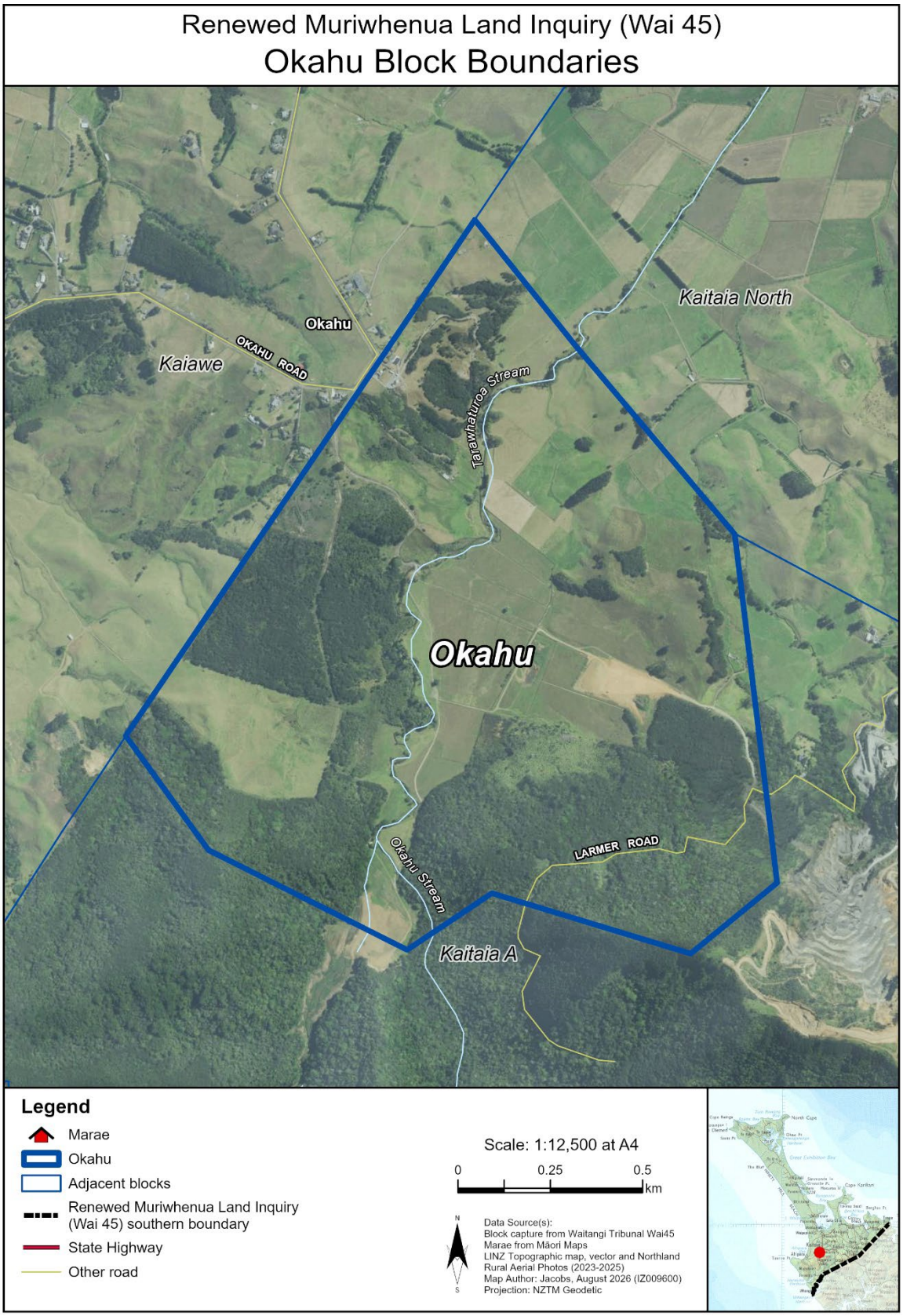
Block	Area	Outcome
Ohao 1	200a 0r 00p	Amalgamated 1965, now Te Hapua 42
Ohao 2A	30a 0r 00p	Amalgamated 1965, now Te Hapua 42
Ohao 2B	554a 0r 00p	Sold by Māori Land Board to E. Yates 1912
Ohao 2C	315a 0r 00p	Sold by Māori Land Board to E. Yates 1912. Approximately 60 hectares vested in Te Manawa o Ngāti Kuri Trust in 2015

[758] 3 KT 29-32, 4 March 1965.

10. OKAHU

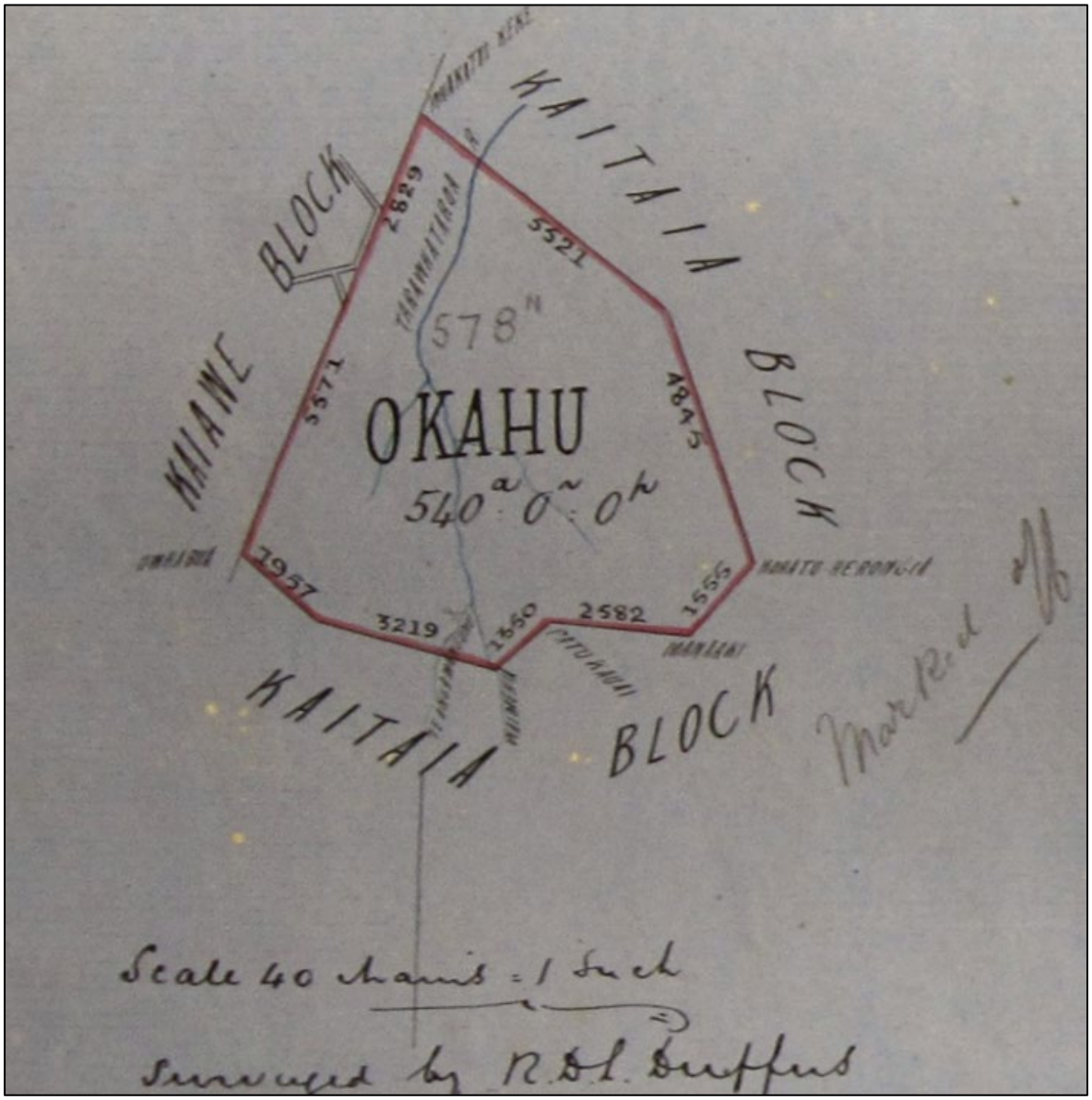
[Also referred to as ‘Ngakahu’ or ‘Ngokahu’ block in some early records.]

Map 47: Okahu Block Boundaries



Okahu was 540 acres which was first surveyed by R. Duffus in 1867. Duffus titled his map: 'Plan of Okahu County of Mangonui claimed by Meinata', who presumably arranged the survey.[759] The block adjoined the Kaiawe Crown Acquisition block, and formed a triangle which protruded into the larger Kaitaia block.

Map 48: Okahu, 1868[760]



10.1 TITLE INVESTIGATION AND PARTITIONS UP TO 1915

At the beginning of January 1868 Judge Maning sent Chief Judge Fenton the plans and application forms for the Okahu and Tawhati blocks. He recommended that both blocks

[759] AK ML 801. The survey plan has not been reproduced here as the boundary lines are very faint and not useful for illustration purposes.
[760] Title plan, ABWN 8910 9 1062 (R25285531), ANZ Well [#T20 433].

should be investigated at the same time as the Kaitaia block, which was scheduled at Ahipara in June 1868.[761]

The Native Land Court title investigation took place at Ahipara on 1 October before Judge Maning. Unfortunately Maning's minute books have not survived, so there is no evidence available about the nature of the claim made to the block or whether it was disputed. Maning later reported that due to a misunderstanding the surveyor did not have the survey plan available at the Ahipara hearing. As a survey plan was a requirement for a title investigation, this meant Maning could not issue a decision until he had seen the plan. However, as the hearing had been advertised for Ahipara, he decided to hear the evidence from the claimants, and then adjourned the case to his next sitting at Hokianga. On 10 October at Onoke in the Hokianga the required plans were presented and Maning issued his judgments.[762]

A Native Land Court Certificate of Title for Okahu was issued on 23 October 1868 for Hehi Te Pa, Hohaia Te Wakaroa, Meinata Te Kiripango, Timoti Puhipi, Rameka, Hoera, Heremaia Te Ara, Aperahama, Te Harawira and Natima. Okahu was declared to be inalienable for 21 years from the date of the Crown Grant.[763] The Crown Grant was issued on 1 January 1870.[764]

Okahu was partitioned in September 1896. The partition arrangements were presented by Ratima Aperahama, who asked to have a 53 acres portion cut out for himself, along with a 2-acre cemetery reserve to be awarded to all the owners. The minutes do not record which other owners were present at the hearing, but they do note that no objections were made. It was noted that Ratima was to be allowed one year to relocate his cultivation on the eastern side of the Okahu Creek. He then asked for 53 acres at the northern end of the block to be awarded to Natima aka Ratima Te Po. The rest of the block was divided into Okahu 3 and 4 and awarded to the other owners as requested by Ratima.[765] It can be seen that the table of the partitions

[761] Judge Maning to Chief Judge, 4 January 1868, BAIE 4309 A646 1/e-11 1868/88 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Survey Plans and Applications forwarded for Kaitaia, Okahu, Tawhati, 1868 (R10505933), ANZ Auck [#T19 IMG_1766].
[762] Judge Maning to Chief Judge, 10 October 1868, BAIE 4309 A646 1/b-84 1868/2030 (R10506133), ANZ Auck [#T19 IMG_1752-1743].
[763] Okahu Certificate of Title, 23 October 1868, ABWN 8910 9 1062 (R25285531), ANZ Well [#T20 433-436].
[764] Okahu Crown Grant, 1 January 1870, BAJZ 23663 998/a 2GH BK50 (R22764364), ANZ Auck [#T19 IMG_4921-4922].
[765] 17 N 49-50, 62-63, 5 September 1896.

below does not include a two-acre cemetery reserve. The minute book entry for the reserve, to be called Okahu A, was struck through with the words 'cancelled'.

Block	Area	Owners
Okahu 1	53a 3r 08p	Ratima Aperahama
Okahu 2	53a 3r 08p	Natima aka Ratima Te Po
Okahu 3	161a 1r 24p	Timoti Puhipi, Hehi Te Pa, Honetana Te Ana
Okahu 4	271a 0r 00p	Hohaia Te Wakaroa, Meinata Te Kiripango, Rameka, Hoera, Heremaia Te Hara

Many of the names listed in the minute book for each block were deceased, some with prior succession orders, and some with succession applications which were heard around the same time as the partition.[766] In 1875 a succession order was made appointing Meinata Te Hara successor to his father Heremaia Te Hara. However, Heremaia had five children. In 1905 Pita Te Hara, Hia Pita, Tewahi Miha and Meta Hiatu asked the Native Minister for the 1875 succession order to be amended to include all the children. They had only recently discovered they were not included when the children of one of the excluded siblings applied to succeed to their parent, only to be told he was not an owner.[767] They were advised to make an application to the Chief Judge under Section 39 of the Native Land Act 1894.[768] However, the Okahu application file does not contain a rehearing application and there is no record on the Okahu 4 ownership schedule that the 1875 succession order was amended.[769]

As noted above, at the time of the 1896 partition Ratima Aperahama had asked for two acres to be set aside as a cemetery reserve for all the owners, but the order was marked as cancelled in the minute book. In 1905 Aperahama told the Native Land Court that the owners did not know the order had been cancelled, and they had assumed the cemetery and church site were reserved as first ordered. Aperahama thought that the order had been cancelled because of a misunderstanding about the court fees: 'On payment of the partition order fees we overlooked the fee for this order. Mr Clendon also forgot to ask us for it. We received no notification from the Court that it intended cancelling this order'. Honetana Te Ana said that Aperahama's account was correct and that the owners wanted the wāhi tapu vested in all the

[766] Okahu Historic Ownership Schedule, Document-1511738, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 17 March 2026.
[767] Pita Te Hara and others to Native Minister, 25 April 1905, ACGS 16211 732bc J1 1905/767 (R24620573), ANZ Well [#T20 032-035].
[768] Annotation, Seth Smith to Waldegrave, 23 May 1905, ACGS 16211 732bc J1 1905/767 (R24620573), ANZ Well [#T20 036].
[769] BAAI 24043 A131 7 165M Mangonui Court applications Okahu, 1874-1955 (R23265759), ANZ Auck; Okahu 4 Historic Ownership Schedule, Document-1511779, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 17 March 2026.

owners. It was currently part of the Okahu 3 subdivision. The minutes record that the court would report on the matter to the Chief Judge.[770]

In 1908 the Stout Ngata Commission placed Okahu 1-4 in the category of land to be reserved for Māori occupation and noted that surveys were to be completed to enable the owners 'to improve land'.[771]

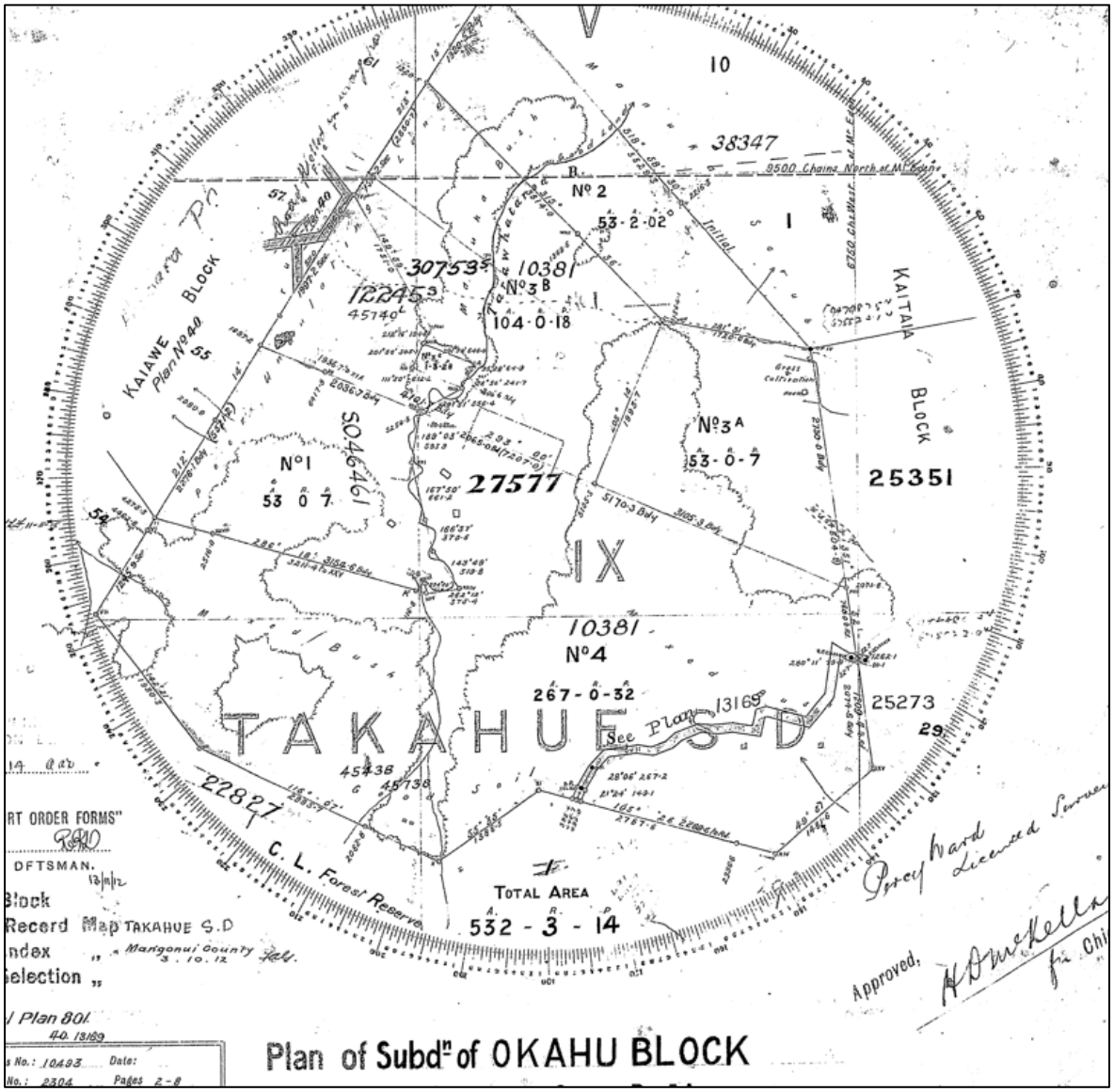
Okahu 3 was partitioned in October 1909, at which time the cancelled cemetery reserve at Hikurangi was given a separate title as Okahu 3C. The minutes record that each of the original 10 owners of the Okahu block had agreed to contribute 32 perches for the reserve in 1896. It was vested in those listed in the table below, who had 'been selected as Trustees'.[772] Although described as two acres in the minute books, when 3C was surveyed it was found to be slightly smaller.

Block	**Area**	**Owners**
Okahu 3A	53a 0r 07p	Honetana Te Ana
Okahu 3B	104a 0r 18p	Timoti Puhipi, Hehi Te Pa
Okahu 3C	1a 3r 28p	Timoti Puhipi, Ratima Aperahama, Ratora Ratima, Matiu Meinata, Rameka Mawene, Mere Hehi Te Pa, Te Pau Te Pa, Renata Hoera, Ripena Wi Karaka (trustees)

All the subdivisions of Okahu were not surveyed until 1912.

[770] 37 N 97, 6 April 1905.
[771] AJHR, 1908, G1j, p. 43.
[772] 43 N 118, 130, 30 October 1909, 2 November 1909.

Map 49: Okahu Subdivisions, 1912[773]



Okahu 4 was partitioned into five equal blocks in February 1914. The partition arrangement was presented to the Native Land Court by Rameka Hoera, and the minutes record that Renata Hoera, Riapo Hohepa, Ripene Kanara, Riria Kiriwi, Matiu Te Hara and 'others' were present in court. There was an existing survey charge of £37 9s 5d over Okahu 4, and the court allocated the survey charge over the five subdivisions at £7 9s 10d each. Later that day Ripene Kanara (aka Hemi Hamiona) paid the charge for Okahu 4C directly to the court.[774]

Block	Area	Owners
Okahu 4A	53a 1r 30p	Ema Herewini Te Toko, Meri Hehi Te Pa (d)
Okahu 4B	53a 2r 03p	Hoera (d)

[773] AK ML 8360, detail [DB].
[774] 53 N 30-32, 36-39, 10 Feb 1914.

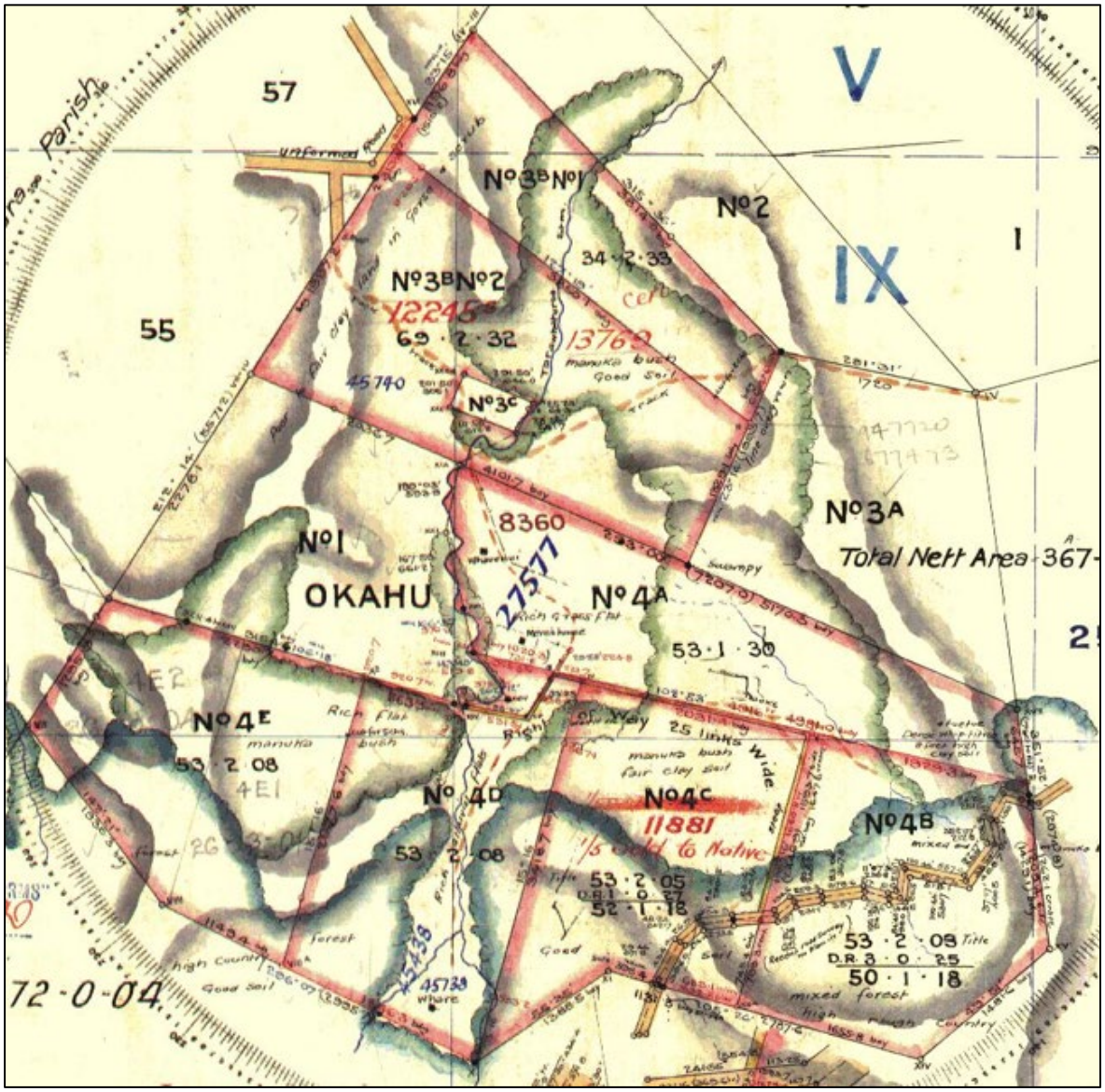
Block	Area	Owners
Okahu 4C	53a 2r 05p	Heni Haimona, Areta Haimona, Hoera Haimona, Reihana Haimona, Mereana Rapihana
Okahu 4D	53a 2r 08p	Meinata Te Hara
Okahu 4E	53a 2r 08p	Mawini Kiriwi

In February 1915 Okahu 3B was partitioned to separate the interest of two owners who were selling their shares to neighbouring landowner Ratana Ratima (see below). The partition application was presented by the solicitor Reynolds, and Riapo Puhipi appeared in court and said he agreed to the partition.[775]

Block	Area	Owner
Okahu 3B1	34a 2r 33p	Ngahuia Te Oti, Iehu Timoti Puhipi
Okahu 3B2	69a 2r 32p	Riapo Timoti Puhipi, Rina Kiriwi, Te Pae Te Pa, Wiremu Te Pa, Irihapeti Te Pa, Ere Wiremu

[775] 56 N 40-41, 18 February 1915.

Map 50: Okahu 3 and 4 Partitions, 1916[776]



10.2 OKAHU 2 AND 3 PARTITIONS AND ALIENATIONS

10.2.1 Okahu 3B1 and Okahu 2

As noted above Ngahuia Te Oti and Iehu Timoti Puhipi agreed to sell their interests in Okahu 3B to Ratana Ratima on 8 February 1915. Ratima owned the adjoining Okahu 2 block, having succeeded to his father Natima in 1901.[777] After the block was partitioned Ratima applied for confirmation of the purchase Okahu 3B1 for £51.[778] The government valuation

[776] AK ML 10381, detail [DB].
[777] Title Search, 22 July 1953, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3466].
[778] Application for Confirmation, 9 April 1915, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3487].

was £95 and the price was increased to that amount.[779] Iehu Puhipi held interests equivalent to 73 acres in Pukepoto subdivisions and Ngahuia had 65 acres at Pukepoto.[780] The purchase was confirmed by the Māori Land Board in September 1915.[781]

The adjoining Okahu 3B2B1 block had been purchased by Morpeth in 1920 (see below). After Morpeth died, in the early 1950s the Lands Department purchased 3B2B1 for settlement of returned serviceman. When planning to subdivide the estate into separate properties the department decided that purchasing the adjoining land owned by Ratana Ratima (Okahu 3B1 and Okahu 2) would improve the subdivision plan and create one extra property for a Pakeha returned serviceman. At this time Ratana Ratima was an 83 year old pensioner and agreed to sell the blocks to the Lands Department. The Board of Māori Affairs approved the purchase for £1,300 in March 1953. The government valuation of both blocks was £1,250.[782]

The Resident Officer for Māori Affairs in Kaitaia was asked to arrange for Ratima to sign the transfer deed. The purchase had been arranged by the Lands Department, and Māori Affairs had not been involved or informed about the transaction until this point. Staff had reported that Ratima was very unwell. In November 1953 the Resident Officer reported he had visited Ratima, but Ratima was so ill he could not recognise the officer, who therefore considered he was incapable of executing the transfer. The Resident Officer also questioned why the Lands Department wanted the land, when there were many young Māori farmers in the area 'who urgently desire suitable land to settle on and are frustrated by the lack of opportunity'. He recommended that the Lands Department abandon the purchase, and that the blocks be acquired for Māori farmers instead.[783] Ratima died shortly afterwards and the purchase was abandoned by the Lands Department.[784]

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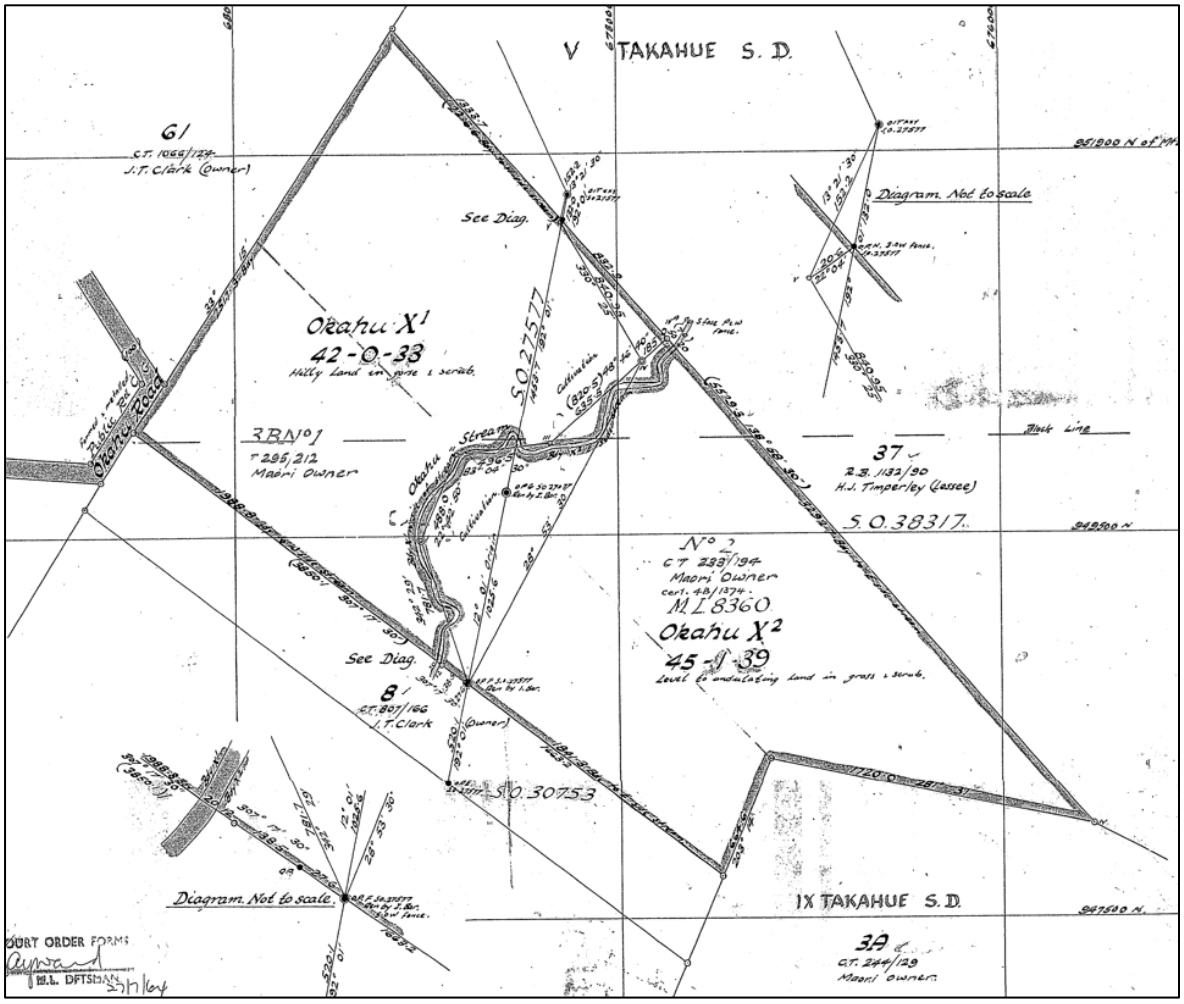
[779] Valuation Certificate, 3 May 1915; Alienation Notice, 23 September 1915, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3486, 3475].
[780] Schedule of Other Lands, 24 May 1915, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3489].
[781] Alienation Notice, 23 September 1915, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3475].
[782] Submission to Board of Māori Affairs, 6 March 1953, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3473].
[783] Resident Officer to Head Office, 12 November 1953, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3453].
[784] Resident Officer to District Officer, 1 December 1953; Head Office to District Office, 28 January 1954, BAAI 11466 A39 42/l 1831 (R18421342), ANZ Auck [#T19 IMG_3447, 3444].

Ratima was succeeded by Rawdon and Huia Yates. In the late 1950s Rawdon relocated from Okahu to a house in Kaitaia with a Māori Affairs housing loan. In October 1963 Rawdon agreed to sell his interests in Okahu 2 and 3B1 to neighbouring farmer Joseph Thomas Clark for £1,000.[785]

Rawdon and Huia Yates both owned equal interests in Okahu 2 and 3B1. Rather than partition both blocks into two portions to separate Rawdon's land to be transferred to Clark, it was arranged to cancel the existing partitions and repartition the combined area into two sections, divided by the Okahu Stream.

Map 51: Okahu X1 and X2, 1964[786]



In November 1963 the partition orders for Okahu 2 and 3B1 were cancelled and they were amalgamated as Okahu X. Okahu X was then partitioned as per the following table. The

[785] Application for Confirmation, 8 October 1963, BAAI 11466 A353 322/a 7428 Alienation file Okahu X2, 1963-1966 (R18426444), ANZ Auck [#T19 IMG_2788].
[786] AK ML 14428 [DB].

historical rates compromise charges from the 1930s against 3B1 (£13) and 2 (£6 10s) were reallocated as £9 15s for each X block.[787]

Block	Area	Owners
Okahu X1	42a 2r 10p	Huia Yates
Okahu X2	45a 2r 25p	Rawdon Yates

That same day the Māori Land Court confirmed the sale of Okahu X2 for £1,000. Rawdon Yates gave evidence that his poor health meant he could not farm the block, and he had lived in Kaitaia with a Māori Affairs housing loan for the last five years. He planned to use the purchase money to finance a taxi business for himself.[788]

In 1969 Okahu X1 was declared to have the status of European Land.

10.2.2 Okahu 3B2

In July 1919 Logan Morpeth purchased Riapo Puhipi's interest in Okahu 3B2 for £76 and applied to the Māori Land Board for confirmation.[789] Riapo held other interests equivalent to 52 acres in Pukepoto 1 and Te Konoti A4 South 2B blocks.[790] The government valuation of the entire Okahu 3B2 block was £250, made up of £160 unimproved value and £90 for improvements. Puhipi was selling a 1/3 share out of $1^{1/3}$ shares in the block. The board noted the sale took place days before Riapo [Leopold] Puhipi died, and questioned why he did not sign the deed, but only placed a mark, when the board knew him to be educated and literate. It sought an explanation from the legal clerk, Butler, who witnessed the sale, as to why Puhipi could not write at the time. Butler reported that he and Riapo had previously discussed selling his share 'several times', and that Riapo rang him and asked him to come to his house. Butler said that Riapo was propped in bed and struggling to speak and could not hold a pen steadily enough to sign. However, according to Butler, Riapo's mind was very clear, and his wife and family were in the room when he placed a mark on the transfer document.[791] The board considered this explanation to be satisfactory.[792] The sale of Riapo's share (17a 1r 28p)

[787] 1 KT 324-325, 14 November 1963.
[788] 1 KT 338-339, 14 November 1963.
[789] Application for Confirmation, 11 July 1919, BAAI 11466 A39 90/c 3307 (R18422687), ANZ Auck [#T19 IMG_9650].
[790] Schedule of Other Lands, no date [c. August 1919], BAAI 11466 A39 90/c 3307 (R18422687), ANZ Auck [#T19 IMG_9646].
[791] Reynolds to Registrar, 30 September 1919, BAAI 11466 A39 90/c 3307 (R18422687), ANZ Auck [#T19 IMG_9643].
[792] Annotation on ibid.

was confirmed by the board in April 1920, after a successor had been appointed to Riapo to receive the purchase money.[793]

The interest purchased by Morpeth remained undivided until 1923. In February 1921 Okahu 3B2 was partitioned to create a separate section for the children of Wiremu Te Pa, on the part of the block where he had a house.[794]

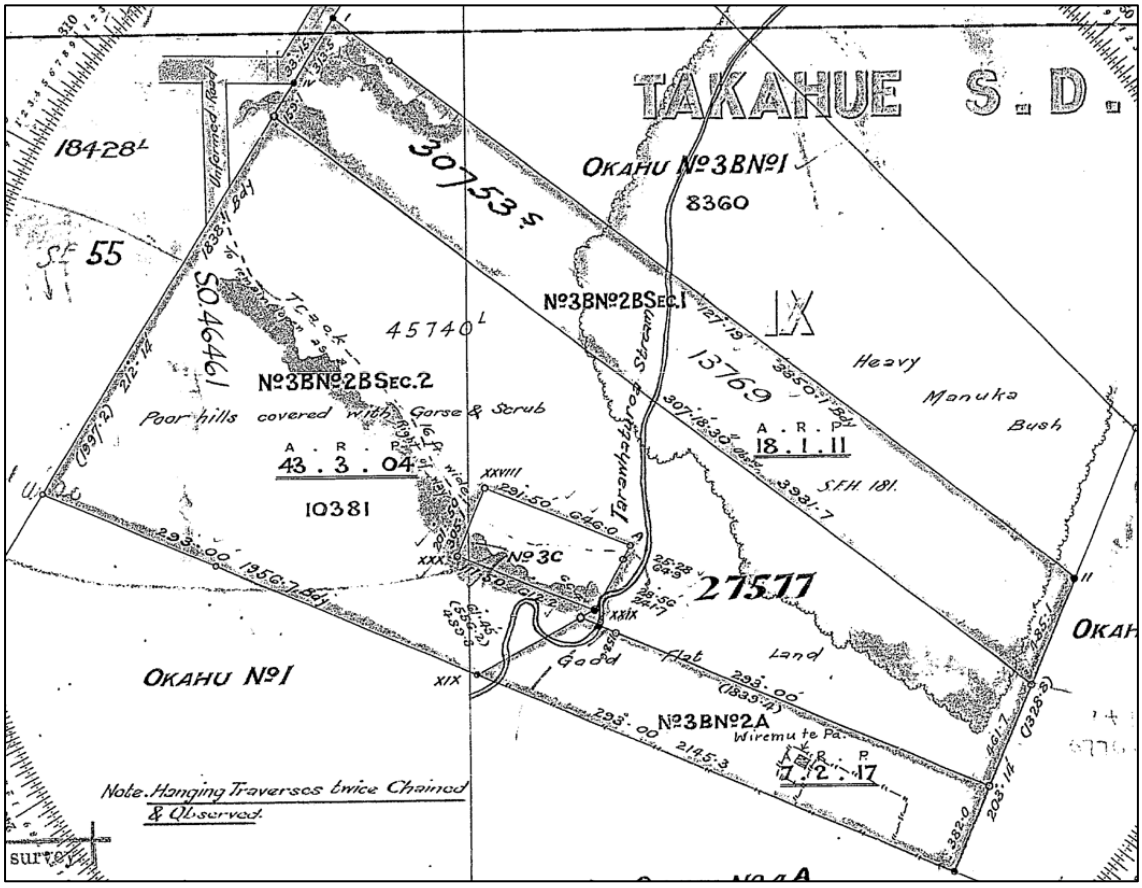
Block	Area	Owners
Okahu 3B2A	7a 2r 17p	Timoti Te Paa, Hera Te Paa, Hoana Te Paa, Mereama Te Pa
Okahu 3B2B	62a 0r 32p	Logan Morpeth, Rina Kiriwi, Te Pae Te Pa, Irihapeti Te Pa, Ere Wiremu

Then Okahu 3B2B was partitioned in February 1923 to separate the interest Riapo Puhipi had sold to Morpeth. The other owners and Morpeth had agreed that his share would be in the north east of the block.[795]

Block	Area	Owners
Okahu 3B2B1	18a 1r 11p	Logan Morpeth
Okahu 3B2B2	43a 3r 04p	Rina Kiriwi, Te Pae Te Pa, Irihapeti Te Pa, Ere Wiremu

[793] Alienation Notice, 7 September 1920, BAAI 11466 A39 90/c 3307 (R18422687), ANZ Auck [#T19 IMG_9633].
[794] 58 N 48, 54-55, 21 February 1921.
[795] 58 N 259, 26 February 1923.

Map 52: Okahu 3B2 Partitions, 1924[796]



In 1939 Okahu 3B3B2 was partitioned to create three housing sites for three of the owners. The houses had already been built at the time of partition, but separate freehold titles were required to provide security for the housing loans.[797]

Block	Area	Owners
Okahu 3B2B2A	0a 2r 00p	Rina Kiriwi
Okahu 3B2B2B	0a 2r 00p	Irihapeti Te Pa
Okahu 3B2B2C	0a 2r 00p	Ere Wiremu
Okahu 3B2B2D	42a 1r 04p	Rina Kiriwi, Irihapeti Te Pa, Ere Wiremu, Te Pae Te Pa

Rates charging orders were granted for the Mangōnui County Council in 1967 against the following Okahu blocks:[798]

Block	Amount	Rating Period
Okahu 3B2B2A	$6.30	1963-1967
Okahu 3B2B2D	$50.60	1965-1967
Okahu 4A	$85.20	1965-1967
Okahu 4C2	$9.50	1965-1967

[796] AK ML 12245 [DB].
[797] 70 N 227-228, 27 July 1939.
[798] 4 KT 368-369, 12 October 1967.

Rates have continued to be an issue for the Okahu blocks in the twenty-first century. In 2015 a committee acting on behalf of many of the Okahu subdivisions negotiated a rates compromise with the council. At that time there was over $100,000 owing for unpaid rates. The owners of Okahu 1 were refusing to pay rates because it was a landlocked block which received no council services. The Ngakahu-Ngokahu Ahu Whenua Trust was formed to administer Okahu 3A, 3B2A, 3B2B2A, 3B2B2B, 3B2B2C, 3B2B2D, 4A, 4B, 4C1 and 4D to lease the blocks and liaise with the council.[799]

10.3 OKAHU 4A-E ALIENATIONS

10.3.1 Okahu 4B

In 1956 the Kaitaia Lime Works Ltd applied for a meeting of the owners of Okahu 4B to consider a licence to quarry stone for 10 years at £52 per annum, with a 2d per yard royalty.[800] At that time Okahu 4B had 37 owners on the title, but 9 were deceased. The other owners lived at Takahue (11), Mitimiti (3), Whangarei (3), Pipiwai (5), Auckland (4), and Fiji (2).[801]

The meeting was held at Kaitaia on 4 July 1956. It was attended by only three of the 37 owners, which was technically sufficient for a quorum, but the Māori Land Court officer chairing the meeting did remark that they only represented a very small share in the block (.1/600 out of 1 share). Those present were Tuingaroa, Eru and Matekino Te Morehu. The court representative explained that the government valuation for the block was £150, which meant the proposed rental was 'reasonable'. He also said that the court had sought advice on the usual royalty price for stone in the district and been told that between 2 and 4 shillings was possible. The quarrying company was currently supplying the Ministry of Works at 1 shilling per yard. Tuingaroa Te Morehu is recorded as saying they were familiar with the details and happy with the price offered. The meeting voted unanimously in favour of the lease.[802]

[799] See 97 TTK 234-273, 9 March 2015 for more information.
[800] Application to Summon Meeting of Owners, 30 April 1956, BAAI 11466 A353 276/a 6890 (R18425881), ANZ Auck [#T19 IMG_9636].
[801] List of Owners, 3 May 1956, BAAI 11466 A353 276/a 6890 (R18425881), ANZ Auck [#T19 IMG_9637].
[802] Statement of Proceedings of Meeting of Assembled Owners, 4 July 1956, BAAI 11466 A353 276/a 6890 (R18425881), ANZ Auck [#T19 IMG_9637].

The quarry lease came before the Māori Land Court for confirmation in December 1956. At first the solicitor for the company said that it was willing to pay three shillings per yard, but it wished to reduce the ten-year term to three years.[803] However, the next day the ten-year lease was confirmed, with a right of renewal for a further 10 years. The royalty was to be 3 shillings per yard, along with the £52 per annum rental.[804]

The lease commenced from 1 January 1957. Deductions were made by the Māori Trustee from the first year's rent to pay for: historical compromise survey charge (£4 10s); historical compromise rates charge (£6 15); and outstanding Manganui County Council rates from 1954 to 1957 (£13 10d).[805] The unpaid rates may have been a motivating factor for the owners who attended the meeting agreeing to the quarry lease. After the lease was confirmed, the county council sought assurance that Kaitaia Lime Works was now liable to pay the rates, which was a condition of the lease.[806]

The file relating to the administration of the quarry lease by the Māori Trustee is held at Archives New Zealand in Auckland, but access is restricted until 2045.[807]

10.3.2 Okahu 4C

In May 1916 Heni Haimona sold his 1/5th share in Okahu 4C to Mere Riketi for £30.[808] Okahu 4C was described as unoccupied at the time.[809] The sale of his share was confirmed by the Māori Land Board in March 1917.[810]

In February 1919 Okahu 4C was partitioned. The application was presented to the Māori Land Court by Riapo Hohepa, who said they wanted to partition out the interests of three owners. The minutes record that no objections were made in court.[811] The minutes make no

[803] 20 TOK 167, 6 December 1956.
[804] 20 TOK 169, 7 December 1956.
[805] Balance Sheet, 5 September 1957, BAAI 11466 A353 276/a 6890 (R18425881), ANZ Auck [#T19 IMG_9593].
[806] District Officer to County Clerk, 28 March 1958, BAAI 11466 A353 276/a 6890 (R18425881), ANZ Auck [#T19 IMG_9587].
[807] BBDL 1030 2882/a 17/7/70 pt 1 (R21669783), ANZ Auck *Restricted until 2045*.
[808] Application for Confirmation, 10 May 1916, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7645].
[809] Particulars of Title, 15 May 1916, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7646].
[810] Alienation Notice, 10 April 1917, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7639].
[811] 57 N 256, 26 February 1919.

reference to Heni Haimona having sold his share, which meant that Mere Riketi was now an owner in Okahu 4C2 rather than Heni.

Block	Area	Owners
Okahu 4C1	32a 0r 19p	Areta Haimona, Hoera Haimona, Ruhaina Haimona
Okahu 4C2	21a 1r 26p	Heni Haimona, Mereana Rapihana

In 1921 Okahu 4C was one of a number of blocks in the vicinity of Kaitaia which the Native Land Purchase Officer reported had been 'offered' by the owners for sale to the Crown. Information about the valuation of the block was sought, but no further action was taken to purchase Okahu 4C.[812]

In 1953 Honetana Harawira applied for a meeting of owners to consider selling him Okahu 4C1 for the amount of the government valuation.[813] There were 17 owners listed on the title at that time, of which 4 were deceased. Nine of the owners lived at Awanui, while the others lived in Auckland.[814] The meeting of owners took place at Awanui in May 1954. It was attended by Tane and Huhana Hoera, Ehara Anaru, Hita Toko Matenga, Ewhi Rauna Rapena and Nere Subritzky. The minutes of the meeting record that after discussion it was moved that if the sale was approved the value of the timber needed to be taken into account. The meeting then unanimously voted in favour of the sale.[815]

A special government valuation gave a capital value of £385.[816] When the application for confirmation first came before the Māori Land Court, it was adjourned for more information to be sought about the value of the timber.[817] A report was obtained from the Forest Service which said there were 225 pine trees on Okahu 4C1, which would be worth £663.[818]

In July 1954 the Māori Land Court decided that the price for the block should be £1,045, the combined value of the land and improvements and the pine trees. The court said it would

[812] AECZ 18714 235m MA-MLP 1 1921/30 (R23910861) ANZ Well [#T20 267-275].
[813] Application to Summon Meeting of Owners, 6 November 1953, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7636].
[814] Particulars of Title, no date [c. November 1953], BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7635].
[815] Minutes of Meeting of Assembled Owners, 31 May 1954, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7622].
[816] Valuation Certificate, 11 June 1954, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7617].
[817] 20 TOK 20, 23 June 1954.
[818] Alienation Clerk to Judge Clarke, 9 July 1954, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7610].

confirm the sale at this price, but it was not known whether the purchaser was willing to pay that amount.[819] In March 1955 the court was informed that Harawira had been unable to arrange finance to purchase the block at that price.[820] The application for confirmation of sale was dismissed.[821]

10.3.3 Okahu 4D and 4C Land Taken for Waterworks 1983

In October 1983 over eight acres of Okahu 4D and 4C were taken under the Public Works Act 1928 for waterworks purposes and vested in the Kaitaia Borough Council. The following areas were acquired:

Table 14: Land Taken from Okahu 4D and 4C for Waterworks, 1983[822]

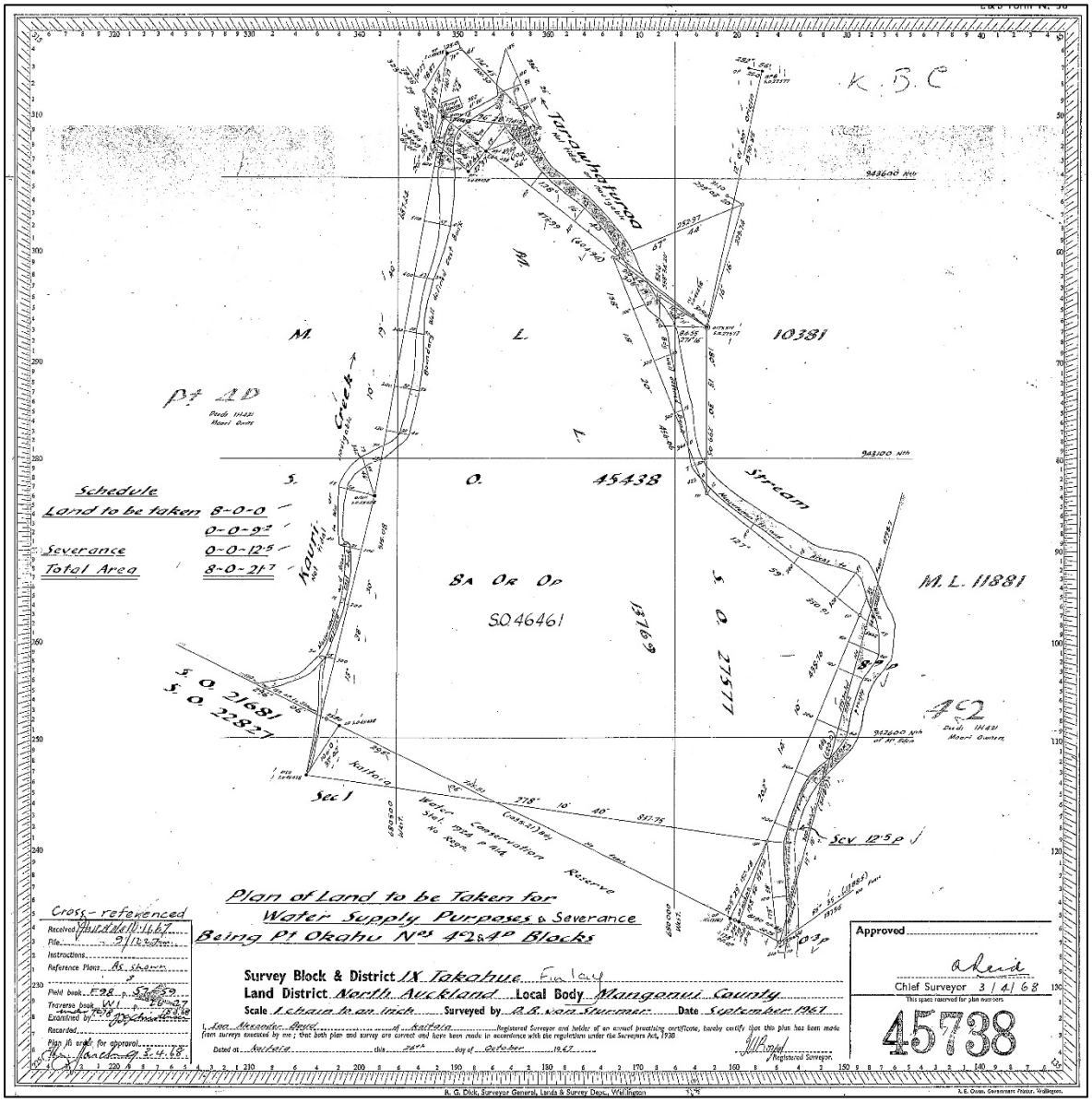
Block	Area Taken	Purpose
Okahu 4C2	0a 0r 09.2p	Waterworks
Okahu 4D	8a 0r 00p	Waterworks
Okahu 4D	0a 0r 12.5p	Use, Convenience or Enjoyment of Waterworks (Severance)

In addition right of way easements were taken over Okahu 1, 3C, 4A, 4D, 3B2A and 3B2B.

While the land was officially acquired under the Public Works Act in 1983, the survey plans for the acquisition and easements were drawn up in the late 1960s.[823] This suggests an extended history between when the council first planned to use the land, and when the acquisition was complete. There are two Public Works Department files held at Archives New Zealand in Auckland, but access to the files is restricted until 2027.[824] Public Works Files held at Wellington may provide further information.[825]

[819] 20 TOK 32, 29 July 1954.
[820] Dragicevich to Registrar, 23 March 1955, BAAI 11466 A353 256/f 6568 (R18425601), ANZ Auck [#T19 IMG_7586].
[821] 20 TOK 82, 16 June 1955.
[822] NZG, 1983, p. 3545.
[823] AK SO 46461 and AK SO 45738.
[824] ABWN 1054 578 50/15/16/0/46461 pt 1 (R25060087) and ABWN 1054 860 50/15/16/0/46461 pt 2 (R25060088), ANZ Well *restricted until 2027*.
[825] ABKK 889 332 50/910 pt 1 (R17300991) and ABKK 889 332 50/910 pt 2 (R17300992), ANZ Wellington.

Map 53: Land Taken for Waterworks Purposes, 1983[826]



10.3.4 Okahu 4E

Okahu 4E was partitioned by the Māori Land Court in February 1921.[827]

Block	Area	Owners
Okahu 4E1	26a 3r 04p	Wataria Mahema and Ratana Ratima
Okahu 4E2	26a 3r 04p	Rameka Mawene Kiriwi

By 1967 both Okahu 4E1 and 4E2 were solely owned by Wataria Mahema aka Walter Williams, who had purchased the interests of the other owners.[828] After he died, the

826 AK SO 45738 [DB].
827 58 N 53, 21 February 1921.

administrator of his estate, the New Zealand Insurance Company sold both blocks to Rachel Harrison in 1972, and they became European Land.[829] In 1973 Harrison sold them to Ian and Isabel Shoosmith. The Shoosmiths applied to the Māori Land Court to have the partition of the blocks cancelled. In December 1974 the court cancelled the 1921 partition order and issued a consolidated order for Okahu 4E in favour of Ian and Isabel Shoosmith. The block remained European Land.[830]

10.4 OKAHU TITLE SUMMARY

Approximately 368 acres of the 540-acre Okahu block remains Māori Freehold Land. There were some transfers between owners, and only one small private sale before 1930. In the 1960s and 1970s 107 acres were sold privately.

Table 15: Okahu Title Summary

Block	Area	Outcome
Okahu 1	53a 0r 07p	Māori Freehold Land 2025 (31 owners)
Okahu 2	53a 2r 02p	Amalgamated 1963 into Okahu X
Okahu 3A	53a 0r 07p	Māori Freehold Land 2025 (42 owners)
Okahu 3B1	34a 2r 33p	Sold to Ratana Ratima 1915. Amalgamated 1963 into Okahu X
Okahu 3B2A	7a 2r 17p	Māori Freehold Land 2025 (29 owners)
Okahu 3B2B1	18a 1r 11p	Sold to Morpeth 1920
Okahu 3B2B2A	0a 2r 00p	Māori Freehold Land 2025 (25 owners)
Okahu 3B2B2B	0a 2r 00p	Māori Freehold Land 2025 (1 owner)
Okahu 3B2B2C	0a 2r 00p	Māori Freehold Land 2025 (11 owners)
Okahu 3B2B2D	42a 1r 04p	Māori Freehold Land 2025 (134 owners)
Okahu 3C	1a 3r 28p	Hikurangi Burial Ground. Māori Freehold Land 2025 (0 owners)
Okahu 4A	53a 1r 30p	Māori Freehold Land 2025 (145 owners)
Okahu 4B	50a 1r 18p	Māori Freehold Land 2025 (40 owners)
Okahu 4C1	30a 3r 32p	Māori Freehold Land 2025 (21 owners)
Okahu 4C2	21a 1r 26p	Declared European Land 1969. Status changed to Māori Freehold Land 1980. 8.9p taken for waterworks 1983.[831] Remainder Māori Freehold Land 2025 (1 owner)
Okahu 4D	53a 2r 08p	8a 12.5p taken for waterworks 1983. Remainder Māori Freehold Land 2025 (19 owners)
Okahu 4E1	26a 3r 04p	Sold to R. Harrison 1973
Okahu 4E2	26a 3r 04p	Sold to R. Harrison 1973

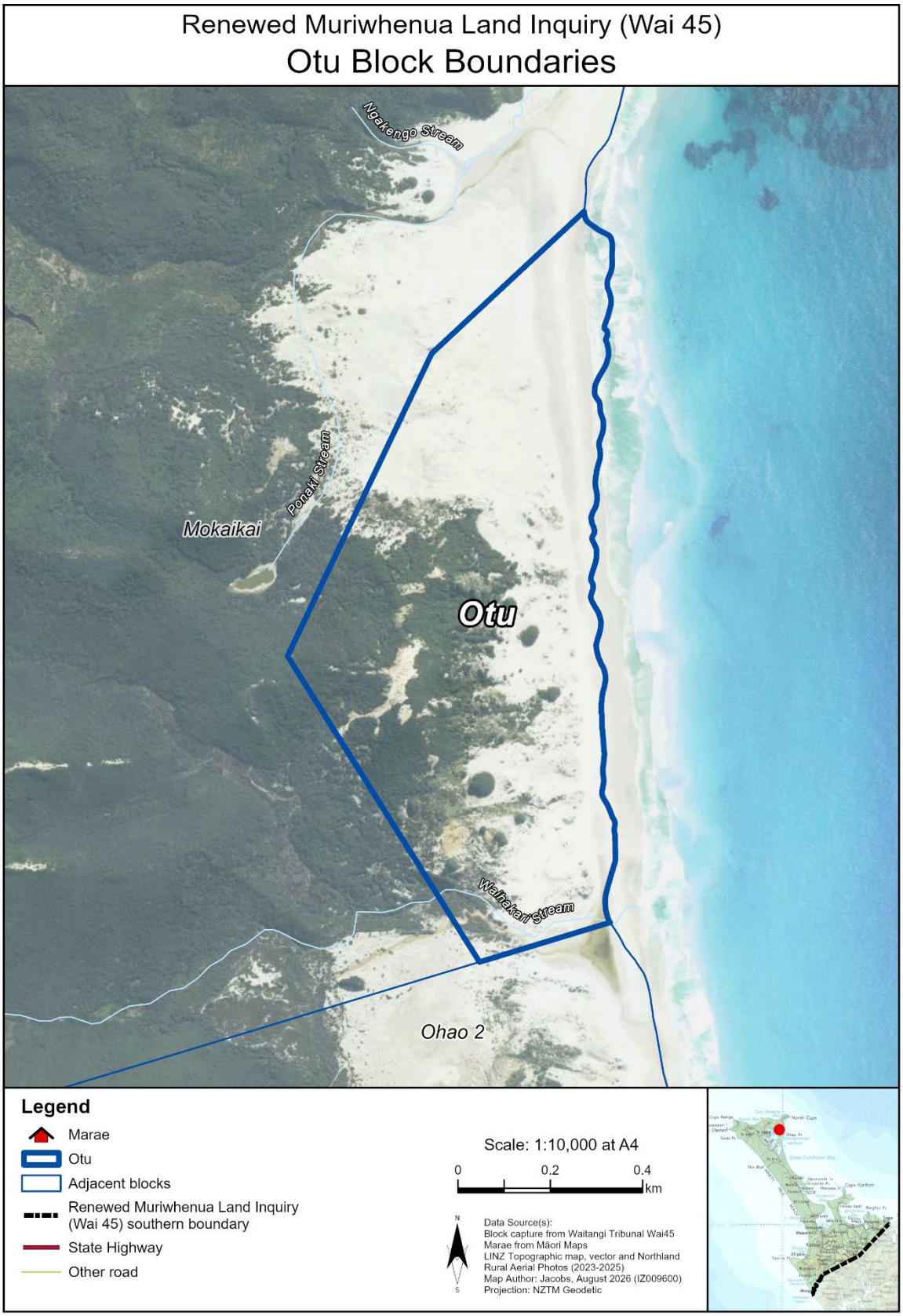
[828] Okahu 4E1 Historic Ownership Schedule, Document-1263637; Okahu 4E2 Historic Ownership Schedule, Document-1263641, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 30 March 2026.
[829] Okahu 4E1 Historic Memorial schedule Document-1263638, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 30 March 2026.
[830] 49 WH 193, 17 December 1974.
[831] NZG, 1983, p. 3545.

Block	Area	Outcome
Okahu X1	42a 0r 33p	Declared European Land 1969
Okahu X2	54a 1r 39p	Sold to Joseph Clark 1963

11. OTU

[Sometimes referred to as Otou or Otuo.]

Map 54: Otu Block Boundaries



The Otu block was a wāhi tapu area of sand dunes at the south western corner of the Mokaikai block, just north of the entrance to the Parengarenga Harbour. When the Mokaikai block was surveyed around 1875, the area was excluded from the block and marked 'Otou Native Reserve'.[832] The title plan for the Mokaikai block showed the area as 'Otuo Burial Ground'. The Mokaikai block was sold shortly after the title investigation, and it seems likely that Otu was excluded from the survey to protect the wāhi tapu.

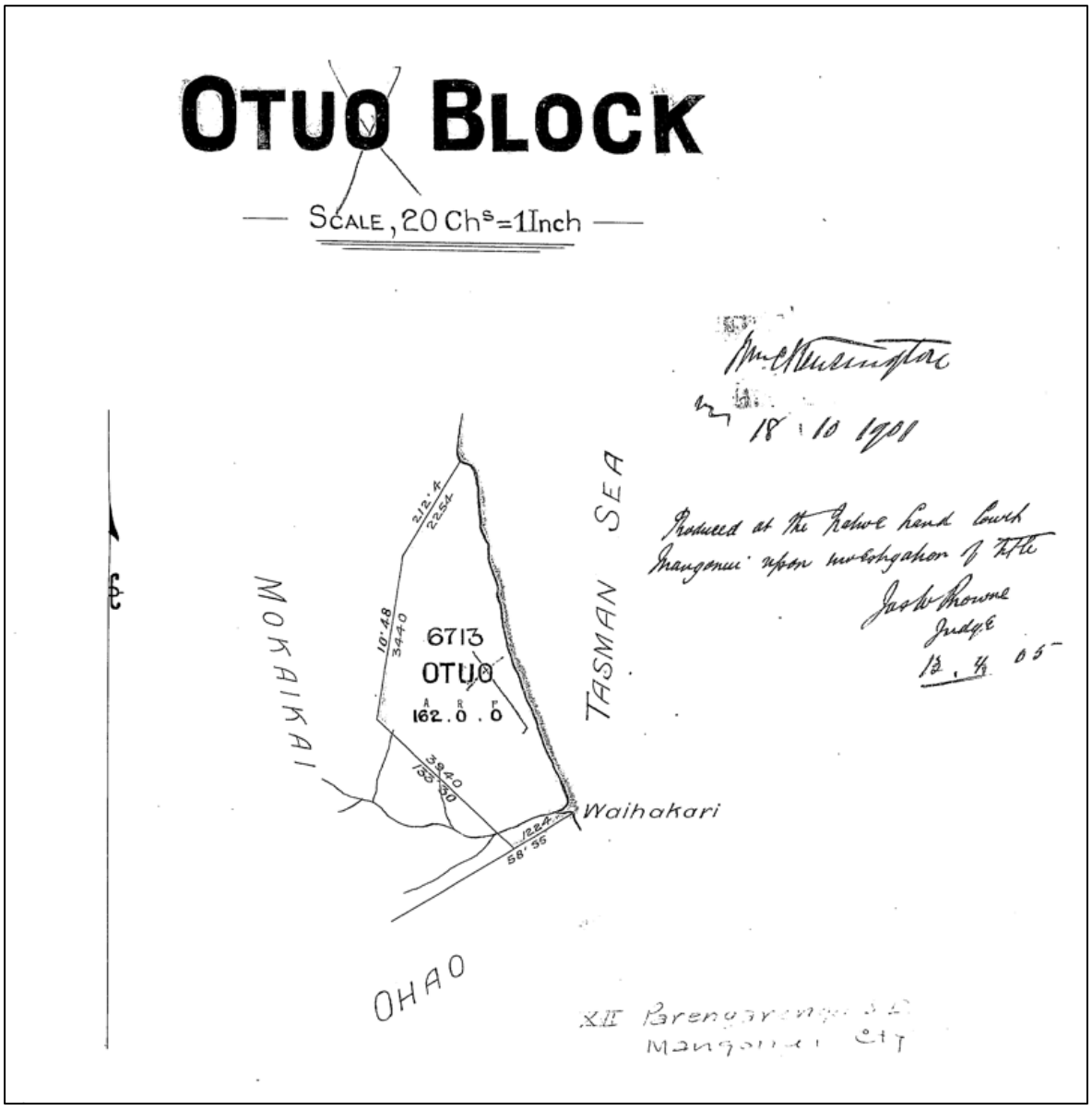
Map 55: Otu and the Mokaikai Block, 1875[833]



[832] AK ML 3239.
[833] Mokaikai Certificate of Title, 27 July 1875, ABWN 8910 9 1110 (R25285579), ANZ Well [#T20 652].

Otu was not investigated by the Native Land Court until 1905. At this time a sketch plan was provided for the court, which gave the area of the block as 162 acres. This plan appears to have been compiled by the Survey Department and taken from the Mokaikai survey plan.

Map 56: Otu, 1901[834]



The Native Land Court title investigation for Otu took place at Mangōnui before Judge Browne. The application was presented by Atama Te Hara who said he was from Te Aupōuri. Te Hara said they claimed from the ancestor Tihe, and he referred to the whakapapa evidence he gave in the Ohao title investigation. He said that Te Aupōuri were occupying

[834] AK ML 6713 [DB].

land adjoining Otu, and it belonged to them. They did not want to put all of Te Aupōuri in the title and Te Hara said that Paraone Hatarana had authorised him to select the names to be included. They were Atama Te Hara, Ripine Wi Kanara, Haera Marupo, Ruhaina Tupana, Areta Hohepa, Ngamako Hupata, Wiki Harawira, Hohepa Kaka and Rapata Hupata. The minutes record that no objections were made and the court awarded Otu to those named by Atama Te Hara.[835]

In 1908 the Stout Ngata Commission placed Otu in the category of land to be reserved for Māori occupation and noted it was a wāhi tapu.[836]

On 15 March 1961 the Māori Land Court appointed trustees for the Otu block. The trustees were the same as those recently appointed to administer Pakohu 1, Pakohu 2B2AV Residue, 3A and 3B and the Muriwhenuatika blocks, known as the Te Hapua Trust. The trustees were Hone Rameka, Motu Rapata, Waenga Waenga, Hone Aperahama, William Brown, and Cyril Hugh Ambrose Reilly. They were empowered to collect grazing fees, but these funds could not be distributed without the approval of the court.[837] On 24 April 1962 the powers of the trustees were extended to include the issuing of leases, licenses and easements.[838]

On 9 February 1965 a meeting of owners was held at Te Hapua to consider a proposal to cancel the existing title and amalgamate with Pakohu 1, 2B2AV (Residue), 3A, 3B, Muriwhenuatika 1A, 1B, 1C, 2, Ohao 1, 2A, Takapaukura and Te Hapua X as one block called Te Hapua 42. The Otu owners present at the meeting were Ehara Anaru, Esther Mane, Henry Subritzky, Neve Subritzky, James Subritzky and Mehara Anaru who held .583 of the 9.000 shares in the block.[839] Otu had 46 owners listed on the title as of 19 March 1959 and at the time of the meeting only 2 owners were listed as deceased. The court had addresses for 21 owners, of whom approximately 20 lived in the Muriwhenua region and 1 in Auckland.[840]

[835] 37 N 178-179, 13 April 1905.
[836] AJHR, 1908, G1j, p. 43.
[837] 87 N 325-326, 15 March 1961.
[838] 88 N 152-153, 24 April 1962.
[839] Meeting of Owners, 9 February 1965, BAAI 11466 A353 333/i 7562, (R18426589), ANZ Auck [#T19 IMG_3692].
[840] Compiled List of Owners as at 19 March 1959, BAAI 11466 A353 333/i 7562, (R18426589), ANZ Auck [#T19 IMG_3697-3698].

The meeting of owners proceeded as a combined meeting for all 13 blocks proposed to be amalgamated, followed by separate votes for each block. The minutes of the meeting record few details about the discussions which took place before the votes. The officials and trust secretary explained the details of how an incorporation would function, after which the minutes record: 'Owners now fully understand the position and several of them spoke in favour of the proposal'.[841] The owners present for Otu (and all the other blocks) voted unanimously in favour of the proposed amalgamation.[842] Those present nominated 11 persons to be appointed to the committee of management but the court official explained that the court would usually only appoint 7 to the committee. The owners also requested that the name of the incorporation be 'The Proprietors of Te Aupōuri', but they were told it was usual practice for the name of the incorporation to follow the name of the block.[843]

The next month the Māori Land Court implemented the resolutions. The court hearing was attended by the trustees and other owners, who were not listed in the minutes. The court said the orders made were 'by consent' and in accordance with the unanimous resolutions of the minutes of the meetings of owners. The court cancelled the title or partition orders for the following blocks and amalgamated them into one title to be called Te Hapua 42. The existing trusts over the blocks were dissolved.[844]

Table 16: Blocks Amalgamated into Te Hapua 42[845]

Block	Area	Capital Valuation
Muriwhenuatika 1A	212a 3r 23p	£90
Muriwhenuatika 1B	426a 0r 23p	£200
Muriwhenuatika 1C	2,341a 1r 26p	£1,350
Muriwhenuatika 2	70a 0r 00p	£40
Ohao 1	200a 0r 00p	£150
Ohao 2A	30a 0r 00p	£50
Otu	162a 0r 00p	£40
Pakohu 1	4,169a 0r 00p	£3,000
Pakohu 2B2AV (Residue)	2,923a 0r 00p	£2,050

[841] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[842] Minutes of Meeting of Owners, 9 February 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3708].
[843] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[844] 3 KT 29-32, 4 March 1965.
[845] 3 KT 29-32, 4 March 1965.

Block	Area	Capital Valuation
Pakohu 3A	214a 1r 00p	£100
Pakohu 3B	720a 3r 00p	£300
Takapaukura	247a 2r 00p	£150
Te Hapua X	645a 0r 04p	£1,550
Total	**12,361a 3r 36p**	**£8,770**

The court then issued an order incorporating the owners of Te Hapua 42 as 'The Proprietors of Te Hapua 42'. The members of the committee of management were Hone Aperahama, Hone Paraone, Hone Rameka, Motu Rapata, Cyril Hugh Ambrose Reilly, Mairere Romana and Waenga Waenga. The objects of the incorporation were declared to be:

1. To occupy and manage any part of the land as an agricultural or pastoral farm;
2. To use any of the land for forestry including entering into profit sharing contracts with the State Forest Service or private forestry companies;
3. To engage in mining or quarrying operations and granting leases for such purposes;
4. To arrange for the alienation of any portion of the land;
5. To engage in business activities such as camping grounds, holiday parks, accommodation, restaurants on the land, or lease land for such purposes.[846]

Information about the subsequent administration of the Te Hapua 42 block can be found in the Pakohu block narrative.

11.1 OTU TITLE SUMMARY

The Otu block was a wāhi tapu predominantly consisting of sand dunes. It has remained under Māori ownership and administration since its title investigation in 1905 and is today part of the Te Hapua 42 block administered by the Muriwhenua Incorporation.

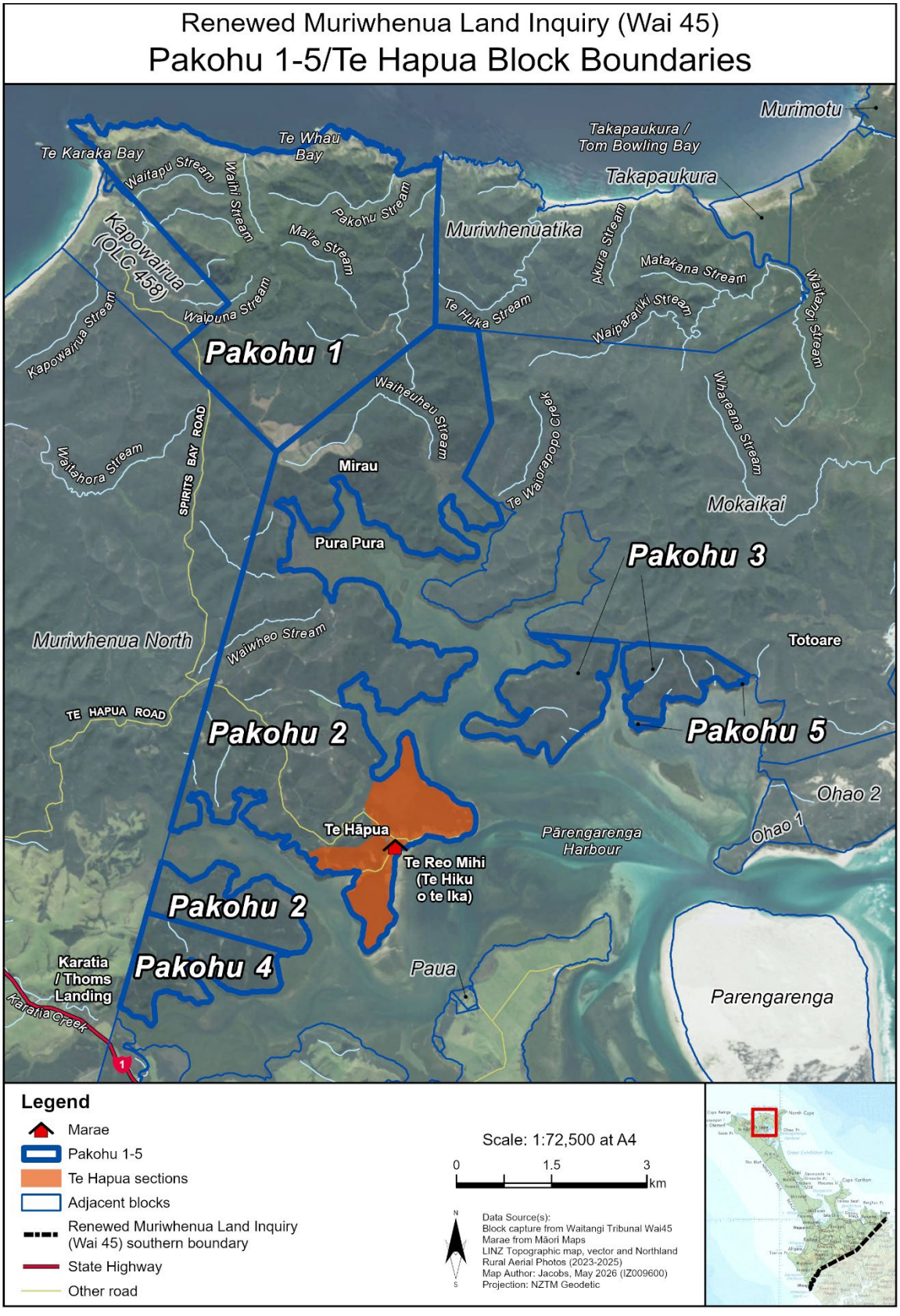
Table 17: Otu Title Summary

Block	Area	Outcome
Otu	162a 0r 00p	Amalgamated 1965 into Te Hapua 42. Māori Freehold Land 2025

[846] 3 KT 29-32, 4 March 1965.

12. PAKOHU 1-5 / TE HAPUA

Map 57: Pakohu 1-5 / Te Hapua Block Boundaries



The Pakohu blocks were approximately 12,000 acres on the north-western side of Parengarenga Harbour, around Te Hapua, and extending up to the northern ocean coastline between the Taylors Grant and Muriwhenuatika blocks.

12.1 TITLE INVESTIGATION AND PARTITIONS TO 1920

The Pakohu title investigation took place in September and October 1896 before Commissioner J. Clendon. The block was claimed by Wi Kangara, Mutu Kapa and Rewiri Murupaenga for Te Aupōuri groups, along with other claims for inclusion from groups associated with Ngāi Takato, Ngāti Kuri and Te Rarawa. The hearing covered several days and generated almost 100 pages of evidence.[847] It is beyond the scope of this report to detail all the evidence given.

Evidence was given by:

- Wi Kaingara for Te Aupōuri who claimed from Ngarahu;
- Hapakuku Ruia claiming for Ngāti Kuri and Te Aupōuri;
- Wikitera Reone claiming from Kuri;
- Hupata Kakaa of Whanaupani, Te Aupōuri and Ngāi Takato, who claimed the southern part of the block for Ngāi Takato;
- Hetaraka Raharuhi of Urikaiatua hapū and Ngāi Takato;
- Ngakura claimed an area at the southern end of the block called Ngatekawa which was gifted to her father by Natana Te Mahia;
- Pene Korako who said he was Ngāti Waiora claiming from Te Kuri and Tauiraiti;
- Mutu Kapa of Te Aupōuri;
- Hemi Taitimu who gave evidence about the gift to Ngakura's father.

The minutes of the hearing include a number of extensive whakapapa, discussions of ancestral rights and more recent occupation patterns. One of the main issues was whether certain ancestral rights were still current due to some groups leaving the area in the early nineteenth century and at other times. Some witnesses also referred to an arrangement in the

[847] 17 N 216-232, 234-288, 294, 296, 301-304, 338-364, 376-377.

1870s when the hapū groups allocated the Muriwhenuatika, Mokaikai, and Pakohu blocks amongst themselves.

The court gave its judgment on 18 November 1896. It found that Murupaenga and others of Te Aupōuri had 'sustained their case and their claim must be allowed'. Ngakura was claiming an 1,130-acre area at the southern part of the block as a gift from Natana Te Mahia and Hemi Taitimu. While the court found that her claim should be admitted, it considered that the shares for her and her whānau only entitled them to 600 acres.[848]

The court found that by claiming from Te Pou, Hupata Kaka was going back too far, as allowing Te Pou would include 'some of the southern peoples as descendants from that ancestor'. The judgment said that Te Aupōuri admitted Kaka's claim from Tauiraiti, who was the grandson of Ngaruhe, and noted that Hupata Kaka had been included in the adjoining Mokaikai block under Tauiraiti. The judgment said that Kaka would be allowed in on the same basis as in the Parengarenga block, with descent from Te Whai and Puai, including Hetaraka and his relatives.[849]

Regarding the claim of Wikitera Reone, the court found he was closely related with nearly the same descent as Murupaenga, and he had already been included in the ownership of the Mokaikai block. The court said that he and his siblings were entitled to be included.

It should be noted that the court was informed by previous decisions for nearby blocks. It took a different approach for the claim by Pene Korako, noting that he and Ngāti Waiora had already been awarded a 'large portion of land' as the Muriwhenuatika block. The court seems to have considered that this block was sufficient for his group: 'Therefore the court considers that his claim as a whole cannot stand'. However, the Judge said that Pene Korako as an individual was entitled to an interest in Pakohu.[850]

There followed a process of compiling and confirming the lists of owners for both Pakohu and Parengarenga blocks.[851] The Te Aupōuri on Murupaenga's list, along with Hupata Kaka's group and Pene Korako were all included in the ownership of Pakohu 2, which was

[848] 17 N 294, 18 November 1896.
[849] 17 N 294-295, 18 November 1896.
[850] 17 N 295, 18 November 1896.
[851] 17 N 298-304, 19-24 November 1896.

the largest subdivision.[852] The lists for Pakohu 3, 4 and 5 were also confirmed at this time. However, it took longer to reach an agreement on who should be included in the ownership of Pakohu 1, after two days' discussion Te Aupōuri asked for the matter to be adjourned to allow them to reach an agreement.[853]

The Pakohu 1 case resumed in July 1897. Lists were submitted by Rewiri Murupaenga and Hapi Takimoana. Takimoana objected to eight of the names on Murupaenga's list. Murupaenga and Wi Kaingara explained why those individuals were entitled, and the list of 53 names was agreed and approved by the court.[854] Hapi Takimoana submitted a list of 40 names, to which Murupaenga objected. It seems his objections related to people who had left the area as Takimoana replied that they had an ancestral right which he had kept alive.[855] As the court did not have the papers from the title investigation and there were few of the original claimants present the case was adjourned.

The list for Pakohu 1 came before the Native Land Court again in early October 1897. At this time new claims were submitted by Ripine Wi Kanara for inclusion, claiming from Ngarahu. Timoti Puhipi also gave evidence referring to the actions of Nopera Panekareao and Puhipi during the period Te Aupōuri were not occupying Pakohu and Parengarenga. Hetaraka said he was claiming from the ancestor Kai, who came from Whangape, and explained that he had not made a claim during the title investigation because he was included in Hupata Kaka's group.[856]

The court gave its decision on Pakohu 1 on 5 October 1897. While Murupaenga's list was approved the court said that Ripini's list had to be rejected. The Ngāi Takoto claim had been made by Hupata Kaka, and Kaka only claimed Pakohu 2. The court said that the dividing line between Pakohu 1 and 2 had been set by Hupata Kaka who had said he had no claim on Pakohu 1 or the Ngāti Kuri portion. However, the court recognised that one person on Ripeni's list, Kereopa, had the same descent as Murupaenga and should be included. The

[852] 17 N 301-302, 23 November 1896.
[853] 17 N 303-304, 23 November 1896.
[854] 17 N 338-340, 25 July 1897. The people Takimoana had objected to included Hoto Hetaraka, Hoterene Moihi, Wi Tamehana, Pene Hoto, Tohe Kainga, Takakeha, and Ngawini.
[855] 17 N 341-342, 25 July 1897.
[856] 17 N 351-364, 1-4 October 1897.

court rejected the list submitted by Hetaraka because they were included in the Pakohu 2 award, which the court said was sufficient for their shares in the overall Pakohu block.[857]

The decision regarding Pakohu 1 and 2 was appealed by Ripini Te Kanara and others. They sought to be included in the list of owners for Pakohu 1 and objected to the number of Te Aupōuri owners who had been included in Murupaenga's list for Pakohu 2. The appeal was heard at the end of October 1898.[858] The court dismissed the appeal to be included in Pakohu 1 and upheld the original decision. Regarding the large number of Te Aupōuri owners in Pakohu 2 the appeal Judges agreed that Te Aupōuri had a right to be included in the block. However, the large number of owners, compared to the number of Te Aupōuri included in Pakohu 1, was seen by the court as a matter for determining relative interests:

> The evidence shows in our opinion that the hapu [Te Aupōuri] as a hapu has a right there, it may be that certain persons though descended from the ancestor whom the Court decided as the ancestor for the land, and whose names are entered as owners, have only a very slight right, inasmuch as over 300 names purporting to be members of the Aupōuri hapu are included in No 2 who are not in No 1.

Rather than removing any names, the appeal Judges directed that the matter could be decided when the relative interests in the block were determined. They affirmed the original Pakohu 2 order, but cancelled any relative interests shown on the ownership lists and directed the Native Land Court to inquire into and determine the relative interests.[859]

During the appeal hearing the court also heard an application to set aside three acres of Pakohu 2 as a site for a Native School (see Section 12.2.1 below). The court ordered that the three acres would become Pakohu 2A, and the remainder of the block would be Pakohu 2B. It directed that 2A should be vested in one or two owners to be transferred to the Crown, and the minutes noted that it was suggested by those present that it be vested in Rewiri Murupaenga.[860]

As a result of the combined orders from the title investigation and the appeal, titles were issued for the following Pakohu blocks:

[857] 17 N 376-377, 5 October 1897.
[858] 28 N 36-39, 41-62, 29 October - 1 November 1898.
[859] 28 N 60-62, 1 November 1898.
[860] 28 N 61-62, 1 November 1898.

Block	Area	Owners
Pakohu 1	4,169a 0r 00p	85 owners (see below)
Pakohu 2A	3a 0r 00p	Rewiri Murupaenga (Te Hapua Native School Site)
Pakohu 2B	6,261a 0r 00p	730 owners – the 'Te Aupōuri' list (386), Hupata Kaka's list (250) and Pene Korako's list (94)[861]
Pakohu 3	935a 0r 00p	51 owners (see below)
Pakohu 4	612a 0r 00p	Ngakura Hare, Hare Raharuhi, Hoana Te Pania, Te Pania Toronge, Emere Te Ngara
Pakohu 5 (urupā)	14a 3r 00p	Tamati Rangitaumutu, Hone Wi Kaipo, Hohepa Poutama, Riapo Timoti Puhipi (trustees)

12.1.1 Pakohu 1

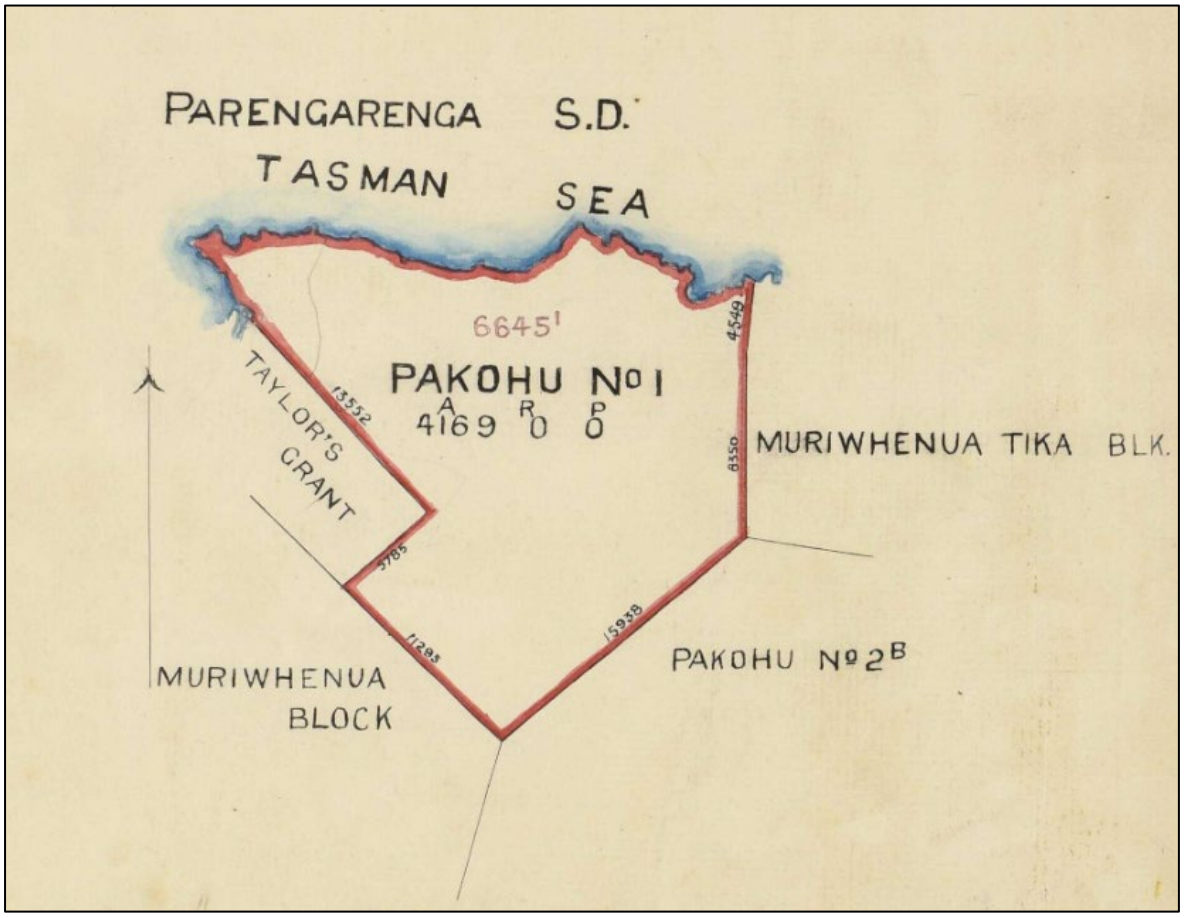
Pakohu 1 was the most northerly portion of the Pakohu block and on the sea coast. Pakohu 1 was awarded to:[862]

Ani Murupaenga	Ereatara Takimoana	Eruera Wahia
Etana Heka	Emeri Murupaenga	Emeri Henare Ruhi
Ere Ihaka	Enoka Harawira	Hemi Taitimu
Hapi Takimoana	Heka Rewiri	Heka Pako
Heumate Tipene	Hoto Hetaraka	Hone P. Whakaruru
Hoterene Moihi	Hore Rapata	Hohepa Hoani
Herewini Wharehuinga	Hohepa Paraone Ngaruhe	Hone Wi Kaipo
Hetaraka Raharuhi	Hera Wiki te Whai	Harawira Ereatara
Heta Harawira	Karami Rewiri	Ka Murupaenga
Karaihie Piri	Kepa Horo	Kaimana Wikitahi
Kiritokia H. P. Ngaruhe	Kaiwaka Hapi	Kereopa Keretau
Murupaenga Rewiri	Mere Meri Hoterene	Mana Wi
Mereana Piri	Mere Heumate	Makinihi Waitai
Mutu Kapa	Matiu Kapa	Matiu Tupuni
Makoare Taurere	Mihi Harawira	Ngauma Rewiri
Ngawini Hami	Ngataua Ngauma	Ngaro Mutu Heka
Ngahou Paraha	Ngawini Ereatara	Paraha Ratahi
Pako Heka	Pirimona Tipene	Pene Hoto
Pene Kapa	Piri M. Kapa	Rapata Hoterene
Renata Murupaenga	Rata Murupaenga	Rewiri Rewiri

[861] The full list can be found on the Archives New Zealand website, Pakohu 2 PR 27/160, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.* See also 28 N 44, 31 October 1898.
[862] Pakohu 1 PR 27/158, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*

Ruihi Piri	Rata Moa	Timoti Puhipi
Takimoana Harawira	Terekia Rewiri	Tumu Aperahama
Taka Keha	Te Ori Herora	Taimania M. Tupuni
Wi Kaingaroa	Waitai Tipene	Wi Tamihana Paraha
Wahangu Kaingaroa	Wiki Te Whai	Wiki Pohotu
Wiremu Mete	Whena Hapi	Henare Matini
Hekiera Wikitera	Hemo Wikitera	Pinikera Hohaia
Peni Paraihe	Puti Mei Paraone	Romana Te Tahua
Wikitera Reone Ngaruhe		

Map 58: Pakohu 1, 1897[863]

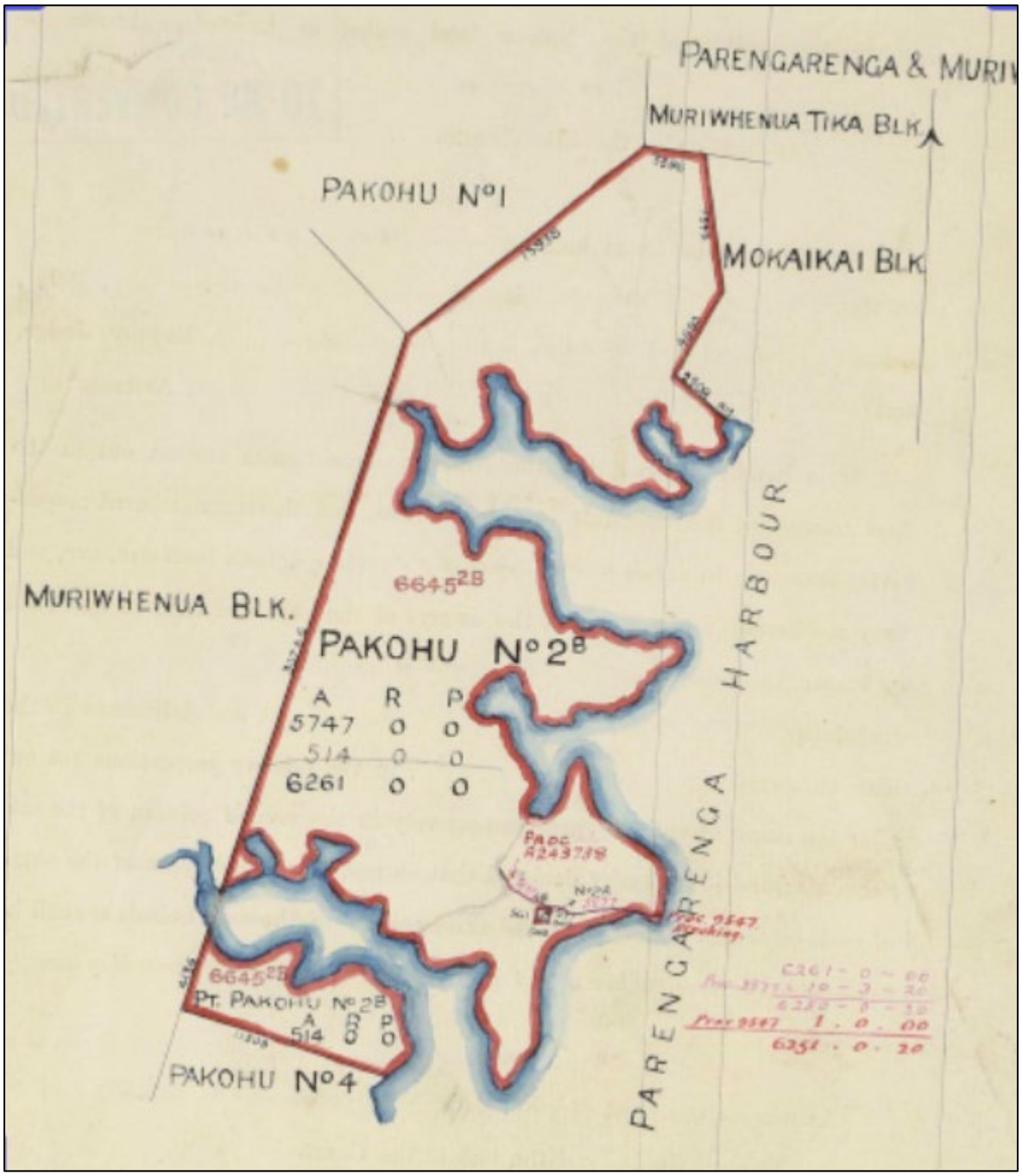


[863] Pakohu 1 PR 27/158, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*

12.1.2 Pakohu 2B

Pakohu 2B was by far the largest division of Pakohu. It extended down the western side of the Parengarenga Harbour in two parcels, divided by the Waitiki Channel. The ownership of Pakohu 2B was 'varied on appeal' and awarded to 730 owners.[864]

Map 59: Pakohu 2A and 2B, 1899[865]



[864] The full list can be found on the Archives New Zealand website, Pakohu 2 PR 27/160, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.* See also 28 N 44, 31 October 1898.
[865] Pakohu 2 PR 27/160, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*

In 1901 the Pakohu 2B2 block was partitioned. The partition was sought by Hupata Kaka's group, including Atama Te Hata and Hetaraka Raharuhi, who wanted to divide the block between their group and Te Aupōuri, and sought the southern half of Pakohu 2B2. For the Te Aupōuri group, Murupaenga argued Hupata and the others were only entitled to 500 acres, as their ancestral claim had not been supported at the title investigation.[866]

A list of 270 names was submitted for Hupata Kaka's party who claimed that, based on all the shares being equal, they were entitled to 2,316 acres. Murupaenga disputed that all the shares were equal and argued the 270 persons were only entitled to a 400-acre share. The court found that there was nothing in the original title investigation to indicate that Hupata Kaka's group had lesser rights than the other owners, and it agreed that all the shares were equal. However, the court found that Hupata Kaka had not earlier claimed an interest in the portion of 2B south of the Waitiki Stream (514 acres), which left their proportionate share of the balance of the block (c. 5,720 acres) as 2,116 acres.[867]

There was then a dispute about which portion of the block would be awarded to Hupata Kaka's group. At first, it was proposed that Kaka's group would receive the southern part of the block, but the straight-line division meant that the Te Aupōuri kainga at Te Hapua would be included in the land awarded to Kaka's group. Murupaenga also insisted that the most southern parcel of 2B, on the other side of the Waitiki Channel, should remain with his group as it had not originally been claimed by Hupata. The court decided that the southern portion would be included in 2B2, and that 2B1 would be located on the western side of the block (adjoining the Muriwhenua block) between the Waitiki and Te Ngako streams. This left the eastern promontories on the harbour, including Te Hapua, in Pakohu 2B2, along with the large northern parcel.[868] The boundaries of the two divisions were altered on appeal in June 1902 after Murupaenga and others successfully argued that some of their cultivations and kainga had been included within 2B1.[869]

Block	Area	Owners
Pakohu 2B1	2,115a 0r 00p	'Hupata Kaka's party', 268 owners
Pakohu 2B2	4,153a 0r 00p	Murupaenga and Te Aupōuri, 460 owners

[866] 31 N 56-57, 25 September 1901. 31 N 87-92, 1 October 1901.
[867] 31 N 96-97, 2 October 1901.
[868] 31 N 118, 195, 322-330, 365-378, 4 October 1901.
[869] 33 N 329, 337-341, 343-346, 19 June 1902.

12.1.2.1 Pakohu 2B2 Papakainga Partition 1917

The relative interests of the owners of Pakohu 2B2 were fixed by the court in March 1912 in accordance with list submitted by Eru Ihaka. He said the lists had been drawn up 'by the whole of the owners or their representatives', and the minutes noted the lists had been 'prepared by the owners and settled by them after several conferences'. No objections were made at the court hearing, which took place at Ahipara. The court passed the following lists:[870]

List 1	Henry Leef	30 names	66 shares
List 2	Eru Ihaka	16 names	4 shares
List 3	Ehu Ihaka	207 names	481.5 shares
List 4	Murupaenga	136 names	3,550 shares
List 5	Pene Korako	71 names	41.5 shares

On 21 February 1917 the Native Land Court sat at the 'Native Meeting House' at Te Hapua to partition a papakainga site of 708 acres 3 roods 18 perches. As explained below, while the Māori Land Board had leased the majority of Pakohu 2B2, it had agreed to the Te Hapua area being reserved for Māori occupation. Murupaenga Rewiri said it had been agreed amongst the owners that a papakainga would be set aside at Te Hapua for the use of those who permanently lived there and their families. Eru Ihaka agreed that the 'Papakainga Block should be awarded only to those of us who are permanent occupiers thereof' and said nobody opposed the application. Paratene Kapa agreed with Eru that it should be 'for local residents' and Karepa Wi Patene confirmed the other speakers' statements. The court noted there were no objectors and stated the land would be 'cut up accordingly'. Following an adjournment to allow the lists of owners to be drawn up, they were discussed in court and displayed for a day while the proposed subdivisions were marked on the plan. The following partition orders were then made by the court, which also noted that the Māori Land Board had consented to the partition. It can be seen that some of the awards in the minute book merely referred to the 'List' number rather than recording the owners.[871]

Block	Area	Owners
Pakohu 2B2A	14a 3r 30p	Matere Tahu and others
Pakohu 2B2B	22a 1r 18p	Hariata Herewini and list 2
Pakohu 2B2C	21a 2r 00p	Hatarana Tipene and others list 3
Pakohu 2B2D	31a 0r 20p	Herewini Tipene and others list 4

[870] 48 N 18-20, 8-9 March 1912.
[871] 57 N 1-12, 19-27 February 1917.

Block	Area	Owners
Pakohu 2B2E	15a 3r 38p	Harata Harone and others list 5
Pakohu 2B2F	26a 0r 16p	Waitai Mita and others list 6
Pakohu 2B2G	27a 0r 00p	Terekia Rawiri and others list 7
Pakohu 2B2H	8a 0r 00p	Henare Romana and others list 8
Pakohu 2B2J	52a 0r 38p	Karaihe Piri and others list 9
Pakohu 2B2K	50a 2r 24p	Murupaenga Rewiri and others list 10
Pakohu 2B2L	22a 1r 10p	Hone Paraone Whakaruru and others list 11
Pakohu 2B2M	9a 0r 00p	Ngauna Rewiri and others list 12
Pakohu 2B2N	12a 2r 00p	Rapata Hoterene and others list 13
Pakohu 2B2O	8a 2r 00p	Hoto Hetaraka and others list 14
Pakohu 2B2P	36a 2r 06p	‘For persons in lists 15, 16, 17, 18’ [Paraha, Hone Neho, Miru Waita, Apikairo on plan]
Pakohu 2B2P1	34a 0r 00p	List 47 [Reserve on plan]
Pakohu 2B2Q	2a 2r 00p	All owners [Te Hapua Marae]
Pakohu 2B2R	8a 2r 14p	List 47
Pakohu 2B2S	1a 2r 00p	All owners [recommended for school reservation]
Pakohu 2B2T	4a 0r 00p	Meihaka Herewa
Pakohu 2B2V	6a 1r 08p	Mata Karora and others list 22
Pakohu 2B2W	32a 2r 08p	Ruihi Piri and others list 23
Pakohu 2B2X	2a 2r 00p	All owners [cemetery]
Pakohu 2B2Y	30a 0r 36p	Heumate Tipene and others list 24
Pakohu 2B2Z	18a 0r 00p	Henare Romana and others list 25
Pakohu 2B2AB	11a 0r 00p	Waitai Tipene and others list 26
Pakohu 2B2AC	11a 1r 32p	Mata Waitai and others list 27
Pakohu 2B2AD	10a 3r 12p	Riria Waitai and others list 28
Pakohu 2B2AE	23a 0r 16p	Tairaki Karora and others list 29
Pakohu 2B2AF	1a 0r 00p	Pene Hoto
Pakohu 2B2AG	0a 2r 00p	All owners [landing reserve]
Pakohu 2B2AH	19a 1r 11p	Tame Romana and others list 31
Pakohu 2B2AJ	10a 0r 13p	Haimona Mihaka and others list 32
Pakohu 2B2AK	20a 3r 02p	Henare Romana and others lists 25, 26
Pakohu 2B2AL	8a 1r 24p	Awaroa Waitai
Pakohu 2B2AM	8a 1r 24p	Hoani Waitai
Pakohu 2B2AM1	24a 0r 08p	Rapata Haterena and others list 13
Pakohu 2B2AM2	4a 2r 16p	Not in minutes or plan
Pakohu 2B2AN	5a 1r 06p	Emeri Piri
Pakohu 2B2AO	23a 0r 16p	Taka Keha and others list 38
Pakohu 2B2AP	11a 2r 08p	Heka Pako
Pakohu 2B2AQ	15a 3r 00p	Tipene Pirimona
Pakohu 2B2AR	3a 0r 24p	Eru Ihaka
Pakohu 2B2AS	1a 0r 00p	Paratene Kapa [recommended as addition to school]
Pakohu 2B2AT	1a 2r 00p	Waitai Tipene
Pakohu 2B2AV	3,437a 0r 32p	Residue for all owners

The following sketch plan appears to be the plan which was used during the court hearing 1917.[872]

Map 60: Pakohu 2B2 Papakainga Partition Sketch Plan, 1917[873]



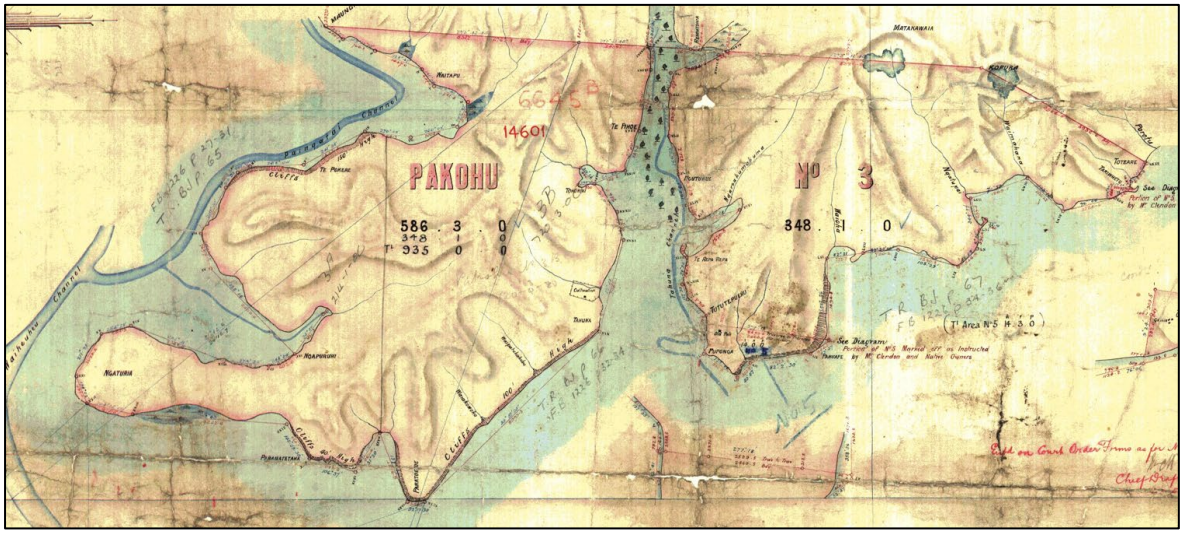
12.1.3 Pakohu 3

Pakohu 3 consisted of two promontories on the northern side of Parengarenga Harbour, on either side of the Tahuna Channel. The survey plan from 1899 said it was claimed by Ripine

[872] The subdivisions were surveyed in 1922, with some small discrepancies in the size of the blocks compared to the minutes and the sketch plan, AK SO 12023.
[873] AK ML 6645A [DB].

Wikanara, Hoera Marupo, Nama Te Hora and others. After the Native Land Court judgment was issued for the Pakohu and Parengarenga blocks, and when the lists of owners and divisions were being arranged, Atama Te Hara asked for the 'Te Tahuna' portion to be included as part of the Pakohu block, as Pakohu 3. He described it as 'principally a wahi tapu'. The minutes noted that there was 'unanimous consent' from the owners present at the hearing.[874]

Map 61: Pakohu 3, 1899[875]



Pakohu 3 was awarded to:[876]

Atama Te Hara	Eru Hakaraia	Hohepa Kaingaroa
Hohepa Paraone	Hone Ropiha	Hemi Taitimu
Hone Riwine	Hamaka Pene	Hareta Hetaraka
Hoana Te Pania	Heumate Maihi	Hiki Wano
Hupata Kaka	Hakaraia Awarau	Hetaraka Raharuhi
Hohepa Kaka	Hoani Matenga	Hoera Marupo
Keepa Horo	Kaiwaka Hapi	Karena Hetaraka
Mutu Kapa	Matiu Kapa	Matiu Tupuni
Meriana Tatana	Meri Hokai	Miriama Henare
Mihi Harawira	Meriana Remo	Ngahemo Ngawaka
Ngawini Ereatara	Pene Korako	Raroa Eruera

[874] 17 N 299, 23 November 1896.
[875] AK ML 6645/D, detail [DB].
[876] Pakohu 3 PR 27/162, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*

Rewiri Murupaenga	Rina Ereatara	Ruiha Rini
Ratarerua Kereta	Rehi Takimoana	Riapo Te Puhipi
Taki Harawira	Tane Harawira	Tini Hunia
Tamati Rangitaumutu	Te Whani Anaru	Te Pania Toronge
Wairama Maihi	Waikare Waiora	Wiki Te Whai
Wikiriwhi	Waata Hunia	Wano Tahana

In September 1901 Hetaraka Raharuhi asked for a partition of Pakohu 3. Hapi Takimoana 'for Te Aupōuri' objected to them being awarded the area they requested. After examining the 1897 list of owners and confirming that the relative interests had been defined the court order the following partition. Takimoana agreed to the 11 applicants being awarded their share on the western side of the Pakohu 3.[877]

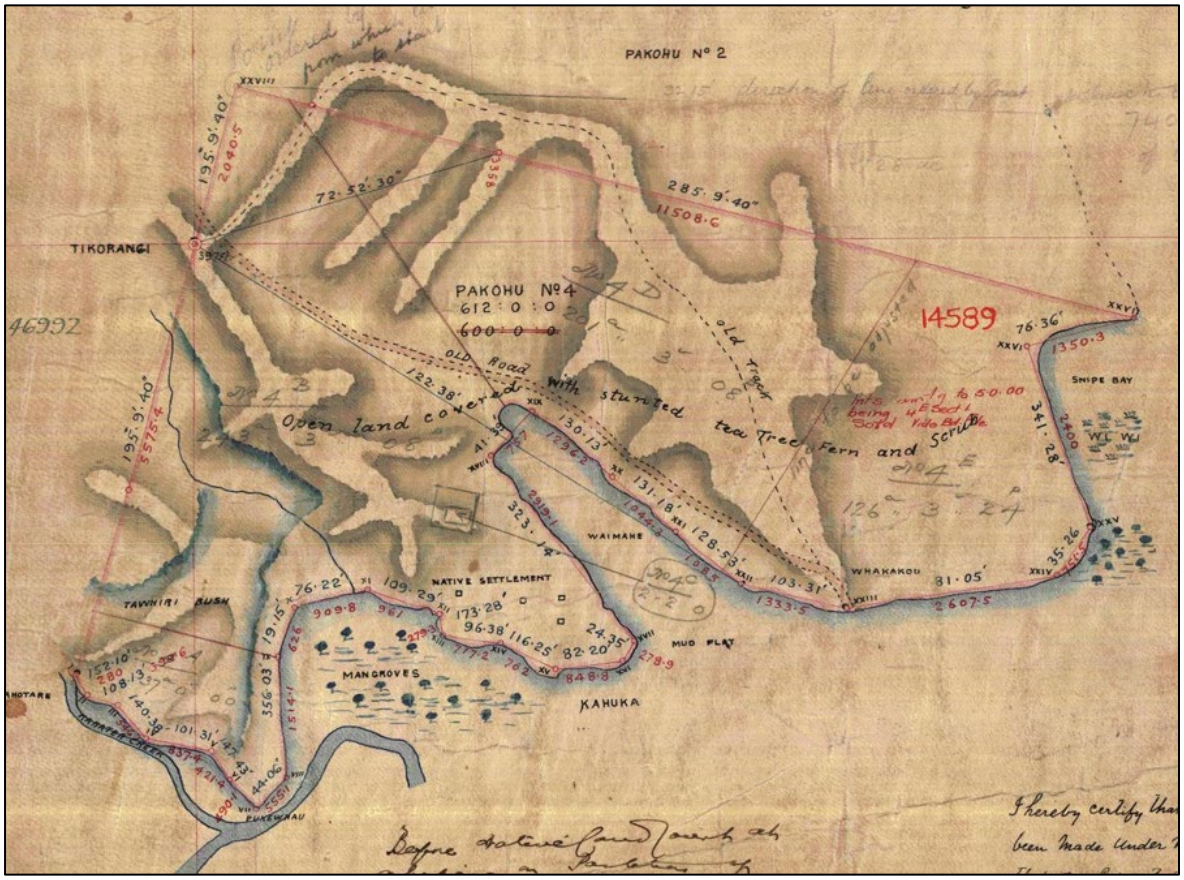
Block	Area	Owners
Pakohu 3A	214a 2r 00p	Atama Te Hara, Eru Hakaraia, Hupata Kaka, Hakaraia Awarau, Hetaraka Raharuhi, Hohepa Kaka, Hoani Matenga, Hoera Murupo, Karena Hetaraka, Riapo T. Puhipi, Tamati Rangitaumutu
Pakohu 3B	720a 3r 00p	Remaining owners (40)[878]

12.1.4 Pakohu 4

Pakohu 4 was awarded to Ngakura Hare, Hare Raharuhi, Hoana Te Pania, Te Pania Toronge, Emere Te Ngara. It was the most southerly parcel of the Pakohu block.

[877] 31 N 57-58, 25 September 1901.
[878] See 31 N 216 for full list of owners of Pakohu 3B.

Map 62: Pakohu 4, 1898[879]



In February 1914 Pakohu was partitioned 'by agreement of parties'. The application was presented by Hare Raharuhi, with Hetaraka Raharuhi and Hare Tepania representing other owners at the hearing. The court made the following partition orders as requested:[880]

Block	Area	Owners
Pakohu 4A	37a 0r 00p	Emere Te Ngara
Pakohu 4B	243a 3r 08p	Erana Aperahama, Ngaro Hare, Hetaraka Hare, Kere Hare, Kiritina Nopera, Pinia Hare, Ani Hemi, Hohepa Hemi
Pakohu 4C	2a 2r 00p	Wāhi tapu - Hare Raharuhi, Tepania Torange as trustees
Pakohu 4D	201a 3r 08p	Hoana Te Pania, Emere Te Ngara
Pakohu 4E	126a 3r 24p	Tepania Torange, Hoana Tepania

The location of the subdivisions was marked in pencil on the plan above.

Pakohu 4E was partitioned in February 1918 to allow for five acres to be gifted to the Catholic Church. Pakohu 4E1 was awarded to Te Pania Torange, who had agreed to donate the land for a church site.[881]

[879] AK ML 6645/C2, detail [DB].
[880] 53 N 45-47, 11 February 1914.

Block	Area	Owners
Pakohu 4E1	5a 0r 00p	Te Pania Torange
Pakohu 4E2	121a 3r 24p	Te Pania Torange, Hoana Te Pania

The Māori Land Board executed the transfer to the Bishop of Auckland in October 1918.[882] However, it does not appear that the transfer went ahead. It was not recorded on the Provisional Register.[883] In 1974 Walter Te Pania described Pakohu 4E1 as the 'old homestead'.[884] In May 1977, 59 successors were appointed to Te Pania Torange.[885]

The history of the Pakohu 4 blocks after 1920 is discussed in Section 12.5 below.

12.1.5 Pakohu 5

Pakohu 5 was made up of two separate parcels which were cut off from Pakohu 3 as a burial reserve, and vested in Tamati Rangitaumutu, Hone Wi Kaipo, Hohepa Poutama, Riapo Timoti Puhipi as trustees for 'Aupōuri' and 'Ngatiwaiora'.[886] The two wāhi tapu are marked in red on the plan below and are annotated 'Marked off as instructed by Mr Clendon and Native Owners'. The larger portion was 14 acres, labelled as 'Puponga', and the other 3 rood parcel was called 'Takiwhetu'. The Native Land Court title declared that Pakohu 5 was inalienable.[887]

Map 63: Pakohu 5, 1899[888]



[881] 57 N 118, 11 February 1918.
[882] Alienation Notice, 6 November 1918, BAAI 11466 A139 189/j 5491 (R18424723), ANZ Auck [DB IMG_2510].
[883] Pakohu 4 PR 27/161, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*
[884] 8 KT 231, 26 March 1974.
[885] 10 KT 221-222, 25 May 1977.
[886] 17 N 299, 23 November 1896; 17 N 302, 23 November 1896.
[887] Pakohu 5 PR 27/159, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*
[888] AK ML 6645/D, detail [DB].

12.2 CROWN ACQUISITIONS FROM PAKOHU 2

12.2.1 Te Hapua School Site

From as early as 1878 Māori sought to establish a school at Te Hapua, but were repeatedly denied, usually on the basis that the community was too transient, and that children could attend the school at Te Kao.[889]

In February 1896 an 'experimental' school was opened at Te Hapua in a building provided by the Māori community.[890] A year later the Inspector of Schools said there were a large number of students who had good exam results. He recommended that the existing school building be replaced as soon as possible with a new school and house for the teacher.[891] In 1899 the new school and house were completed.[892]

The land for the school had been provided by local Māori, and the site had been occupied by the school prior to the Native Land Court title investigation. As noted above, during the title investigation appeal in 1898 the court set aside three acres of Pakohu 2 for the school, which were awarded to Rewiri Murupaenga as Pakohu 2A.[893] More information about the background to the establishment of the school and any negotiations which took place between Māori and the Education Department about the land for the school can be found in the Native School files held at Archives New Zealand in Auckland.[894]

On 27 February 1899 Rewiri Murupaenga signed a deed transferring three acres of land, called Pakohu 2A, to the Crown for the Te Hapua School site. In return Murupaenga was paid one shilling, as a nominal consideration for the gift of the land. The deed was witnessed by Samuel Yates, Justice of the Peace, and C.F. Maxwell was the licensed interpreter.[895]

Prior to the 1917 partition of the Pakohu 2B2 papakainga at Te Hapua, the Director of Education wrote to the Native Department about an arrangement to add land across the road

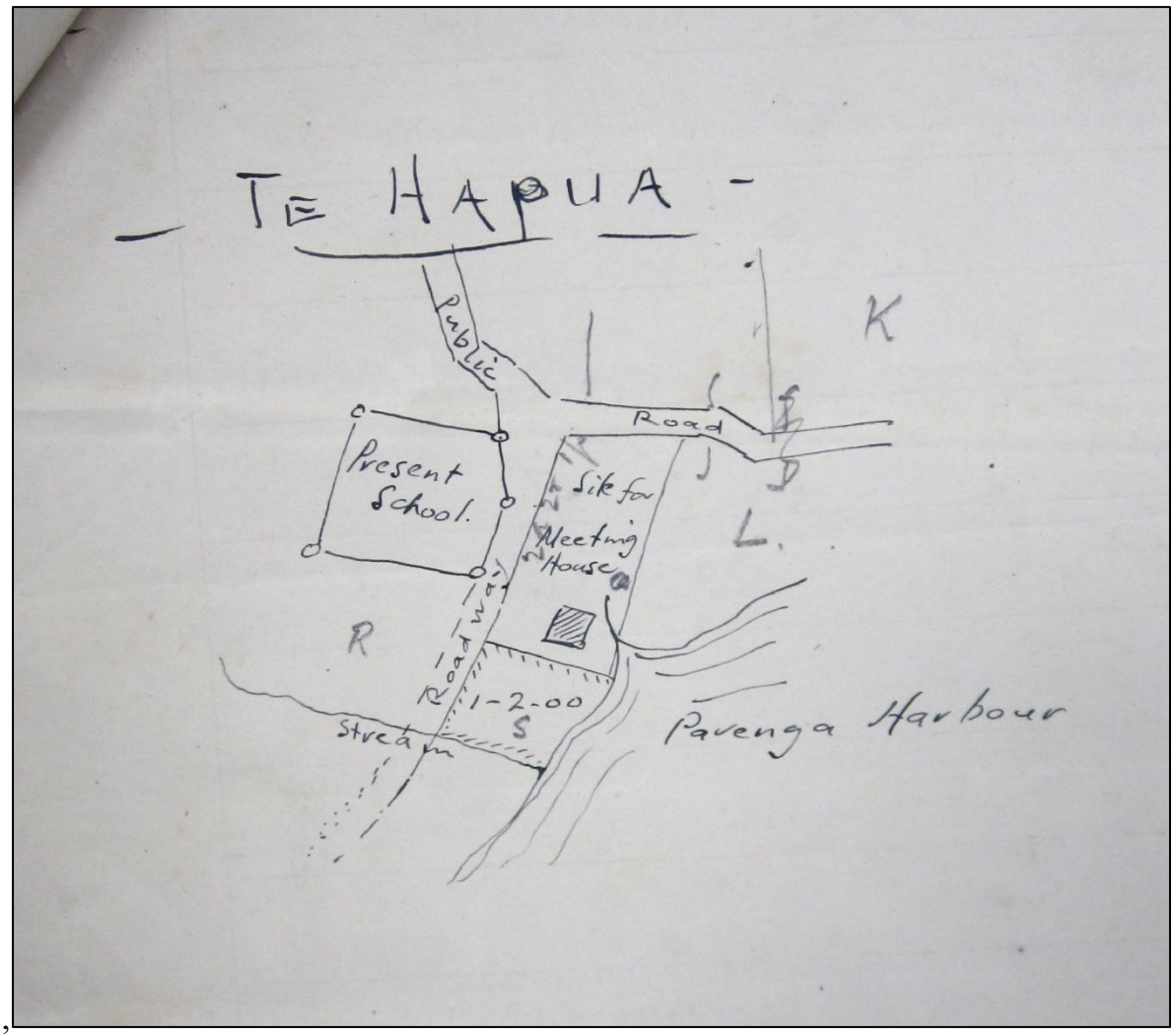
[889] See BAAA 1001 574/c 44/4 pt 1 (R20392296), ANZ Auck.
[890] AJHR, 1897 Sess II E2, p. 2.
[891] AJHR, 1898 E2, p. 4.
[892] AJHR, 1900 E2, p. 4.
[893] 28 N 59, 61-62, 1 November 1898.
[894] BAAA 1001 574/c 44/4 pt 1 (R20392296) and BAAA 1001 575/a 44/4 pt 2 (R20392296), ANZ Auck.
[895] Deed, 27 February 1899, ABWN 8102 300 AUC 4360 (R23440621) *Digital copy available ANZ website*.

to the school site, and asking that the Judge award the land to the Crown when making the partition orders:

> The piece of land proposed to be thus set apart does not actually adjoin the present site, but is understood to be separated from it by a roadway. Its exact location could be pointed out to the Judge by the teacher and the Maoris themselves, who have expressed their willingness to give this additional land for their school.[896]

The land to be added to the school site, Pakohu 2B2S (1a 2r) is marked on the plan below adjoining the meeting house site.

Map 64: Sketch Plan of Pakohu 2B2S and School Site, 1917[897]



[896] Director of Education to Under Secretary, Native Department, 1 February 1917, ACIH 16036 1165 MA 1 1917/31 (R22406290), ANZ Well [#T20 345].
[897] Sketch plan accompanying Director of Education to Under Secretary, Native Department, 1 February 1917, ACIH 16036 1165 MA 1 1917/31 (R22406290), ANZ Well [#T20 344].

The minutes of the partition of the Pakohu 2B2 papakainga note an agreement that some land adjoining the school site should be set aside as a paddock for the school master. The court suggested that Pakohu 2B2S would be a suitable site. Pakohu 2B2S was awarded to all the owners of Pakohu 2B2. The court recommended that if it was reserved for the school, the Crown should pay £10 compensation for the improvements on the block, which consisted of fencing and grassing.[898]

After the partition hearing Judge Wilson reported that while the Te Hapua Māori had 'unanimously agreed' to give two acres for school purposes, the location was a matter of debate. The land in the block surrounding the school was either occupied or unsuitable, while the Judge thought that 2B2S across the road would be suitable because it was flat and fenced. However he noted, 'it was the subject of much dispute because the person who improved it sold her interests in it to the present claimant who has land opposite to it. Latter wants £25 for value of improvements before he will clear out'. The Judge considered that the state of the fencing meant the improvements were only worth £10. Judge Wilson said that if the Education Department was willing to pay £10 then the Māori Land Board could transfer Pakohu 2B2S to the Crown. The board was able to action the transfer as all of Pakohu 2B2 was vested in the board (see Section 12.3.1).[899]

The Education Department agreed to this price. The department paid the £10 in June 1930, and the Registrar instructed it to work with the Crown Law Office to execute the transfer.[900]

It would seem that the board's sale of the land to the Crown, which adjoined the marae, was not popular with the local community. When arrangements for the Te Hapua consolidation were being made in 1935 (see Section 12.4.2 below) it was proposed to exchange the now Crown-owned Pakohu 2B2S for two acres of 2B2M2. The school teacher said that the 2B2M2 site would be 'an excellent substitute for the 1½ acres in 2B2S 'concerning the use of which there had always been trouble'. Judge Acheson agreed: 'Court is aware of the trouble over 2B2S, which was sold by the Tokerau Board (Judge Wilson) to the Education Dept. without the consent or knowledge of the Natives'. The minutes record that Makinihi Ngauma,

[898] 57 N 18-19, 22 February 1917.
[899] Judge Wilson to Under Secretary, Native Department, 21 March 1917, ACIH 16036 1165 MA 1 1917/31 (R22406290), ANZ Well [#T20 348].
[900] Under Secretary, Native Department to Director of Education, 21 June 1920; Registrar to Under Secretary, Native Department, 7 June 1920, ACIH 16036 1165 MA 1 1917/31 (R22406290), ANZ Well [#T20 352-353].

who represented the owners of Pakohu 2B2M2, 'after considerable discussion' agreed to give up two acres of the block in exchange for 'an award of other land ample to cover the value of the piece given up'.[901]

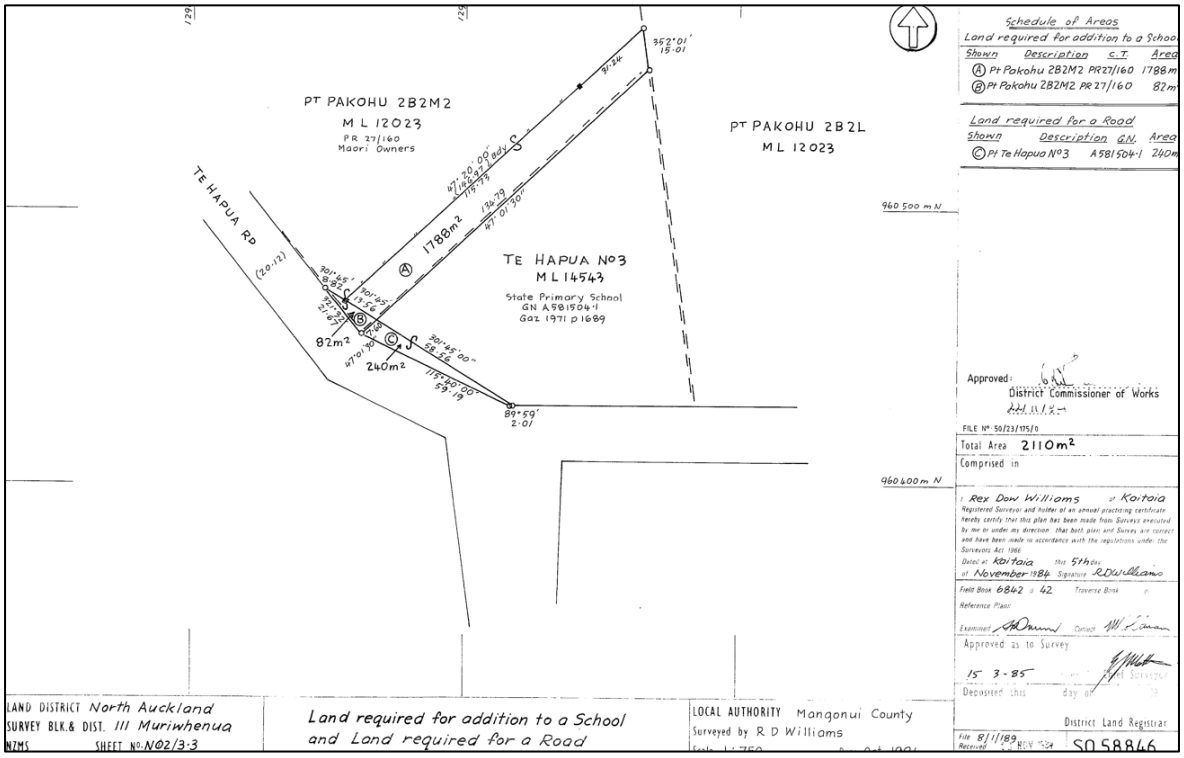
However, the long delays with finalising the Te Hapua consolidation meant the proposed exchange did not take place at that time. When the Pakohu 2B2 subdivisions were consolidated into the Te Hapua blocks in 1963, the two acres for the school became the Te Hapua 3 block which was awarded to Makinihi Ngauma.[902] An exchange order was then made by the court vesting Te Hapua 3 in the Crown for the school in exchange for Pakohu 2B2S.[903] The former Pakohu 2B2S became part of the Te Hapua 41 marae reservation.

Te Hapua 3 was declared Crown land in 1967.[904] In 1969 it was proclaimed as set aside for a Māori School.[905] The purpose of the reservation was changed in 1971 to a State Primary School.[906]

In 1985 a small strip of land was added to the primary school site. In April 1985, 1788m^2 (c. 1r 30p) was taken under Section 20 of the Public Works Act 1983 from Pakohu 2B2M2 for a state primary school and vested in the Crown. The proclamation said that an agreement had been made for the land to be taken.[907] The gazette notice used a superseded appellation, as the area from which the land was taken was part of Te Hapua 42 at that time.

[901] 66 N 67-68, 6 February 1935.
[902] 1 KT 307-323, 13 November 1963.
[903] Director General, Lands and Survey to Secretary, Māori Affairs, 24 May 1967, ACIH 16036 89 MA 1 5/5/216 (R19524947), ANZ Well [#T20 201].
[904] NZG, 1967, p. 1339.
[905] NZG, 1969, p. 815.
[906] NZG, 1971, p. 1689.
[907] NZG, 1985, p. 1733.

Map 65: Land Taken for Addition to Te Hapua School, 1985[908]



All of the land acquired by the Crown for Te Hapua School was returned to Māori ownership under the Ngāti Kuri Claims Settlement Act 2015. It was vested in Te Manawa o Ngāti Kuri Trust which then leased the school sites back to the Crown for 21 years with right of renewal. The original school site on Pakohu 2A and the strip of land taken in 1985 were returned as cultural redress properties, while Te Hapua 3 was transferred to the trust by the Crown as part of the commercial redress.[909]

12.2.2 Hospital Board Land

In 1922 Makinihi Ngauma agreed to sell Pakohu 2B2M1 (1 acre) to the Mangōnui Hospital Board for £5.[910] The Māori Land Board executed the transfer in September 1923.[911] There

[908] AK SO 58846 [DB].
[909] Sections 25 and 26 Ngāti Kuri Claims Settlement Act 2015. 'Ngati Kuri Deed of Settlement Summary', 7 February 2014, https://whakatau.govt.nz/te-tira-kurapounamu-treaty-settlements/find-a-treaty-settlement/ngati-kuri#Ngati_Kuri_DOS_SUMM. See plans OTS-088-26 and OTS-088-41, 'Ngati Kuri Deed of Settlement: Attachments'.
[910] Logan & Reynolds to Registrar, Māori Land Board, 21 August 1923, BAAI 11466 A39 123/e 4286 (R18423589), ANZ Auck [#T19 IMG_5984].
[911] Alienation Notice, 18 September 1923, BAAI 11466 A39 123/e 4286 (R18423589), ANZ Auck [#T19 IMG_5978].

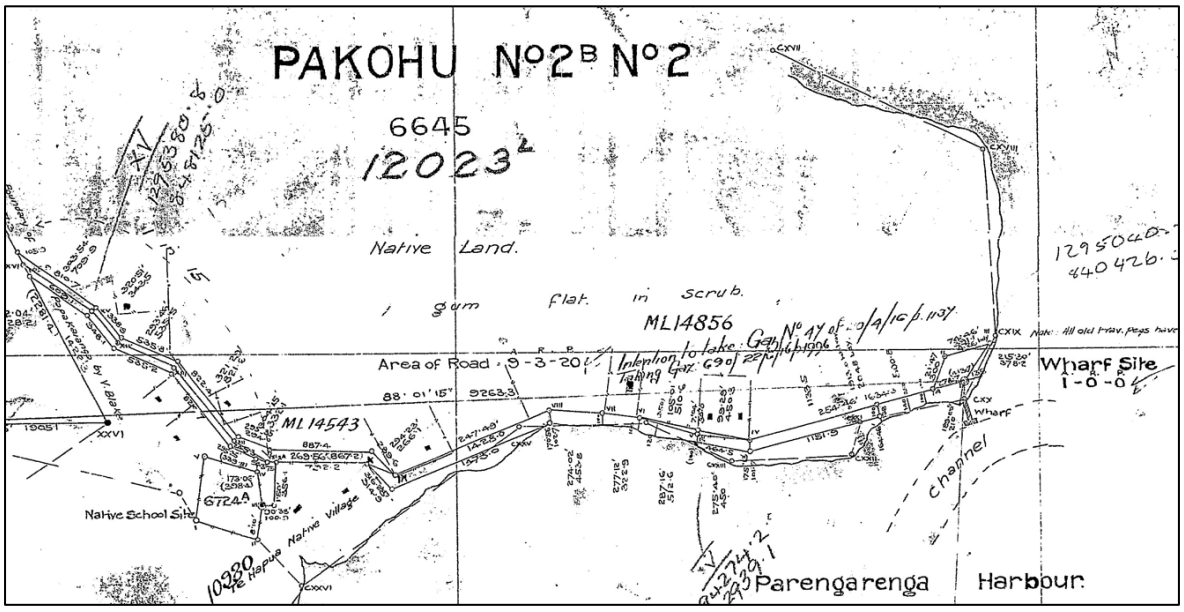
were no rates or survey costs owing on the block.[912] The site was used for a cottage for the district nurse.

In 1961 the Northland Hospital Board transferred Pakohu 2B2M1 to David Wells. It was later subject to a mortgage to the Māori Trustee, indicating it was owned by a Māori.[913] The status of Pakohu 2B2M1 is General Land in 2026.

12.2.3 Te Hapua Wharf and Access Road

In 1916 part of Pakohu 2B2 was taken under the Public Works Act for a wharf (1 acre) and road access (9a 3r 20p).[914]

Map 66: Land Taken for Te Hapua Wharf and Access Road, 1916[915]



The Native Land Court compensation hearing did not take place until March 1920. According to the minutes, the Māori Land Board, as legal owner, had agreed that the land could be taken without compensation, and 'Natives agreed also to ask for no compensation'. The court therefore ordered that no compensation was payable.[916]

[912] Mangonui County Council to Registrar, Māori Land Board, 27 August 1923, BAAI 11466 A39 123/e 4286 (R18423589), ANZ Auck [#T19 IMG_5982]; Memo Chief Surveyor, 12 June 1924 [5979].
[913] CT NA399/182.
[914] NZG, 1916, p. 1996. Notice of Intention, NZG, 1916, p. 1137.
[915] AK SO 18646 [DB].
[916] 57 N 378, 9 March 1920.

In 1938 a proclamation was issued which revoked the acquisition of the one acre which had been taken for the wharf.[917] The former wharf site had the appellation Pakohu 2B2 Part. There are few records available on Pātaka Whenua regarding the former wharf site. At the time it was returned Pakohu 2B2 had already been subdivided. It does not appear that any title order was made for the returned portion, which would mean that ownership defaulted to the full list of Pakohu 2B2 owners. It was not included in the subsequent Te Hapua consolidation, amalgamation and partitions, and has remained as Pakohu 2B2 Part. In 2007, as part of the process of clarifying titles so that they could be registered, the Māori Land Court made a consolidated order for Pakohu 2B2 Part which declared the legal estate in fee simple vested in the Māori Trustee. The minutes provide no explanation.[918] The former wharf site is Māori Freehold Land in 2026.

12.3 PAKOHU 1, 2, 3 & 5 ADMINISTRATION

This section summarises the title history of Pakohu 1, 2, 3, and 5 which share the same administrative history. These blocks were all vested in the Māori Land Board and were then subject to amalgamation into larger units and incorporation. Pakohu 4 was not vested in the board and is discussed separately in Section 12.5 below.

12.3.1 Māori Land Board Administration

When the title investigation took place, the subdivisions of Pakohu were only marked on the plan before the court and had not been surveyed. The survey was made in 1899. The survey of the large, isolated blocks was very expensive. In December 1900 the surveyors, Mountain and Newton, were granted survey charging orders for the following amounts, with provision for five percent interest from the date the survey was approved, 8 September 1900:[919]

Pakohu 1	£108 9s 3d
Pakohu 2	£223 6s 6d
Pakohu 3	£66 8s 10d
Pakohu 5	£4 4s 14d

There was no survey charge for Pakohu 4. In 1901 the surveyors sold their survey charging orders for the Pakohu and Parengarenga blocks to Annie [Ngawini] Yates. Annie Yates was the widow of Samuel Yates, one of the earliest Pākehā traders in the Parengarenga district, who also purchased large blocks on the Muriwhenua Peninsula, and had been informally

[917] NZG, 1938, p. 6. See AAQU 889/15 33/466 (R10367291), ANZ Wellington for more information.
[918] 118 Whangarei MB 284-285, 31 October 2007.
[919] Stokes, (Wai 45 #R8), p. 191.

leasing parts of Parengarenga for many years.[920] Annie was the daughter of John Murray [aka John Borodale] and high-ranking Te Rarawa woman Kateraina Te Kone. Annie also had ancestral links to Te Aupōuri.[921]

In July 1901 Yates gave notice that unless the survey charges were paid within six months, she would exercise the power under Section 65 of the Native Land Act 1894 to sell the land to recoup the survey cost.[922] The total charges for the Pakohu blocks and Parengarenga 3, 4 and 5 was £999 18s 1d, plus interest.[923]

In 1902 Hapi Takimoana wrote to the Native Minister about the threat to sell the land. He explained that they had not ordered the survey and thought it was too expensive. Takimoana asked for government assistance and suggested the blocks could be bought under the Māori Council.[924] This was followed by a letter from Rewiri Murupaenga, Hapi Takimoana, Eru Ihaka, Hetaraka Raharuhi and Hone Wi Kaipo asking the government to prevent the lands being put up for sale:

> The said lands have been surveyed by a Surveyor, but we did not instruct such surveyor. Now, in consequence of such survey loss has come upon us, as the person to whom the moneys belonged which paid for the survey has given notices that our land is to be put up to Public Auction to pay off the survey money amounting to £900 more or less paid for the survey of the said land.
>
> Now, inasmuch as the application for the said survey was not made by us, there is no justification why we should pay for the said surveys, on the other hand application for the said survey costs should probably be made to the person who applied for the said survey. The person moreover who made application for the said survey of the said lands had no interest in our blocks above mentioned.[925]

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[920] Stokes, (Wai 45 #R8), pp. 44, 186, 191.
[921] David A. Armstrong. 'Yates, Ngāwini and Yates, Samuel', *Dictionary of New Zealand Biography*, first published in 1996. Te Ara - the Encyclopedia of New Zealand, https://teara.govt.nz/en/biographies/3y1/yates-ngawini (accessed 5 August 2026).
[922] Dufaur & McCormick to Minister for Native Affairs, 3 July 1901, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 003].
[923] Stokes, (Wai 45 #R8), p. 191.
[924] Hapi Takimoana to Minister for Native Affairs, 22 January 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 006-013].
[925] Rewiri Murupaenga, Hapi Takimoana, Eru Ihaka, Hetaraka Raharuhi and Hone Wi Kaipo to Native Minister, 14 August 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 020-028]. As well as the four signatories, the letter was accompanied by a list of 133 names.

The Native Minister, James Carroll, agreed that the Māori owners should not lose their land because of the survey lien.[926] The Native Department and Māori Land Council proposed that if the Crown advance the money to pay the liens, the blocks could be vested in the council. Proceeds from leasing the land for kauri gum digging, timber milling and/or sand extraction could then be used to repay the Crown.[927] Deeds were drawn up for the Pakohu and Parengarenga blocks to be transferred from the owners to the Tokerau District Māori Land Council. The Under Secretary for the Māori Land Purchase Department instructed the chairman of the Council, Blomfield, that the deeds had to be signed by 'at least a majority of the owners'.[928]

Collecting the signatures was a matter of urgency, as the sale of the blocks had been set for 9 January 1903.[929] The large number of owners of some of the blocks made completing the transfers difficult, with 252 signatures (out of 732 owners) obtained for the Pakohu 2B block by the beginning of January 1903.[930] On 6 January 1903 Cabinet approved the payment of £1,200 as an advance for the survey liens and expenses.[931] It would seem that the approval of the payment by the Crown was sufficient to stop the blocks being offered for sale at that time. By this time interest and expenses meant that the total paid for the Pakohu survey liens was £465 9s 2d.[932] This amount then became a charge on the blocks which was owed to the Crown.

In the end, special legislation was passed to vest the Pakohu and Parengarenga blocks in the Tokerau District Māori Land Council. This was likely because of complications with the blocks' titles, such as un-surveyed and incomplete partition orders, meant the deeds which

[926] Native Minister to Houston, Member of House of Representatives, 25 September 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 047].
[927] Henare Pikaahu, Chairman of the Council, Mangonui District to Native Minister, no date [c. 25 September 1902], ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 080-083]. Stokes, (Wai 45 #R8), pp. 191-192.
[928] Under Secretary to Chairman, Māori Land Council, 4 December 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 084-085].
[929] Under Secretary to Chairman, Māori Land Council, 9 October 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 055].
[930] Chairman to Under Secretary, 3 January 1903, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 092-095].
[931] Under Secretary to Premier, 5 January 1903, and annotation 6 January 1903, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 112].
[932] Schedule of Survey Liens Paid, no date [c. June 1903], ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 115].

had been signed by some owners were not suitable.[933]. Under Section 3 of the Māori Land Claims Adjustment and Laws Amendment Act 1904 Pakohu 1, 2, 3 and 5 were vested in the council for the purpose of being administered under the Māori Land Administration Act 1900. The section recounted that the Minister had paid the survey lien to prevent the sale of the blocks. The council was empowered to lease, subdivide, manage and improve the blocks, with the first charge on any rents or profits to be the repayment of the amount paid by the Crown for the survey lien.

The Māori Land Council had a surveyor inspect the Pakohu and Parengarenga blocks to report on their possible usage. The report made in May 1905 described the land and resources of the blocks as follows:

- Pakohu 1, 4,169 acres: 'This block consists of inferior clay and sandstone country excepting about 700 acres of fairly good bush land. The whole block is suitable for a rough run for stock and with the exception of the bush land is gumbearing and has been very little dug'
- Pakohu 2, 6,261 acres and Pakohu 3, 935 acres: 'These blocks consist of inferior undulating clay and sandstone country covered with fern and stunted ti tree, all gumbearing, not suitable for agricultural purposes but would make a rough run for stock. These blocks have been very little worked for gum.'[934]

The surveyor recommended that instead of offering the individual blocks for lease, they should be combined and then divided along geographical boundaries into seven properties to be offered for lease. He said that land occupied by Māori would be excluded.[935]

Over the next year the surveyor laid off the new proposed leasehold properties, making small reserves for Māori kainga. This led to complaints from Māori at Te Kao.[936] Murupaenga requested that a larger papakainga be excluded from Pakohu 1, where he was running 1,200 sheep, 200 pigs and had 45 horses.[937] In response he was told that the surveyor had tried to provide for Māori as much as was reasonable, and was advised that he could apply to lease

[933] Resident Magistrate to Under Secretary for Māori Land Administration, 14 February 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 127-128].
[934] V. Brake to President, Māori Land Council, 22 May 1905, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 168-173].
[935] V. Brake to President, Māori Land Council, 22 May 1905, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 168-173].
[936] Stokes, (Wai 45 #R8), pp. 194-195.
[937] Murupaenga Rewiri to Native Minister, 4 August 1906, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 212-213].

the block.[938] In July 1908 Murupaenga submitted a petition requesting the return of Pakohu 1 at the end of the 10 year lease and saying they needed a larger reserve at Te Hapua, where there were 220 people living.[939] In 1908 some Māori from Parengarenga and Pakohu presented their complaints to the Stout Ngata Commission.[940]

A total of 57,306 acres of Pakohu and Parengarenga was offered for lease by tender in February 1907. The Pakohu lease areas are shown as 'E', 'F' and 'G' on the plan below. Lease E was made up of Pakohu 2B1 and that portion of Pakohu 2B2 which was south of the Waihuehue Channel. The part of Pakohu 2B2 north of the channel was combined with Pakohu 1 for lease F. It should be noted that an area of 325 acres at the north-western corner of Pakohu 1 had been excluded from the lease and was marked as a Native Reserve. At Te Hapua 708 acres were reserved for Māori occupation from lease E, along with two smaller reserves on the Waitiki Channel. Lease G included parts of Pakohu 3 and 5 with five small exclusions for Māori occupation.

[938] Under Secretary to Native Minister, 24 August 1906, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 215].
[939] Murupaenga Rawiri and 40 others to Member for Northern Māori, 7 July 1908, ACIH 16036 1277 MA 1 1921/493 (R22408043), ANZ Well [#T19 107-108].
[940] Stokes, (Wai 45 #R8), pp. 196-197.

Map 67: Pakohu Lease Areas, 1906[941]



The 1907 tender failed to attract offers at the set rental.[942] After a subsequent tender all the leases were taken up.

Section E (Part Pakohu 2B) was leased to Francis Yates for £70 per annum in 1907. Yates transferred his lease to Henry Gilfillan.[943] Gilfillan was an Auckland accountant involved

[941] Lease Tender Advertisement, 18 December 1906, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 271].
[942] President, Māori Land Board to Under Secretary, 26 April 1907, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 291].
[943] See BAAI 11466 A39 117/c 1471 1914-1922 (R18423457) [#T19].

with the Parenga Gum Company.[944] The lease to Gilfillan was renewed for a further 10 years from 1 July 1918. Gilfillan transferred his lease to Sidney Percival Evans around 1922.[945]

Section F (Pakohu 1 and Part Pakohu 2B) was leased to D.A. Gray for $75 per annum in 1907. Gray transferred the lease to Murdoch Munro around 1910. Munro's lease was renewed for 10 years from 1 July 1918.[946]

Section G (Pakohu 3 and Part Pakohu 5) was leased to Josephine Rongo Yates for £20 per annum in 1909. Her lease was transferred to William Henry Madill in 1916. Madill was an Auckland accountant involved with the Parenga Gum Company.[947] In October 1917 Atama Te Hara and others asked the Crown to purchase Pakohu 3B.[948] The Native Land Purchase Board decided not to purchase the block because it was under lease.[949] The lease to Madill was renewed for 10 years from 31 December 1919, but he surrendered the lease in November 1923, after the gum company had gone into liquidation.[950]

In 1915 Murupaenga Rewiri and 111 others petitioned parliament to terminate the Parengarenga and Pakohu leases at the end of the first ten-year term. They complained that the owners were being charged for gum-digging licences on the land, and that the lessees were not improving the land 'but the fat of the land is being taken'.[951] The Registrar reported to the Native Affairs Committee that the gum-digging licences were a private matter between the lessees and the owners, and that the lessees had recently been instructed by the Māori Land Board that the gum-holes on the blocks need to be filled in.[952]

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[944] Judge Wilson to Under Secretary, 12 September 1916, ACIH 16036 1175 MA 1 1917/431 (R22406536), ANZ Well [#T20 441-446].
[945] Pakohu 2 PR 27/160, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*
[946] Pakohu 1 PR 27/158, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.* BAAI 11466 A39 149/a 4332 (R18423659), ANZ Auck [#T19].
[947] Judge Wilson to Under Secretary, 12 September 1916, ACIH 16036 1175 MA 1 1917/431 (R22406536), ANZ Well [#T20 441-446].
[948] Atama Te Hara me etahi atu to Tari Hoko Whenua Maori, 19 October 1917, AECZ 18714 180c MA-MLP 1 1917/97 (R23910196), ANZ Well [#T20 441-442].
[949] Annotation, Under Secretary, 15 November 1917, AECZ 18714 180c MA-MLP 1 1917/97 (R23910196), ANZ Well [#T20 448].
[950] Pakohu 3 PR 27/162, ABWN 27173 161/a (R25830814), ANZ Auck *digital copy available on ANZ website.*
[951] Murupaenga Rewiri and 111 others to Native Minister, [no date] 1915, ACIH 16036 1142 MA 1 1915/2150 (R22405702) ANZ Well [#T20 256].
[952] Registrar to Under Secretary, 28 July 1915, ACIH 16036 1142 MA 1 1915/2150 (R22405702) ANZ Well [#T20 261-262].

A similar petition was made by Eru Ihaka and others in 1917.[953] In 1918 the Solicitor-General advised the Māori Land Board that under the terms of the lease, the board could not refuse the right of renewal.[954] The 'D', 'E', and 'F' leases were renewed with increased rentals for a further 10 years, but because the lessees were entitled to compensation for improvements the rent was retained by the board as a sinking fund.[955] In 1925 Judge Acheson commented:

> I have to report that the Parengarenga and Pakohu matters are in a thoroughly unsatisfactory state and are by no means a credit to the Tokerau Board. Whoever passed the original leases whereby the lessees have had a free hand to do irreparable damage to the land through their gum-digging operations, had neither business ability nor a fit sense of his or their duty to the Native beneficial owners.[956]

David Alexander has written extensively about the situation faced by those living at Te Hapua and the Pakohu landowners, including detailed reports on their difficult social and economic conditions.[957]

The Ngāti Kuri Deed of Settlement included Crown Acknowledgements of the impact of vesting most of the Pakohu block in the Māori Land Board:

> 3.10.3 the Crown's intervention in 1904 to stop the owners permanently losing the land resulted in the Crown appointed Māori Land Board having complete authority over almost all Ngāti Kuri's remaining lands while the land was leased to private parties to pay the survey debt; and
>
> 3.10.4 the Crown further acknowledges the survey debt was repaid by 1910 and its subsequent failure to return control of the land to the owners for more than three decades, despite repeated appeals from the owners for increased control over their land was a breach of te Tiriti o Waitangi / the Treaty of Waitangi and its principles.
>
> 3.11.1 under the administration of the Land Board Ngāti Kuri were largely reduced to living on three small reserves, totaling less than 2,000 acres;

[953] Eru Ihaka and 5 others to House of Representatives, Petition 1917/99, ACIH 16036 1296 MA 1 1922/318 (R22408268), ANZ Well [#T19 178-179].
[954] Solicitor General to Under Secretary, Native Affairs, 29 May 1918, ACIH 16036 1185 MA 1 1918/131 (R22406693), ANZ Well [#T20 347].
[955] Registrar to Native Minister, 3 January 1924, ACIH 16036 1185 MA 1 1918/131 (R22406693), ANZ Well [#T20 365-366].
[956] Judge Acheson to Under Secretary, 30 June 1925, ACIH 16036 1185 MA 1 1918/131 (R22406693), ANZ Well [#T20 375-376].
[957] Alexander, (Wai 43 #Q1), pp. 262-324.

3.11.2 neither absentee nor resident owners received any on-payment of the rent the Land Board accumulated from leasing their other lands.[958]

After the lease of Pakohu 1 and 2B2AV ended in 1928, Judge Acheson established a system whereby owners could graze stock on the blocks.[959] Grazing fees were to be collected by a local committee, which reported to the board. The grazing fees were paid to the board, to pay the rates, with the intention that any leftover funds would be distributed to the owners as a small rental income. However, due to the large number of owners and the small grazing returns, the board began to hold the funds rather than paying very small amounts for distribution. In the face of complaints from non-resident owners, seeking some rental income, in 1952 the Māori Land Court began to take steps to make the administering committee more proactive about collecting the grazing fees.[960]

As part of the arrangements for the inclusion of part of Pakohu 2B2AV in the Parengarenga Topu amalgamation (see below) Pakohu 2B2AV was revested in the owners in August 1956.[961]

The rest of Pakohu 2B was the papakainga area around Te Hapua which the Māori Land Board had excluded from leasing. As discussed above this was subdivided into 47 sections in 1917. After Pakohu 2B2AV was revested, the Māori Trustee[962] applied for the other 49 Pakohu 2B2 subdivisions to be revested, since they had been cut out for individual and family use.[963] The subdivisions were revested in their respective beneficial owners in July 1958.[964]

In November 1958 the Māori Trustee presented an application to the court to revest the Pakohu blocks currently subject to the Māori Vested Lands Administration Act 1954 in the beneficial owners. The District Officer explained:

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[958] Ngāti Kuri and the Crown, 'Deed of Settlement of Historical Claims', 7 February 2014, p. 48.
[959] For more information see BAAI 11466 A39 149/a 4332 (R18423659), ANZ Auck [#T19].
[960] 78 N 209-210, 15 December 1952. Further information can be found in BAAI 11466 A139 159/f 4828 1951-1959 (R18424104), ANZ Auck.
[961] 78 N 243, 7 August 1956.
[962] After the abolition of the Māori Land Boards in 1952 control of the blocks had been transferred to the Māori Trustee.
[963] Application, Section 70 Māori Vested Lands Administration Act 1954, 14 February 1957, BAAI 11466 A139 189/c 5484 (R18424752), ANZ Auck [DB IMG_2524-2525].
[964] 85 N 334, 24 July 1958.

> The Maori Land Board and later the Maori Trustee has been unable to carry out the original intention of leasing these lands for long terms on behalf of the owners.
>
> Originally there was no demand for leases of this land, though in recent times the groups of owners running stock on the large unfenced areas in the locality were interested in obtaining leases.[965]

The Māori Trustee did not feel that the purposes of the Māori Vested Lands Administration Act (which applied more generally to Māori reserves under perpetual leases) was suitable for the Pakohu blocks. The minutes record that about 50 owners were present at the court hearing. The Māori Land Court revested Pakohu 1, 2B1, 2B2AG, 3A, 3B and 5 in the beneficial owners.[966]

The Māori Trustee also proposed the formation of a Section 438 trust to administer any leases and collect grazing fees. An extended discussion on the workings of the grazing fees and options for future administration followed. The owners had formed their own committee, which was collecting grazing fees, but a number of people were in arrears. There was some interest in working with Māori Affairs to set up a development scheme, and many spoke about the need to formalise fees/rents and administration in order to pay the rates. The court adjourned the application to allow it to look into the matter further.[967]

The outcomes for the various blocks are discussed separately below.

12.3.2 Part Pakohu 2B2AV and Parengarenga Topu Amalgamation 1956

In 1956 the southern part of Pakohu 2B2AV was subject to a combined partition order into the Parengarenga Topu block (see Parengarenga block narrative). The amalgamation arose out of the plan to establish a large-scale development scheme on the Parengarenga blocks, along with the nearby Pakohu 4 and the southernmost part of Pakohu 2B2AV. Alexander has explained that it was a condition of the Crown agreeing to fund a development scheme that the titles to the separate blocks had to be amalgamated into one block, which could later be divided into separate farm properties.[968] To facilitate the amalgamation an order was made to

[965] 86 N 46, 26 November 1958.
[966] 86 N 46, 26 November 1958.
[967] 86 N 47-60, 26 November 1958.
[968] Alexander, (Wai 45 #Q1), p. 25.

release Pakohu 2B2AV from the Māori Vested Lands Act 1954 and revest it in the owners of Pakohu 2B2AV.[969]

The Māori Land Court heard the amalgamation application at Te Kao at the beginning of August 1956, with '60-70' owners present. The amalgamation order was made in September 1956.[970] The proposal involved only part of the Pakohu 2B2AV block, which was partitioned so that 514 acres which was south of the Waitiki Channel, and adjoined Pakohu 4, was included in the amalgamation.[971]

Block	Area	Owners
Pakohu 2B2AV	514a 0r 32p	Amalgamated into Parengarenga Topu
Pakohu 2B2AV (Residue)	2,923a 0r 00p	635 owners

Further detail about the creation, administration, and outcomes of the Parengarenga Topu amalgamation can be found in the Parengarenga block narrative. The history of the larger Pakohu 2B2AV (Residue) block is discussed below in the Te Hapua Amalgamation section.[972]

The Parengarenga Topu block was subject to various partitions, as detailed in the Parengarenga Block Narrative. The former part Pakohu 2B2AV block became part of Parengarenga B3C in 1977 and was leased for forestry purposes.[973] That partition was cancelled in 1990, and the Pakohu land became part of Parengarenga B3 Residue which was vested in trust in the Parengarenga A Incorporation.[974]

12.3.3 Pakohu 5 Post Māori Land Board Administration

As noted above Pakohu 5 was vested in the Māori Land Board in 1904 along with the other blocks. It was revested in the beneficial owners in November 1958.[975]

In July 1973 Perenihi Kanara told the Māori Land Court that the 14 acres of Pakohu 5 were a reserve with 'no special purpose' and 3 roods was a burial ground. The court vested Pakohu 5 in the trustees he requested: Te Rata Raharuhi, Perenihi Kanara, Miraka Szazy, Michael

[969] 78 N 243, 7 August 1956.
[970] 78 N 253-256, 28 September 1956.
[971] 78 N 253-276, 28 September 1956.
[972] Further information can be found in BAAI 11466 A139 159/f 4828 1951-1959 (R18424104), ANZ Auck.
[973] Alexander, (Wai 45 #Q1), pp. 373-374. 10 KT 206, 5 May 1977.
[974] 16 KT 247-249, 10 May 1990. See also 69 WH 35-38, 7 February 1990.
[975] 86 N 48, 26 November 1958.

Peterson and Leo Emery, who were also the trustees of Pakohu 4C.[976] Kanara referred to the block as a 'reserve', but it does not appear to have ever been gazetted as a Māori Reservation.

12.4 TE HAPUA CONSOLIDATION, AMALGAMATION, AND INCORPORATION

12.4.1 Te Hapua Section 438 Trust

Following the revesting of the Pakohu blocks in November 1958, in April 1959 a Māori Land Court hearing was held at Te Hapua to consider administration options for Pakohu 1, 2B2AV, 3A and 3B along with the four Muriwhenuatika subdivisions. Some owners were grazing stock on various parts of the blocks. The court was also concerned about unpaid rates, and the possibility that the county council could seek rates charging orders and to have the Māori Trustee appointed to lease or sell the blocks to pay the rates. The Judge explained the options to those owners who attended the hearing including: maintaining the status quo; appointing the Māori Trustee; forming a Section 438 trust; or creating an incorporation to administer the blocks. The court adjourned to allow the 30 to 40 owners present to discuss the options among themselves. Later that day the owners told the court they had decided to create a Section 438 trust and selected the people who should be appointed trustees. The court made an order under Section 438 vesting Muriwhenuatika 1A, 1B, 1C and 2 and Pakohu 1, 2B2AV, 3A and 3B in Hone Rameka, Motu Rapata, Jesse Murupaenga, Hone Aperahama, Kingi Neho, and C.H. Reilly (schoolteacher). The trustees were empowered to collect grazing fees which were to be paid into a Māori Trustee account for the payment of rates.[977]

12.4.2 Te Hapua Consolidation Scheme and Amalgamated Partition

While arrangements had been made for the joint administration of the large Pakohu blocks, the title situation for the small Pakohu 2B2 papakainga subdivisions at Te Hapua was in a state of limbo which stemmed from the earlier partitions and the failure to complete the Te Hapua consolidation scheme. The details of the implementation of consolidation schemes are outside the scope of this report. David Alexander has covered the Te Hapua consolidation, and his report should be consulted for more information.[978] Most of the consolidation was arranged by Judge Acheson in 1935, who reported:

[976] 8 KT 56, 10 July 1973.
[977] 86 N 186-192, 30 April 1959. BAAI 11466 A139 159/g 4828 pt 3 Alienation file Pakohu 1 and 2B2AV, 1962-1963 (R18424105).
[978] Alexander, (Wai 45 #Q1), pp. 111-116.

> There the badly partitioned Township sections were completely rearranged into about 70 suitable home and garden sites of eight acres each, a number of which can readily be grouped together and worked as family farms. All will have access. In addition, considerable areas of flats, swamps and loamy slopes adjoining the Township were cut up into convenient farming areas (40 to 60 acres each), and allocated amongst the leading families. …
>
> Altogether about 21 farms have so far been provided for, apart from small areas for gardens and the grazing of cows for family supply.[979]

However, while the basic plan had been agreed, the need for surveys and time for consolidation officers to arrange the shareholdings of family groups meant that no orders were made at that time.

Alexander says Te Hapua consolidation scheme was completed in 1943 with 'final orders'.[980] However the 'final orders' had not been implemented, because while title awards had been made to the occupiers of the Te Hapua divisions, the other necessary adjustments of interests had not been completed by orders awarding the non-occupiers greater shares in other blocks. David Alexander explained the complicated situation in 1960 in this way:

> So-called 'final orders' had been made in the early 1940s awarding lands to the person or persons it was intended by the Consolidation Scheme should become the occupiers of those lands. But nothing had been done to remove the interests of the previous owners from those lands and place them in other lands, nor had anything been done to cancel the interests in other lands that the beneficiaries of the 'final orders' held prior to consolidation. If the 'final orders' had been acted upon on their own the beneficiaries of the 'final orders' would have had their interests doubled, while the pre-consolidation owners of the lands would have ended up with nothing. Because of this, no action had been taken on the 'final orders' by Court staff, and they had been left in limbo, even though many beneficiaries of those 'final orders' had moved on to and occupied the lands in reliance on them.[981]

[979] Judge Acheson to Under Secretary, 11 March 1935, cited in Alexander, (Wai 45 #Q1), p. 111.
[980] Alexander, (Wai 45 #Q1), p. 77.
[981] Alexander, (Wai 45 #Q1), p. 98.

In order to complete the arrangements made for the Te Hapua consolidation it was decided to use title amalgamation provisions instead, and to make new partition orders to reflect the current occupation patterns which had followed the prior consolidation orders. [982]

In May 1962 the Māori Land Court heard the amalgamation application for the various Pakohu 2B2 subdivisions at the Te Hapua settlement. The hearing was attended by the Te Hapua trustees who had been appointed to administer the Pakohu 1 and other blocks along with 22 other owners or their spouses. The court explained that at Te Hapua some houses had been built on sections which the occupiers did not own, and others had built in locations awarded to them under consolidation orders which had not been completed. The proposal was to amalgamate all the subdivisions into one block, which could then be partitioned into the appropriate house sites after further discussions with all the owners. Provision was to be made to allow non-owners who were residents to obtain shares through the conversion scheme or private arrangements. A list of 26 proposed house sites had been identified by court staff, along with their owners/occupiers. It was also proposed to create extra sites to meet future needs. The residue of the blocks would be one large block awarded to all the remaining owners, which was intended to be vested in the Te Hapua trust.[983]

The minutes record that C. Reilly, Hami Murupaenga, Hopa Hare Paraone, Hemi Manuera, Waenga Waenga and Apikaira Hone Paraone 'spoke, asked questions and were then satisfied with the proposals', but do not give details on the discussions. The court called for an indication from the meeting that they were satisfied with the proposals, and it then issued an order under Section 435 of the Māori Affairs Act 1953 cancelling the titles to 46 Pakohu 2B2 subdivisions and amalgamating them into a block to be called Te Hapua, with a total area of 668 acres 1 rood 16 perches.[984] There were 389 owners of the amalgamated block.[985]

The Pakohu blocks which were amalgamated into the Te Hapua block were:[986]

Pakohu 2B2A	Pakohu 2B2B	Pakohu 2B2C
Pakohu 2B2D	Pakohu 2B2E	Pakohu 2B2F
Pakohu 2B2G	Pakohu 2B2H	Pakohu 2B2J1

[982] Alexander, (Wai 45 #Q1), p. 98.
[983] 88 N 164-169, 15 May 1962.
[984] 88 N 164-169, 15 May 1962.
[985] Te Hapua Historic Ownership Schedule, Document-1298973, Pātaka Whenua: maorilandcourt.govt.nz/, accessed 30 April 2026.
[986] 88 N 164-169, 15 May 1962.

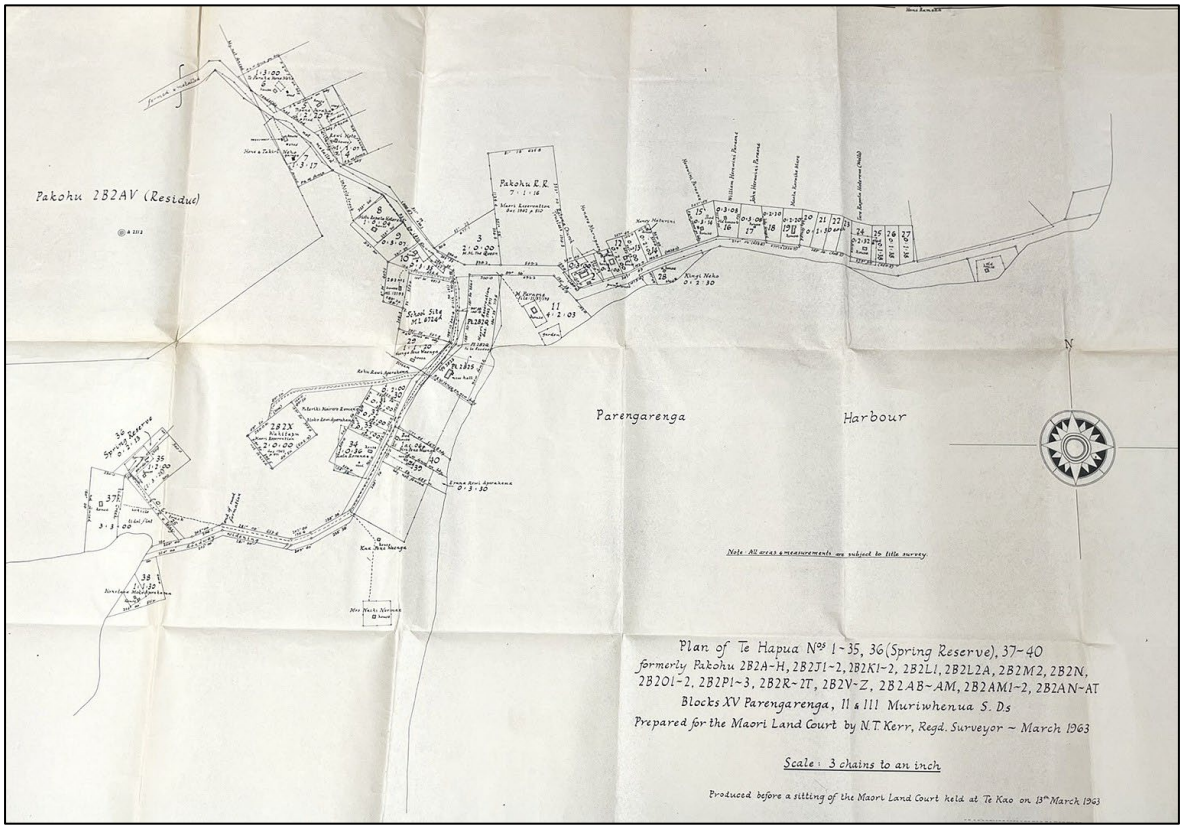
Pakohu 2B2J2	Pakohu 2B2K2	Pakohu 2B2L1
Pakohu 2B2L2A	Pakohu 2B2M2	Pakohu 2B2N
Pakohu 2B2O1	Pakohu 2B2O2	Pakohu 2B2P2
Pakohu 2B2P3	Pakohu 2B2P1 & 2B2R	Pakohu 2B2T
Pakohu 2B2V	Pakohu 2B2W	Pakohu 2B2Y1
Pakohu 2B2Y2	Pakohu 2B2Z	Pakohu 2B2AB
Pakohu 2B2AC	Pakohu 2B2AD	Pakohu 2B2AE
Pakohu 2B2AF	Pakohu 2B2AG	Pakohu 2B2AH
Pakohu 2B2AJ	Pakohu 2B2AK	Pakohu 2B2AL
Pakohu 2B2AM	Pakohu 2B2AM1	Pakohu 2B2AM2
Pakohu 2B2AN	Pakohu 2B2AO	Pakohu 2B2AP
Pakohu 2B2AQ	Pakohu 2B2AR	Pakohu 2B2AS
Pakohu 2B2AT		

On 13 March 1963 the list of proposed Te Hapua sections, and to whom they would be awarded, was presented in court. The list included the amounts which some of the prospective owners would have to pay to acquire the necessary shares equivalent to the size/value of their subdivision. The minutes record that there were 36 owners present at the hearing, and that both the Judge and the Titles Officer (Waetford) explained the scheme 'at length'. The minutes do not include any information about the substance of the explanations given to the owners or any discussion or comments from the owners.[987] At the same court sitting applications for succession were bought up to date, and some owners vested their Te Hapua shares in other family members as a precursor to the partition awards.[988]

The following plan was produced at the hearing which showed the proposed location of the Te Hapua sections.

[987] 1 KT 122-124, 13 March 1963.
[988] See for example 1 KT 119-120, 13 March 1963.

Map 68: Proposed Te Hapua Subdivisions, 1963[989]



The case reconvened at Te Hapua in November 1963 to finalise the partitions, which had been surveyed. The titles officer explained that where individuals did not have enough shares for the equivalent acreage of their section, they were purchasing shares which would come from the shares the Crown was entitled to for the debt on the block. A feature of the orders is that while shares were vested in individual owners, when the court made the partition awards it was frequently to the owner and their spouse jointly. The partitions were designed to provide housing sections for 'local persons' living and working in the Te Hapua area. In the case of a proposed award of Te Hapua 31, the court refused to make the vesting order when it heard the proposed owner was living at Pukenui, and commented the purpose was not to provide 'seaside sections for outsiders'.[990] The court cancelled the previous partition of Te Hapua 1 and then made the following awards:[991]

[989] Plan of Te Hapua Nos 1-35 etc, March 1963, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9768].
[990] 1 KT 314, 13 November 1963.
[991] 1 KT 307-323, 13 November 1963.

Te Hapua Block (former Pakohu block)	Area	Owner(s)	Notes
Te Hapua 1 (pt Pakohu 2B2K)	0a 2r 11p	Henare Murupaenga	
Te Hapua 2 (pt Pakohu 2B2K)	0a 3r 00p	Ratana Church Site	
Te Hapua 3	2a 0r 00p	Makinihi Waiti Ngauma	For exchange for Pakohu 2B2S for marae site
Te Hapua 4 (pt Pakohu 2B2O)	1a 1r 05p	Waitai Neho, Mary Neho	Paid £19 to make up value
Te Hapua 5 (pt Pakohu 2B2P and pt Pakohu 2B2O)	1a 3r 01p	Tipene Paraha	
Te Hapua 6 (pt Pakohu 2B2P)	2a 0r 15p	Te Paraha Hone Neho, Millie Neho	Paid £17 to make up value
Te Hapua 7 (Pakohu 2B2P2)	1a 3r 17p	Hone Neho, Taukiri Neho	
Te Hapua 8 (pt Pakohu 2B2N)	1a 0r 33p	Motu Rapata Hoterini, Paea Hoterene	Paid £11 to make up value
Te Hapua 9 (pt Pakohu 2B2M)	0a 2r 37p	Himatai Herewini Selwyn, Hone Hatu Herewini	Paid £9 to make up value
Te Hapua 10	0a 3r 31p	Makinihi Waitai Ngauma[992]	
Te Hapua 11	4a 3r 05p	Maekauri Paraone	
Te Hapua 13 (pt Pakohu 2B2K)	0a 2r 00p	Ringikaka Brown, Tui Brown	Paid £20 to make up value
Te Hapua 14 (pt Pakohu 2B2K)	0a 2r 00p	Nancy Haturini	Paid £15 to make up value
Te Hapua 15 (pt Pakohu 2B2K)	0a 3r 08p	Herewini Paraone, Neta Herewini	Paid 9s to make up value
Te Hapua 16 (pt Pakohu 2B2J)	0a 3r 10p	William Herewini Brown, Rongo Brown	Paid £10 to make up value
Te Hapua 17 (pt Pakohu 2B2J)	0a 3r 10p	Hone Te Herewini Paraone, Heramihiarangi Brown	Paid £10 to make up value
Te Hapua 19 (pt Pakohu 2B2J)	0a 3r 10p	Maata Karaihe Mare	
Te Hapua 21 (pt Pakohu 2B2J)	0a 1r 30p	Haimona Waenga, Mary Waenga	Paid £16 to make up value
Te Hapua 22 (pt Pakohu 2B2J)	0a 1r 30p	Ngature Waenga, Emere Waenga	Paid £16 to make up value
Te Hapua 23 (pt Pakohu 2B2J)	0a 1r 30p	Lewis Brown, Lovey Brown	Paid £17 to make up value
Te Hapua 24 (pt Pakohu 2B2J)	0a 2r 33p	Tare Rapata Hatarene [Wells]	
Te Hapua 29 (pt Pakohu 2B2R)	1a 1r 25p	Waenga Pere Waenga, Ellen Jane Waenga	Paid £4 to make up value
Te Hapua 34 (pt	1a 0r 36p	Rata Rorana and Emere	Paid £12 to make up value

[992] See 2 KT 206-207, 13 August 1964. Succession order made for Makinihi Waitai Ngauma, and all the shares of the successors (who lived outside the district) vested in the Māori Trustee under conversion.

Te Hapua Block (former Pakohu block)	Area	Owner(s)	Notes
Pakohu 2B2W)		Rorana	
Te Hapua 35 (pt Pakohu 2B2Y & pt 2B2Z)	1a 3r 26p	Mairere Henare Ramana, Maata Ramana	
Te Hapua 36 (pt Pakohu 2B2Y & pt 2B2Z)	0a 2r 13p	Recommendation for Water Supply reservation, vested in trustees for all owners	
Te Hapua 37 (pt Pakohu 2B2Y & pt 2B2Z)	1a 2r 09p	Hare Aperahama, Raihi Titi Aperahama	Paid £15 to make up value
Te Hapua 38	1a 2r 21p	Honetana Moko Aperahama, Meri Aperahama	
Te Hapua 39 (pt Pakohu 2B2W)	0a 3r 04p	Erana Rewi Raharuhi	Paid £21 to make up value
Te Hapua 40 (pt Pakohu 2B2W)	0a 3r 27p	Maki Waenga	Paid £5 to make up value
Te Hapua 41 (pt Pakohu 2B2S and pt 2B2Q)	4a 0r 04p	2 Trustees	Marae
Te Hapua X[993]	645a 0r 04p	243 owners	

It can be seen in the table above that the numerical order of the section awards is incomplete. For example there was no Te Hapua 12 or 25 or 26. This was because at the November hearing a proposed occupier had not been confirmed. In some cases the court had provisionally awarded the sections to the Crown. Why this was done at the time is not clear from the records viewed. There was an existing charge owed to the Crown against the Te Hapua block of £147. Research to date has not identified the source of this debt, it may have been related to court or survey fees, or historical rates and survey charges. At the November hearing some of the vesting orders were made to persons who paid cash for extra shares, and these payments were treated as payments towards the debt to the Crown. However, while the Crown had a financial interest in the Te Hapua block as a debt owed, that charge had not been converted to an actual ownership interest. Court staff subsequently realised that the payments made by individuals for sections, while reducing the debt, could not be converted to shares in the Te Hapua block.[994]

[993] Title award made 1 KT 352-354, 24 January 1964.
[994] 1 KT 352-354, 24 January 1964.

In January 1964 the Māori Land Court heard a submission from the Deputy Registrar at Whangarei on how to resolve the situation and complete the partition and vesting orders. Instead of making the Crown an owner of any section the Deputy Registrar recommended using the conversion scheme. Court staff had calculated that if the Māori Trustee acquired all shares of owners worth £2 or less to transfer to those who had paid cash to acquire extra shares, the amount already paid would cover the debt to the Crown and the shares required to purchase:

Cash payments received	£241.14.1
Less Crown charge to be discharged	147.-.-.
Amount which MT should acquire and sell	£94.14.1[995]

The Registrar justified the use of the conversion scheme because 'the title has had quite a number of changes since it was constituted and this step is desirable in any case'.[996]

For the sections which had been allocated to the Crown at first, the Registrar recommended their partition orders should be cancelled, and they should be combined with the residue of the Te Hapua block to be called 'Te Hapua X'. The court agreed and approved the conversion of all shares worth £2 or less (excluding from those who were purchasing extra shares and had been awarded sections). Judge Gillanders Scott commented on the impact of the drawn-out process of title reorganization on the people of Te Hapua:

> In the particular circumstances of the Te Hapua people who are impecunious and who have suffered inconvenience for years due to the Department's decision not to complete the Te Hapua consolidation scheme (in respect of which they paid a considerable sum of fees), the Court recommends that the Maori Trustee charge no commission on these sales.[997]

The court cancelled the partition orders for Sections 12, 18, 20, 25, 26, 27, 30, 31, 32, and 33. A partition order was then issued for Te Hapua X (645a 0r 04p), which was made up the residue of the Te Hapua block along with the cancelled Te Hapua sections. Te Hapua X was awarded to all the owners of the Te Hapua block (less those individuals whose full

[995] 1 KT 352-354, 24 January 1964.
[996] 1 KT 352-354, 24 January 1964.
[997] 1 KT 352-354, 24 January 1964.

shareholding had been used to obtain a section).[998] After the conversion of shares in Te Hapua, there were 243 owners of Te Hapua X.[999]

The recommendation to convert all the shares in Te Hapua under £2 was notified in March 1964 and notices were displayed at Post Offices at Te Hapua, Awanui, and Te Kao, along with the Māori Affairs offices in Kaitaia and Whangarei for three months.[1000] No written or oral objections were received by the Māori Land Court.[1001] The court made an order under Section 445 vesting the interests of 141 owners in the Māori Trustee at a court hearing in Te Hapua on 13 August 1964. The vesting order was backdated to 13 November 1963 to correspond with the amalgamation order.[1002] The 94.429 shares transferred to the Māori Trustee were then vested in the owners of seven Te Hapua sections in return for the payments they had made previously.[1003] The Māori Trustee did not remain on the title to Te Hapua.

12.4.3 Te Hapua 42 Amalgamation and Incorporation

As noted above, when the Te Hapua amalgamation took place, the intention was that the bulk of the block (not used for individual sections) would be bought under the existing Section 438 trust for the larger Pakohu blocks. By 1965 it had been decided to combine all the blocks administered by the trust, along with Te Hapua X, into one amalgamated block which would then be administered by an incorporation.

On 9 February 1965 a meeting of Pakohu owners was held at Te Hapua to consider a proposal to cancel the existing titles and amalgamate Pakohu 1, 2B2AV (Residue), 3A, 3B, Muriwhenuatika 1A, 1B, 1C, 2, Ohao 1, 2A, Takapaukura and Te Hapua X in one title as one block to be called Te Hapua 42.

.The Pakohu 1 meeting was attended by Puhi Hone Paraone, Hone Rameka, Hohepa Karaihe Mare, Hone Neho, Honetana Moko Aperahama, Hone Te Herewini Paraone, Hopa Hone Paraone, Mairere Henare Romana, Makinihi Toi Matene, Moekauri Tame Romana, Nancy Haturini, Neta Herewini Paraone, Manawa Karaihe Mare who held 104.740 shares and by

[998] 1 KT 352-354, 24 January 1964.
[999] List of Owners, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9789-9797].
[1000] 2 KT 88, 13 March 1964.
[1001] 2 KT 115, 30 June 1963.
[1002] 2 KT 212, 13 August 1964.
[1003] Te Hapua Historic Ownership Schedule, Document-1298973, Pātaka Whenua, maorilandcourt.govt.nz/ accessed 30 April 2026.

proxy for Matekino Rapata Hoterene, Pateriki Henare Romana, Rawiri Karanui, Paratene Tipene Kapa, Apikaera Hone Paraone who held 69.063 shares making a total 173.803 shares represented at the meeting out of the 2352.234 shares in the block.[1004] Pakohu 1 had 249 owners listed on the title and at the time of the meeting 6 were listed as deceased. The court had addresses for 46 owners of whom approximately 39 lived in the Muriwhenua region and 8 in Auckland and others in Waikato and Gisborne.[1005]

The Pakohu 2B2AV meeting was attended by Hone Rameka, Mei Everitt, Ngamatehuriua Karaihe Mare, Moke Rewi Aperahama, Ringakaha Wi Paraone, Maierere Henare Romana, Motu Rapata Hoterene, Hupata Ruihi Mare, Hopa Hone Paraone, Hare Mutu Kapa, Herewini Paraone, Hohepa Keraihe Mare, Puhi Hone Paraone, Hone Neho, Manawa Karaihe Mare with proxies from Rewiri Karanui, Tiopira Hawiri Henare and Henare Murupaenga who together held 126.653 of the 1860.000 shares in Pakohu 2B2AV.[1006] Pakohu 2B2AV had 689 owners listed on the title as at 30 August 1959 and at the time of the meeting 13 were listed as deceased. The court had addresses for 88 owners of whom approximately 67 lived in the Muriwhenua region with 19 living in Auckland and others in Waikato and Wellington.[1007] The capital value was £2,050 with improvements of £650.[1008]

The meeting of owners for Pakohu 3A was attended by Herewini Paraone, Erana Rewi Aperahama, Esther Mani, Moekauri Tame Romana, Taha Puhi Paraone, James Subritzky and Nere Subritzky who held 0.721 of the 11.000 shares in the block.[1009] Pakohu 3A had 105 owners as at 2 November 1961 and at the time of the meeting none were identified as deceased. The court had addresses for 11 owners of whom 9 lived in the Muriwhenua region with the others living in Pukekohe and Opotiki.[1010] There was a historical rates compromise of £14.[1011]

[1004] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 333/j 7563 (R18426590), ANZ Auck [#T19 IMG_9776].
[1005] Schedule of Owners, n/d, BAAI 11466 A353 333/j 7563 (R18426590), ANZ Auck [#T19 IMG_9789-9798].
[1006] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/a 7564 (R18426591), ANZ Auck [#T19 IMG_9671].
[1007] Schedule of Owners as at, 30 August 1959, BAAI 11466 A353 334/a 7564 (R18426591), ANZ Auck [#T19 IMG_9690-9710].
[1008] Notice of Meeting, 14 January 1965, BAAI 11466 A353 334/a 7564 (R18426591), ANZ Auck [#T19 IMG_9687].
[1009] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/i 7572 (R18426599), ANZ Auck [#T19 IMG_9752].
[1010] Schedule of Owners as at, 2 November 1961, BAAI 11466 A353 334/i 7572 (R18426599), ANZ Auck [#T19 IMG_9757-9759].
[1011] Schedule of Charges, BAAI 11466 A353 334/i 7572 (R18426599), ANZ Auck [#T19 IMG_9760].

The meeting of owners for Pakohu 3B was attended by Ethel Epps, Hone Rameka, Herewini Paraone, Ringakaha Wi Paraone, Tutangiora Kapa, Moekauri Tame Romana, Hari Mutu Kapa, Hemowai Manuera Waata, Hoani Everitt, Hopa Hone Paraone, Hemi Manuera Waata, Karepori Mutu Kapa, Mairere Henare Romana, Mere Paitai, Waata Te Pania with proxies for Pateruki Henare Romana and Apikaera Hone Paraone. Together they held 4.502 shares out of a total 37.000 shares in the block.[1012] Pakohu 3B had 221 owners as of 7 November 1962 and at the time of the meeting 1 was identified as deceased. The court had addresses for 48 owners of whom 41 lived in the Muriwhenua region, 3 in Auckland and the others in Wellington and Waiouru.[1013] There was a historical rates compromise charge of £35.[1014]

The meeting of owners of Te Hapua X was attended by Puhi Hone Paraone, Hone Rameka, Hohepa Karaihe Mare, Hone Neho, Honetana Moko Aperahama, Hone Te Herewini Paraone, Hopa Hone Paraone, Mairere Henare Romana, Makinihi Toi Matene, Moekauri Tame Romana, Nancy Haturini, Neta Herewini Paraone, Manawa Karaihe Mare with proxies from Matekino Ropata Hoterene, Pateriki Henare Romana, Rewiri Karanui, Paratene Tipene Kapa, Apikaera Hone Paraone. Together they held 173.803 of 2,352.234 shares in the block.[1015] Te Hapua X had 249 owners of whom 7 were deceased at the time of the meeting. The court had addresses for 47 owners, 39 were living in the Muriwhenua region and 8 in Auckland with the others in Gisborne and Tokoroa.[1016] There were no historical rates or survey compromise charges.[1017]

The meeting of owners proceeded as a combined meeting for all 13 blocks proposed to be amalgamated, followed by separate votes for each block. The minutes of the meeting record few details about the discussions which took place before the votes. The officials and trust secretary explained the details of how an incorporation would function, after which the minutes record: ‘Owners now fully understand the position and several of them spoke in

[1012] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/b 7565 (R18426592), ANZ Auck [#T19 IMG_9726].
[1013] Schedule of Owners as at, 7 November 1962, BAAI 11466 A353 334/b 7565 (R18426592), ANZ Auck [#T19 IMG_9735-9740].
[1014] Schedule of Charges, BAAI 11466 A353 334/b 7565 (R18426592), ANZ Auck [#T19 IMG_9741].
[1015] Meeting of Owners, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9776].
[1016] Schedule of Owners, n/d, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9789-9798].
[1017] Schedule of Charges, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9799].

favour of the proposal'.[1018] The owners present for the Pakohu blocks (and all the other blocks) voted unanimously in favour of the proposed amalgamation.[1019] Those present nominated 11 persons to be appointed to the committee of management but the court official explained that the court would usually only appoint 7 to the committee. The owners also requested that the name of the incorporation be 'The Proprietors of Te Aupōuri', but they were told it was usual practice for the name of the incorporation to follow the name of the block.[1020]

The next month the Māori Land Court implemented the resolutions. The court hearing was attended by the trustees and other owners, who were not listed in the minutes. The court said the orders made were 'by consent' and in accordance with the unanimous resolutions of the minutes of the meetings of owners. The court cancelled the title or partition orders for the following blocks and amalgamated them into one title to be called Te Hapua 42. The existing trusts over the blocks were dissolved.[1021] The Te Hapua 42 block had 1,376 owners with 9,070 shares.

Table 18: Blocks Amalgamated into Te Hapua 42[1022]

Block	Area	Capital Valuation for Share Purposes
Muriwhenuatika 1A	212a 3r 23p	£90
Muriwhenuatika 1B	426a 0r 23p	£200
Muriwhenuatika 1C	2,341a 1r 26p	£1,350
Muriwhenuatika 2	70a 0r 00p	£40
Ohao 1	200a 0r 00p	£150
Ohao 2A	30a 0r 00p	£50
Otu	162a 0r 00p	£40
Pakohu 1	4,169a 0r 00p	£3,000
Pakohu 2B2AV (Residue)	2,923a 0r 00p	£2,050
Pakohu 3A	214a 1r 00p	£100
Pakohu 3B	720a 3r 00p	£300
Takapaukura	247a 2r 00p	£150
Te Hapua X	645a 0r 04p	£1,550
Total	**12,361a 3r 36p**	**£8,770**

[1018] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[1019] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3708].
[1020] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[1021] 3 KT 29-32, 4 March 1965.
[1022] 3 KT 29-32, 4 March 1965.

The court then issued an order incorporating the owners of Te Hapua 42 as 'The Proprietors of Te Hapua 42'. The members of the committee of management were Hone Aperahama, Hone Paraone, Hone Rameka, Motu Rapata, Cyril Hugh Ambrose Reilly, Mairere Romana and Waenga Waenga. The objects of the incorporation were declared to be:

11. To occupy and manage any part of the land as an agricultural or pastoral farm;
12. To use any of the land for forestry including entering into profit sharing contracts with the State Forest Service or private forestry companies;
13. To engage in mining or quarrying operations and granting leases for such purposes;
14. To arrange for the alienation of any portion of the land;
15. To engage in business activities such as camping grounds, holiday parks, accommodation, restaurants on the land, or lease land for such purposes.[1023]

In 1968 another large Pakohu block was added to the Te Hapua 42 Incorporation. On 16 August 1968 a meeting of owners of Pakohu 2B1 (2,115 acres) was held at Te Hapua to consider the inclusion of the block in the Te Hapua 42 Incorporation. Pakohu 2B1 had 669 owners of whom 30 were identified as deceased at the time of the meeting. The court had addresses for approximately 286 owners of whom 204 lived in the Muriwhenua region and 64 in Auckland.[1024] There was a historical rates compromise charge from the 1930s of $136.[1025] The capital value was $6,000 with improvements of $600.[1026]

The meeting of owners for Pakohu 2B1 was attended by Herewini Paraone, Mairere Henare Romana, Paea Nutana, Erana Rewi Aperahama, Hone Rewi Aperahama, Hone Karena, Kate Wi Paraone, Maata Rewi Aperahama, Moekauri Tame Romana, Ngawini Heeki, Nina Tame Romana, Rehu Rewi Aperahama, Ringakaha Wi Paraone, Ruihi Wi Paraone, Hemi Tame Romana, Moke Rewi Aperahama, Hone Neho, Weera Heeki, Waata Te Pania, Heni Wiri Kamariera, Kaa Pene Waanga, Haimona Pene Waenga with proxies from Kahu Herepete Rapihana, David Allen, Neti Harrison, Renee Rogers, Taha Pahi Paraore, Hemi Murray, Waenga Waenga, Nere Subritzky, Pomare Iehu Nopera, Keeti Rurawhe, Aperahama Witana,

[1023] 3 KT 29-32, 4 March 1965.
[1024] Schedule of Owners, n/d, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2647].
[1025] Schedule of Charges, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2648].
[1026] Notice of Meeting, 23 July 1968, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2614]; Particulars of Title, GV, as at 1 October 1967, [2621].

Hopa Hone Paraone, Te Kareongawai Evans, Hemoata Hoko Paraone. Together those represented at the meeting held 19.234 shares out of the total 268.000 shares in Pakohu 2B1.[1027]

Before the Pakohu 2B1 meeting began the chairman pointed out that those present did not hold the necessary 25 percent of shares to satisfy the quorum requirements introduced under Section 4 of the Māori Purposes Act 1967. While the court had the discretion to set a different quorum, this had not been done prior to the meeting. Those present did not want to postpone the meeting because they felt there was a good number of owners present, and it would be very difficult to achieve the 25 percent shareholding quorum given the large number of owners. It was agreed that the meeting would go ahead, and if the resolution passed, the court would be asked to set the quorum at a level which reflected the attendance of the meeting.[1028]

The secretary of the Te Hapua 42 Incorporation explained the 'great potential in the area' for forestry and beachside section development and said the inclusion of Pakohu 2B1 would be beneficial. Waata Te Pania favoured the proposal and said he could not see any owner objecting to the proposal 'as most of the owners are already shareholders in the Incorporation'. Andrew Rollo on behalf of several proxies said he was in favour of the proposal. The minutes record that: 'No owner or representative is against the proposal.'[1029] The resolution to include 2B1 in the incorporation was passed unanimously.[1030]

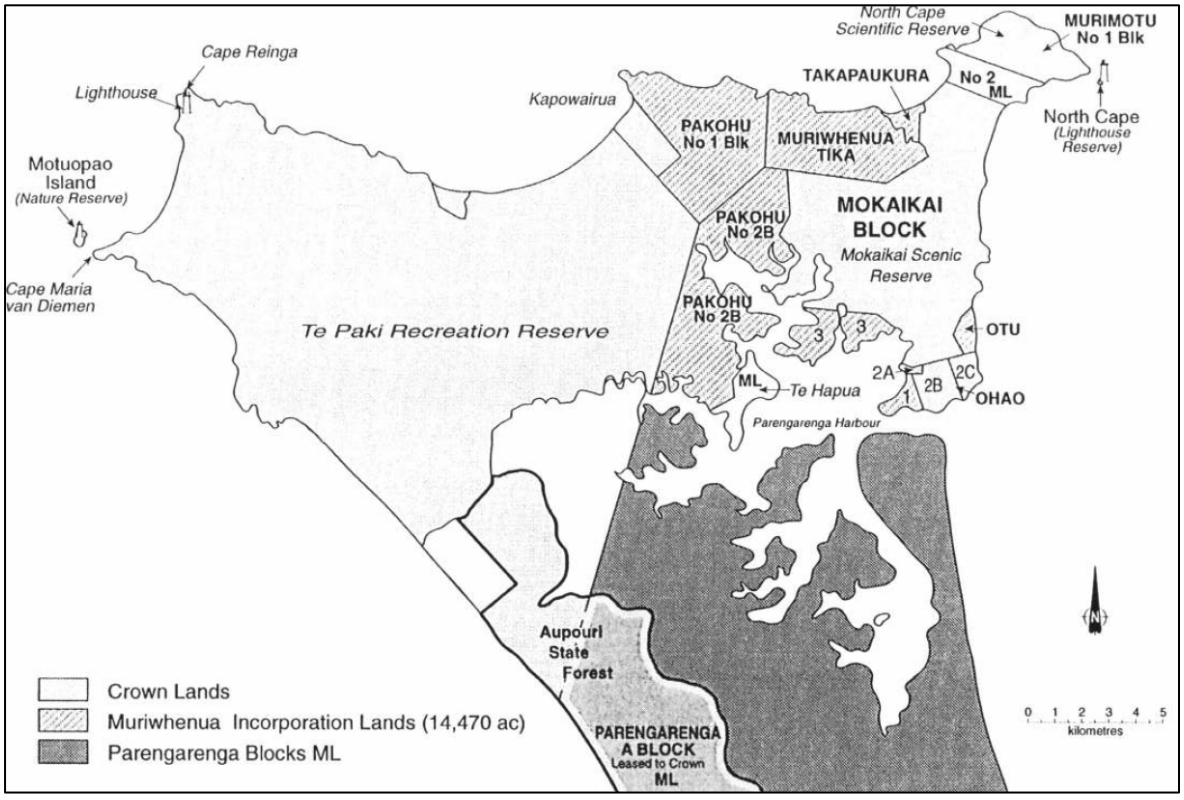
Following the meeting Judge Nicholson agreed to set the quorum requirement at 35 owners.[1031] The Māori Land Court confirmed the resolution to include Pakohu 2B1 in the Te

[1027] Meeting of Owners, 16 August 1968, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2611].
[1028] Meeting of Owners, 16 August 1968, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2611]. This could be done under Section 309(6A) of the Māori Affairs Act 1953, as amended by Section 4 of the Māori Purposes Act 1967.
[1029] Meeting of Owners, 16 August 1968, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2612].
[1030] Meeting of Owners, 16 August 1968, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2613].
[1031] Title Improvement Officer to Judge Nicholson and annotation, 20 August 1968, BAAI 11466 A353 368/n 8033 (R18427047), ANZ Auck [#T19 IMG_2609]; Action Sheet [2598].

Hapua 42 Incorporation in October 1968.[1032] The inclusion of the Pakohu 2B1 block brought the combined area of the Te Hapua 42 Incorporation to 14,518 acres.[1033]

As incorporated land Te Hapua 42 had the legal status of European Land under Section 31(3) of the Māori Affairs Act 1967. In February 1975 the Māori Land Court declared that it would cease to be European Land at the request of the committee of management, and it became Māori Freehold Land once again.[1034] In 1985 the name of the incorporation was changed to the Proprietors of Muriwhenua.[1035] The extent of the Muriwhenua Incorporation lands, and the original block titles are shown on the plan below:

Map 69: Muriwhenua Incorporation/Te Hapua 42 c. 1985[1036]



According to the Ngāti Kuri Deed of Settlement in 1971 the incorporation 'rejected Crown proposals to set up a development scheme preferring to control the development of their lands themselves'.[1037]

[1032] 5 KT 246, 10 October 1968.
[1033] AK ML 424366.
[1034] 9 KT 139-140, 8 July 1975.
[1035] 64 WH 278-300, 9 December 1985.
[1036] Figure 62, Waitangi Tribunal, *Muriwhenua Land Report*, p. 323.
[1037] Ngāti Kuri and the Crown, 'Deed of Settlement of Historical Claims', 7 February 2014, p. 26.

In 1976 the Te Hapua 42 Incorporation leased approximately 9,700 acres of the block to Northern Pulp Ltd for 45 years for forestry purposes.[1038] In 1993 Northern Pulp Ltd was in receivership and the lease was transferred to Juken Nissho Ltd (now known as Juken New Zealand Ltd). In 2013 Juken Ltd assigned the forestry lease to Northern Plantation Ltd.[1039]

12.5 PAKOHU 4 / NGATEKAWA

Pakohu 4 was the most southern portion of the Pakohu block. It was not vested in the Māori Land Board under the Māori Land Claims Adjustment and Laws Amendment Act 1904 along with the other divisions of Pakohu, and has had a different administrative and ownership history, more closely aligned with portions of the Parengarenga block.

In 1956 Pakohu 4A, 4B, 4D, and 4E2 were subject to a combined partition order into the Parengarenga Topu block (see Parengarenga block narrative). The Parengarenga Topu amalgamation arose out of the plan to establish a large-scale development scheme on the Parengarenga blocks, along with the nearby Pakohu 4 and part of Pakohu 2B2AV. Alexander has explained that it was a condition of the Crown agreeing to fund a development scheme that the titles to the separate blocks had to be amalgamated into one block, which could later be divided into separate farm properties.[1040] The Māori Land Court heard the amalgamation application at Te Kao at the beginning of August 1956, with '60-70' owners present. At the hearing one owner of the Pakohu 4 blocks said that while they supported the proposed amalgamation and development scheme, they wanted some of their whānau to be selected to occupy their portion of the block.[1041] The amalgamation order was made in September 1956.[1042] Further detail about the creation, administration, and outcomes of the Parengarenga Topu amalgamation can be found in the Parengarenga block narrative.

The Parengarenga Topu block was subject to various partitions, as detailed in the Parengarenga block narrative. The former Pakohu 4 blocks became part of Parengarenga B3C in 1977 and were leased for forestry purposes.[1043] That partition was cancelled in 1990, and

[1038] Te Hapua 42 Historic Memorial Schedule, Document-1309789, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 1 May 2026.
[1039] Te Hapua 42 Memorial Schedule, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 1 May 2026.
[1040] Alexander, (Wai 45 #Q1), p. 25.
[1041] 78 N 241-248, 7 August 1956.
[1042] 78 N 253-256, 28 September 1956.
[1043] Alexander, (Wai 45 #Q1), pp. 373-374. 10 KT 206, 5 May 1977.

the Pakohu 4 lands became part of Parengarenga B3 Residue which was vested in the Parengarenga A Incorporation.[1044]

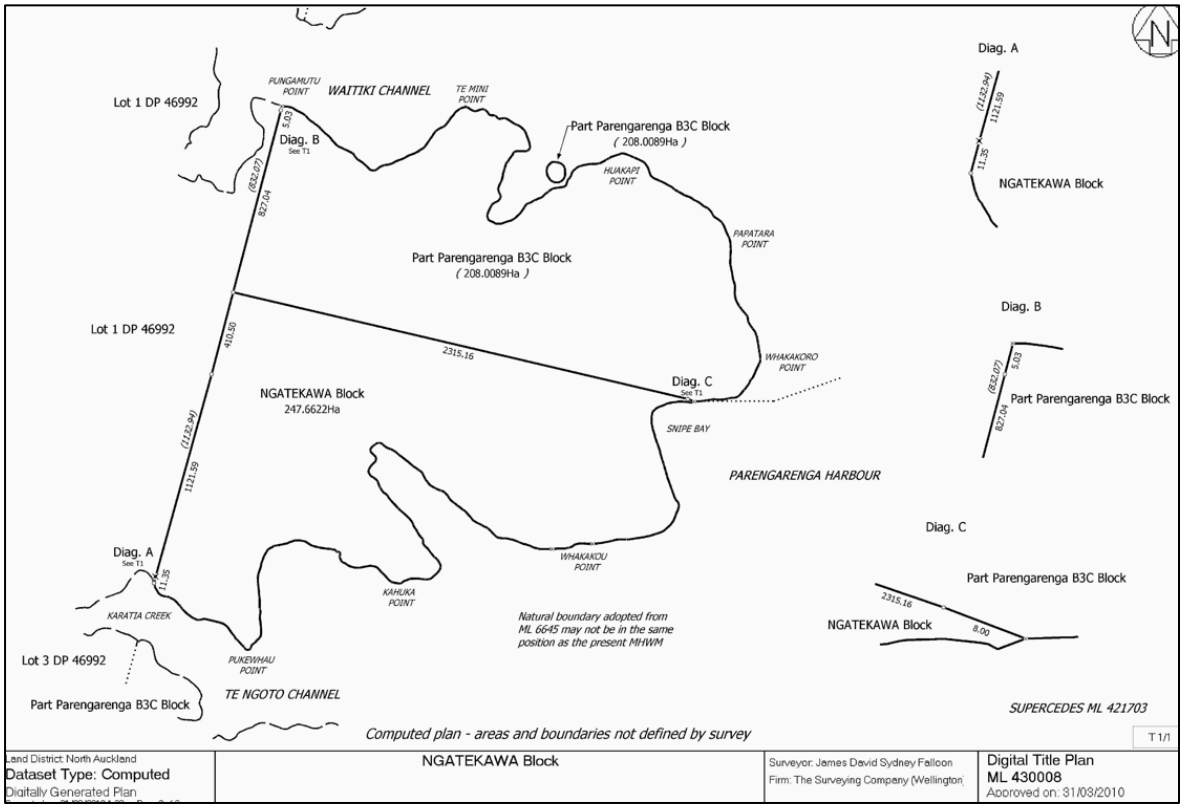
In July 1973 Perenihi Kanara told the Māori Land Court that Pakohu C was used as a burial ground. The court recommended it be set aside as a Māori Reservation and be vested in Te Rata Raharuhi, Perenihi Kanara, Miraka Szazy, Michael Peterson and Leo Emery as trustees.[1045] Pakohu 4C was set apart as burial ground reservation for the 'Maoris at Te Hapua' in 1978.[1046]

In the mid-1990s a group representing the former owners of Pakohu 4, the Poho Tiare hapū sought to regain control of their portion of the Parengarenga B3 Residue block.[1047] The Parengarenga Incorporation agreed to release the former Pakohu 4 blocks for the trust, but work was required to identify and compile a list of the relevant owners. A list of 104 descendants of the original owners was produced in October 1997, and the Māori Land Court adjourned the application to allow one month for any objections to the list.[1048]

In November 1998 the Māori Land Court made an order under Section 306 of the Te Ture Whenua Māori Act 1993 cancelling all the previous partitions of Pakohu 4. Parengarenga B3 Residue was then partitioned to separate out the former Pakohu 4 (including the 4C and 4E1 blocks) to be known as the Ngatekawa block. It was 247.662 hectares with 105 owners. The remainder of Parengarenga B3 Residue retained that appellation but was reduced in size to 9,343.8378 hectares, and it was vested in the remaining owners. The Parengarenga B3 Residue trust was terminated for the Ngatekawa block, while remaining in place for the rest of the Residue block.[1049]

[1044] 16 KT 247-249, 10 May 1990. See also 69 WH 35-38, 7 February 1990.
[1045] 8 KT 56, 10 July 1973.
[1046] NZG, 1978, pp. 426-427.
[1047] 19 KT 192-4, 209, 264-271, 5 October 1996.
[1048] 20 KT 135-138, 3 October 1997.
[1049] 87 WH 107, 4 November 1998.

Map 70: Ngatekawa, 2010[1050]



The pre-existing forestry lease has remained in place over the Ngatekawa block. In 2008 the Pohotiara (Ngatekawa) Ahuwhenua Trust was constituted, and the block was vested in the trust.[1051] Judge Ambler made the following comment on the history of the block:

> The community at Ngatekawa appears to have all but disappeared. No doubt many families moved out of the district for work Some of the trustee nominees spoke of disconnection of owners and their whanau from the land and hapu. This is not untypical where land has been amalgamated. At present only small number of owners take an active interest in the land. It is not clear that the land has provided any financial benefit to the owners since its amalgamation in 1956. There also appears to be an underlying grievance that the land was committed for forestry purposes - certainly the trustee nominees feel they have mandate from the owners and the hapu to not extend the forestry lease for further rotation and to re-establish papakainga.[1052]

[1050] AK ML 430008 [DB].
[1051] 126 WH 134-154, 8 August 2008.
[1052] 126 WH 138, 8 August 2008.

12.6 PAKOHU AND TE HAPUA TITLE SUMMARIES

Almost all of the 11,994-acre Pakohu 1-5 blocks have remained in some form of Māori ownership, but they have undergone many changes in both the form of ownership and composition of ownership groups, along with changes of administration. Some areas of the original Pakohu blocks are now ‘Te Hapua’ and ‘Ngatekawa’ blocks.

Table 19: Pakohu Title Summary

Block	Area	Outcome
Pakohu 1	4,169a 0r 00p	Amalgamated 1965, now Part Te Hapua 42
Pakohu 2A	2a 3r 35p	Te Hapua School Site, transferred to the Crown 1898. Vested in Te Manawa o Ngāti Kuri Trust 2015, leased to the Crown
Pakohu 2B1	2,115a 0r 00p	Included in the Te Hapua 42 Incorporation 1968, now Muriwhenua Incorporation. Māori Freehold Land 2025
Pakohu 2B2(Part)	1a 0r 00p	Taken under Public Works Act for Wharf 1916 – revoked 1938. Māori Freehold Land 2025 (vested in Māori Trustee)
Pakohu 2B2A	14a 3r 30p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AB	10a 3r 20p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AC	11a 1r 23p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AD	10a 3r 12p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AE	23a 0r 30p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AF	1a 0r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AG	0a 2r 00p	Landing Reserve. Amalgamated 1962, now Te Hapua
Pakohu 2B2AH	18a 0r 26p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AJ	9a 2r 22p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AK	21a 1r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AL	8a 1r 10p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AM	8a 1r 35p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AM1	23a 0r 08p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AM2	4a 2r 08p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AN	5a 1r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AO	23a 0r 08p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AP	11a 2r 08p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AQ	15a 0r 05p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AR	1a 1r 24p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AS	1a 0r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AT	1a 2r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2AV (residue)	2,923a 0r 00p	Amalgamated 1965, now Te Hapua 42
Pakohu 2B2AV (pt)	514a 0r 32p	Amalgamated 1956 into Parengarenga Topu, now part Parengarenga B3C Residue
Pakohu 2B2B	22a 1r 18p	Amalgamated 1962, now Te Hapua
Pakohu 2B2C	21a 2r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2D	31a 0r 20p	Amalgamated 1962, now Te Hapua

Block	Area	Outcome
Pakohu 2B2E	15a 3r 38p	Amalgamated 1962, now Te Hapua
Pakohu 2B2F	26a 0r 16p	Amalgamated 1962, now Te Hapua
Pakohu 2B2G	27a 0r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2H	8a 0r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2J1	8a 1r 24p	Amalgamated 1962, now Te Hapua
Pakohu 2B2J2	42a 3r 14p	Amalgamated 1962, now Te Hapua
Pakohu 2B2K1	0a 2r 00p	Māori Reservation 1962 for Ratana Church Site[1053] Amalgamated 1962, now Te Hapua
Pakohu 2B2K2	50a 0r 00p	Amalgamated 1962, now Te Hapua
Pakohu 2B2L1	4a 2r 03p	Amalgamated 1962, now Te Hapua
Pakohu 2B2L2A	11a 2r 19p	Amalgamated 1962, now Te Hapua
Pakohu 2B2M1	0a 3r 33p	Sold to Mangōnui Hospital Board 1923
Pakohu 2B2M2 (pt)	8a 3r 29p	Amalgamated 1962, now Te Hapua 42
Pakohu 2B2M2 (pt)	0a 1r 30p	Taken for school 1985. Vested in Te Manawa o Ngāti Kuri Trust 2015, leased to the Crown
Pakohu 2B2N	13a 1r 23p	Amalgamated 1962, now Te Hapua
Pakohu 2B2O1	1a 1r 24p	Amalgamated 1962, now Te Hapua
Pakohu 2B2O2	7a 0r 28p	Amalgamated 1962, now Te Hapua
Pakohu 2B2P1 & 2B2R	28a 3r 04p	Amalgamated 1962, now Te Hapua
Pakohu 2B2P2	6a 2r 03p	Amalgamated 1962, now Te Hapua
Pakohu 2B2P3	35a 3r 03p	Amalgamated 1962, now Te Hapua
Pakohu 2B2Q	2a 2r 00p	'Meeting place, recreation and sports ground' Māori Reservation, 1962.[1054] Amalgamated 1963, now Te Hapua 41
Pakohu 2B2S	1a 2r 32p	Te Hapua School Site. Transferred by Māori Land Board to Crown 1930. Revested in Māori owners 1963, now Te Hapua 41
Pakohu 2B2T	4a 0r 35p	Amalgamated 1962, now Te Hapua
Pakohu 2B2V	6a 1r 09p	Amalgamated 1962, now Te Hapua
Pakohu 2B2W	32a 0r 39p	Amalgamated 1962, now Te Hapua
Pakohu 2B2X	2a 0r 00p	Māori Reservation 1962, 'burial ground for the common use and benefit of Māori and European'.[1055] Māori Freehold Land 2025
Pakohu 2B2Y1	12a 3r 36p	Amalgamated 1962, now Te Hapua
Pakohu 2B2Y2	17a 0r 25p	Amalgamated 1962, now Te Hapua
Pakohu 2B2Z	18a 0r 04p	Amalgamated 1962, now Te Hapua
Pakohu Recreation Reserve	7a 1r 15p	Māori Reservation 1962. Māori Freehold Land 2025 (1 owner)
Pakohu 3A	214a 1r 00p	Amalgamated 1965, now Te Hapua 42
Pakohu 3B	720a 3r 00p	Amalgamated 1965, now Te Hapua 42
Pakohu 4A	37a 0r 00p	Combined Partition 1956 into Parengarenga Topu. Partitioned 1998, now Ngatekawa

[1053] NZG, 1962, p. 971.
[1054] NZG, 1962, p. 971.
[1055] NZG, 1962, p. 971.

Block	Area	Outcome
Pakohu 4B	243a 3r 08p	Combined Partition 1956 into Parengarenga Topu. Partitioned 1998, now Ngatekawa
Pakohu 4C	1.0098ha	Burial Ground reservation 1978, now Ngatekawa
Pakohu 4D	201a 3r 08p	Combined Partition 1956 into Parengarenga Topu. Combined partition 1998, now Ngatekawa
Pakohu 4E1	5a 0r 00p	Now Ngatekawa
Pakohu 4E2	121a 2r 24p	Combined Partition 1956 into Parengarenga Topu. Partitioned 1998, now Ngatekawa
Pakohu 5	14a 3r 00p	Cemetery Reserve. Māori Freehold Land 2025 (6 owners/trustees)
Ngatekawa	611a 3r 37p	Māori Freehold Land 2025 (290 owners)

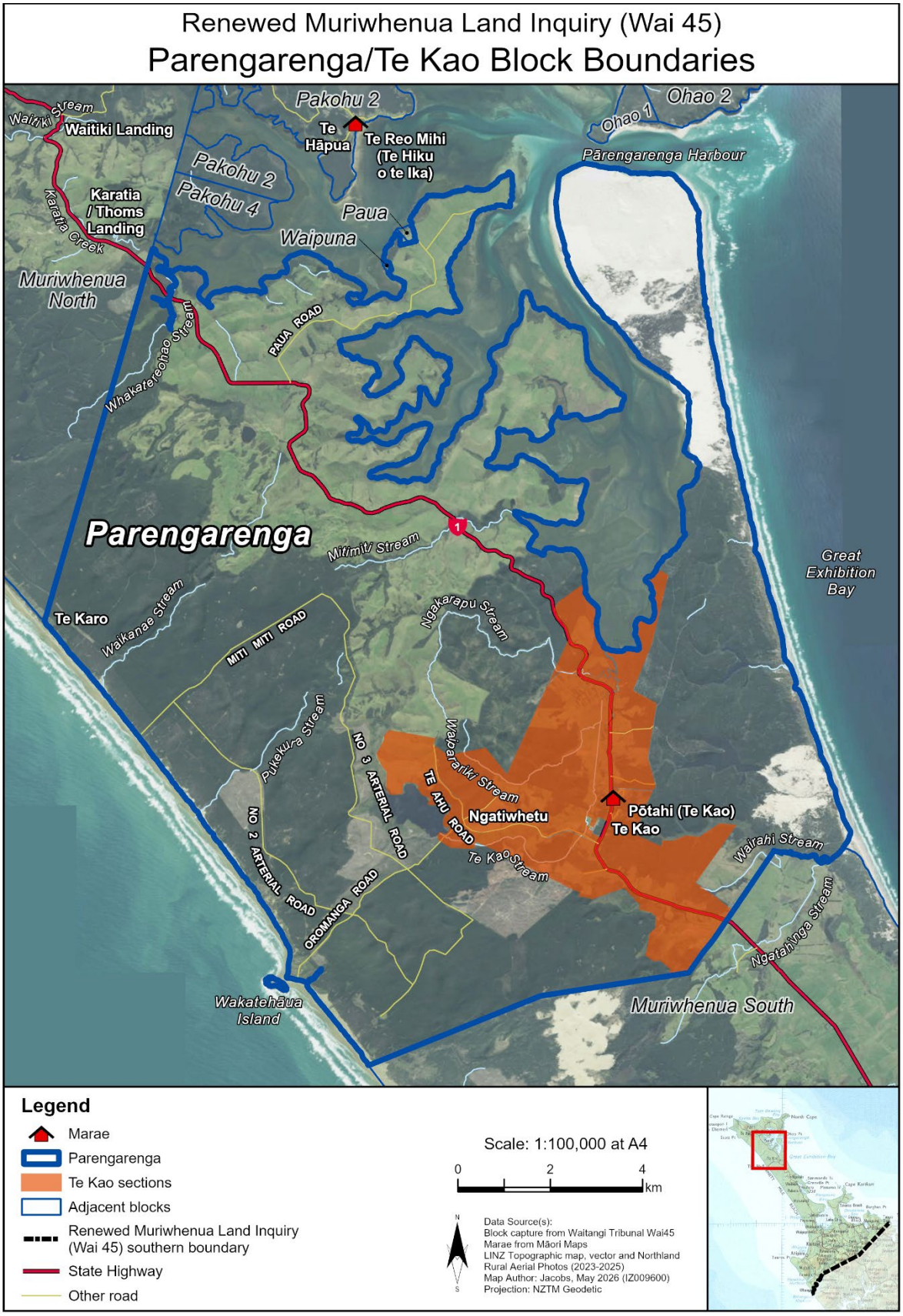
Table 20: Te Hapua Title Summary

Block	Area	Outcome
Te Hapua 1	0a 2r 11p	Declared European Land
Te Hapua 2	0a 3r 00p	Māori Freehold Land 2025. Ratana Church Site Māori Reservation 1963 (23 owners)
Te Hapua 3	2a 0r 00p	Addition to School Site 1963. Vested in Te Manawa o Ngāti Kuri Trust 2015, leased to the Crown
Te Hapua 4	1a 1r 05p	Māori Freehold Land 2025 (12 owners)
Te Hapua 5	1a 3r 01p	Māori Freehold Land 2025 (1 owner)
Te Hapua 6	2a 0r 15p	Māori Freehold Land 2025 (1 owner)
Te Hapua 7	1a 3r 17p	Declared European Land 1969
Te Hapua 8	1a 0r 33p	Māori Freehold Land 2025 (11 owners)
Te Hapua 9	0a 2r 37p	Māori Freehold Land 2025 (1 owner)
Te Hapua 10	0a 3r 31p	Declared European Land 1971. Status changed to Māori Freehold 1989. Māori Freehold Land 2025 (1 owner)
Te Hapua 11	4a 3r 05p	Declared European Land 1969. Status changed to Māori Freehold Land 1998 (12 owners)
Te Hapua 13	0a 2r 00p	Declared European Land 1979
Te Hapua 14	0a 2r 00p	Māori Freehold Land 2025 (1 owner)
Te Hapua 15	0a 3r 08p	Māori Freehold Land 2025 (10 owners)
Te Hapua 16	0a 3r 10p	Māori Freehold Land 2025 (8 owners)
Te Hapua 17	0a 3r 10p	Māori Freehold Land 2025 (1 owner)
Te Hapua 19	0a 3r 10p	Declared General Land 2007
Te Hapua 21	0a 1r 30p	Māori Freehold Land 2025 (1 owner)
Te Hapua 22	0a 1r 30p	Declared European Land 1980
Te Hapua 23	0a 1r 30p	Declared European Land 1971
Te Hapua 24	0a 2r 33p	Māori Freehold Land 2025 (17 owners)
Te Hapua 29	1a 1r 25p	Māori Freehold Land 2025 (1 owner)
Te Hapua 34	1a 0r 36p	Māori Freehold Land 2025 (1 owner)
Te Hapua 35	1a 3r 26p	Māori Freehold Land 2025 (1 owner)
Te Hapua 36	0a 2r 13p	Māori Reservation for Water Supply 1965. Māori Freehold Land 2025 (1 owner)
Te Hapua 37	1a 2r 09p	Māori Freehold Land 2025 (8 owners)
Te Hapua 38	1a 2r 21p	Māori Freehold Land 2025 (1 owner)
Te Hapua 39	0a 3r 04p	Māori Freehold Land 2025 (1 owner)

Block	Area	Outcome
Te Hapua 40	0a 3r 27p	Māori Freehold Land 2025
Te Hapua 41	4a 0r 04p	Māori Reservation for Marae 1964. Māori Freehold Land 2025 (490 owners)
Te Hapua 42	14,518a 0r 31p	Incorporated 1965, now part Muriwhenua Incorporation. Māori Freehold Land 2025
Te Hapua X	633a 2r 31p	Amalgamated 1965, now pt Te Hapua 42

13. PARENGARENGA

Map 71: Parengarenga / Te Kao Block Boundaries



Parengarenga was a very large block around the southern Parengarenga Harbour, with a total area of 48,444 acres. Issues relating to the Parengarenga block, especially regarding Māori Land Board administration, consolidation and development schemes have already been examined by other reports in this inquiry. They were also discussed in the *Muriwhenua Land Report*.[1056] The 'Muriwhenua Post-1865 Block Narratives Report One: Northern Blocks Report' included a very small part of Parengarenga 5B2B which was acquired by the Crown for telecommunications purposes in 1962.[1057] The telecommunications site was included in 'Report One' because of its status as resumable land under Section 27B of the State-Owned Enterprises Act 1986. At the time 'Report One' was written the full history of the entire Parengarenga block was outside the scope of that report. The history of the acquisition of the telecommunications site has now been duplicated in the following Parengarenga block narrative.

13.1 TITLE INVESTIGATION AND PARTITIONS UP TO 1905

The Parengarenga title investigation took place in September and October 1896 before Commissioner J. Clendon. Parengarenga was heard in conjunction with the claims for the neighbouring Pakohu block. At times Parengarenga was referred to as the 'Te Kao' block during the title investigation. The application for title investigation was made by one individual, Ngakura Hape, of the Ngāti Kaha hapū. Her application meant that Te Aupōuri groups, led by Eparaima Mutu Kapa, had to engage in the title investigation process. There were other counter claimants from groups associated with Ngāi Takato, Ngāti Kuri and Te Rarawa.[1058]

The hearing covered several days and generated approximately 120 pages of evidence.[1059] It is beyond the scope of this report to detail all the evidence given. The minute book contains whakapapa and detailed evidence about occupation, land use, wāhi tapu and other significant sites, conquests and battles ranging from the arrival of Te Aupōuri in the far north to conflicts in the early nineteenth century with Ngāpuhi.

Evidence was given by:

[1056] Waitangi Tribunal, *Muriwhenua Land Report*, Wai 45, 1997, pp. 363-371.
[1057] Bassett, (Wai 45 #T28), pp. 359-374.
[1058] 17 N 67-68, 17 September 1896.
[1059] 17 N 67-88, 95-215, 292, 296, 300.

- Ngakura Hare of Ngāti Kaha, claiming from Te Kura and Paimihia;[1060]
- Eparaima Mutu Kapa, from Whanaupani hapū, for Te Aupōuri, claiming from Amongaariki, ancestry, conquest and uninterrupted occupation;[1061]
- Te Keepa, supported Kapa's evidence and provided further whakapapa and other details about ancestral occupation and the impact of the Ngāpuhi attacks which saw Te Aupōuri leave the area for a period and then return;[1062]
- Hemi Taitimu of Te Aupōuri spoke about how he had allowed Ngakura's father to occupy an area of land and his arrangements with Samuel Yates to lease parts of the block. He said that Ngakura had attempted to establish a gum-store and issue gum leases in competition with Yates;[1063]
- Samuel Yates also spoke about Taitimu allowing Ngakura to occupy Ngatikawa;[1064]
- Pene Korako claimed from the ancestor Te Kura for Te Aupōuri and Ngāti Waiora;[1065]
- Te Wairama Maihi of Ngāti Waiora supported the evidence of Pene Korako and spoke about the allocation of blocks around Parengarenga Harbour among various ancestors;[1066]
- Hupata Kakaa claimed from Amongaariki and said he was from Te Whanau Pani hapū;[1067]
- Eru Aperahama said he was from Te Paatu and Ngāti Te Ao and spoke about the claim that Nopera Panakareao obtained mana over the block by assisting Te Aupōuri against Ngāpuhi;[1068]
- Rutene Te Wa from Te Paatu supported Aperahama's evidence and claimed that Nopera and Puhipi had a right by conquest. He traced their descent from Te Kura;[1069]
- Hone Mare of Te Rarawa claimed through the actions of Nopera;[1070]

[1060] 17 N 66-67, 17 September 1896; 17 N 173-200, 26, 28 September 1896.
[1061] 17 N 68-85, 17 September 1896.
[1062] 17 N 95-112, 21-22 September 1896.
[1063] 17 N 112-120, 22 September 1896.
[1064] 17 N 120-124, 22 September 1896.
[1065] 17 N 124-129, 22 September 1896.
[1066] 17 N 130-138, 23 September 1896.
[1067] 17 N 138-143, 23 September 1896.
[1068] 17 N 144-154, 158-160, 24-25 September 1896.
[1069] 17 N 154-158, 24 September 1896.

- Paraone Tuwhare / Ngaruhe of Ngātiteao hapū, supported Ngakura's claim 200, while also acknowledging the Te Aupōuri and Hupata Kaka claims;[1071]
- Hemi Patera from Ngāti Kuri also claimed from Te Kura and Paimihia.[1072]

The court waited until the evidence for the Pakohu block was concluding before delivering its judgment on 19 November 1896. Commissioner Clendon found in favour of Te Aupōuri, whose claim was presented by Mutu Kapa, while also allowing the inclusion of some other counter claimants:

> It is clearly shown by the evidence that Te Aupōuri descendants of Amongariki and Te Ikanui, though they may at various times left their ancestral lands for a number of causes and lived at Ahipara and other places, still they returned and reoccupied their lands at Parengarenga and have remained there unmolested for a number of years past.[1073]

The court considered that the ancestral claim by Ngakura was 'nearly the same' as that made by Mutu Kapa, however because her ancestor Matetini had moved away and did not return, her ancestral rights had 'lapsed from long absence'. Nevertheless, the court considered that Ngakura should be allowed a small interest. The court found that Pene Korako did have an ancestral claim, but that it only applied to him as an individual, and he would be included in the title. Similarly, Hupata Te Kaka's ancestral claim through 'Whai and Puai' was approved, but only those directly descended from the two ancestors would be included.[1074]

The court rejected the counter claim from Hone Mare based on an 'alleged conquest and cession by certain Paparaiti and Ngāti Kuri to Nopera Panakareao'. The court found that the events did not constitute a conquest under either 'European or Maori custom', and any claims Nopera may have had were settled by land sold by Nopera at Kopu Wairua, and by a gift of horses from Te Aupōuri. Further 'Te Hira and Te Mahia returned and took possession and reoccupied the land without interruption'.[1075]

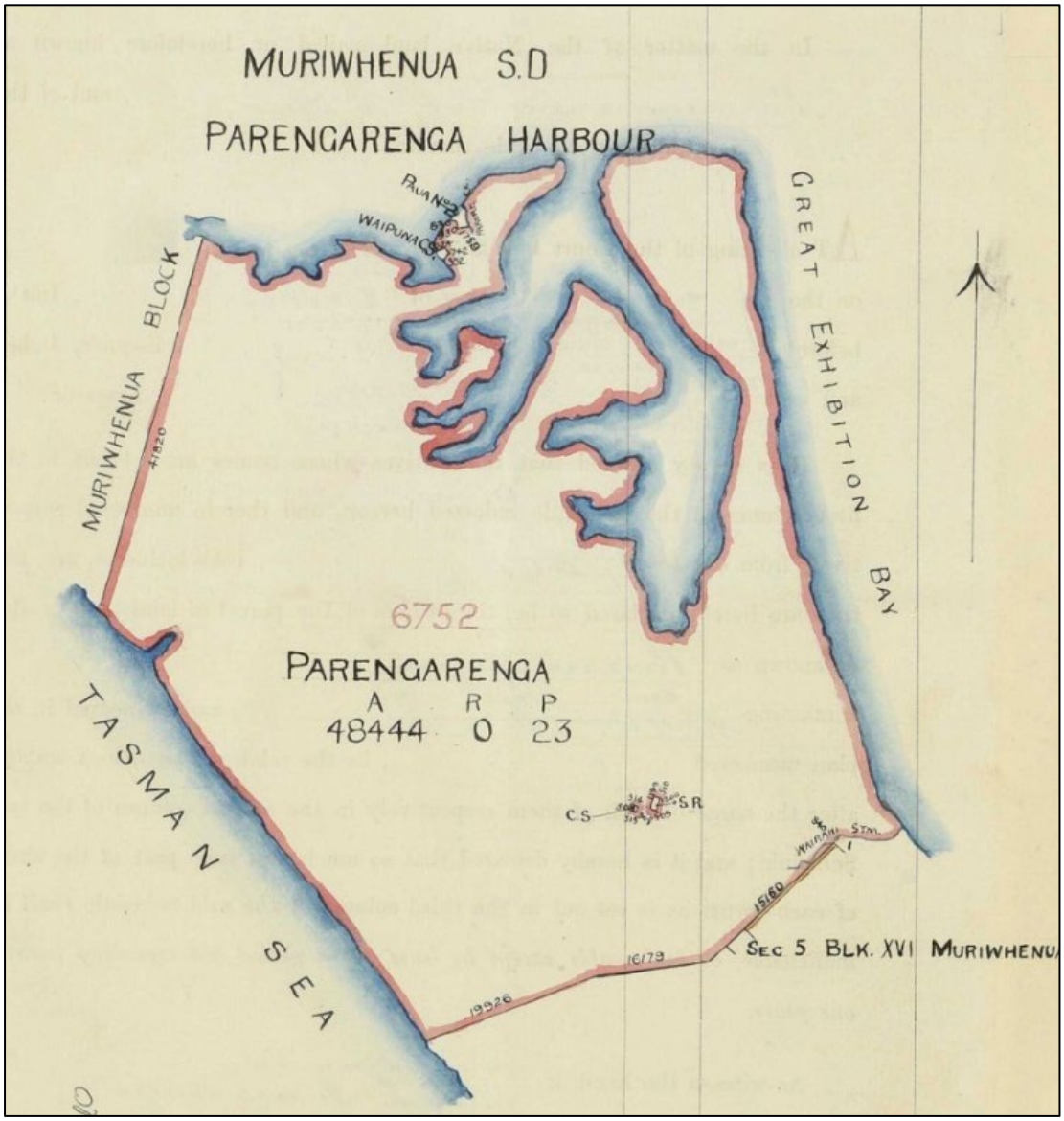
[1070] 17 N 161-173, 25 September 1896.
[1071] 17 N 200-204, 27 September 1896.
[1072] 17 N 205-214, 28-29 September 1896.
[1073] 17 N 293, 19 November 1896.
[1074] 17 N 292, 19 November 1896.
[1075] 17 N 292-293, 19 November 1896.

The court allocated the shares of the successful claimants in Parengarenga as follows:[1076]

Te Aupōuri	47,200 acres
Hupata Te Kaka	2,000 acres
Pene Korako	100 acres
Ngakura	200 acres

The parties were given a few days to finalise their lists of owners for inclusion, which were then approved by the court. At the same time Mutu Kapa and others indicated that they desired Parengarenga to be subdivided for the various parties, but the court did not make the partition orders at that time.[1077]

Map 72: Parengarenga, 1899[1078]



[1076] 17 N 298, 21 November 1896.
[1077] 17 N 197-301, 21-24 November 1896.
[1078] PR 27/151, ABWN 27173 161/a (R25830814), ANZ Auck, *digital copy ANZ website*.

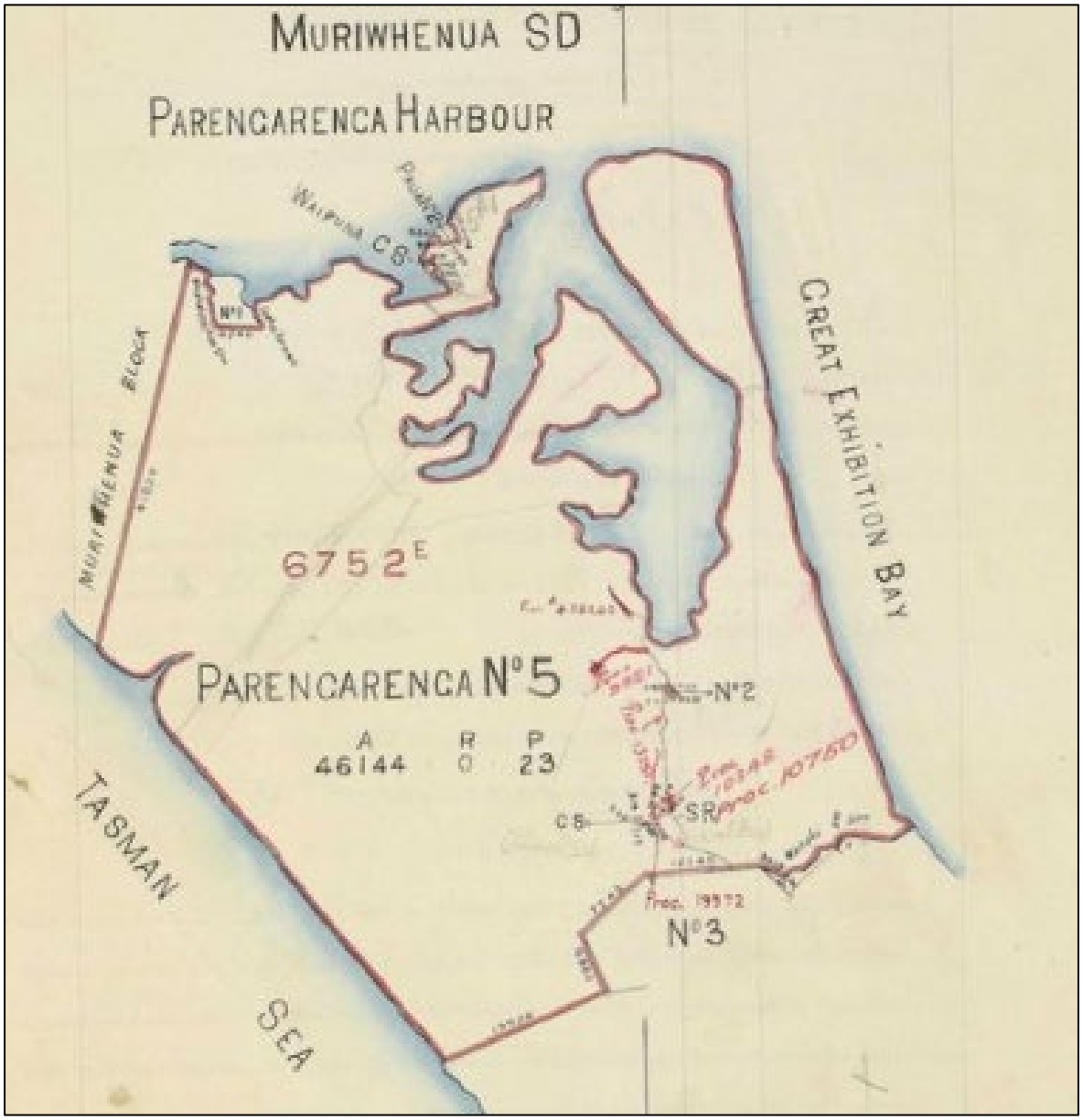
Ngakura Hape appealed against the decision to only award her 200 acres. Her appeal was heard by the Native Appellate Court in October 1898. Judges Scannell and Butler rejected her appeal.[1079] After giving their decision, the Appellate Court commented that the separate awards of different areas for each claimant group made at the title investigation had not been defined on the plan or described by boundaries. This meant the Appellate Court could not make an award for the partitions. It therefore made one title order for the entire Parengarenga block, but said the separate areas identified at the title investigation for each party could be laid off when the block was subsequently partitioned.[1080]

The anticipated Parengarenga partition took place on 26 July 1899. The application was presented by Paratene Kapa who said the owners had arranged where to locate the partitions for Pene Korako, Hupata Kaka and Ngakura. The blocks for Pene Korako (Parengarenga 4) and Hupata Kaka (Parengarenga 3) were to be at the southern end of the block, and Te Aupōuri had also agreed to award two acres at Tangoake to Kaka as a landing reserve (Parengarenga 2). Paratene Kapa said they had agreed with Hare Raharuhi for the Ngakura group to be allocated their 200 acres at the northern end of the block, opposite their Ngatekawa lands in the Pakohu block. Commissioner Clendon made the following partition orders as requested:[1081]

Block	**Area**	**Owners**
Parengarenga 1	200a 0r 00p	Ngāti Kaha - 94 owners[1082]
Parengarenga 2	2a 0r 00p	Hupata Kaka, Atarua Te Haara, Hohepa Te Kaka
Parengarenga 3	1,998a 0r 00p	Hupata Kaka and 196 other 'descendants of Whai and Puai'[1083]
Parengarenga 4	100a 0r 00p	Kiripounamu Pene Korako, Makoare Taurere, Paki Haimona, Raroa Eruera, Rihi Pita, Wairama Maihi, Waru Te Horo
Parengarenga 5	47,200a 0r 00p	Te Aupōuri – 266 owners[1084]

[1079] 28 N 4-28, 35, 24-25, 29 October 1898.
[1080] 28 N 39-40, 29 October 1898.
[1081] 28 N 101-103, 26 July 1899.
[1082] For full list of owners see PR 30/1, ABWN 27173 161/a (R25830814), ANZ Auck, *digital copy ANZ website*.
[1083] For full list of owners see PR 30/2, ABWN 27173 161/a (R25830814), ANZ Auck, *digital copy ANZ website*.
[1084] For full list of owners see owners numbered 1-266 on PR 27/151, ABWN 27173 161/a (R25830814), ANZ Auck, *digital copy ANZ website*.

Map 73: Parengarenga 1, 2, 3 and 5, 1899[1085]



13.1.1 Parengarenga 5 Partition and Relative Interests

Parengarenga 5 was the largest subdivision, spanning the peninsula around the southern arm of Parengarenga Harbour.

The partition and determination of relative interests applications for Parengarenga 5 were heard by Judge Edger in September and October 1901.[1086] Ani Yates told the court she

[1085] NA PR 30/4, ABWN 27173 161/a (R25830814), ANZ Auck, *digital copy ANZ website*. The boundaries of Parengarenga 3 and 4 are shown on Map 78 below.
[1086] 31 N 45-46, 49, 61-67, 77-86, 97-117, 193-195, 230-231, 240.

wanted to restore the partition of Parengarenga 5 which had been arranged by Hemi Taitimu at the previous hearing. Ani Yates (aka Ngawini) was on the title to Parengarenga 5 as Ani Ieti. She was the widow of the gum merchant and trader Samuel Yates, who had purchased large areas of the Muriwhenua Peninsula and informally leased parts of Parengarenga before the title investigation. The Yates ran a store and gum merchant business at Paua.[1087]

According to Yates, it had been agreed at the title investigation to award 11,195 acres at Paua to Hemi Taitimu and 31 others including herself. The remainder of the block was to be awarded to all the 266 owners of Parengarenga 5, including the 32 awarded the 11,195 acres. However, Hone Wi Kaipo (who was one of the 32 owners) said that 11,195 acres was too large for that group, and said that most of the owners did not want to partition the block.[1088]

Wairama Maihi presented Yates' case, referring to the previous arrangement which had selected the partition area for those descended from the ancestors Maihi and Tuatara, while the overall block was for everyone descended from Te Amongaariki. Evidence about whakapapa and ancestral occupation was given by Wi Kaingaroa, and Yates explained how it had been arranged by Hemi Taitimu.[1089]

Hone Wi Kaipo and Paratene Kapa said they were not aware of the previous arrangement and stressed that Yates was not descended from Maihi and Tuatara, nor from Te Amongaariki.[1090] However, the court identified passages in the title investigation minutes which referred to Taitimu wanting to partition the block. After Te Keepa Horo gave evidence about how the list of 31 was selected and the way the boundary was drawn, the court decided that the 11,195 acres as marked on the survey plan would be awarded to the 31 persons previously identified.[1091] This was to be Parengarenga A while the remainder of the block would be Parengarenga B.

Hone Wi Kaipo sought a partition of 2,000 acres of Parengarenga B on the south head of Parengarenga Harbour. He explained that it was sandhills and the sand was expected to be suitable for making glass. Wi Kaipo said that the partition had been discussed and agreed to

[1087] Stokes, (Wai 45 #R8), pp. 44, 186, 191.
[1088] 31 N 45-46, 24 September 1901.
[1089] 31 N 61-66, 26 September 1901.
[1090] 31 N 71-78, 30 September 1901.
[1091] 31 N 81-83, 30 September 1901.

by the owners. He submitted a list of 14 names to be included in the title. No objections were made in court. The court made a partition order for the block, which was to be Parengarenga 5B1, and awarded it to Hohepa P. Ngaruhe, E. Mutu Kapa, Keepa Horo, Matiu H. Tupuni, Wiki Te Whai, Hapi Takimoana, Wiki Pohuto, Paraone Whakaruru, Paratene Kapa, Wiremu Mete, Hone Wikiriwhi, Hone Ropiha, Amiria Herewini, Matiu Kapa, Ere Manuera, and Eru Ihaka.[1092] The remainder of 5B was to be 5B2, which was awarded to all the owners of 5B.[1093]

Ani Yates wanted her Parengarenga 5A interests partitioned so that she was awarded the land at Paua where she had her store. This was objected to by Paratene Kapa and Wairama Maihi, and evidence was given about Samuel Yates' occupation of the area and his relationship with Hemi Taitimu and others.[1094] The court decided in favour of Yates and awarded her and the whānau of Hemi Taitimu 930 acres at Paua as Parengarenga 5A1:

> The main point in this dispute is whether Mrs Yates is entitled to claim that a part of her interest be allotted to her in the Paua peninsula.
>
> The court has come to the conclusion that she is so entitled. It is clear that she was closely associated with Hemi Taitimu up to the time of his death. It is allowed on all hands that Hemi Taitimu was the chief owner of the Paua peninsula. If it be true, as alleged by the other side, that Mrs Yates was made an owner thro [sic] the aroha of Hemi Taitimu, it would be only right that she should now have an interest in that part of the block that specially belonged to Hemi.
>
> The Court is satisfied that the improvements at Paua were made by Hemi Taitimu and Mrs Yates jointly.
>
> The Court considers that Mrs Yates original proposal that the peninsula be awarded to herself, Erina Taitimu, Ramari Wiki, Wiremu Paraone, Paraone Whakaruru and the successors of Hemi Taitimu, is fair and reasonable.[1095]

Wairama Maihi then asked for a cemetery at Epiha, called Rara, to be partitioned. There were no objections and the court awarded two acres as Parengarenga 5A2 to Paraone Whakaruru, Wahanga Kaingaroa and Ramari Wiki.[1096] The remainder of 5A became 5A3.

[1092] 31 N 94, 1 October 1901.
[1093] 31 N 94, 1 October 1901.
[1094] 31 N 97-114, 2-3 October 1901.
[1095] 31 N 114-115, 3 October 1901. The list of owners is on 31 N 194.

The court then considered the application to determine the relative interests in the Parengarenga 5B2 block, which was the largest division. The ancestors involved were Te Kaka, Tupuni and Heitiki. There were disputes about the rights of the sisters of Tupuni (Tonga, Maanga, Te Matakau, Te Mae) who had lived at Whangape and not occupied the block.[1097] Judge Edger gave his judgment on the relative interests in 5B2 on 1 November 1901 but said he would not 'give a lengthy decision' explaining his reasons. The minutes record simply: 'Taking into consideration the evidence given and the number of persons in each list the award would be as follows':[1098]

A. Te Tupuni	51 persons	7,500 acres	150 shares
B. Tonga	20 persons	2,000 acres	40 shares
C. Maanga	23 persons	2,000 acres	40 shares
D. Te Kaka	61 persons	6,600 acres	132 shares
E. Te Mai	44 persons	6,000 acres	120 shares
F. Heitiki	31 persons	4,000 acres	80 shares
G. Te Matakau	25 persons	4,000 acres	80 shares
	255 persons	32,100 acres	642 shares

The decision was followed by each group finalising their list, and the relative shares of those on each list. Eparaima Kapa asked for a portion to be partitioned at Te Kao as a papakainga for all the owners who were currently living at Te Kao. The court went through the original list of owners, and it was agreed that 174 owners would be included in the papakainga, which was to be cut off from 5B2 and called 5B3. In addition Paratene Kapa said there were others living on the land who had been omitted from the original order. He made an application under Section 39 of the Native Land Court Act 1894 to have them added to the list of owners. After discussion out of court, an agreed list of people to be included was approved without objection.[1099]

However, the 1901 awards were not completed by survey or boundary descriptions. In April 1905 the list of names added by Judge Edger was approved by the Native Land Court, along with the addition of four other individuals. The application was conducted by Wairama

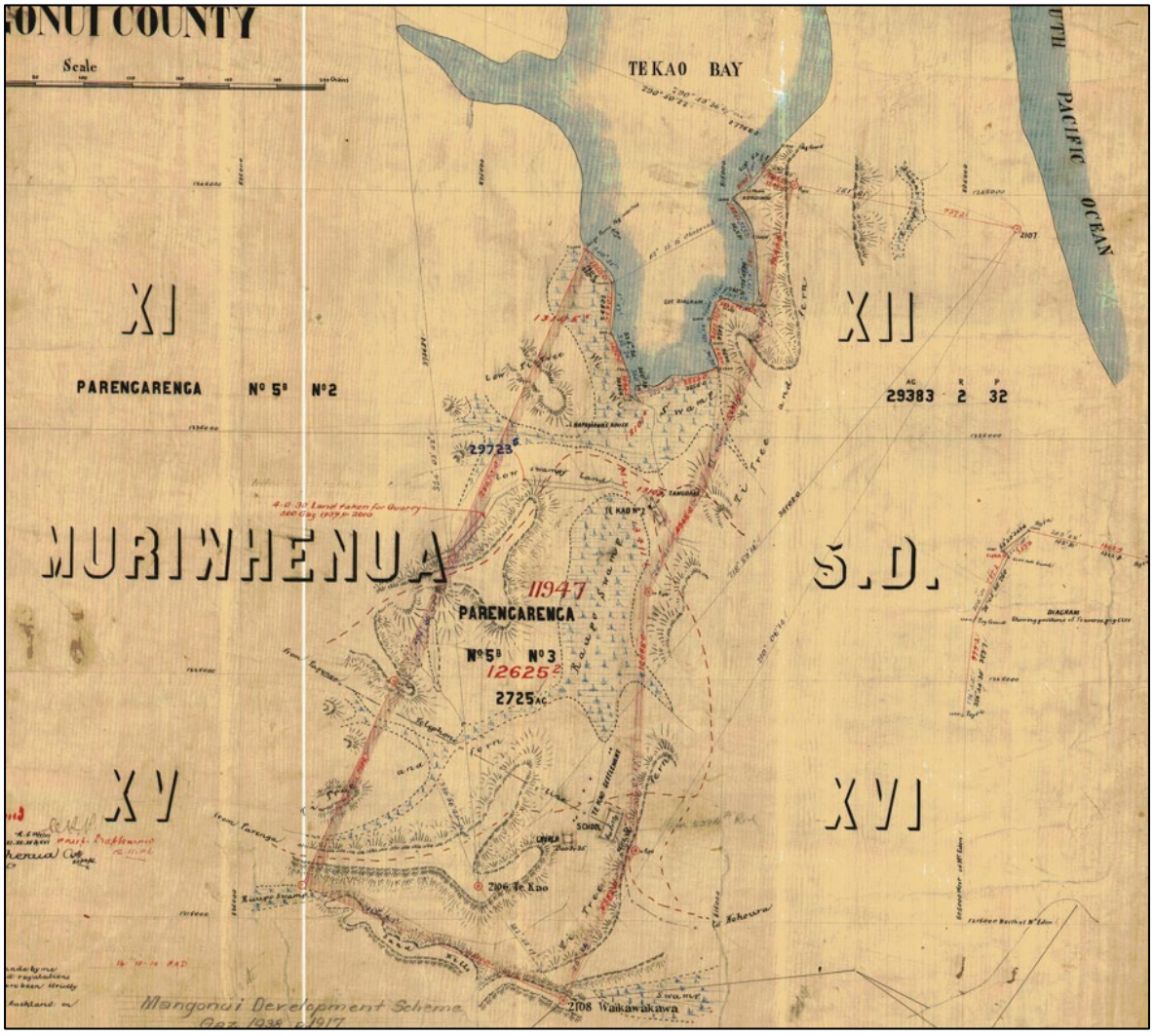
[1096] 31 N 115, 3 October 1901.
[1097] 31 N 245-294, 25 – 30 October 1901.
[1098] 31 N 294-295, 1 November 1901.
[1099] 31 N 295-296, 1 November 1901.

Maihi, and no objections were made during the hearing. The court then issued the following partitions orders, in line with Judge Edger's 1901 awards:[1100]

Block	Area	Owners
Parengarenga 5A1	930a 0r 00p	Ani Ieti [Yates] and 15 others
Parengarenga 5A2	1a 0r 00p	Paraone Whakaruru and 2 others (Rara Mausoleum)
Parengarenga 5A3	10,264 1r 13p	Ani Ieti [Yates] and 40 others[1101]
Parengarenga 5B1	2,820a 0r 00p	Hohepa P. Ngaruhe and 16 others
Parengarenga 5B2	29,383a 2r 32p	Ani Poata and 285 others[1102]
Parengarenga 5B3	2,725a 0r 00p	Awarua Karena and 251 others[1103]

Parengarenga 5B3 was intended to include all the good land at Te Kao as a papakainga.[1104]

Map 74: Parengarenga 5B3, 1905[1105]



[1100] 37 N 47-50, 1 April 1905.
[1101] The full list of names is on 31 N 193-194, 1 October 1901.
[1102] See 31 N 312-320 for full list of names after additions and succession orders.
[1103] See 31 N 304-311 for full list of names after additions and succession orders.
[1104] 31 N 321, 2 November 1901.
[1105] AK ML 7217, detail [DB].

In July 1908 Eparaima Mutu Kapa and 10 others, on behalf of over 200 Te Aupōuri lodged a petition requesting the Native Land Court to determine the equitable interests in Parengarenga 5. The petition alleged that some people had been included in the title to the block 'through the influence of money'. The petition was lodged in the context of anticipated rental distributions from the Māori Land Board (see below). The petitioners were concerned that if the relative interests remained equal then owners living at Ahipara, Whangape, Hokianga and elsewhere would receive the same payments as the people who had been permanently occupying Te Kao and Parengarenga.[1106] In response to the petition the Registrar and Native Department Under Secretary informed the Native Affairs Committee about the history of title investigations, and that the relative interests in Parengarenga 5 had been decided by the Native Land Court in 1905. It was pointed out that the petitioners had not lodged appeals against those awards at the time.[1107]

13.2 MĀORI LAND BOARD ADMINISTRATION

13.2.1 Vesting in Māori Land Board and Leases

Surveying the large Parengarenga blocks was very expensive. The survey was made in 1899. In December 1900 the surveyors, Mountain and Newton, were granted survey charging orders for the following amounts, with provision for five percent interest from the date the survey was approved. The minutes record that while the owners of Parengarenga 5 admitted the survey had been done, they complained that it had been ordered by an owner of Parengarenga 3, and that they could have arranged for Parengarenga 5 to be surveyed for much less:[1108]

Parengarenga 1	£9 5s 6d
Parengarenga 2	£2 2s 0d
Parengarenga 3	£17 5s 9d
Parengarenga 4	£5 12s 1d
Parengarenga 5	£574 0s 9d

The survey charges for Parengarenga 1 and 2 were paid by the owners. In 1901 the surveyors sold their survey charging orders for the Pakohu and Parengarenga blocks to Annie

[1106] E. Mutu Kapa and 10 others to Native Minister, 17 July 1908, ACIH 16036 953 MA 1 1908/429 (R22409409), ANZ Well [#T20 502].
[1107] Under Secretary to Chairman, Native Affairs Committee, 31 August 1908, ACIH 16036 953 MA 1 1908/429 (R22409409), ANZ Well [#T20 500].
[1108] 28 N 263-265, 13 December 1900.

[Ngawini] Yates. Annie Yates was the widow of Samuel Yates, one of the earliest Pākehā traders in the Parengarenga district, who also purchased large blocks on the Muriwhenua Peninsula, and had been informally leasing parts of Parengarenga for many years.[1109] Annie was the daughter of John Murray [aka John Borodale] and high-ranking Te Rarawa woman Kateraina Te Kone. Annie also had ancestral links to Te Aupōuri.[1110]

In July 1901 Yates gave notice that unless the survey charges were paid within six months, she would exercise the power under Section 65 of the Native Land Act 1894 to sell the land to recoup the survey cost.[1111] The total charges for the Parengarenga blocks and Pakohu 1, 2, 3 and 5 was £999 18s 1d, plus interest.[1112]

In 1902 Hapi Takimoana wrote to the Native Minister about the threat to sell the land. He explained that they had not ordered the survey and thought it was too expensive. Takimoana asked for government assistance and suggested the blocks could be bought under the Māori Council.[1113] This was followed by a letter from Rewiri Murupaenga, Hapi Takimoana, Eru Ihaka, Hetaraka Raharuhi and Hone Wi Kaipo asking the government to prevent the lands being put up for sale:

> The said lands have been surveyed by a Surveyor, but we did not instruct such surveyor. Now, in consequence of such survey loss has come upon us, as the person to whom the moneys belonged which paid for the survey has given notices that our land is to be put up to Public Auction to pay off the survey money amounting to £900 more or less paid for the survey of the said land.
>
> Now, inasmuch as the application for the said survey was not made by us, there is no justification why we should pay for the said surveys, on the other hand application for the said survey costs should probably be made to the person who applied for the said

[1109] Stokes, (Wai 45 #R8), pp. 44, 186, 191.
[1110] David A. Armstrong. 'Yates, Ngāwini and Yates, Samuel', *Dictionary of New Zealand Biography*, first published in 1996. Te Ara - the Encyclopedia of New Zealand, https://teara.govt.nz/en/biographies/3y1/yates-ngawini (accessed 5 August 2026).
[1111] Dufaur & McCormick to Minister for Native Affairs, 3 July 1901, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 003].
[1112] Stokes, (Wai 45 #R8), p. 191.
[1113] Hapi Takimoana to Minister for Native Affairs, 22 January 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 006-013].

survey. The person moreover who made application for the said survey of the said lands had no interest in our blocks above mentioned.[1114]

The Native Minister, James Carroll, agreed that the Māori owners should not loss their land because of the survey lien.[1115] The Native Department and Māori Land Council proposed that if the Crown advance the money to pay the liens, the blocks could be vested in the council. Proceeds from leasing the land for kauri gum digging, timber milling and/or sand extraction could then be used to repay the Crown.[1116] Deeds were drawn up for the Pakohu and Parengarenga blocks to be transferred from the owners to the Tokerau District Māori Land Council. The Under Secretary for the Māori Land Purchase Department instructed the chairman of the council, Blomfield, that the deeds had to be signed by 'at least a majority of the owners'.[1117]

Collecting the signatures was a matter of urgency, as the sale of the blocks had been set for 9 January 1903.[1118] On 6 January 1903 Cabinet approved the payment of £1,200 as an advance for the survey liens and expenses.[1119] It would seem that the approval of the payment by the Crown was sufficient to stop the blocks being offered for sale at that time. By this time interest and expenses meant that the total paid for the Parengarenga survey liens was £720 9s 2d.[1120] This amount then became a charge on the blocks which was owed to the Crown.

In the end, special legislation was passed to vest the Pakohu and Parengarenga blocks in the Tokerau District Māori Land Council. This was likely because of complications with the block titles, such as un-surveyed and incomplete partition orders, meant the deeds which had

[1114] Rewiri Murupaenga, Hapi Takimoana, Eru Ihaka, Hetaraka Raharuhi and Hone Wi Kaipo to Native Minister, 14 August 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 020-028]. As well as the four signatories, the letter was accompanied by a list of 133 names.
[1115] Native Minister to Houston, Member of House of Representatives, 25 September 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 047].
[1116] Henare Pikaahu, Chairman of the Council, Mangonui District to Native Minister, no date [c. 25 September 1902], ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 080-083]. Stokes, (Wai 45 #R8), pp. 191-192.
[1117] Under Secretary to Chairman, Māori Land Council, 4 December 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 084-085].
[1118] Under Secretary to Chairman, Māori Land Council, 9 October 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 055].
[1119] Under Secretary to Premier, 5 January 1903, and annotation 6 January 1903, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 112].
[1120] Schedule of Survey Liens Paid, no date [c. June 1903], ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 115].

been signed by some owners were not suitable.[1121] Under Section 3 of the Māori Land Claims Adjustment and Laws Amendment Act 1904 Parengarenga 3, 4 and 5 were vested in the council for the purpose of being administered under the Māori Land Administration Act 1900. The section recounted that the Minister had paid the survey lien to prevent the sale of the blocks. The council was empowered to lease, subdivide, manage and improve the blocks, with the first charge on any rents or profits to be the repayment of the amount paid by the Crown for the survey lien.

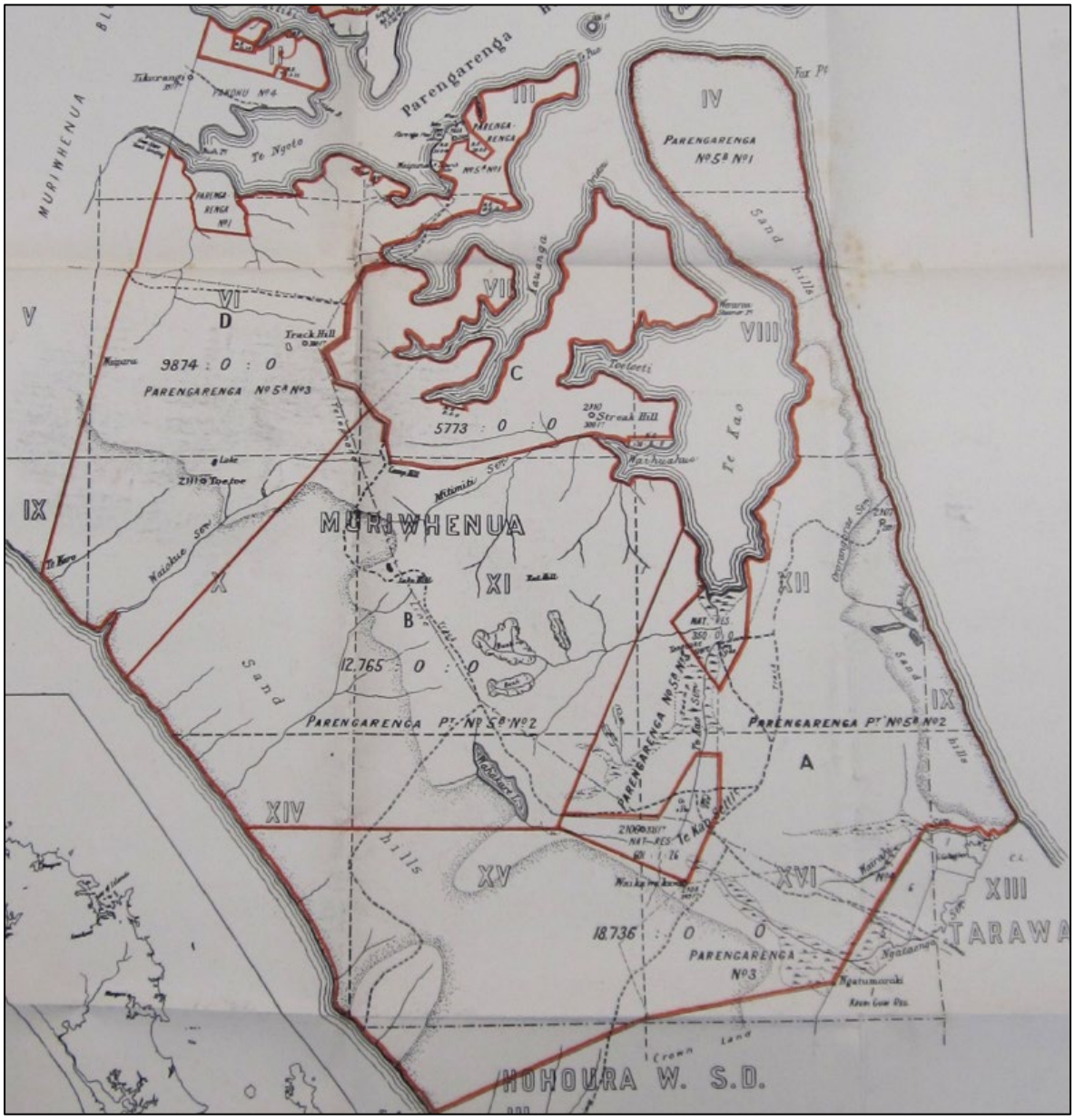
The Māori Land Council had a surveyor inspect the Pakohu and Parengarenga blocks to report on their possible usage. The report made in May 1905 described the land and resources of the blocks as follows:

- Parengarenga 3 (Te Kao), 1,998 acres: 'This block consists of about 1,000 acres of bare sand hills useless for any purpose. The balance is undulating clay and sandstone country covered with stunted Manuka and fern. Gumbearing, about 200 acres raupo swamp suitable for agricultural purposes if drained. This block has been worked over a great deal for gum'.
- Parengarenga 5, 46,151 acres: 'This block consists of about 18,600 acres of bare useless sand hills the balance inferior clay and sandstone undulating country covered with stunted Manuka scrub with the exception of four small clumps of stunted Puriri and Tawhiri covering a total area of some 300 acres; around the School is the Native settlement embracing about 100 acres of good land; the block is all Gumbearing and is not suitable for agricultural purposes but would make a rough run for a limited number of stock. This block has been worked over for Gum a great deal.[1122]

The surveyor recommended that instead of offering the individual blocks for lease, they should be combined and then divided along geographical boundaries into seven properties to be offered for lease.[1123] The Parengarenga leases are shown as 'A', 'B', 'C' and 'D' on the plan below:

[1121] Resident Magistrate to Under Secretary for Māori Land Administration, 14 February 1902, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 127-128].
[1122] V. Brake to President, Māori Land Council, 22 May 1905, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 168-173].
[1123] V. Brake to President, Māori Land Council, 22 May 1905, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 168-173].

Map 75: Parengarenga Lease Areas, 1906[1124]



Over the next year the surveyor laid off the new proposed leasehold properties, making small reserves for Māori kainga. This led to complaints from Māori at Te Kao that their reserves were too small, and that they would have to pay for gum-digging licences.[1125] A total of 57,306 acres of Pakohu and Parengarenga was offered for lease by tender in February 1907.

[1124] Lease Tender Advertisement, 18 December 1906, ACIH 16036 896 MA 1 1906/1009 (R22400876), ANZ Well [#T20 271].
[1125] Stokes, (Wai 45 #R8), pp. 194-195.

This resulted in parts B and D being leased. The other properties were advertised again in January 1909 and leased.[1126]

Lease A

The largest lease was Lease A (18,736 acres), which included Parengarenga 3 and 4, Parengarenga 5B1 (Kokota Sandspit) and the southern and eastern part of 5B2. There were two Māori reserves excluded from lease A: Te Kao (601 acres) and Tangaoke (350 acres). Lease A was leased to Karena Wiki for £50 per annum. In 1916 the President of the Māori Land Board described the lease to Wiki as 'on behalf of all the Natives residing at Te Kao Settlement', which indicates that Te Kao Māori had been successful in obtaining the lease which included the Te Kao area, following their complaints to the Stout Ngata Commission and others.[1127] Alternatively, in 1924 it was reported that Lease A was surrendered in 1915 'as the lands said to be required for Native use and occupation'.[1128] After the lease was surrendered the A and B areas were managed by a five member committee of owners from Te Kao, which oversaw gum-royalties and grazing fees.[1129] Legally it remained vested in the Māori Land Board.

Lease B

Lease B (12,765 acres) was the inland western side of Parengarenga 5B2. In 1907 it was leased to J. Evans for £75 per annum. Lease B was surrendered in 1915 'and held by the board for the use and benefit of all the Native owners of Parengarenga 5B2'.[1130] After the lease was surrendered the A and B areas were managed by a five-member committee of owners from Te Kao, which oversaw gum-royalties and grazing fees.[1131] Legally it remained vested in the Māori Land Board.

[1126] Judge Wilson to Under Secretary, 12 September 1916, ACIH 16036 1175 MA 1 1917/431 (R22406536), ANZ Well [#T20 441-446].
[1127] Judge Wilson to Under Secretary, 12 September 1916, ACIH 16036 1175 MA 1 1917/431 (R22406536), ANZ Well [#T20 441-446].
[1128] Registrar to Native Minister, 3 January 1924, ACIH 16036 1185 MA 1 1918/131 (R22406693), ANZ Well [#T20 365-366].
[1129] Eru Ihaka to President, Māori Land Board, 13 October 1930, BAAI 11466 A39 39/a 1722 (R18421246), ANZ Auck [#T19 IMG_3934].
[1130] Judge Wilson to Under Secretary, 12 September 1916, ACIH 16036 1175 MA 1 1917/431 (R22406536), ANZ Well [#T20 441-446].
[1131] Eru Ihaka to President, Māori Land Board, 13 October 1930, BAAI 11466 A39 39/a 1722 (R18421246), ANZ Auck [#T19 IMG_3934].

Lease C

Lease C (5,773 acres) was made up of those parts of Parengarenga 5B2 and 5A3 which bordered the harbour. In 1909 it was leased to Lancelot A. Yates for £30 per annum. Yates transferred the lease to G.P. Jackson, who was representing the Parenga Gum Company.[1132] Jackson's lease was renewed for a further 10 years from 1919.[1133]

Lease D

Lease D (9,874 acres) included the majority of Parengarenga 5A3 and all of Parengarenga 5A1, apart from some Native Reserves at Paua. It was leased to Francis Yates for £130 in 1907. In 1910 Yates transferred the lease to George Alderton, who was an Auckland solicitor also involved with the Parenga Gum Company.[1134] The lease to Alderton was renewed for 10 years from 1918.[1135]

Stokes outlines the complaints made by owners about the way the board administered the Parengarenga and Pakohu blocks, and the predominance of gum-digging leases. Māori requests to have the lands revested in their own control were rejected.[1136] For example, in 1917 Eru Ihaka and others lodged a petition asking for the leases to be terminated at the end of the first-year term.[1137]

In 1915 Murupaenga Rewiri and 111 others petitioned parliament to terminate the Parengarenga and Pakohu leases at the end of the first ten-year term. They complained that the owners were being charged for gum-digging licences on the land, and that the lessees were not improving the land 'but the fat of the land is being taken'.[1138] The Registrar reported to the Native Affairs Committee that the gum-digging licences were a private matter between the lessees and the owners, and that the lessees had recently been instructed by the Māori

[1132] Judge Wilson to Under Secretary, 12 September 1916, ACIH 16036 1175 MA 1 1917/431 (R22406536), ANZ Well [#T20 441-446].
[1133] Parengarenga and Pakohu Blocks as at 31 March 1924, BAAI 11466 A39 39/a 1722 (R18421246), ANZ Auck [#T19 IMG_3877].
[1134] Judge Wilson to Under Secretary, 12 September 1916, ACIH 16036 1175 MA 1 1917/431 (R22406536), ANZ Well [#T20 441-446].
[1135] Parengarenga and Pakohu Blocks as at 31 March 1924, BAAI 11466 A39 39/a 1722 (R18421246), ANZ Auck [#T19 3877].
[1136] Stokes, (Wai 45 #R8), pp. 193-198.
[1137] Eru Ihaka and 5 others to House of Representatives, Petition 1917/99, ACIH 16036 1296 MA 1 1922/318 (R22408268), ANZ Well [#T19 178-179].
[1138] Murupaenga Rewiri and 111 others to Native Minister, [no date] 1915, ACIH 16036 1142 MA 1 1915/2150 (R22405702) ANZ Well [#T20 256].

Land Board that the gum-holes on the blocks need to be filled in.[1139] Nevertheless, after examining the terms and conditions of the leases, in 1918 the Solicitor-General advised the Māori Land Board that the board could not refuse the right of renewal.[1140] Furthermore because the lessees were entitled to compensation for improvements, after they were renewed a proportion of the rent was retained by the board as a sinking fund.[1141]

In June 1918 the Crown Lands Ranger inspected the leasehold properties. He confirmed that they were held by the company, and shone a light on of the negative effects of the company's activities:

> It is doubtful if the lessees of lease C, D, E and G have ever seen their holdings – one manager looks after all their interests. … The lessees of C, D, E, and G have apparently amalgamated and carry on operations under the style of 'The Parenga Gumfields, Ltd'.
>
> The Company has drafted rules for the diggers to observe and collect 10% of the value of all gum won. Should a digger sell his gum to a private buyer, the money for such has to be paid to him at the Company's office before 10am on the following day. No private buyer is allowed to buy unless accompanied by the manager on a day and time to be fixed by him. Should a digger buy his stores from other than the Company's store, he becomes out of favour with them.
>
> There are fully 400 head of cattle grazing over the land controlled by the Company. I understand they are owned by R. Keene of Wellington, who holds a grazing right from the Company.
>
> Unfortunately, the poor hills and ridges do not contain much gum, so holes are few and shallow; the good fertile swamps and flats rich in gum, are riddled with holes of all sizes and depths and left in a practically valueless state for bringing into crop or grass. I consider that incalculable damage has been done to the four leases practically putting all possibility of cultivation or improvement of the land out of the question <u>for ever.</u> [emphasis in original]

[1139] Registrar to Under Secretary, 28 July 1915, ACIH 16036 1142 MA 1 1915/2150 (R22405702) ANZ Well [#T20 261-262].
[1140] Solicitor General to Under Secretary, Native Affairs, 29 May 1918, ACIH 16036 1185 MA 1 1918/131 (R22406693), ANZ Well [#T20 347].
[1141] Registrar to Native Minister, 3 January 1924, ACIH 16036 1185 MA 1 1918/131 (R22406693), ANZ Well [#T20 365-366].

> On the area controlled by the Company, no improvements have been made, the policy followed being to win as much gum as possible as quickly as possible, and to treat the conditions of the lease simply a scrap of paper.[1142]

However, in the early 1920s the leaseholders stopped paying their rents when the Parenga Kauri Gum company went into receivership.[1143] Judge Acheson became President of the Tokerau District Māori Land Board in 1924. When the Judge reviewed the situation at Te Kao and Te Hapua, he was very critical of the legacy of the board leases:

> I have to report that the Parengarenga and Pakohu matters are in a thoroughly unsatisfactory state and are by no means a credit to the Tokerau Board. Whoever passed the original leases whereby the lessees have had a free hand to do irreparable damage to the land through their gum-digging operations, had neither business ability nor a fit sense of his or their duty to the Native beneficial owners.[1144]

Acheson negotiated the surrender of the leases from the gum company. He later said that the owners were anxious to have the leases terminated and agreed to accept surrenders without seeking rental arrears.[1145]

The Te Aupōuri Deed of Settlement included Crown Acknowledgements of the impact of vesting most of the Parengarenga blocks in the Māori Land Board:

> 4.10.7 this deprived Te Aupōuri of their rights as owners to full control of the administration of their own land at Parengarenga and reduced the land available for Te Aupōuri use to three small reserves at Parengarenga and Te Kao, which contributed greatly to their impoverishment; and
>
> 4.10.8 the Crown breached Te Tiriti o Waitangi/the Treaty of Waitangi and its principles when it failed to return control of the Parengarenga and Pakohu blocks to the owners after the debts had been cleared on the blocks and by failing to ensure that

[1142] Crown Lands Ranger, 'Parengarenga and Pakohu Blocks', 5 June 1918, BAAI 11466 A39 149/a 4332 (R18423659), ANZ Auck [#T19 IMG_9352-9353].
[1143] Registrar to Hoani Weko, 5 February 1929, BAAI 11466 A39 39/a 1722 (R18421246), ANZ Auck [#T19 IMG_3841].
[1144] Judge Acheson to Under Secretary, 30 June 1925, ACIH 16036 1185 MA 1 1918/131 (R22406693), ANZ Well [#T20 375-376].
[1145] President to Accountant, 18 July 1941, BAAI 11466 A39 39/a 1722 (R18421246), ANZ Auck [#T19 IMG_3780].

Te Aupōuri retained sufficient land for their present and future needs while the lands remained in board control.[1146]

13.2.2 Parengarenga 5B3 Papakainga Subdivision 1916

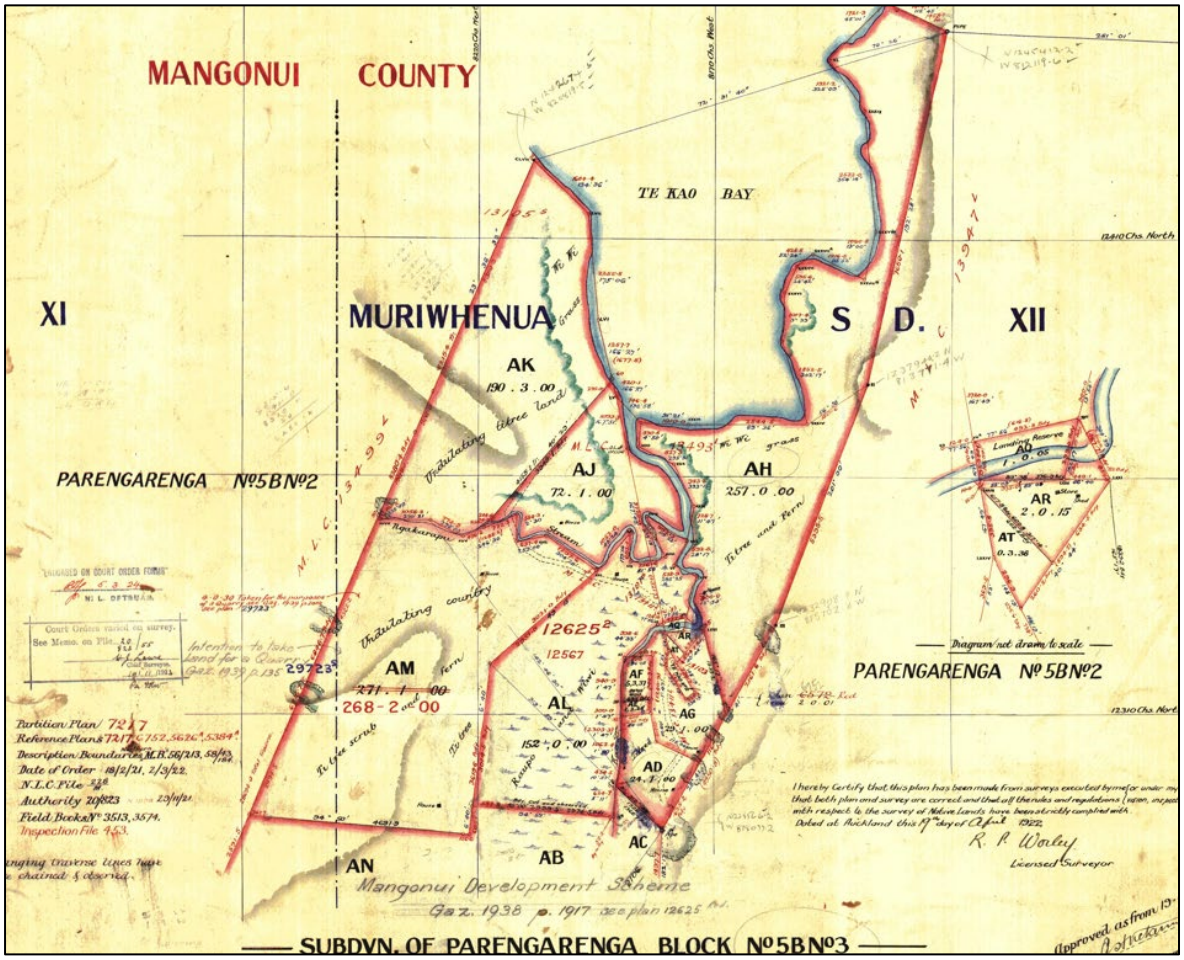
Parengarenga 5B3, which included the papakainga areas at Te Kao and Tangaoke was partitioned on 15 February 1916 by Judge Wilson.[1147] The 5B3 block remained vested in the board, which had consented to the partition of the equitable interests. The block was also part of the lease to Karena Wiki, who had agreed to surrender the 5B3 portion, and receive a proportionate rent reduction. The minutes record it was 'the express desire of all owners living at Te Kao' to partition the block 'to allow the residents the opportunity of improving their sections and to have the portions where there [sic] houses are standing preserved to them without interference from outsiders'.[1148] The partition was conducted by Eru Ihaka, assisted by Reverend Paratene. They presented 54 lists of owners, which were 'panuied' in the court, and received no objections. The court then proceeded to make the partition orders in the table below. In February 1921 the 1916 orders were described as 'interlocutory'. After minor adjustments had been made the court declared the 5B3 partition orders were final, with the titles to date from 18 February 1921.[1149]

Block	Area	Owners
Parengarenga 5B3A	66a 0r 00p	Apiata Horo and others
Parengarenga 5B3B	124a 0r 32p	Hone Ropiha and others
Parengarenga 5B3C	60a 2r 30p	Hohepa P. Ngaruhe and others
Parengarenga 5B3D	65a 3r 24p	Keepa Wiki and others
Parengarenga 5B3E	46a 1r 16p	Haereata Henare and others
Parengarenga 5B3F	40a 3r 30p	Keepa Horo and others
Parengarenga 5B3G	37a 1r 24p	Henare Pako and others
Parengarenga 5B3H	21a 0r 20p	Arihia Etana and Etana Heka
Parengarenga 5B3J	11a 0r 00p	Ripeka H. Popata
Parengarenga 5B3K	20a 0r 19p	Awarua Karena and others
Parengarenga 5B3L	25a 0r 14p	Makatahi Manuera, Mehaka Hone Ngarama, Rehutai Ngarama
Parengarenga 5B3M	58a 1r 10p	Te Paea M.K. Horo and others
Parengarenga 5B3N	3a 3r 15p	Kaimanu Rangitakina and Miriama Reweti
Parengarenga 5B3P	22a 1r 35p	Amokura Hone and Manga Wikiriwhi
Parengarenga 5B3Q	31a 0r 00p	Hohepa Kapa
Parengarenga 5B3R	16a 3r 10p	Paratene Kapa, Piripi P. Kapa, Pihopa P. Kapa
Parengarenga 5B3S	19a 2r 00p	Arerina Hapi, Hemi Kapa
Parengarenga 5B3T	117a 3r 00p	Hoani Tupuni and others

[1146] Te Aupōuri and the Crown, Deed of Settlement of Historical Claims, 28 January 2012, p. 43.
[1147] 56 N 213-222, 15 February 1916.
[1148] 56 N 213, 15 February 1916.
[1149] 58 N 43, 18 February 1921.

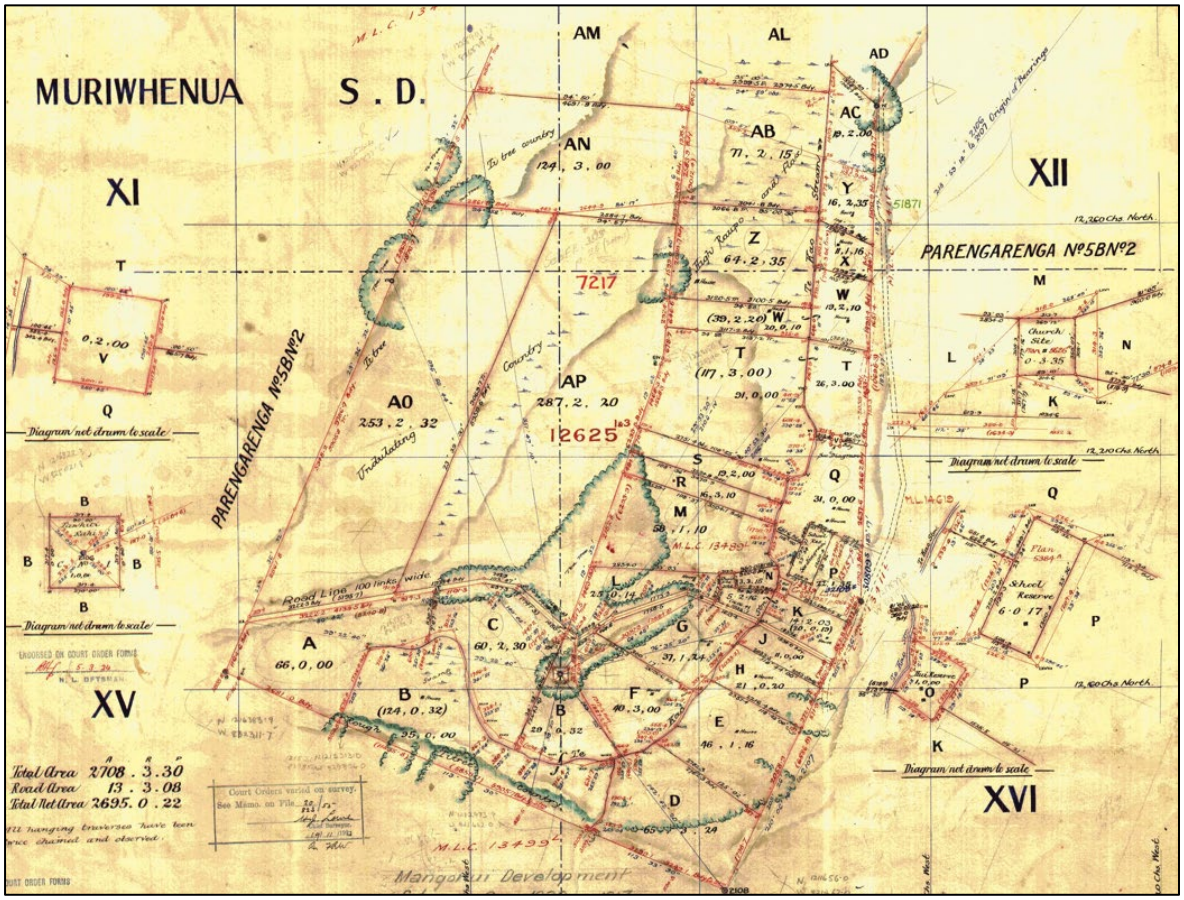
Block	Area	Owners
Parengarenga 5B3W	39a 2r 20p	Karena Wikiriwhi and others
Parengarenga 5B3X	11a 1r 16p	Hariata Waaka and Matire H. Kapa
Parengarenga 5B3Y	16a 2r 35p	Makerita Paneere and Umuroa Tamihana
Parengarenga 5B3Z	64a 2r 35p	E. Mutu Kapa and others
Parengarenga 5B3AB	77a 2r 15p	Apiata K. Horo and others
Parengarenga 5B3AC	19a 2r 00p	Tamihana Etana and Wiki Etana
Parengarenga 5B3AD	24a 1r 00p	Ereatara Takimoana and others
Parengarenga 5B3AE	1a 3r 26p	Wiremu Mete
Parengarenga 5B3AF	5a 3r 37p	H. Merepaea
Parengarenga 5B3AG	29a 1r 00p	Kiri Paraone and others
Parengarenga 5B3AH	257a 0r 00p	Hera Pakinga and others
Parengarenga 5B3AJ	72a 1r 00p	Hehi Hetaraka and others
Parengarenga 5B3AK	190a 3r 00p	Ani Poata and others
Parengarenga 5B3AL	152a 0r 00p	Hohepa Hoani and others
Parengarenga 5B3AM	271a 1r 00p	Eruera Tamihana and others
Parengarenga 5B3AN	124a 3r 00p	Kaio Awarau and others
Parengarenga 5B3AO	253a 2r 32p	Haare H. Popata and others
Parengarenga 5B3AP	287a 2 20p	Erina Hemi and others
Parengarenga 5B3AR	2a 0r 15p	Wiremu Mete
Parengarenga 5B3AT	0a 3r 36p	No name given in minute book
Parengarenga 5B3C1	1a 0r 01p	Tawhitirahi Reserve for all owners of 5B3
Parengarenga 5B3O	1a 0r 00p	Wharenui Reserve for all owners of 5B3
Parengarenga 5B3V	0a 2r 00p	Wahi Tapu Reserve for all owners of 5B3
Parengarenga 5B3AQ	1a 0r 05p	Landing Reserve for all owners of 5B3

Map 76: Parengarenga 5B3AD-5B3AR, 1922[1150]



[1150] AK ML 11947/1, detail [DB].

Map 77: Parengarenga 5B3A-5B3AP, 1922[1151]



13.2.3 Judge Acheson and Te Kao Dairy Scheme

By 1925 the large-scale Māori Land Board leases had all come to an end, but the land remained vested in the board despite the original survey charges having been repaid. Parengarenga 5B3 had been subdivided and individualised for the families living at Te Kao, but the sections also remained vested in the board.

Much has been written about the economic hardships experienced by Māori at Te Kao and Judge Acheson's attempts to improve the situation using his powers as Native Land Court Judge and President of the Māori Land Board. Acheson felt the gum-digging industry was responsible for a lot of the problems faced by Te Kao Māori and that the board should assist with the establishment of family dairy farms by providing loan finance. The funds advanced by the board came from the rentals it had accumulated from the leased land.[1152] The proposal was approved at a number of meetings in Te Kao, Te Hapua and Ahipara in 1926. Acheson's Te Kao dairy scheme was the forerunner to the wider Mangōnui development scheme

[1151] AK ML 11947/2, detail [DB].
[1152] Alexander, (Wai 45 #Q1), pp. 149-150.

instituted by Apirana Ngata in 1930. The administration and outcomes of the development scheme at Te Kao have been examined in detail by Alexander, Stokes and Gieringer. Those reports should be consulted for more information.[1153]

The Te Aupōuri Historical Account summarised the outcome:

> By the 1950s it was clear that the small Te Kao dairy farms were uneconomic units and the increasing debt burdens were unsustainable. As time went on, with only minimal butterfat returns and little prospect of reducing debt the Board of Māori Affairs tried to increase the size of some farms by reorganising interests in uneconomic properties. Some unit farmers had little option but to leave their farms. Sometimes Māori Affairs arranged to transfer these farms to other farmers to create larger, more economic properties. In other cases, families made their own arrangements to sell or transfer farms to one member of the whanau, in an attempt to increase the viability of their farms, thus effectively disinheriting other family members. Despite these attempts, the cycle of debt, dependence, and minimal returns continued.[1154]

Some examples of how development scheme debt resulted in the transfer of farms to one family member who then sold the farm to the Crown because they could not repay the development debt are given in Section 13.4.4.

13.3 TE KAO CONSOLIDATION 1926-1951

The implementation of the Te Kao dairy scheme involved a forerunner of the land consolidation schemes. The intention was for non-resident owners to have their land shares consolidated in their blocks around Kaitaia and Ahipara where they were living, while Te Kao and Te Hapua residents would exchange their shares in Kaitaia blocks for Parengarenga and Pakohu shares.[1155]

Acheson worked with Te Kao Māori during a court sitting in October 1927 to arrange the scheme and layout of blocks at Te Kao.[1156] He reported in October 1927 that the court had 'completed' the proposed consolidation scheme, but this was really just the first step in the

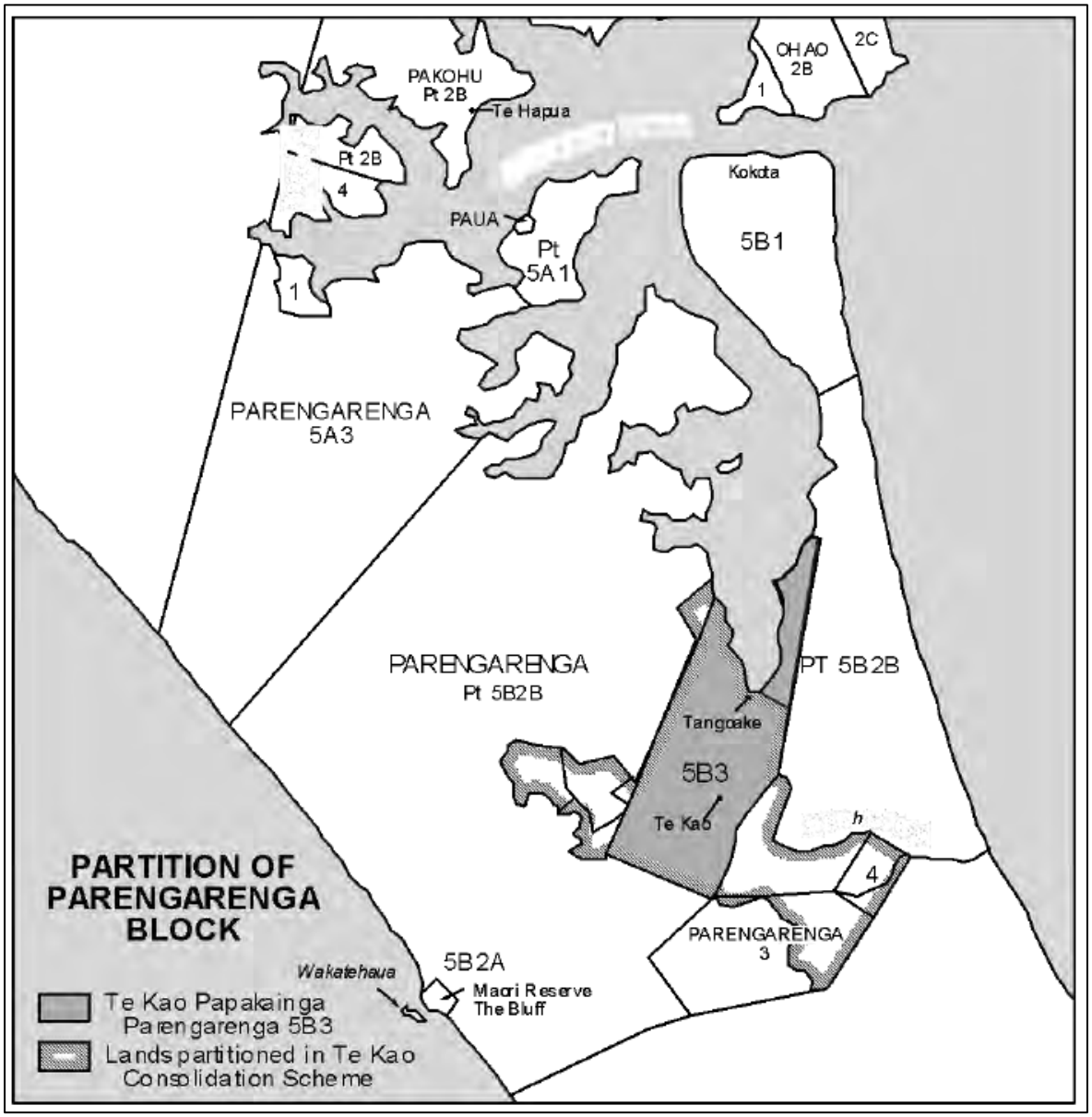
[1153] Alexander, (Wai 45 #Q1), pp. 180-262; Stokes, (Wai 45 #R8), pp. 248-262; Geiringer, (Wai 45 #F20), pp. 184-208.
[1154] Te Aupōuri and the Crown, Deed of Settlement of Historical Claims, 28 January 2012, p. 32.
[1155] Alexander, (Wai 45 #Q1), pp. 100-101.
[1156] 61 N 2-15, 7-8 October 1927.

consolidation programme.[1157] The scheme was submitted to the Native Minister for approval in December 1927. Alexander says that it was only part of the wider planned scheme, which focused on the papakainga blocks at Te Kao (the Parengarenga 5B3 partitions), and did not include the larger Parengarenga blocks. Acheson said it had been designed so that 'every family in Te Kao will have a sufficient area of land for a small dairy farm', with proper access to the main road'. It was closely tied with the proposed Te Hapua consolidation, with Acheson saying the 'Te Hapua Natives' would have their interests consolidated around Te Hapua, while the 'Te Kao Natives' would have their interests consolidated at Te Kao.

The scheme was approved by the Minister in February 1928.[1158] The details of the implementation of the consolidation scheme and subsequent development scheme are beyond the scope of this report. More information can be found in research reports by Stokes and Alexander.[1159] This section focuses on the resulting title changes and awards which were eventually made as a result of the scheme.

[1157] Alexander, (Wai 45 #Q1), p. 102.
[1158] Submission to Native Minister, 28 December 1927, cited in Alexander, (Wai 45 #Q1), pp. 103-104.
[1159] Stokes, (Wai 45 #R8), Chapter 9, pp. 247-297. Alexander, (Wai 45 #Q1), pp. 4-12, 180-262, 349-383.

Map 78: Parengarenga 5 Partitions and Te Kao Scheme[1160]



As part of Acheson's consolidation arrangements a survey plan was drawn up in 1928 subdividing parts of Parengarenga 5B2A, 5B2B, 5B3 into a large number of 'Te Kao' sections.[1161] The area labelled 'Lands partitioned in Te Kao Consolidation Scheme' in the above plan represents the area divided into the 'Te Kao' blocks.

In June 1928 the Native Land Court made preliminary consolidation orders for the new Parengarenga 5B3 and Te Kao blocks.[1162] At the same time Parengarenga 5B2 was

[1160] Figure 27, Stokes, (Wai 45 #R8), p. 190.
[1161] See NA ML 12625, sheets 1-5.
[1162] 61 N 314-321, 30 June 1928

partitioned in June 1928 to create Parengarenga 5B2A (93a 1r 32p) as a reserve for the Maunganui Bluff on Te Oneroa a Tohe.[1163] The balance of Parengarenga 5B2 became Parengarenga 5B2B.

Block	Area	Owners
Parengarenga 5B2A	93a 1r 32p	Maunganui Bluff and Camping Ground Reserve - for all owners of 5B2
Parengarenga 5B2B	29,305a 0r 35p	All owners of 5B2

The ownership of Parengarenga 5B2B was not fully determined at that time. Judge Acheson said it would be awarded to 'such owners … as are to be included in the title on final Consolidation Scheme proceedings, and in shares that will allow to each such owner his or her full value of shares available on consolidation'. The majority of the 5B2B residue block consisted of the sand dune areas which were not considered suitable for inclusion in the Te Kao dairy scheme. While resident owners had been awarded the Te Kao sections, it was planned that non-resident owners would be awarded their shares in 5B2B, which could then later be exchanged or consolidated to increase their landholdings at Awanui and Kaitaia.[1164] Although Judge Acheson made preliminary consolidation orders for Te Kao in 1928, final orders were not issued until 1943 (see below).[1165]

In September 1938 the Native Land Court sat at Te Kao to make further exchange, partition, occupation and vesting orders. As a large number of blocks and interests were dealt with, the minutes record there was a 'large crowd' present for the hearing.[1166] In December 1938 the Native Minister approved the Te Kao consolidation. Following the approval, Judge Acheson held another sitting at Te Kao at the end of 1938 which dealt with several of the proposed new sections.[1167]

Consolidation hearings continued throughout 1941 and 1942, and a final group of hearings was held at Te Kao from December 1942 to April 1943 when Judge Acheson made the 'final' consolidation orders for Te Kao in 1943 just before he retired.[1168] It was during this time that

[1163] 61 N 318-319, 28 June 1928.
[1164] 61 N 319-321, 28 June 1928.
[1165] Alexander, (Wai 45 #Q1), p. 10.
[1166] 70 N 45-76, 26-28 September 1938.
[1167] 70 N 99-145, 24-30 December 1938. 70 N 151-167, 4 January 1939.
[1168] Alexander, (Wai 45 #Q1), p. 77. See 74 N 1-269.

the various divisions of the Parengarenga 5B3 and other blocks were renamed as 'Te Kao' blocks. The new Te Kao blocks, and who they were awarded to are listed in the table below, which also shows corresponding original Parengarenga block name:[1169]

New Block	Original Block	Area	Owners
Te Kao 1A	Parengarenga 5B3AQ	0a 1r 30p	Landing Reserve
Te Kao 1B	Parengarenga 5B3AL	0a 1r 24p	Wharf Site Reserve
Te Kao 1C	Parengarenga 5B3AL	0a 1r 34p	Road Line to Wharf Site
Te Kao 1D	Parengarenga 5B2B	4a 0r 29p	Quarry - Crown Land
Te Kao 1E	Parengarenga 5B3V	0a 1r 39.9p	Potahi Wāhi Tapu
Te Kao 1F	Parengarenga 5B3O	1a 0r 00p	Hui House Reserve
Te Kao 1G	Toko o te Arawa	0a 3r 35p	Church Site Reserve and Wāhi Tapu
Te Kao 1H	Parengarenga 5B3L	0a 1r 31p	Ratana Wāhi Tapu
Te Kao 1J	Parengarenga 5B3L	0a 1r 02p	Approach to Church Site Reserve
Te Kao 1K	Parengarenga 5B3C1	1a 0r 01p	Tawhiti Rahi Pa Hill Reserve
Te Kao 1L	Parengarenga 5B2B	Not Yet Surveyed	Oneari Catchment Reserve
Te Kao 1M	Parengarenga 5B2B	18a 2r 32p	Reserve around Wahakari Lake
Te Kao 1N	Parengarenga 5B2B	2a 1r 18p	Landing Reserve Wahakari Lake
Te Kao 32	Parengarenga 3	100a 0r 00p	Reihana Mare, Rahira Hohepa Kanara
Te Kao 33	Parengarenga 3	222a 2r 06p	Hohepa Kanara, Arihia Etana
Te Kao 34	Parengarenga 3	118a 2r 18p	Heta Wi
Te Kao 35	Parengarenga 3	67a 1r 13p	Hirihia Witana Natanahira, Wi Kaipo Witana Natanahira
Te Kao 36	Parengarenga 5B2B Parengarenga 3 Parengarenga 4	143a 3r 16p	Riki Witana Natanahira, Huhana Takimoana Harawira
Te Kao 37	Parengarenga 5B2B Parengarenga 3	143a 3r 39p	Hira Witana Natanahira, Matehereora Eru Ihaka
Te Kao 38	Parengarenga 5B2B Parengarenga 3	143a 3r 36p	Witana Witana Natanahira, Henare Eru Ihaka
Te Kao 39	Parengarenga 5B2B Parengarenga 3	187a 1r 11p	Aatarangi Kaka, Meri Karena, Rangi Karena, Te Rima Hohepa Tomuri, Paora Hohepa Tomuri, Moori Hohepa Tomuri, Barbara Hohepa Tomuri, Hupata Ruihi Mare
Te Kao 40	Parengarenga 5B2B Parengarenga 3	110a 2r 35p	Pakinga Nopera, Heni Wiki
Te Kao 41	Parengarenga 5B2B Parengarenga 5B3B Parengarenga 5B3D	93a 0r 09p	Teira Keepa Wiki, Hapai Waiari Matiu
Te Kao 42	Parengarenga 5B3B1 Parengarenga 5B3B2 Parengarenga 5B3A	78a 0r 12p	Piri Wi Kaipo, Maata Matiu Tupuni, Mariameno Piri Kaipo, Hamiora Piri Kaipo, Paati Piri Kaipo

[1169] 78 N 156-184, 1 March 1949. It can be seen that the numbering skips Te Kao 2-31. Sections numbered 2-31 were included in the consolidation scheme at this time, but because they were not surveyed, consolidated orders were not made. The areas which had been allotted for 2-32 remained in the Parengarenga 5B2B Residue blocks. See AK ML 13489, 13491, 13493 for Te Kao blocks.

New Block	Original Block	Area	Owners
	Part Closed Road		
Te Kao 43	Parengarenga 5B3A Parengarenga 5B3AP Parengarenga 5B3AO Parengarenga 5B2B	71a 3r 35p	Rapata Subritzky, Tareta Apiata
Te Kao 44	Parengarenga 5B3A Parengarenga 5B3AO Parengarenga 5B2B Part Closed Road	76a 0r 12p	Waata Mutu Kapa, Karepori Mutu Kapa
Te Kao 45	Parengarenga 5B2B	55a 3r 12p	Wiki Karena Wiki, Mihiwira Mutu Kapa
Te Kao 46	Parengarenga 5B2B	73a 0r 00p	Mariameno Piri Kaipo, Hamiora Piri Kaipo, Paati Piri Kaipo
Te Kao 47	Parengarenga 5B2B	101a 3r 37p	Henare Pako Heka, Maki Rohi Takimoana
Te Kao 48	Parengarenga 5B2B	102a 1r 18p	Henare Pako Heka, Maki Rohi Takimoana
Te Kao 49	Parengarenga 5B2B	83a 2r 19p	Hone Rapata Wiki
Te Kao 50	Parengarenga 5B2B	66a 0r 13p	Taumatangi Tame Waitai, Paneere Tame Waitai, Awhina Tame Waitai, Kosta Tame Waitai, Whakamutunga Tame Waitai
Te Kao 51	Parengarenga 5B2B	74a 2r 34p	Nere Heta Harawira
Te Kao 52	Parengarenga 5B2B	87a 1r 39p	Matekitawhiti Henare Popata, Karepori Mutu Kapa
Te Kao 53	Parengarenga 5B2B	82a 2r 18p	Mutu Paratene Kapa, Waata Mutu
Te Kao 54	Parengarenga 5B2B	78a 0r 26p	Ani Taumatangi
Te Kao 55	Parengarenga 5B2B	40a 0r 00p	Nutana Wiki
Te Kao 56	Parengarenga 5B3AO	60a 0r 00p	Nutana Wiki, Parani Henare Romana
Te Kao 57	Parengarenga 5B3AO Parengarenga 5B2B	71a 0r 33p	Wiki Karena, Mihiwira Mutu Kapa
Te Kao 58	Parengarenga 5B3AP Part Road Closed	111a 1r 15p	Tutangiora Piripi Kapa, Tareta Apiata, Rapata Subritzky
Te Kao 59	Parengarenga 5B3C Parengarenga 5B3AP Part Closed Road	62a 1r 30p	Henare Hohepa Paraone, Raihi Haki Reweti
Te Kao 60	Parengarenga 5B3L Parengarenga 5B3AP Parengarenga 5B3C Part Closed Road	35a 1r 28p	Rikihana Etana, Ani Mete Keepa Horo
Te Kao 61	Parengarenga 5B3L Parengarenga 5B3F Parengarenga 5B3B2 Part Closed Road	69a 3r 20p	Mahia Keepa Horo, Tanekore Pako Heka
Te Kao 62	Parengarenga 5B3G	37a 1r 24p	Tame Pako Heka
Te Kao 63	Parengarenga 5B2B Parengarenga 5B3E	72a 3r 25p	Mahia Keepa Horo, Tanekore Pako Heka
Te Kao 64	Parengarenga 5B3J	98a 1r 20p	Hehi Natanahira, Ihapera Etana

New Block	Original Block	Area	Owners
	Parengarenga 5B3H Parengarenga 5B2B		
Te Kao 65	Parengarenga 5B3K Parengarenga 5B3M Parengarenga 5B2B Part Closed Road	91a 3r 13p	Pihopa Awarua Karena, Ngaronoa Awarua Karena, Mei Awarua Karena, Merepaea Awarua Karena, Tautoko Awarua Karena, Hoana Awarua Karena, Atiwei Awarua Karena, Whorora Henare Romana
Te Kao 66	Parengarenga 5B2B	61a 0r 21p	Akinihi Eriha Waata, Hari Mutu Kapa, Mutu Paratene Kapa
Te Kao 67	Parengarenga 5B3M Parengarenga 5B3AP	83a 0r 18p	Ani Mete Keepa Horo, Whakaruru Rikihana Etana
Te Kao 68	Parengarenga 5B3R Parengarenga 5B3AP	21a 2r 00p	Tutangiora Piripi Kapa
Te Kao 69	Parengarenga 5B3AP Parengarenga 5B3S	24a 2r 19p	Matutaera Eru Ihaka, Rawhiti Eru Ihaka, Riki Eru Ihaka
Te Kao 70	Parengarenga 5B3Q Parengarenga 5B2B	44a 1r 08p	Hari Mutu Kapa, Akinihi Eriha Waata
Te Kao 71	Parengarenga 5B2B	125a 3r 38p	'Tokerau District Māori Land Board to hold in trust for the Aupōuri people resident at Te Kao'
Te Kao 72	Parengarenga 5B2B	22a 2r 32p	Hemi Matiu Tupuni, Paui Rapata Waaka
Te Kao 73	Parengarenga 5B3T Parengarenga 5B2B	36a 1r 13p	Hemi Matiu Tupuni, Pani Rapata Waaka, Waiari Matiu Tupuni
Te Kao 74	Parengarenga 5B3T Parengarenga 5B3AP	102a 3r 35p	Waiari Matiu Tupuni, Hapai Waiari Matiu, Witamihana Waiari Matiu
Te Kao 75	Parengarenga 5B3W Parengarenga 5B3T Parengarenga 5B3AP	25a 3r 03p	Nutana Wiki, Parani Henare Romana
Te Kao 76	Parengarenga 5B3AP Parengarenga 5B3AZ	109a 3r 28p	Tipene Hohepa Kapa, Heni Reupene Himiona
Te Kao 77B	Parengarenga 5B3AO	36a 0r 21p	Te Ikanui Hohepa Kapa
Te Kao 78	Parengarenga 5B3AO	36a 0r 22p	Tutangiora Piripi Kapa
Te Kao 79	Parengarenga 5B3AP Parengarenga 5B3AN Parengarenga 5B3Z	46a 2r 15p	Tutangiora Piripi Kapa, Rupi Parekina
Te Kao 80	Parengarenga 5B3Z	25a 0r 39p	Paratene Tipene Kapa, Tipene Hohepa Kapa, Ikanui Hohepa Kapa
Te Kao 81	Parengarenga 5B3X	27a 2r 32p	Kaka Wiki, Meri Tono Haringi
Te Kao 82	Parengarenga 5B2B	0a 1r 00p	Kaka Keepa Wiki
Te Kao 83	Parengarenga 5B2B Parengarenga 5B3W Parengarenga 5B3T	91a 0r 11p	Hohepa Reweti Wiki, Ruihi Tame Weera
Te Kao 84	Parengarenga 5B2B Parengarenga 5B3Y	104a 0r 25p	Kawau Wi, Te Aue Tamihana Paneere
Te Kao 85	Parengarenga 5B3AC Parengarenga 5B2B	96a 2r 19p	Wiki Etana, Peti Wiki Etana

New Block	Original Block	Area	Owners
Te Kao 86	Parengarenga 5B2B	0a 1r 00p	Harawira Ereatara
Te Kao 87	Parengarenga 5B2B Parengarenga 5B3AD Parengarenga 5B3AG	35a 1r 37p	Maraea Hone Haawe, Harawira Ereatara
Te Kao 88	Parengarenga 5B3AB Parengarenga 5B3AN Parengarenga 5B3AL	196a 0r 20p	Reewe Eru Ihaka, Hera Eru Ihaka, Matutaera Eru Ihaka, Kura Eru Ihaka
Te Kao 89	Parengarenga 5B3AL Parengarenga 5B3AB	16a 3r 03p	Hemi Matiu Tupuni
Te Kao 90	Parengarenga 5B3AL Parengarenga 5B3AD Parengarenga 5B3AB	25a 2r 08p	Meri Takimoana
Te Kao 91	Parengarenga 5B3AL	20a 0r 04p	Harawira Ereatara
Te Kao 92	Parengarenga 5B3AH Parengarenga 5B3AB Parengarenga 5B3AD Parengarenga 5B2B Parengarenga 2	133a 2r 27p	Ngaro Wahanui Kaka, Wahanui Kaka
Te Kao 93	Parengarenga 5B3AH Parengarenga 5B3AG	11a 2r 32p	Paranihi Wetere Paki, Ngaro Aporo Waaka
Te Kao 94	Parengarenga 5B3AH	243a 1r 15p	Ani Tiatoa Paniora, Heta Harawira, Kehi Takimoana Harawira
Te Kao 95	Parengarenga 5B3AR	1a 3r 24p	Wiremu Mete
Te Kao 96	Parengarenga 5B3AT	0a 0r 39.5p	Wahanui Kaka
Te Kao 97	Parengarenga 5B3AT	0a 0r 39.5p	Emere Ruka, Tarete Apiata
Te Kao 98	Parengarenga 5B3AG Parengarenga 5B3AR Parengarenga 5B3AT Parengarenga 5B3AB	8a 0r 01p	Ngaro Aporo Waaka
Te Kao 99	Parengarenga 5B3AF	5a 3r 37p	Hemi Manuera
Te Kao 100	Parengarenga 5B3AL	16a 0r 17p	Frances Paki, Harawira Ereatara, Hemowai Manuera, Hemi Manuera
Te Kao 101	Parengarenga 5B3AL	49a 2r 28p	Hemi Manuera, Take Eru Ihaka
Te Kao 102	Parengarenga 5B3AL	33a 1r 38p	Hemowai Manuera Waaka, Hopa Paraone
Te Kao 103	Parengarenga 5B3AM	134a 1r 10p	Meri Manuera, Herepete Tuanuru Mika
Te Kao 104	Parengarenga 5B3AM	131a 1r 08p	Etana Ngaromotu Heka, Meinata Ngaromotu Heka, Tepene Ngaromotu Heka, Hapimana Ngaromotu Heka, Herepete Ngaromotu Heka, Nuku Ngaromotu Heka, Rawiri Ngaromotu Heka, Te Arama Ngaromotu Heka, Waiheke Ngaromotu Heka
Te Kao 105	Parengarenga 5B3AK Parengarenga 5B3AJ	71a 0r 07p	Urimaroa Pouaka, Erina Pouaka, Whena Pouaka, Hapimana Pouaka
Te Kao 106	Parengarenga 5B3AJ Parengarenga 5B3AK	85a 2r 31p	Urimaroa Pouaka, Erina Pouaka, Whena Pouaka, Hapimana Pouaka,

New Block	Original Block	Area	Owners
			Hemoata Waiohi Te Rau, Pouaka Ihaka
Te Kao 107	Parengarenga 5B3AK	99a 1r 24p	Herepo Ereatara, Mihipaea Taniora Ruhe
Te Kao 108	Parengarenga 5B2B	94a 3r 17p	Harawira Ereatara

However, while the title awards for the new sections had been made, there were still outstanding exchange orders required for interests from outside the scheme and orders to be made for the remainder of the Parengarenga blocks included in the scheme. The total areas included in the scheme were:[1170]

Parengarenga 2	2a 0r 00p
Parengarenga 3 Partitions	738a 0r 19p
Parengarenga 4	100a 0r 00p
Parengarenga 5B2B Partitions	6,684a 3r 24p
Parengarenga 5B3	2,678a 1r 36p
Toko-o-te-arawa	0a 3r 25p
Total	10,204a 1r 34p

The exchange orders were required as some of those awarded sections in Te Kao did not have sufficient Parengarenga interests for the area of land they were awarded. The exchange orders brought in their interests from other blocks, or they represented the shares of family members in other blocks who had agreed to exchange their shares. Those who had not received title to any of the Te Kao blocks, or who held interests in excess of the value of their Te Kao award, were to have their interests allocated in the residue Parengarenga blocks, along with non-resident owners.[1171] The necessary exchange orders were made in January 1949, and fill 134 pages on the court minute book.[1172] While most of the exchanges involved family interests from the Pakohu and larger Parengarenga blocks, other blocks affected included divisions of Ahipara, Whakakoro, Muriwhenuatika, Taumatawiwi, Whatuwiwi, Maimaru, Waitaha, Manukau, Okakewai, and Pukekahikatoa.

Once the exchanges had been completed, it still remained to issue orders for the residue of the larger Parengarenga blocks. This required more time for court staff to finalise ownership

[1170] 78 N 1, 12 January 1949.
[1171] 78 N 1-3, 12 January 1949.
[1172] 78 N 4-138, 12 January 1949.

list and the value of the interests of owners. The final orders were dealt with by Judge Prichard and the Consolidation Officer two years later in January 1951. The situation of the residue blocks was summarised by the Consolidation Officer as follows:[1173]

- Parengarenga 5B2B, originally 29,305 acres, 2,316 acres allocated to Te Kao subdivisions, residue 26,988 acres, 625 owners (made up of original owners and others who were not allocated sections or who had excess interests);
- Parengarenga 3, originally 1,998 acres, 738 acres allocated to Te Kao subdivisions, residue 1,259 acres, 51 owners remaining in the block;
- Parengarenga 4, original 100 acres, 1 acre included in Te Kao 36, residue 99 acres, 39 owners;
- Parengarenga 1, 5A1, and 5A2, the area and boundaries of the blocks remained the same, consolidated lists of owners had been compiled.

The court issued consolidation orders for the following residue blocks:

Residue Block	**Consolidated Block**	**Area**	**Owners**
Parengarenga 5B2B Residue	Parengarenga 5B2B2 & 5B2B3[1174]	26,988a 1r 06p	633 owners[1175]
Parengarenga 3 Residue	Parengarenga 3G	1,259a 3r 21p	51 owners
Parengarenga 4 Residue	Parengarenga 4B	99a 0r 30p	39 owners[1176]

The Parengarenga 1, 5A1 and 5A3 blocks had not changed in terms of area and location as part of the consolidation scheme, but their ownership lists had changed as some owners had used their shares towards Te Kao subdivisions, and others had excess shares which were located in those blocks. The court determined that it was best to issue consolidation orders for these blocks as well to confirm the new lists of owners.[1177]

Block	**Area**	**Owners**
Parengarenga 1	200a 0r 00p	Information not available in minute book or on Pātaka Whenua
Parengarenga 5A1	930a 0r 00p	116 owners[1178]

[1173] 78 N 186-190, 12 January 1951.
[1174] Although there was only one title, the court created two parcels with separate names. Parengarenga 5B2B2 was the western parcel, and Parengarenga 5B2B3 was the eastern parcel at the bottom of the Kokota spit. The Te Kao blocks and Parengarenga 3G lay between the two parcels.
[1175] For full list see PR 212/5, ABWN 27173 153/a (R25830901), ANZ Auck *digital copy available on ANZ website.*
[1176] For full list see PR 212/1, ABWN 27173 153/a (R25830901), ANZ Auck *digital copy available on ANZ website.*
[1177] 78 N 189, 12 January 1951.
[1178] For full list see PR 212/2, ABWN 27173 153/a (R25830901), ANZ Auck *digital copy available on ANZ website.*

Block	Area	Owners
Parengarenga 5A3	10,264a 1r 31p	658 owners[1179]

13.4 CROWN ACQUISITIONS

13.4.1 Te Kao School and Telecommunications Site

The 'Muriwhenua Post-1865 Block Narratives Report One: Northern Blocks Report' included a section on the Crown's acquisition of Parengarenga 5B2B for telecommunications purposes in 1962.[1180] The telecommunications site was included in 'Report One' because of its status as resumable land under Section 27B of the State-Owned Enterprises Act 1986. The title history of the land which was taken for telecommunications purposes is tied up with the history of the Te Kao school site. Stokes examined the history of the Te Kao school site, which was subject to the Wai 292 claim.[1181] This section duplicates the material in 'Report One' regarding the telecommunications site, with the addition of further information to summarise the Crown's acquisition of land for Te Kao school, largely based on Stokes' report. The Te Kao school site was vested in the Te Rūnanga Nui o Te Aupōuri Trust under the Te Aupōuri Claims Settlement Act 2015 and leased to the Crown for the school.[1182]

The original school site at Te Kao was 6 acres 19 perches which was provided by Māori at Te Kao, prior to the title investigation of the Parengarenga block. A Certificate of Title was issued in favour of the Crown in February 1883.[1183] The transfer was arranged by George Kelly, the District Superintendent of Native Schools. As the site was customary land at the time (and so could not be legally transferred to the Crown), in October 1881 Kelly was appointed under the Native Schools Site Act 1880 to: 'ascertain the title of certain Natives to land at Te Kao, near Parengarenga, appropriated by them for the site of a school'.[1184] Kelly reported that he met with 'the whole of the leading chiefs in the neighbourhood' at Te Kao in February 1882 and was 'satisfied as to the ownership of the land and the willingness of the

[1179] For full list see PR 212/4, ABWN 27173 153/a (R25830901), ANZ Auck *digital copy available on ANZ website.*
[1180] Bassett, (Wai 45 #T28), pp. 359-374.
[1181] Stokes, (Wai 45 #R8), pp. 274-276.
[1182] Te Aupōuri Deed of Settlement, Property Redress Schedule.
[1183] CT29/298, ABWN 8102 224 AUC 1688 (R23285927), ANZ Well [#T20 495].
[1184] District Superintendent, Native Schools to Resident Magistrate, 21 February 1882, NZG, 1882, p. 384.

owners to appropriate the same for the site of a school'.[1185] The site became known as Te Kao School Reserve.[1186]

The school site was expanded in 1927 by the Crown purchasing the adjoining Parengarenga 5B3P block (22a 1r 35p) from the sole owner, Maanga Wikiriwhi for £112 6s 10d.[1187] Parengarenga 5B3P was proclaimed Crown Land in June 1927.[1188]

The Te Kao consolidation arrangements had left a small triangle of land (2a 1r 13p) which lay between the Te Kao school site (Crown Land) and the main road. The parcel had the appellation Part Parengarenga 5B2B. The triangle of land between the school and the road was dealt with during the 1938 Native Land Court consolidation hearing. The court minutes describe it as 'marginal land' which was required to create an accessway between the school and the road. There had been a proposal to exchange the area for another piece of the existing school site, which would have given access to the Parengarenga 3F marae reservation, but there were now plans to relocate the marae. The minutes record that those present at the hearing agreed to donate the land to the Crown for the school:

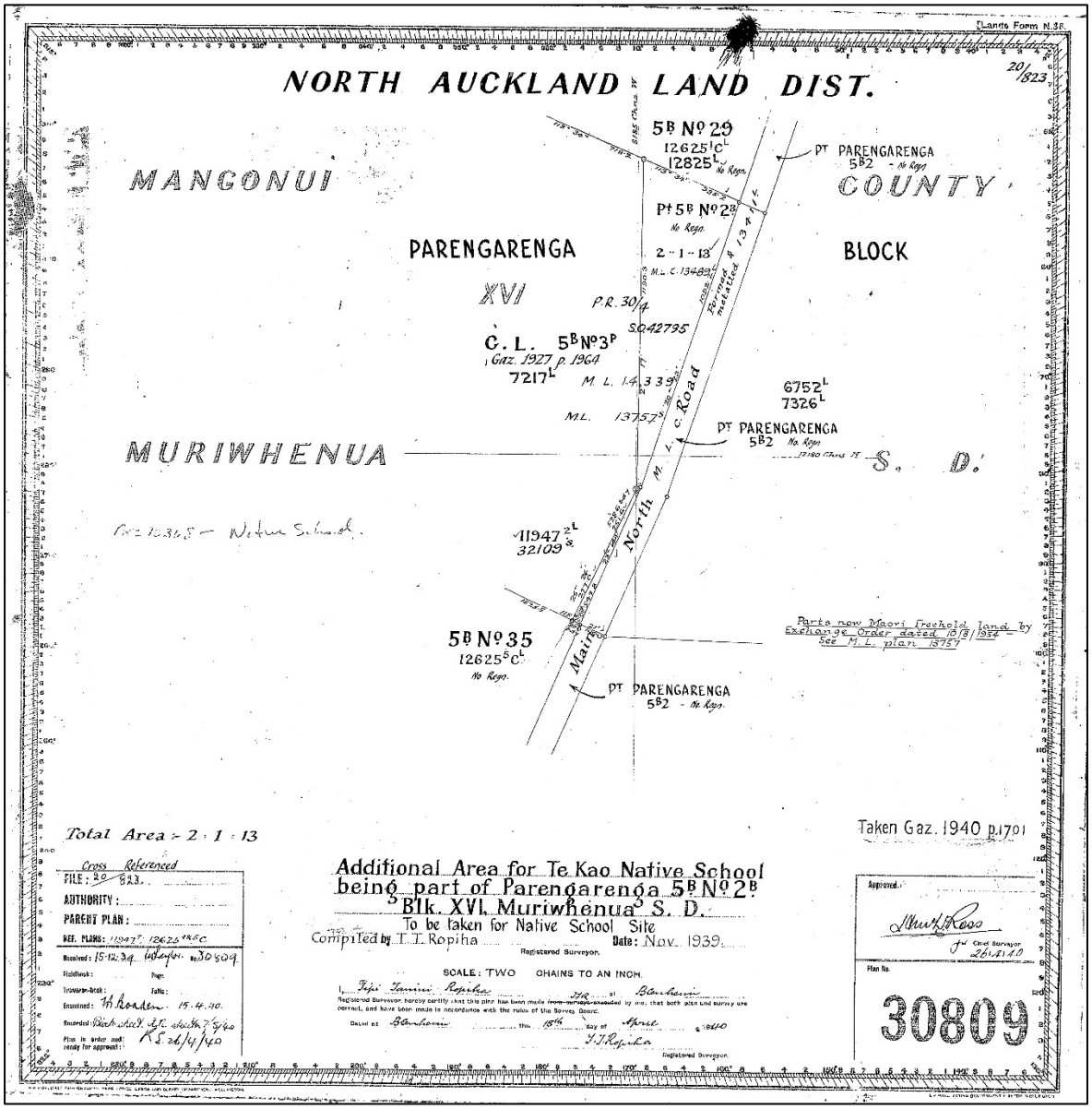
> Court places position before the people. They unanimously agree to make a free gift of the 2a 1r 13p to the Education Department in appreciation of the action of the Hon Minister of Education and the Education Department in granting the Te Kao settlement a fine new school.[1189]

The court therefore made an order under the consolidation scheme vesting the site in the Crown for school purposes as a 'free gift from the Te Kao people'.[1190]

In July 1940 a proclamation was issued under the Public Works Act 1928 taking 2 acres 1 rood 13 perches of Part Parengarenga 5B2B for a Native School.[1191] The area taken is shown on the plan below.

[1185] District Superintendent, Native Schools to Resident Magistrate, 21 February 1882, NZG, 1882, p. 384.
[1186] Stokes incorrectly described the appellation of the original Te Kao School reserve as Parengarenga 5B3E, following the incorrect label applied to block on AK ML 13757. This error was likely due to reliance on the 1928 plan of Acheson preliminary consolidation proposals, AK ML 12625/1.
[1187] Stokes, (Wai 45 #R8), p. 274. For further detail see AECZ 18714 2511 MA-MLP 1 1925/26 (R23911048) [#T20].
[1188] NZG, 1927, p. 1964.
[1189] 70 N 71-72, 27 September 1938.
[1190] 70 N 71-72, 27 September 1938.
[1191] NZG, 1940, p. 1701.

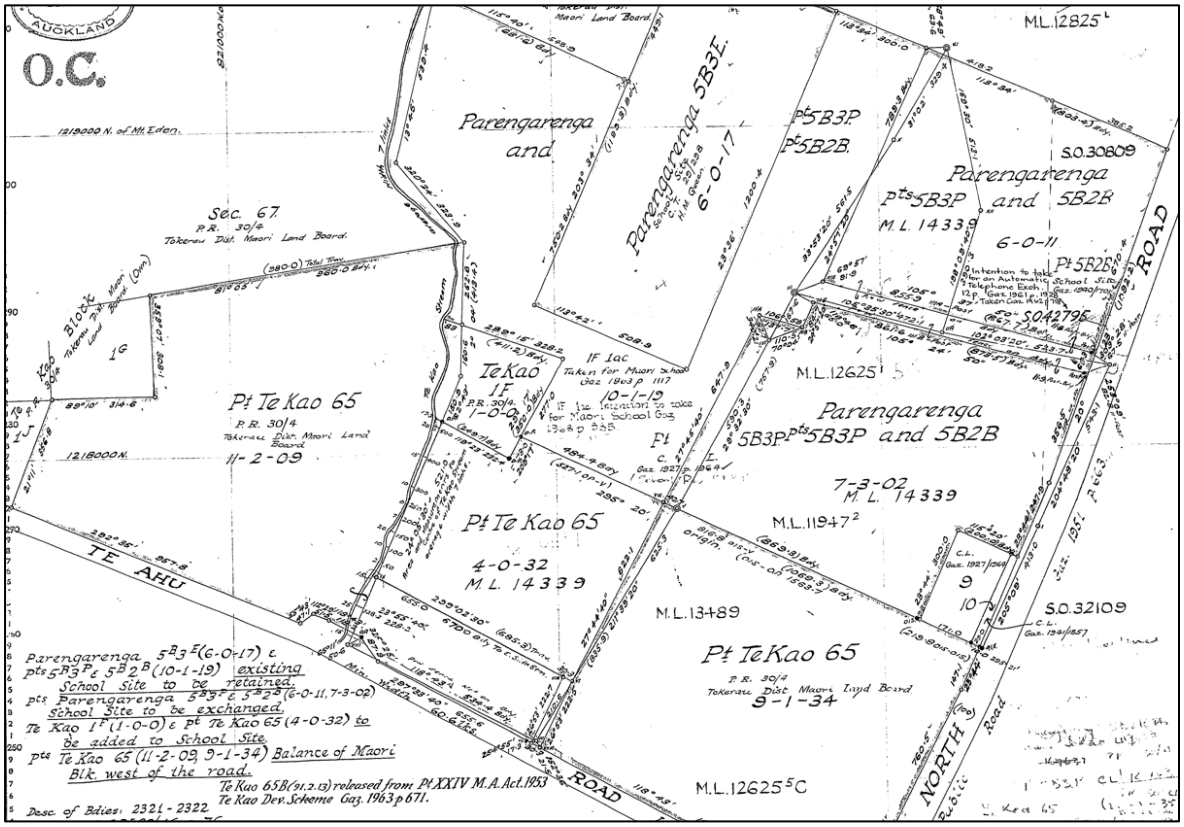
Map 79: Land Taken for Te Kao Native School, 1940[1192]



In the mid-1950s the Education Department wanted to expand the school grounds and proposed to exchange the area adjoining the road, which was considered steep and unsuitable, for parts of Te Kao 65B and Te Kao 1F. The Crown land to be exchanged was surveyed with the appellation Pts Parengarenga 5B3P and 5B2B. It can be seen on the plan below that this included the triangular piece taken from 5B2B for the school in 1940. The plan also shows the subsequent small telephone exchange site on the corner of the main road and school access road.

[1192] AK SO 30809 [DB].

Map 80: Parengarenga Pts 5B3P and 5B2B, 1955[1193]



The Māori Land Court first considered the exchange in 1954, at which time Pihopa Awarua Karena represented the owners of Te Kao 65 and said they agreed to the proposed exchange.[1194] At that stage the exchange arrangements included incorporating Te Kao 1F in the school, which had previously been reserved for the site of a marae but was now not wanted for that purpose.[1195]

It appears there was a long delay finalising the proposed exchange, probably due to the reserve status of Te Kao 1F. The court did not make the necessary exchange orders until August 1961. The minutes note that the exchange of Te Kao 1F could not proceed. It then issued an exchange order vesting Parts Parengarenga 5B3P and 5B2B (13 acres 3 roods 13 perches) in the 'present owners of Te Kao 65B'. In exchange 4 acres 32 perches of Te Kao 65B were vested in the Crown for addition to the school site.[1196]

[1193] AK ML 13757, detail [DB]. Note: this plan incorrectly labels the original Te Kao School reserve as Parengarenga 5B3E, likely due to reliance on the 1928 plan of Acheson preliminary consolidation proposals, AK ML 12625/1.
[1194] 82 N 16, 23 June 1954. See Stokes, (Wai 45 #R8), pp. 274-276 for further detail.
[1195] 82 N 76-78, 4 August 1954.
[1196] 87 N 401, 15 August 1961.

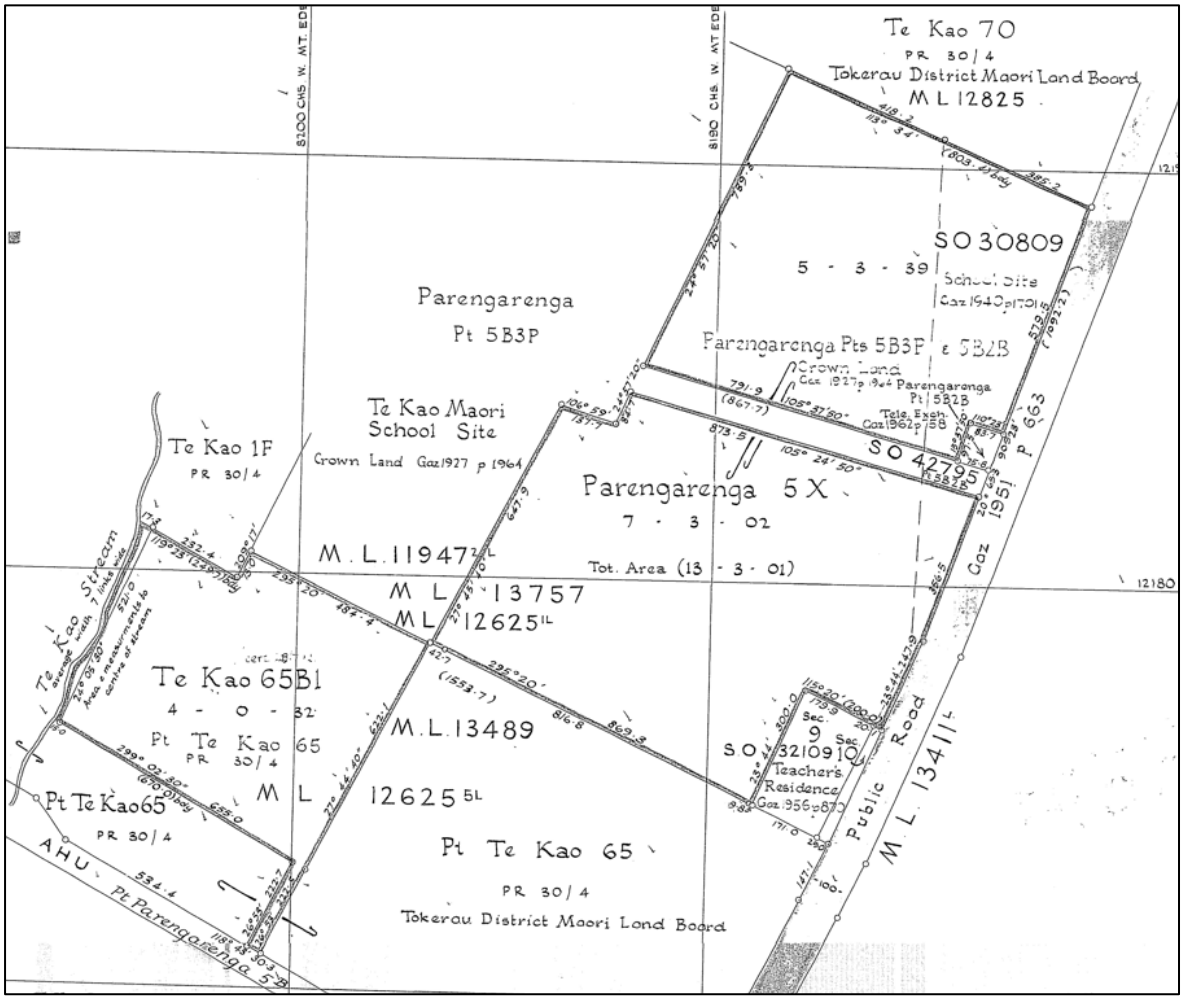
Stokes has detailed the acquisition of the one-acre Te Kao 1F Hui House Reserve for the school, and her report should be consulted for more detail.[1197] Although 1F was described as a 'reserve' it had not been formally proclaimed as a Māori reservation. In brief, the section had originally been the site of a wharenui, but a community dispute saw the section abandoned. In 1943 Te Kao 1F had been vested in two trustees for the benefit of Te Aupōuri resident at Te Kao. In the 1950s it was suggested by the teacher and school committee that it could be added to the school for a playing field. In 1954 the Māori Land Court was told that the trustees had agreed to it being vested in the school as a gift. As noted above, for unknown technical reasons this could not be achieved as part of the exchange orders. In 1962 the court recommended that Te Kao 1F be set apart as a recreation reserve, suggesting that the intention was to retain the section in Māori ownership, while allowing it to be used by the school.[1198] In 1963 a Notice of Intention was issued to take Te Kao 1F under the Public Works Act.[1199] In August 1963 Te Kao 1F was proclaimed as taken for a Māori School.[1200]

In August 1962 the Chief Surveyor told the Māori Land Court that the 1954 exchange orders had now been completed, presumably referring to the survey. He suggested that the combined 13 acres 3 roods 13 perches from Parts Parengarenga 5B3P and 5B2B (former school site) should be called Parengarenga 5X. The court issued a partition order creating Parengarenga 5X.[1201] The block was awarded to:[1202]

Atiwei Awarua Karena	Hoana Awarua Karena
Mei Awarua Karena	Marepaea Awarua Karena
Ngaronoa Awarua Karena	Pihopa Awarua Karena
Tauteke Awarua Karena	Whoroa Henare Romana

[1197] See Stokes, (Wai 45 #R8), pp. 276-279 for information regarding the subsequent Crown acquisition of Te Kao 1F under the Public Works Act.
[1198] See Stokes, (Wai 45 #R8), pp. 276-279 for information regarding the subsequent Crown acquisition of Te Kao 1F under the Public Works Act.
[1199] NZG, 1963, p. 335.
[1200] NZG, 1963, p. 1117.
[1201] 38 BI 85-86, 15 August 1962.
[1202] Parengarenga 5X – Historic Ownership Schedule Document-1459307, Pātaka Whenua: maorilandcourt.govt.nz accessed 6 January 2025.

Map 81: Parengarenga X, 1962[1203]

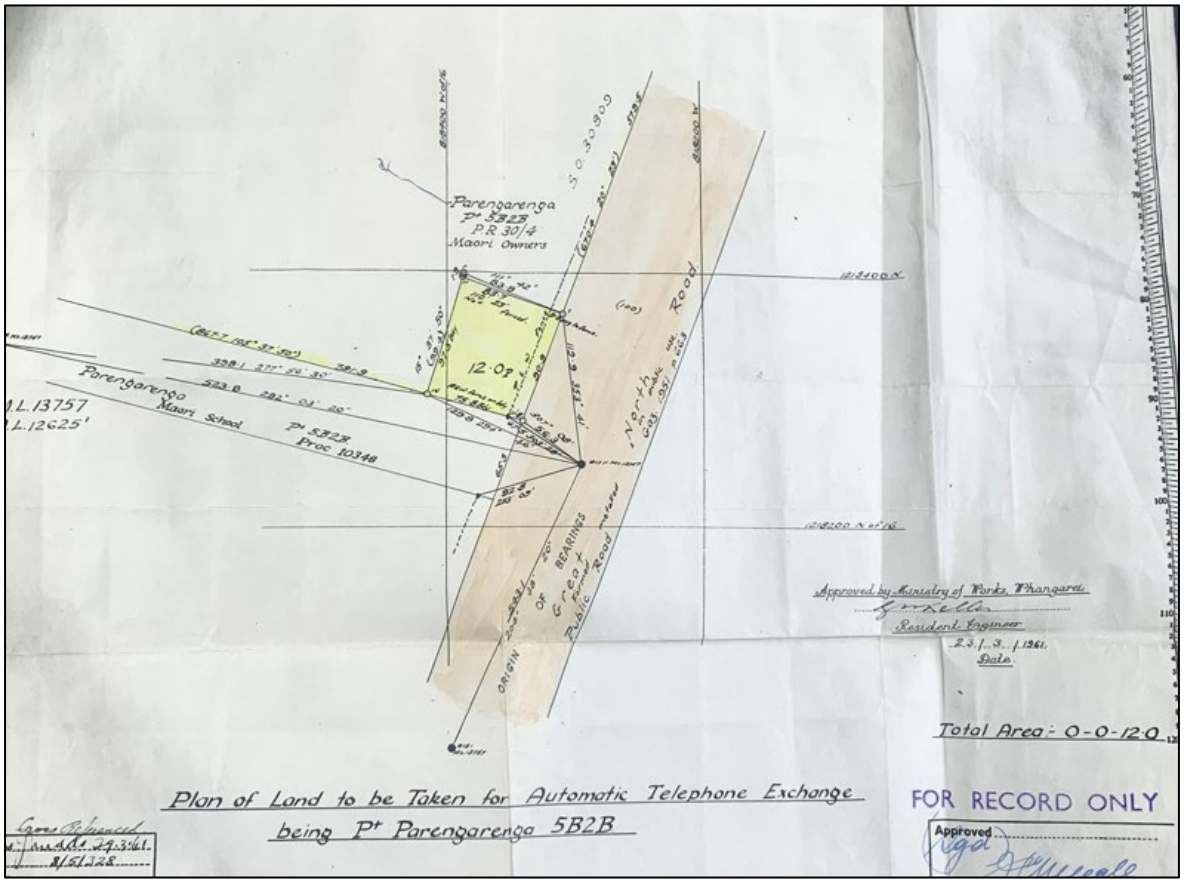


At the same time as the exchange orders were being finalised, in 1960 the Post Office Department had identified a small site in what was to become Parengarenga 5X that it wanted for an automatic telephone exchange. The site was on the corner of the main road and the access road to Te Kao school. The confusing state of the unregistered Parengarenga 5B2B and Te Kao titles meant that the Public Works Department's title search concluded the site was on the adjoining Te Kao 70 block.[1204] Works' staff therefore met with the owners of Te Kao 70, Hare Mutu Kapa and Akinihi Eriha Waata, who signed consent forms to the land being taken under the Public Works Act, with compensation to be assessed by the Māori Land Court.[1205]

[1203] AK ML 14339, detail [DB].
[1204] Purchase Section Search Notes, 21 November 1960, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8474].
[1205] Akinihi Eriha Waata, Hari Mutu Kapa, Consent Forms, 13 February 1961, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8467-8468].

The land to be taken was surveyed in March 1961. A new title search then identified it as part Parengarenga 5B2B.[1206] As 5B2B had a large list of owners the Works Department decided it was appropriate to issue a Notice of Intention to take the 12 perches. The Māori Land Court was asked if it knew of any objections to the takings, and to supply the names and addresses of the 'principal owners' who should be served with the notice.[1207]

Map 82: Land Taken for Automatic Telephone Exchange, 1962[1208]



The Registrar informed Works that the previous consents obtained from the owners of Te Kao 70 were for the wrong piece of land and provided the correct Parts 5B3P and 5B2B appellation. He supplied the list of the eight owners but did not have addresses for them. However the court had been contacted by solicitors acting for Whoroa Henare Romana and the Registrar advised Works to make contact through them.[1209]

[1206] Title Search, 30 May 1961, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8460].
[1207] District Commissioner for Works to Registrar, 24 July 1961, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8459].
[1208] AK SO 42795, detail [DB].
[1209] Registrar to District Commissioner of Works, 30 August 1961, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8438].

On 14 December 1961 the Notice of Intention to take 12 perches of Parengarenga 5B2B for a telephone exchange was issued.[1210] The notice gave 40 days for objections to be lodged. The Minister was informed that a Notice of Intention was required, because there were eight owners of the block, but they only had the address for one owner, with the smallest shareholding.[1211] The notice was exhibited at the Te Kao Post Office for 40 days.[1212]

Instructions were given for the Notice of Intention to be served on the correct owners. None of the Karena whānau were living at Te Kao. Mei Karena was living at Ahipara where she was given a notice, and the district engineer suggested that the addresses of the owners should be obtained from Whoroa Romana, who was their mother.[1213] A Ministry of Works official met with Whoroa Romana [aka Flora Norman] and her daughter Ngaronoa Karena [aka Mrs Rata] in Auckland and gave them the Notices of Intention. Whoroa also took another for her son Atiwei, but said the other owners lived in various locations around New Zealand. The official reported that Ngaronoa said that 'while she didn't have any objection to the taking or rather that there was no point objecting, she failed to see why the Crown land growing Manuka lying directly across the road wasn't utilised instead'.[1214]

On 21 May 1962 12 perches of Parengarenga 5B2B was taken under the Public Works Act 1928 for the purpose of an automatic telephone exchange.[1215] Despite having been informed of the correct up-to-date title description for the block, the notice still used the 5B2B appellation, following the usual Public Works' practice to only refer to registered titles.

The application to assess the compensation to be paid for the 12 perches taken from Parengarenga 5X was heard by the Māori Land Court on 8 November 1962. The minutes record that the application was presented by an officer of the Ministry of Works. The Works' representative told the court that the land was on the main road in Te Kao and that the

[1210] NZG, 1961, p. 1928, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8453].
[1211] Commissioner of Works to Minister of Works, 19 October 1961, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8455].
[1212] Chief Postmaster to Commissioner of Works, 21 June 1962, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8436].
[1213] Senior Engineering Assistant to Resident Engineer, 23 January 1962, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8451].
[1214] Note for File, 19 February 1962, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8448].
[1215] NZG, 1962, p. 758.

telephone exchange was already constructed and working, and the site had been fenced.[1216] The government valuation as of September 1962 was £25.[1217] The court ordered that the £25 compensation be paid to the Māori Trustee at Whangarei. It directed that when the compensation was received the Māori Trustee accountant should confer with the Registrar 'as to disposition', and that the court would then make any necessary release orders in chambers.[1218] The minutes do not record that any owners were present, and there is no record on the Public Works file that they were informed of the compensation hearing. The £25 compensation was paid to the Māori Trustee in January 1962.[1219]

The telephone exchange building is still on the former Part Parengarenga 5B2B site. When the New Zealand Post Office was restructured by the Labour Government in 1987 the ownership of the land passed to Telecom. On 30 November 2011 it was transferred to Chorus New Zealand Ltd. There is a memorial on the title that it is subject to Section 27B of the State-Owned Enterprises Act 1986.[1220]

In February 1981 Parengarenga 5X was partitioned, so that the telecommunications site is now adjoined by Parengarenga 5X2, solely owned by Tautoko Awarua Karena.[1221]

In 2015 the Te Kao school site, including the accessway adjoining the telecommunications site was vested in the Te Rūnanga Nui o Te Aupōuri Trust as part of the Te Aupōuri Deed of Settlement.[1222]

13.4.2 Te Kao Quarry

In March 1934 Ngaromutu Heka asked the Native Land Court to award compensation for damage to his land caused by Public Works Department accessing a metal quarry. The court said it would investigate the case when next at Te Kao.[1223]

[1216] 1 KT 45, 8 November 1962.
[1217] Branch Manager, Valuation to District Commissioner of Works, 26 September 1962, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8428].
[1218] 1 KT 45, 8 November 1962.
[1219] Resident Engineer to District Commissioner of Works, 16 January 1963, BBAD 1054 2345/a 50/18/59/0 (R22463364), ANZ Auck [DB IMG_8418].
[1220] CT NA75C/697, QuickMap, accessed 10 January 2025.
[1221] Pātaka Whenua: maorilandcourt.govt.nz/ accessed 10 January 2025.
[1222] Te Aupōuri Deed of Settlement, Property Redress Schedule.
[1223] 65 N 86, 2 March 1934.

In December 1938, during a sitting at Te Kao, Judge Acheson discussed the quarry. The Judge said that correspondence between the court and the Public Works Department had confirmed that Works intended to acquire the land for the quarry under the Public Works Act. The Reverend Mutu objected to the land being taken. His objections indicate that the quarry had been established by Te Kao Māori, possibly as part of the development scheme, and was used for their own purposes:

> I object to the proposal to take the quarry. It is the best quarry in the North. We used it for our own purposes, metal for cow-yards, house foundations, and for making concrete posts. Also for metal needs on the farms.
>
> It seems to me there is different treatment for Maori land required for quarries. The big Pakeha quarry which supplies the metal for the Main Highway south of Auckland has not been taken under the Public Works Act. Why should our own Te Kao quarry be taken. We located the metal for Mr Watt [school teacher and informal development scheme supervisor]. The Public Works people did not discover it. It is our land. We want to retain the quarry for our own needs. We will petition the Prime Minister to stop the taking of the quarry. We will move our Member of Parliament. We will not agree to the taking of the quarry.[1224]

Kapa's objections were supported by other speakers. While Judge Acheson assured them that he had conveyed their objections to the Public Works Department, but that the court could not do anything further about the matter if a proclamation issued. More information about the establishment of the quarry and correspondence with the Public Works Department might be available on the development scheme unit file held at Archives New Zealand in Wellington.[1225]

In January 1939 Judge Acheson commented that the Public Works Department had insisted that the quarry and use of the metal for roading were for the 'special benefit' of the Te Kao settlement. The development scheme farmer, Ngaromutu Heka, was now deceased but the Judge considered that Heka's estate was entitled to £30 compensation for the damage caused by the Public Works Department quarry operations, including breaking fences and pasture damage. As Works refused to pay the compensation for damages, Judge Acheson ordered that the Tokerau District Māori Land Board should pay £30 to Heka's estate out of the

[1224] 70 N 92-93, 28 December 1938.
[1225] AAMK 869 452/d 15/1/793 (R11837462), ANZ Well Restricted until 2035.

accumulated account of the Te Kao Store (run by the board on behalf of the owners as part of the development scheme).[1226]

The Notice of Intention to take four acres from Parengarenga 5B2 and four acres from 5B3AM for quarry purposes was issued in January 1939.[1227] The notice gave 40 days for objections to be lodged in writing.[1228] In July 1939 the following areas were taken for the quarry under the Public Works Act 1928.

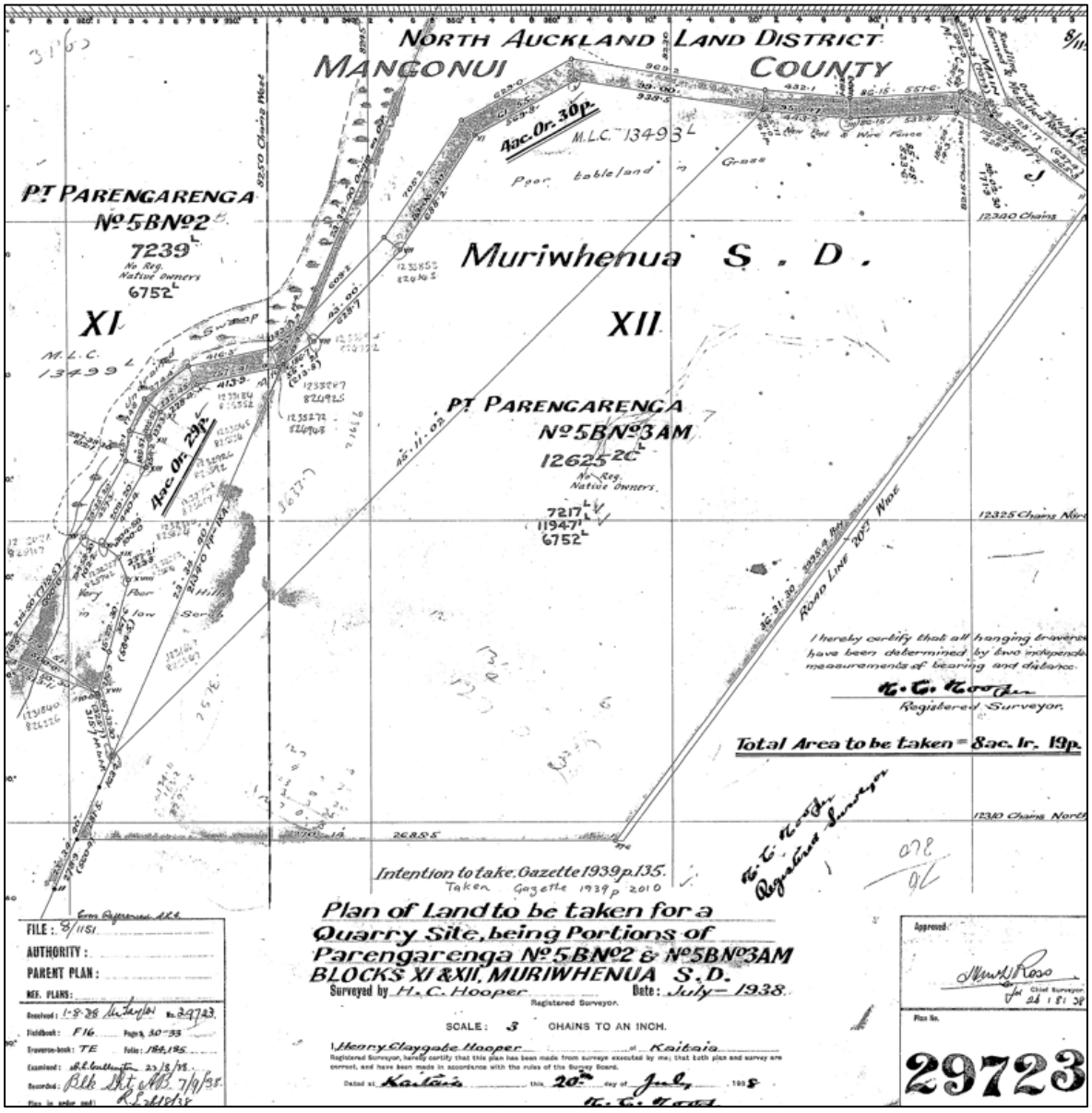
Table 21: Land Taken for Quarry, Te Kao, 1939[1229]

Block	**Area Taken**
Parengarenga 5B2	4a 0r 29p
Parengarenga 5B3AM	4a 0r 30p
Total	**8a 1r 19p**

While both portions were taken for quarry purposes it can be seen on the survey plan that the quarry itself was situated in the 5B2 block, and that the land taken from 5B3AM was for an access road to the quarry.

[1226] 70 N 162, 4 January 1939.
[1227] NZG, 1939, p. 135.
[1228] Information about whether any objections were lodged, and Judge Acheson's prior correspondence might be located on ACHL 19111 W1 1295 54/674 (R21068723), ANZ Well, or a Te Kao development scheme or correspondence file.
[1229] NZG, 1939, p. 2010. For more information see ACHL 19111 W1 1295 54/674 (R21068723), ANZ Well.

Map 83: Land Taken for Quarry Purposes, 1939[1230]



By 1990 the Crown had decided that it no longer required the Te Kao quarry. At this time the surrounding Māori land was part of the amalgamated Parengarenga B3B block, administered by the Parengarenga A Incorporation. The Lands Department applied to the Māori Land Court to vest the land taken from part Parengarenga B3B in the incorporation 'as a gift'. In February 1990 the court heard the application. Massey Nathan, a member of the committee of management drew the court's attention to the objections when the land was taken:

> I wish also to record the concern of the kaumatua of Te Kao to what has always been felt to be an injustice when the land was originally taken by proclamation in 1939.

[1230] AK SO 29723 [DB].

> They opposed it then and feel that assurances that the people of Te Kao would benefit have not been fulfilled – the benefit has been to the local authority and the County generally.[1231]

The committee of management was also concerned about the condition of the quarry land, which had been abandoned and was now overgrown with gorse. The court adjourned the application to allow the committee to negotiate with the Lands Department about what condition the land would be in when revested.[1232]

The case resumed in April 1990 when it was reported that the Lands Department would not undertake to restore the land and insisted it would be revested on an 'as is' basis. The committee of management was still reluctant to accept the block on these terms. The court suggested that the incorporation could accept the offer of the gift of the land 'without prejudice' which would allow it to seek compensation or damages through the courts. The Lands Department agreed to this proposal. The court issued an order under Section 436(1) of the Māori Affairs Act 1953 vesting Part Parengarenga 5B2 (1.6291ha) in the committee of management for Parengarenga A Incorporation.[1233] There is a file held at Archives New Zealand, Auckland, which likely contains more information about the return of the quarry land, but access is restricted until 2037.[1234]

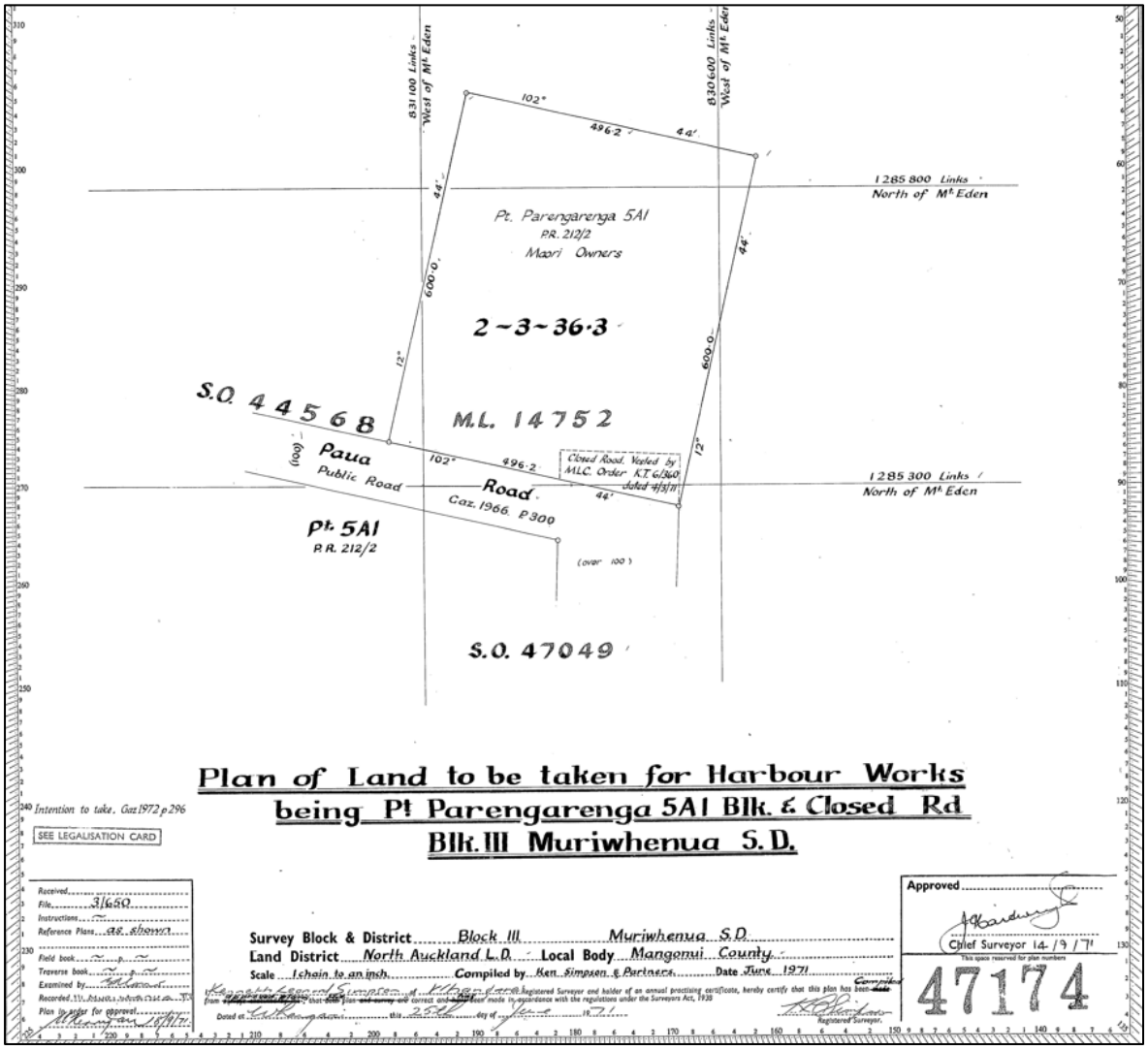
13.4.3 Land Taken for Harbour Works 1972

In 1972 a small area of land was taken at the tip of the Paua Peninsula for harbour works. The land adjoined the road and parking area at the jetty at Akatere Point.

In February 1972 the Northland Harbour Board issued a Notice of Intention to take 2 acres 3 roods 36.3 perches from Part Parengarenga 5A1 for harbour works. The land was to be used as a 'cargo handling area'.[1235] The land was proclaimed as taken under the Public Works Act 1928 on 1 May 1972.[1236]

[1231] 20 AT 16, 2 February 1990.
[1232] 20 AT 15-17, 2 February 1990.
[1233] 20 AT 46-49, 4 April 1990.
[1234] ABWN 1054 970 50/11/6 (R25059169), ANZ Auck Restricted until 2037.
[1235] NZG, 1972, p. 296.
[1236] NZG, 1972, p. 915. For further information see BBAD 1173 67/d 50/15/10/0/47174 (R25107818), ANZ Auck.

Map 84: Land Taken for Harbour Purposes, Paua 1972[1237]



While the proclamation referred to the land being taken from Parengarenga 5A1, by this time unregistered amalgamation orders meant the site was part of Parengarenga B3, which was being administered by the Lands Department as a development scheme station (see below). The provision of land for the cargo shed at the wharf may have been arranged with the harbour board as part of the development scheme. The site remains vested in the Northland Harbour Board in 2026.

13.4.4 Crown Acquisitions Due to Development Scheme Debt

13.4.4.1 Te Kao 76 and 77B

The Wai 643 Statement of Claim concerned the Crown's acquisition of Te Kao 76 and 77B due to an outstanding development scheme mortgage. Wai 643 was settled under the Te

[1237] AK SO 47174 [DB].

Aupōuri Claims Settlement Act 2015. Stokes' 'Muriwhenua Land Claims Post-1865 Report' contains a section detailing the history of the development scheme farm and the subsequent transfer to the Board of Māori Affairs and State Forest Service.[1238] There was also a specific research report written for the Wai 643 claim by Fiona Small.[1239] This section briefly summarizes the Crown's acquisition of Te Kao 76 and 77B based on the Stokes report, which should be consulted for more details.

As part of the Te Kao consolidation Te Kao 76 (109 acres 3 roods 28 perches) was vested in Tipene Hohepa Kapa and his wife Heni Reupene Himiona. The adjoining Te Kao 77B (36 acres 21 perches) was vested in Te Ikanui Hohepa Kapa, one of the brothers of Tipene Kapa. Both blocks had been occupied and farmed by Tipene Kapa since 1929 as part of the Te Kao Dairy Scheme. Stokes describes the history of the development debt and production of his marginal farm up until he left the property in 1954.[1240]

In April 1954 Tipene and his wife, along with Ikanui Kapa signed an agreement for one of Tipene's sons, Paratene Kapa, to become the nominated occupier of Te Kao 76 and 77B. The nominated occupier agreement provided for the blocks to be leased to Paratene Kapa, but the Māori Affairs Department arranged for the freehold of the blocks to be vested in Paratene Kapa.[1241] This was in accordance with usual development scheme practice at the time whereby the department preferred the blocks to be in sole ownership to provide security for development scheme loans. While the Native Land Court minutes for the vesting order record that consents had been filed from the owners, Stokes and Small recount that family members who lodged the Wai 263 claim say they were unaware of the proposed transfer and excluded from decision-making.[1242] Te Kao 76 was vested in Paratene Kapa in November 1954.[1243] Te Kao 77B was vested in Paratene Kapa in February 1955 for £80, which was equivalent to the government valuation.[1244] Neither Small or Stokes were able to locate any consents to sell the blocks on the development scheme file. Stokes questions whether 'Tipene and Heni Kapa really intended for their other children to be left out of the title or whether their intention was merely to have Paratene take over running the farm'. She concluded that there was

[1238] Stokes, (Wai 45 #R8), pp. 262-273.
[1239] Fiona Small, 'Te Kao 76 and 77B', 2000 (Wai 45 #R4).
[1240] Stokes, (Wai 45 #R8), pp. 264-265.
[1241] Stokes, (Wai 45 #R8), pp. 266-267.
[1242] Stokes, (Wai 45 #R8), pp. 267-268.
[1243] 82 N 139, 24 November 1954.
[1244] 83 N 26, 18 February 1955.

insufficient evidence to confirm their intentions, but nevertheless the transaction did 'disinherit other whanau members and this loss is still deeply felt'.[1245]

When taking over as nominated occupier Paratene Kapa took on his father's existing development debt. The cost of purchasing the blocks from the owners was also added to the debt. The Board of Māori Affairs approved a development loan of £5,123. Paratene soon found the farming conditions on the blocks were not suited to generate enough income to support his family. Stokes recounts how the development debt continued to grow and production difficulties, which meant that Kapa found it difficult to make his repayments.[1246]

By 1965 Paratene Kapa had left the farm and relocated his family to the Whangarei area. The sale of stock and chattels from the property was used to reduce the debt owing, but Kapa was unable to meet the continued repayments, with his own family to support. In March 1965 the debt was £2,386. In April 1965 he signed an agreement to transfer the freehold of Te Kao 76 and 77B to the Crown if the Board of Māori Affairs relieved him of the responsibility for the debt.[1247] The two blocks were transferred to the Board of Māori Affairs in June 1966 for £234.[1248]

In 1967 the Board of Māori Affairs leased Te Kao 76 and 77B to Nutana Wiki for 33 years. He surrendered the lease in 1972. The Board of Māori Affairs was unable to find another Te Kao Māori farmer who was interested in leasing or purchasing the uneconomic property. The board offered the blocks for amalgamation into the Parengarenga development scheme but Lands and Survey (and a meeting of owners) rejected the proposal. The blocks were then offered to the New Zealand Forest Service for inclusion in the Aupōuri forest. In 1974 the Forest Service agreed to purchase the two blocks from the Board of Māori Affairs for $3,830. The blocks were released from the development scheme and in April 1975 Te Kao 76 and 77B were declared State Forest Land.[1249]

Under Section 26 of the Te Aupōuri Claims Settlement Act 2015 Te Kao 76 and 77B, known as Waipararikі, were vested in Te Rūnanga Nui o Te Aupōuri Trust as cultural redress.

[1245] Stokes, (Wai 45 #R8), p. 268.
[1246] Stokes, (Wai 45 #R8), pp. 268-270.
[1247] Stokes, (Wai 45 #R8), p. 270.
[1248] Te Kao 77B Historic Memorial Schedule, Document-1307457, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 8 May 2026.
[1249] NZG, 1975, p. 925. Stokes, (Wai 45 #R8), pp. 272-273.

Small and Stokes commented that the way Te Kao 76 and 77B were transferred to the sole ownership of Paratene Kapa, effectively disinheriting the rest of whānau, was not an isolated example at Te Kao: 'Not only among the Kapa whanau, but many others at Te Kao, a generation or two after the initial consolidation of titles, found themselves disinherited, and blamed the Department of Māori Affairs'.[1250] It was beyond the scope of this project to examine the ownerships schedules for all the Te Kao blocks, but there are likely many more examples where blocks remained in Māori ownership, but the number of owners was reduced through exchange arrangements, family vestings, purchases of other interests and the compulsory conversion process.

13.4.4.2 Te Kao 32B2

Te Kao 32B2 had a similar alienation history to that of Te Kao 76 and 77B. As part of the Te Kao consolidation Te Kao 32B (100 acres) was awarded to Reihana Mare and his wife Rahira Hohepa Kanara. Reihana Mare had occupied and farmed Te Kao 32B since 1929 as part of the Te Kao Dairy Scheme.[1251]

In November 1947 Te Kao 32B was partitioned so that Reihana Mare could donate three acres to the Seventh Day Adventists as a site for a church.[1252] The church site became Te Kao 32B1, and the remaining block was Te Kao 32B2.

After Rahira Hohepa Kanara died, 11 children of Rahira and Reihana were appointed as successors in November 1953.[1253] In 1950 Reihana Mare had relocated his family to Auckland where he was working as a bus driver. The Māori Affairs Department arranged with Mare and the family for the farm on Te Kao 32B2 to be taken over by one of his sons, Wiremu Mare Reihana.[1254] The department applied to the Māori Land Court for all the interests in Te Kao 32B2 to be vested in Wiremu Mare Reihana. The application was heard in February 1954. The minutes record that the departmental officer produced consents signed by Reihana Mare and all of the children, apart from the two youngest, for whom Reihana signed

[1250] Stokes, (Wai 45 #R8), p. 268.
[1251] BAAI 1030 1351/b 21A/36 (R21665213), ANZ Auck.
[1252] 76 N 184, 26 November 1947. For further information about the transfer to the church see BAAI 11466 A353 283/f 6976 (R18426006), ANZ Auck [DB].
[1253] 81 N 191, 3 November 1953.
[1254] More information about the background to these arrangements may be found on the development scheme unit files: BAAI 1030 1351/b 21A/36 (R21665213) and BAAI 1030 1351/c 21A/36 (R21665214), ANZ Auck.

as trustee. Reihana told the court about his move to Auckland where he had now obtained a housing section. The purchase money for his shares was to be used for housing finance. Reihana said that one of his sons, Hirini, was currently at Te Kao, but that 'I and my family have decided on Wiremu' to take over the farm on 32B2B. The current development debt was £1,186, and the price for the transfer of the family interests to Wiremu was to be the special government valuation, less the debt.[1255] After the £2,000 valuation was received the court made the vesting orders and fixed the price at £850.[1256]

In June 1955 Te Kao 32B was declared subject to the development scheme.[1257] In 1964 Te Kao 32B2 was mortgaged to the Crown for £4,875.[1258] It would appear that, like other Te Kao farmers,[1259] Wiremu Mare Reihana struggled to meet his repayments on the marginal farm land, which was likely considered to be uneconomic as a farm by that time. In March 1967 the block was leased to Etana Nathan for 10 years. This suggests that Wiremu had left Te Kao to obtain employment elsewhere. In March 1968 Wiremu Mare Reihana transferred Te Kao 32B2 to the Crown for £3,870.[1260] More information about the background to the Crown purchasing the block may be available on the development scheme unit file.[1261]

13.4.4.3 Te Kao 84

The Crown's acquisition of Te Kao 84 was subject to the Wai 1442 claim, which was settled as part of the Te Aupōuri claims settlement in 2015. The Te Aupōuri Historical Account summarises the history of the block:

> The history of Te Kao 84 block, the Kawau and Te Ane Wi Whānau dairy unit, is an example of the difficulties whānau had managing debt and creating profitable farms and how this sometimes resulted in whānau losing their land.
>
> By 1943 the Te Kao 84 block had accumulated a debt of £1,000. Throughout this period the Wi Whānau suffered from long-term serious illness and struggled to run their farm productively. In 1948 the Crown leased the land to a neighbouring farmer in an effort to recoup monies owned on the land. The whānau still owned the land at

[1255] 81 N 271A, 17 February 1954.
[1256] 81 N 301-302, 8 April 1954.
[1257] NZG, 1955, p. 908.
[1258] Te Kao 32B2 Historic Memorial Schedule Document-1302867, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 3 July 2026.
[1259] Stokes, (Wai 45 #R8), pp. 241-243.
[1260] Te Kao 32B2 Historic Memorial Schedule Document-1302867, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 3 July 2026.
[1261] BAAI 1030 1351/d 21A/36 pt 3 (R21665215), ANZ Auck.

that stage. After the death of Te Aue, her six children succeeded in equal shares to her part of the land. Her husband Kawau gifted his half share to one of his daughters, who had repeatedly asked to be allowed to farm the land with her husband but was unsuccessful.

Meanwhile, the debt accumulated in the late 1920s and 1930s still remained. In 1957 the Māori Affairs Department wrote to the whānau seeking repayment. The department was made aware that the Wi Whānau did not want the land leased long term and opposed any sale of the land. The whānau committed to repaying at least £84 per year and made several payments in 1958, but by November of that same year the Māori Affairs Department decided that the family did not have the resources to keep up the payments. By 1961 the Māori Affairs Department had the debt charged against the land and secured the transfer to the Crown of the majority [85a 3r 7p] of Te Kao 84 thereby clearing the mortgage. The remaining 18 acres passed out of the whānau hands by 1964.[1262]

The outcome of the Te Kao 84 Residue 18 acres is discussed in the next section.

13.4.4.4 Te Kao 84 Residue, Te Kao 85, 87, 90 and 91

Te Kao 84 Residue, Te Kao 85, 87, 90 and 91 all became part of the development scheme farm owned/leased by Nellie and Reverend Mu Hetaraka. The details relating to the ownership of the blocks, and subsequent Crown acquisition of Te Kao 87 and 91 have been included in this report at the request of Florence and Hayley Hanson, as daughter and granddaughter of Nellie and Reverend Mu Hetaraka respectively.

The following section is based on block title records, such as memorial and ownership schedules and related Māori Land Court minute books. It summarises the changes in ownership of five sections including succession orders, vesting orders, and transfers. It is beyond the scope of this report to examine how the Māori Affairs Department managed the farm development and the growing debt on the Hetaraka farm. Stokes provided a brief case study history of Mu and Nellie Hetaraka's unit farm as an example of 'the stresses in families' on heavily indebted development scheme farms. Her report should be consulted for an account of how the debt was increased and the pressures placed on Mu and Nellie to repay

[1262] Te Aupōuri and the Crown, Deed of Settlement of Historical Claims, 28 January 2012, pp. 32-33.

the debt.[1263] It is expected that the development scheme unit files held at Archives New Zealand will provide much more detail about the ownership changes described in brief below.[1264] Further research of the files would be required to locate and confirm evidence relating to the transactions. At the time of writing it is anticipated that members of the whānau will be compiling their own evidence to submit to the Tribunal.[1265]

Under the Te Kao consolidation Te Kao 85 was awarded to Wiki Etana and his daughter Peti Etana in 1949. Wiki was the original development scheme unit farmer on the property, but after he left the district in the 1930s his sister Meri Ngaroto Etana [aka Meri Anderson] took over the farm. After Meri's death, her daughter Nere Anderson [aka Nellie Hetaraka] became the unit farmer with her husband Mu Hetaraka.[1266] In June 1953 the Māori Land Court was told by development scheme officials that Wiki Etana had agreed to transfer his share in Te Kao 85 to his niece Nellie. The minutes record that the court had seen correspondence from him: 'On the face of it Wiki recognises that the land is mortgaged for all it is worth and he agrees for his share to pass to niece.' Before making the order, the court sought confirmation from Wiki that the transfer was to be a gift, in acknowledgment that the existing 'debt about equals the value of the land'. The court directed that Wiki be written to and given one month to object if he did not agree to the gift.[1267] The court made the vesting order in November 1954 by way of gift after being told by officials that the required letter had been sent to Wiki Etana and no reply had been received.[1268]

With the support of the Māori Affairs Department it was arranged for Nellie to become sole owner of Te Kao 85 by purchasing the small share of Peri Etana [aka Mrs Munro Muru]. According to the Māori Land Court minutes Peri had agreed to sell her share for £30. Further research into the development scheme files would be required to confirm how this agreement was obtained. The application to approve the transfer was presented to the Māori Land Court in December 1955 by Hemi Manuera acting for the Māori Affairs Department. Nere and her

[1263] Stokes, (Wai 45 #R8), pp. 241-243.
[1264] For more information see: BBDL 1030 3080/a 21/A/47 pt 2 (R21672918); BBDL 1030 3080/b 21/A/47 pt 1 (R21672919); BBDL 1030 3081/c 21/A/47 pt 1 (R21673086); BAAI 1030 1352/b 21/A/47/2, (R21665475), ANZ Auck; and AAMK 869 455/c 15/1/810 pt 1 (R11837473) Restricted until 2035; AAMK 869 455/d (R11837474) Restricted until 2064; and AAMK 869 456/a 15/1/810 pt 3 (R11837602) Restricted until 2074, ANZ Well.
[1265] Personal Communication, Florence and Hayley Hanson, 30 July 2026.
[1266] 78 N 222, 6 December 1955.
[1267] 81 N 67-68, 6 June 1953. See AAMK 869 455/c 15/1/810 pt 1 (R11837473), ANZ Well Restricted until 2035.
[1268] 82 N 138, 24 November 1954.

husband Mu Heteraka were present at the hearing. Te Kao 85 had a capital value of £1,980, made up of £200 for unimproved value and £1,780 for improvements. Manuera explained that the £30 purchase price was based on the unimproved value as the improvements were related to the development work and included a new house which had just been erected. The court made an order vesting the share of Peri Etana in Nere Hetaraka.[1269]

At this time it was already evident that the development scheme debt could become a problem. In 1953 the court had described it as 'mortgaged for all it was worth', and in 1955 Manuera told the court: 'The place is really overcapitalised in that the Unit Debt £3318 less value of stock and chattels say £600 still greatly exceeds the CV of the property.'[1270] It should be noted that when the block was transferred to Nellie, the debt was also transferred.

Te Kao 87 and 91 were both owned by Harawira Ereatara, who was a development scheme unit farmer from the 1930s. One of his children, Hemara Harawira Ereatara, took over running the farm on the blocks. When the succession hearing was held for Harawira Ereatara in 1953 the Māori Affairs development officer told the court that the intention was to appoint Hemara as the unit farmer and 'give him tenure', meaning sole ownership. The development officer said that the other children of Harawira had agreed that the farm should go to Hemara. However, at this time the court refused to appoint Hemara as sole successor, commenting that some of his siblings 'cannot afford it', possibly meaning that they did not have enough shares in other blocks. The court appointed the eight members of the family as successors, including Hemara Harawira Ereatara.[1271]

The department's intention that Hemara Ereatara become the sole owner of Te Kao 87 and 91 was achieved the next year. In November 1954 the Māori Affairs development officer presented applications for the court to vest all the shares of Te Kao 87 and 91 in Hemara Harawira Ereatara. The minutes record that the development officer submitted signed consents from the other owners, agreeing to the block being vested solely in Hemara.[1272] It was beyond the scope of this project and the time available to view the development scheme

[1269] 78 N 222, 6 December 1955.
[1270] 81 N 67-68, 6 June 1953; 78 N 222, 6 December 1955.
[1271] 81 N 213, 1 December 1953.
[1272] 82 N 122-124, 24 November 1954.

unit file for Te Kao 87 and 91. The files held at Archives New Zealand may contain further information about how Hemara's siblings were consulted about the vesting.[1273]

Three years later, in 1957 the Māori Trustee purchased Hemara Ereatara's interests in Te Kao 87 and 91 under Section 151(2) of the Māori Affairs Act 1953.[1274] Section 151 allowed the Māori Trustee to negotiate the purchase of interests in Māori Land as part of the conversion scheme with the intention of on-selling the interests to other Māori. This was known as 'live buying', in contrast to the compulsory aspects of the conversion scheme regarding 'uneconomic interests'. The development scheme files may contain the background to this transaction and the reasons Hemara sold the blocks to the Māori Trustee.

In November 1959 the shares held by the Māori Trustee for Te Kao 87 and 91 were vested in Mu and Nellie Hetaraka. They paid £55 for Te Kao 87 and £187 for Te Kao 91. It is likely that the purchase price was paid for by the Board of Māori Affairs as part of development scheme finance.[1275] In addition to purchasing those two blocks to add to the farm unit, Te Kao 90 was leased by Mu and Nellie Hetaraka for 16 years from 1959.[1276] The development scheme unit files will contain more information about why the blocks were added to the Hetaraka farm.

In 1966 the size of the Hetaraka development scheme farm was further increased. Section 13.4.4.3 explained that the majority of Te Kao 84 was acquired by the Crown in 1961 because of the development scheme debt. This left 18 acres on the other side of the road in Māori ownership (see plan below). In 1958 there had been six owners of Te Kao 85: Te Awha Wi, Enoka Wi, Hare Wi, Rihipeti Hemi Nopera [aka Rihipeti Wi], Ritihea Wi [aka Mrs Hadfield], Tari Wi [aka Mrs Tari Tau Moa]. In August 1963 the Māori Trustee acquired the shares of the first five owners under the conversion scheme.[1277] It is not clear from the ownership schedule whether this was a 'live buying process' or compulsory acquisition of uneconomic interests. A succession order was made for the sixth owner, Tari Wi, in August

[1273] See BAAI 1030 389/a 21/A/4 pt 4 (R21665308); BAAI 1030 389/b 21/A/4 pt 3 (R21665307); BAAI 1030 389/c 21/A/4 pt 2 (R21665306); BAAI 1030 389/d 21/A/4 pt 1 (R21665281), ANZ Auck.
[1274] 78 N 327, 5 March 1957.
[1275] 1 CV 59, 6 November 1959.
[1276] Te Kao 90 Historic Memorial Schedule Document-1307538, Pātaka Whenua: maorilandcourt.govt.nz/ Document-1307538 accessed 10 August 2026.
[1277] Te Kao 84 Residue Historic Ownership Schedule Document-1306896, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 10 August 2026.

1963. At first the court made an order vesting Tari Wi's shares in her three young children, aged 6 to 9, and the court appointed Rihipeti Nopera as their trustee. However, that order was then crossed out in the minutes, and Tari Wi's shares were instead vested in the Māori Trustee in return for payment of £29, indicating the interests would have been considered uneconomic if divided among the three children. The court then ordered that the purchase money be paid to Mrs Nopera, as trustee for the children, and directed it should be spent on clothing for the children. There is nothing in the minutes to indicate whether any of Tari Wi's family or Rihipeti Nopera had been consulted about the succession hearing. The application was presented by a court official, Waetford, who told the court he knew the deceased and her family.[1278]

The Te Kao 84 Residue adjoined part of the Nellie Hetaraka's Te Kao 85 block. In 1966 the Māori Trustee transferred Te Kao 84 to Nellie and Mu Hetaraka in equal shares.[1279] It is most likely that this transaction was arranged and financed by the Board of Māori Affairs.

In summary, by 1966 Nellie and Mu Hetaraka's development scheme farm consisted of:

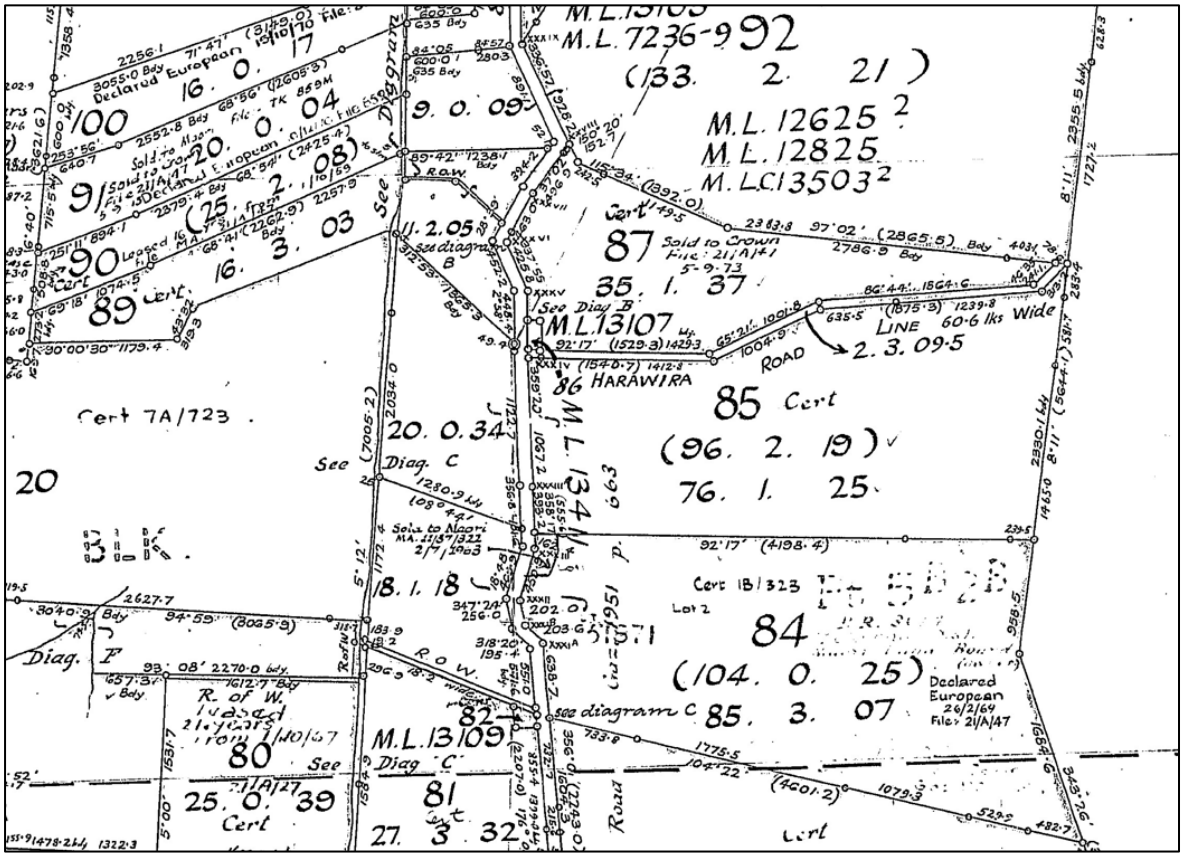
Table 22: Blocks in the Nellie and Reverend Mu Hetaraka Development Scheme Farm, 1966

Block	Area	Tenure
Te Kao 85	96 acres	Nellie Hetaraka sole owner (by gift and purchase)
Te Kao 84 Residue	18 acres	Nellie and Mu Hetaraka joint ownership (purchased through conversion)
Te Kao 87	35 acres	Nellie and Mu Hetaraka joint ownership (purchased through conversion)
Te Kao 90	25 acres	Leased by Nellie and Mu Hetaraka since 1959
Te Kao 91	20 acres	Nellie and Mu Hetaraka joint ownership (purchased through conversion)

The various blocks which made up the farm property as shown on the plan below.

[1278] 1 AT 99, 9 August 1963.
[1279] Te Kao 84 Historic Ownership Schedule Document-1307495, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 10 August 2026.

Map 85: Te Kao 84, 85, 87, 90, 91, 1951[1280]



In 1958 the Board of Māori Affairs arranged a £8,500 mortgage over Te Kao 85.[1281] In 1964 the mortgage was increased to £14,070, and applied to Te Kao 85, 87 and 91. Stokes recounts that Māori Affairs officials increasingly pressured the Hetaraka's about the amount of income produced from the farm and the growing debt. From at least 1970 officials sought to persuade Nellie and Reverend Mu to relinquish all or part of the farm in order to recoup the money which had been advance. In 1970 the debt was more than $28,000 while the land and improvements were only valued at $11,703. In 1971 the Board of Māori Affairs decided to seek the immediate repayment of the mortgage. Stokes' report says that Nellie refused to sell the land, especially Te Kao 85 which was whānau land gifted to her by her uncle.[1282]

After extended negotiations with the Hetaraka's, including the appeals to the Minister of Māori Affairs for assistance, in 1972 the Māori Affairs Department decided to acquire part of the land and write off part of the debt, while allowing Nellie and Reverend Mu to retain Te

[1280] AK ML 13493, detail [DB].
[1281] Te Kao 85 Historic Memorial Schedule Document-1307511, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 10 August 2026.
[1282] Stokes, (Wai 45 #R8), pp. 241-243.

Kao 85. At that time the total debt was $29,131. The department wanted the leasehold of Te Kao 90, along with the freehold of Te Kao 87 and 91 to be transferred to the Crown. These properties were valued at $4,268. While Te Kao 85 would remain owned by Nellie Hetaraka, it was to be charged with a 30-year mortgage of £6,940. This left $17,923, which the Crown would write-off.[1283]

On 5 September 1973 Te Kao 87 and 91 were transferred to the Crown.[1284] In September 1973 a mortgage from Mu and Nellie Hetaraka for $8,320 was registered against Te Kao 85 and the residue area of Te Kao 84.[1285] Both blocks have been subject to a later partition, but title records indicate that they remain in the ownership of the immediate family of Reverend Mu and Nellie Hetaraka.

In September 1968 Te Kao 87 had been declared to have the status of European Land under Section 7 of the Māori Affairs Amendment Act 1967, and Te Kao 91 was declared European Land in October 1970. This meant that the Māori Land Court no longer had jurisdiction, and no court order was required to approve the transfer to the Crown, and no vesting order was required. The memorandum of transfer may be available in the development scheme file, and further research would be required to determine the circumstances surrounding the transfer. Member of the Hetaraka whānau have questioned 'whether Nellie and Mu had a genuine and informed choice, what independent advice or representation was available, whether retention of Te Kao 85 was a negotiated protection or the residue of a pressured settlement, and how the loss or transfer of the connected blocks affected the viability of the retained farm and generational occupation'.[1286]

Stokes says: 'The legacy of land development on this farm was a considerable strain on family relationships and even more considerable resentment towards the Department of Māori Affairs and the Crown generally'. It should be noted that during the same period Mu Hetaraka had been unsuccessfully attempting to challenge the sale of his share in Karikari

[1283] Stokes, (Wai 45 #R8), p. 243.
[1284] Te Kao 87 Historic Memorial Schedule Document-1306904, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 29 July 2026. The transfer to the Crown was registered as instrument 272729.1, See CT NA15B/411 (Te Kao 87) and CT NA19D/1143 (Te Kao 91).
[1285] CT NA15B/1412.
[1286] Hayley Hanson, 'Memorandum of Corrections and Claimant-Led Evidence', 10 August 2026, personal communication.

1B1B to his brother Cedric, and objecting to the Crown acquiring 1B1B from his nephew Phillip to repay another very high development mortgage (see Section 3.3.4).

After Te Kao 91 became Crown land, it was leased to Winiata Paraone for 21 years from February 1975. In 1976 Te Kao 91 was transferred from the Crown to Ruth Walters, Sarah Thomson and Riwa Wiki.[1287] In 1979 Te Kao 87 was transferred to Ruth Mareroa, Sarah Thomson and Riwa Wiki.[1288] The three women were daughters of the original owner, Harawira Ereatara, from whom the Māori Trustee acquired Te Kao 87 in 1957.[1289] In September 1993 the Māori Land Court ordered that the status of Te Kao 87 would cease to be General Land and declared it to be Māori Freehold Land.[1290] Te Kao 91 is identified as 'General Land owned by Māori' on Pātaka Whenua in 2026.

13.5 PARENGARENGA TOPU AMALGAMATION

The Te Kao consolidation and development schemes dealt with the most densely occupied part of the Parengarenga blocks, by establishing small family farms. The Parengarenga Topu amalgamation dealt with the larger Parengarenga blocks which had been leased by the Māori Land Board. These lands included large areas of sand dunes and former gum fields.

The Parengarenga Topu amalgamation arose out of the plan to establish a large-scale development scheme on the Parengarenga blocks, along with the nearby Pakohu 4 and southern part of Pakohu 2B2AV. Alexander has explained that it was a condition of the Crown agreeing to fund a development scheme that the titles to the separate blocks had to be amalgamated into one block, which could later be divided into separate farm properties.[1291]

Further, before the Board of Māori Affairs would approve a development scheme, it required that all the uneconomic shares should be acquired by the Māori Trustee, through a combination of live buying and conversion. This would allow the Crown to acquire an estimated 70 percent of the shares in the block. The Crown approved the purchase of shares in 1956, with the expectation that 70 percent ownership would allow the Board of Māori

[1287] CT NA19D/1143.
[1288] CT NA15B/1411. Further information about the background to both transfers might be found in BAAI 1030 1352/b 21/A/47/2, (R21665475), ANZ Auck.
[1289] 22 AT 29-30, 14 September 1993.
[1290] 22 AT 29-30, 14 September 1993.
[1291] Alexander, (Wai 45 #Q1), p. 25.

Affairs to choose the nominated occupiers for 70 of the 100 farms it was proposed to create, and the occupiers of the remaining 30 farms would be chosen by the owners.[1292]

The Māori Land Court heard the amalgamation application at Te Kao at the beginning of August 1956, with '60-70' owners present.[1293] The amalgamation order was made in September 1956, after the final lists of owners had been compiled and notified. In making the orders the Judge summed up the application and the concerns raised by some owners about maintaining a degree of control over the selection of farm occupiers and protecting access rights to important locations:

> The real purpose of the application is to enable the development of a large block of land and the ultimate settlement thereon of farmers. There appeared a general consensus of opinion that the proposed scheme of development was in the interests, not only of the owners, but for the general development and bringing into profit an area that is at present virtually waste land. The owners sought (if possible) some safeguards concerning the following matters:
>
> 1. That the owners (whose interests may be acquired by the Maori Trustee as 'uneconomic interests') should be consulted when the time arrives to settle farmers and permitted to nominate settler farmers.
> 2. That in the selection of farmers, the utmost care should be exercised that those selected to occupy the farms which may adjoin burial grounds and sacred spots will respect such grounds and spots.
> 3. That there should be preserved to the owners rights of access to burial grounds, sacred spots, lakes, landing places and the sea shore.
>
> As to 1. and 2. the Court indicated that it could not make any effective orders but that it had no doubt that the Maori Trustee would respect the wishes so expressed. The owners intimated that they would be satisfied if the Court (as it now does) expresses the wish that the Maori Trustee will consult the owners and those owners whose interests may be acquired by him as uneconomic in the selection of settler farmers.
>
> As to (3) the Court expressed the view that, as this stage, it might prove hampering to the development of the block if rights of access were defined. The owners accepted

[1292] Alexander, (Wai 45 #Q1), p. 352.
[1293] 78 N 241-243, 7 August 1956.

> that view and the Court expresses the hope that the block will be developed and settled so that the owners and the Maoris generally of the district are not denied access to burial grounds, sacred spots, lakes, landing places and the sea-shore. If and when further partition takes place when the block has been developed and is ready for settlement, it may be found expedient to reserve such rights of access by formal orders.[1294]

It can be seen that the court was unable to make any binding orders regarding the requests, and it merely made recommendations. It is difficult to understand how the court expected the Māori Trustee to consult those owners who had lost their 'uneconomic interests' in the selection of farmers, when the development scheme was to be administered by the Māori Affairs Department, not the Māori Trustee. As noted above, it was the department's expectation that acquiring 70 percent of the shares in the amalgamation would allow the department to select the majority of farmers.

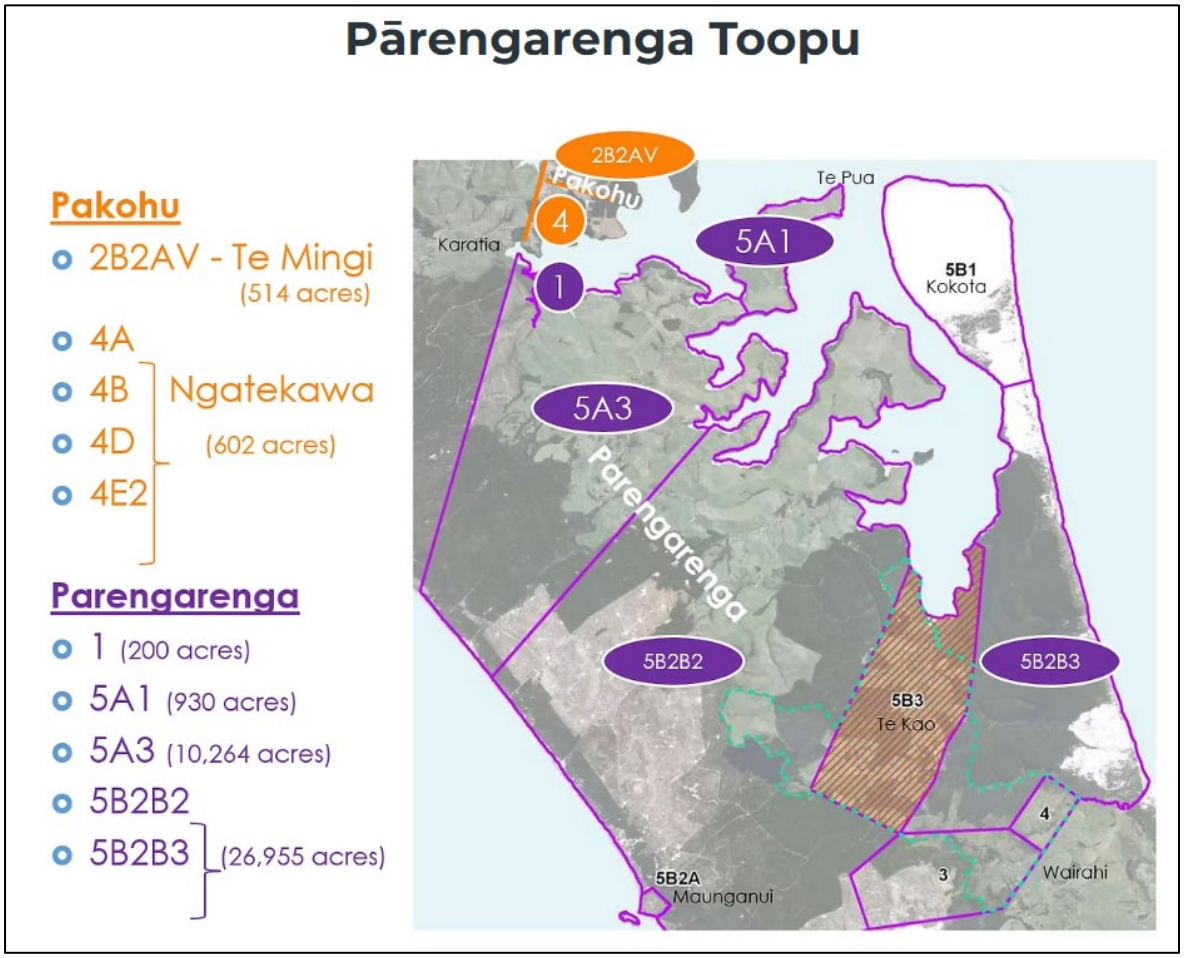
The court then made a partition order for Pakohu 2B2AV, so that the southernmost 514 acres, which adjoined Pakohu 4, was to be amalgamated, while the rest of the block north of the Waitiki Channel, 2,923 acres, became Pakohu 2B2AV (Residue) and was vested in 635 owners.

The original partition orders for the following blocks were cancelled, and then amalgamated into the 39,468-acre Parengarenga Topu block: [1295]

Blocks Amalgamated into Parengarenga Topu	**Area**
Parengarenga 1	200a 0r 00p
Parengarenga 5A1	930a 0r 00p
Parengarenga 5A3	10,264a 1r 31p
Parengarenga 5B2B2 & 5B2B3	26,955a 0r 00p
Pakohu 4A	37a 0r 00p
Pakohu 4B	243a 3r 08p
Pakohu 4D	201a 3r 24p
Pakohu 4E2	121a 3r 24p
Pakohu 2B2AV (Part)	514a 0r 32p

[1294] 78 N 253, 28 September 1956.
[1295] 78 N 253-254, 28 September 1956.

Map 86: Blocks Included in Parengarenga Topu[1296]



The court awarded the amalgamated block to a list of owners which contained 1,411 names, including the Māori Trustee who already held 1,849 shares which had been purchased from the parent blocks.[1297] However, it then recommended that the shares of 1,241 owners, with shares valued at under £25, be purchased by the Māori Trustee as uneconomic interests.[1298] After the Māori Trustee had consented to acquire the uneconomic interests, the court made the order vesting 4,673 shares in the Māori Trustee at a cost of £4,673 12s 6d.[1299]

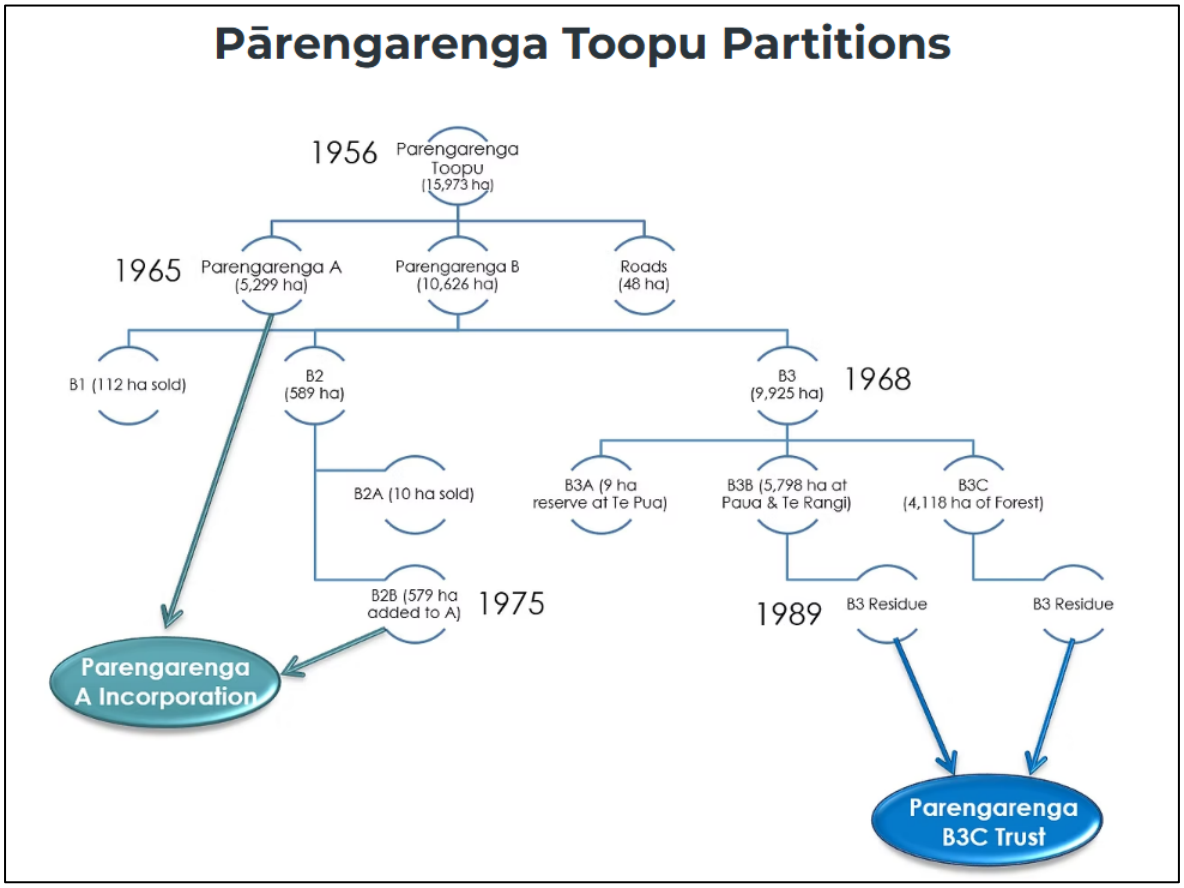
Alexander has discussed the questions which were later raised about the extent to which the owners were consulted about the use of the conversion scheme for the Parengarenga Topu block. A particular concern was that those who held uneconomic shares, or who wished to sell their shares, were not given the opportunity to sell or transfer them to other owners,

[1296] Sourced from the website of the Parengarenga Incorporation, https://www.parengarenga.co.nz/amalgamation-history, accessed 15 May 2026.
[1297] 78 N 277-323, 28 September 1956. See also 78 N 250-253, 25 September 1956.
[1298] 78 N 253-254, 28 September 1956.
[1299] 78 N 323, 13 November 1956.

instead of the Māori Trustee. The Māori Trustee also carried out a 'live buying' process by purchasing shares by negotiation from the owners.[1300] By 1961 the Māori Trustee owned 61.4 percent of all the shares in the Parengarenga Topu block.[1301]

Parengarenga Topu was declared a development scheme under Part XXIV of the Māori Affairs Act 1953 in January 1957.[1302] The progress and outcomes of the development scheme have been examined by Alexander.[1303] Changing farm economics and the nature of large areas of Parengarenga Topu meant that the original plan to create 100 farms was changed to using the sand dune areas for forestry and creating larger sheep and cattle stations.[1304]

Figure 2: Parengarenga Topu Partition Flow Chart[1305]



[1300] For details see Parengarenga Topu Historical Memorial Schedule Document-1524904, Pātaka Whenua: /maorilandcourt.govt.nz/ accessed 14 May 2026.
[1301] Alexander, (Wai 45 #Q1), pp. 353-354, 368.
[1302] NZG, 1957, p. 25.
[1303] Alexander, (Wai 45 #Q1), pp. 349-382.
[1304] Alexander, (Wai 45 #Q1), pp. 367-358.
[1305] Sourced from the website of the Parengarenga Incorporation, https://www.parengarenga.co.nz/amalgamation-history, accessed 15 May 2026.

In March 1965 Parengarenga Topu was partitioned to create two areas for separate types of economic development. Parengarenga A was intended for forestry purposes and Parengarenga B would remain a land development scheme. All the owners of Parengarenga Topu had their interests divided between both blocks. This also meant the Māori Trustee was a majority shareholder in both blocks.[1306]

Block	Area	Owners
Parengarenga A	13,100 acres	All the owners of Parengarenga Topu
Parengarenga B	24,000 acres	All the owners of Parengarenga Topu

Parengarenga A was vested in an incorporation for administration in March 1968.[1307] The incorporation was empowered to negotiate a forestry lease with the New Zealand Forest Service to establish a plantation pine forest.[1308] As the Crown was a major shareholder in the incorporation, the six-person committee of management included the District Officer of Māori Affairs in Whangarei.[1309]

Parengarenga B was partitioned in October 1968.[1310] According to Alexander the intention was to sell Parengarenga B1 to adjoining farmers Hoani and Mei Everitt, who were shareholders in Parengarenga B. The Parengarenga B2 subdivision was to be added to the forestry lease proposal for Parengarenga A, while Parengarenga B3 was to remain in the farm development scheme. At this time the idea of creating small dairy farms had been abandoned by the Māori Affairs Department, and it was proposed to create larger stations.[1311] At the same time as the partition, the Māori Land Court ordered that Parengarenga B2 would be included in Parengarenga A Incorporated.[1312] Parengarenga B2 was located south of the Te Kao blocks, adjoining Parengarenga A.

Block	Area	Owners
Parengarenga B1	275 acres	Hoani and Mei Everitt
Parengarenga B2	1,454 acres	All owners of Parengarenga B, excluding Hoani and Mei Everitt
Parengarenga B3	24,639 acres	All owners of Parengarenga B, excluding Hoani and Mei Everitt

[1306] Alexander, (Wai 45 #Q1), p. 359. 3 KT 26, 4 March 1965.
[1307] 3 KT 26, 4 March 1965.
[1308] Alexander (Wai 45 #Q1), pp. 359-361.
[1309] 6 KT 104, 27 November 1969.
[1310] 5 KT 248-249, 25 October 1968.
[1311] Alexander, (Wai 45 #Q1), p. 361.
[1312] 5 KT 248-249, 25 October 1968.

Parengarenga B2 was partitioned in August 1969 so that an area of 24 acres could be sold to Rapata Subritzky, who was a Te Kao unit farmer. Subritzky was to pay £140 for B2A, which was paid to the Parengarenga A Incorporation.[1313]

Block	Area	Owner
Parengarenga B2A	24a	Māori Trustee (for sale to Subritzky)
Parengarenga B2B	1430a	All owners of Parengarenga B2B (232 owners, including the Crown)

The Parengarenga A Incorporation signed a lease agreement in 1969 which leased Parengarenga A and B2B to the New Zealand Forest Service for 99 years, for 5 cents per acre until harvest, and then 18.75 percent of the proceeds of the timber.[1314] When the Crown came to register the forestry lease, it was unable to do so at first because Parengarenga B2B had not been surveyed. Instead of paying for an expensive survey of the boundary line between Parengarenga A and Parengarenga B2B, the incorporation applied to have the blocks amalgamated into one unit, the external boundaries of which had already been defined by survey. In 1975 the Māori Land Court amalgamated Parengarenga B2B and Parengarenga A into a larger block which retained the name Parengarenga A.[1315]

The uneconomic interests and other shares which had been purchased by the Māori Trustee were transferred to the Crown. Alexander details various attempts by the owners to re-acquire the Crown shares. In 1970 the Aupōuri Māori Trust Board offered to buy back the Crown shares, but the proposal did not proceed at that time, partly because of large level of development debt.[1316]

There was growing concern about the rising development scheme debt on Parengarenga B3, which the Crown would require to be repaid before revesting the block in the owners. In November 1973 a meeting of owners agreed to the Lands Department proposal to divide the farming area into two stations: Paua (northern) and Te Rangi (southern).[1317]

[1313] Alexander, (Wai 45 #Q1), p. 361. 6 KT 28, 13 August 1969. A technicality meant the partition order had to be issued again in April 1971, 7 KT 7. More information regarding the transfer to Subritzky can be found in BAAI 1030 902/a 29/439 (R21668492) and BAAI 11466 A353 365/i 7990 1968-1971 (R18427029), ANZ Auck.
[1314] Alexander, (Wai 45 #Q1), pp. 359-361.
[1315] 9 KT 83, 13 June 1975.
[1316] Alexander, (Wai 45 #Q1), pp. 361-368.
[1317] Alexander, (Wai 45 #Q1), pp. 369-370.

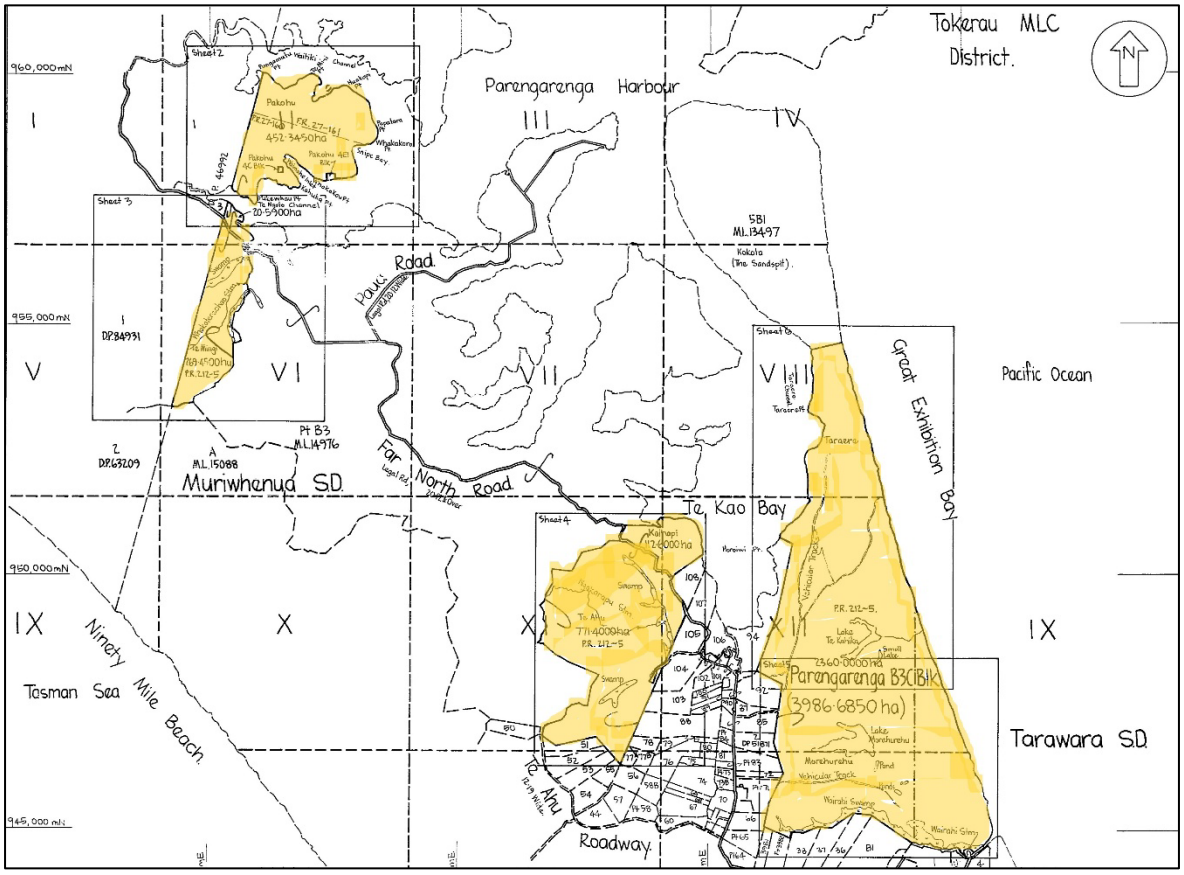
The station farming scheme was further refined in the mid-1970s. In 1976 the owners agreed to a proposal to cut out an area from the Parengarenga B3 development scheme for forestry, which would be awarded to the Māori owners of B3 (ie. not the Crown shares). The purpose of the partition was to use forestry profits to repay the development debt and buy back Crown shares. After approval from the annual meeting of owners and the Board of Māori Affairs, Parengarenga B3 was partitioned in May 1977. All the Crown's shares in Parengarenga B3 were allocated to Parengarenga B3B, and the block was vested in the Crown and the Māori Trustee on trust, on the condition that the rights of the Māori owners of Parengarenga B3 to purchase the shares were preserved and that the block remained Māori land. Parengarenga B3C was awarded to 313 Māori and vested in the trustees of the Parengarenga A Incorporation for forestry purposes. Parengarenga B3A was a small area on the harbour at Te Pua which was recommended to be set aside as a Māori Reservation for recreation, camping ground and fishing purposes.[1318]

Block	Area	Owners
Parengarenga B3A	8.500ha	Recommended Māori Reservation
Parengarenga B3B	5,806ha	Crown and Māori Trustee (for development scheme stations)
Parengarenga B3C	4,118ha	Vested in trustees (Parengarenga A Incorporation) for forestry (313 owners)

Parengarenga B3C was made up of four separate parcels: the former Pakohu 4 and Part 2B2AV blocks; a strip of land at Te Mingi adjoining Parengarenga A; the Te Ahu and Kaihopi areas to the west of the Te Kao subdivisions; and land on the east of Te Kao at the base of the Kokata Spit (formerly Parengarenga 5B2B3).

[1318] Alexander, (Wai 45 #Q1), pp. 373-374. 10 KT 206, 5 May 1977. Parengarenga B3A was first partitioned from B3 in 1973, and the rest of the block became Parengarenga B3 Residue at that time, 8 KT 121-122, 1 August 1973.

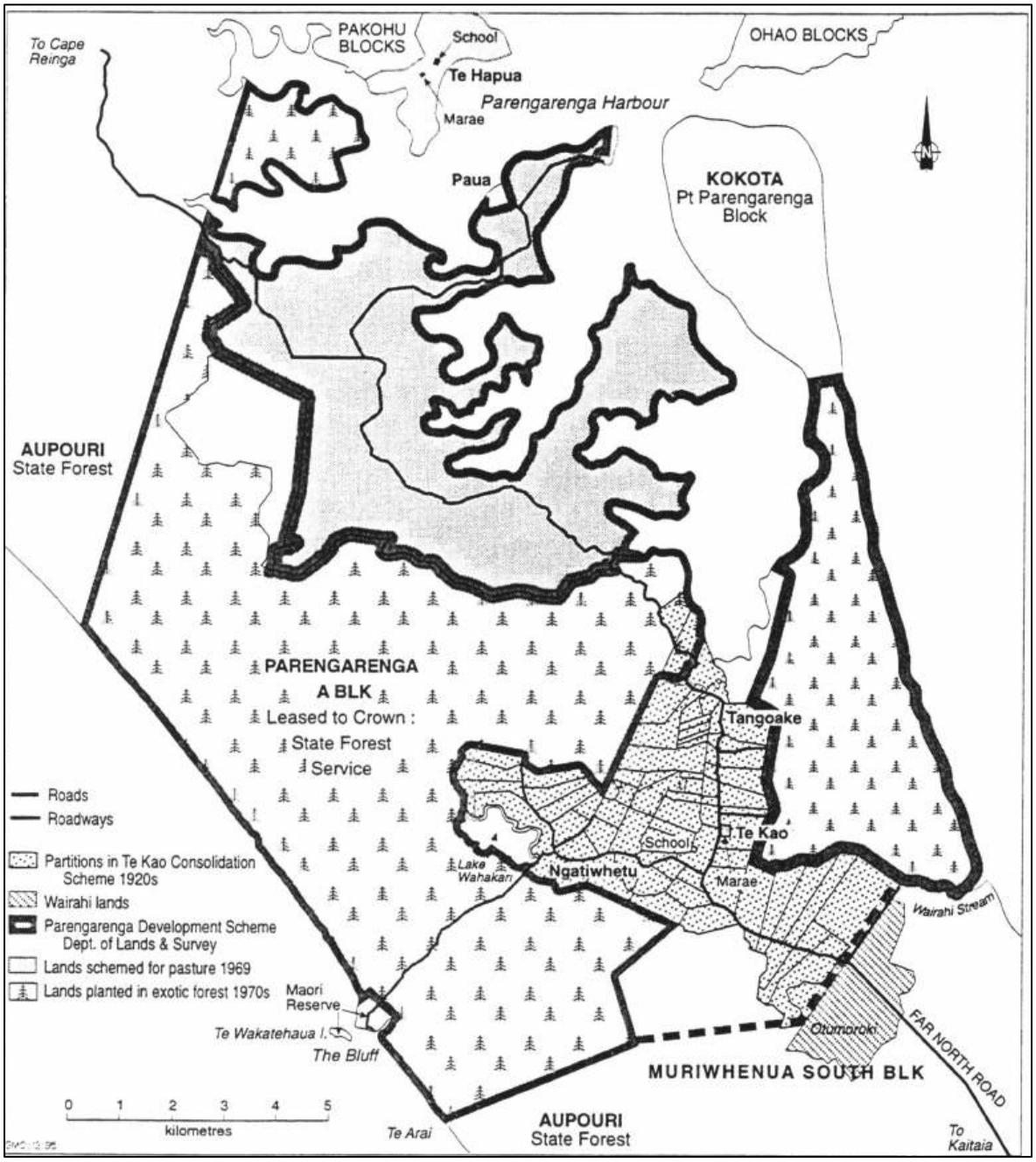
Map 87: Parengarenga B3C, 1980[1319]



The predominant land use of the original Parengarenga Topu area by the 1980s is shown on the following map.

[1319] Adapted from AK ML 15237 [DB].

Map 88: Parengarenga Forestry and Development Scheme Lands[1320]



Alexander has covered the issues relating to the return of the Crown's shares up until the time his report was written in 1997. Under Section 151 of the Māori Affairs Amendment Act 1987 all the shares which had been compulsorily acquired were to be revested in those from whom they were taken. Shares which had been purchased through what was termed 'live buying'

[1320] Waitangi Tribunal, *Muriwhenua Land Report*, p. 369.

were to be sold to the current owners. The Crown's shares of Parengarenga B3B were made up as follows:[1321]

Compulsorily taken	5,605.793
Live buying	4,896.022
	10,501.815

After the return of the compulsorily acquired shares, the Crown retained 26.4 percent of the shares in Parengarenga A. In 1990 the Crown shares in Parengarenga B3B were valued at $822,000.[1322] The current valuation of the Crown's shares in the Paua and Te Rangi stations made it impossible for the B3B trustees to purchase the 'live buying' shares. In 1987 the combined development debt on the blocks was two million dollars. The trustees sought a development debt write off and the return of the stations.[1323] In June 1988 Parengarenga B3B was released from the development scheme, and a full debt write-off was approved in January 1989.[1324]

There was a technical difficulty which prevented the Māori owners of Parengarenga B3C from purchasing the Crown's 'live buying' shares in B3B, since they were now separate titles.[1325] In May 1990 the partition orders for Parengarenga B3B and B3C were cancelled and the land reverted to the previous Parengarenga B3 Residue appellation. The residue block was vested in the committee of management of the Parengarenga A Incorporation. Parts of the block were subject to existing forestry leases to Carter Holt Harvey and Northern Pulp Ltd.[1326] The title orders for Parengarenga B3 Residue were changed in August 1991 so that B3 Residue was first vested in the owners of the former B3B and B3C blocks, followed by an order vesting the block in the Parengarenga A Incorporation under a Section 438 trust.[1327]

In July 1993 the 5,959.595 shares held by the Māori Trustee were revested under Section 151 of the Māori Affairs Act. These were the compulsorily acquired shares, and they were vested

[1321] Alexander, (Wai 45 #Q1), p. 378. More information can be found in BBDL 1030 2432/b 28/3/12 Pt 1 (R21673349), ANZ Auckland.
[1322] Alexander, (Wai 45 #Q1), p. 382.
[1323] Alexander, (Wai 45 #Q1), pp. 378-382.
[1324] NZG, 1988, p. 239. Alexander, (Wai 45 #Q1), p. 382.
[1325] Alexander, (Wai 45 #Q1), p. 382.
[1326] 16 KT 247-249, 10 May 1990. See also 69 WH 35-38, 7 February 1990.
[1327] 17 KT 150, 16 August 1991.

1,291 individuals, while the Māori Trustee retained the 4,252 shares acquired through live buying.[1328]

In the mid-1990s a group representing the former owners of Pakohu 4, the Poho Tiare hapū sought to regain control of their portion of the Parengarenga B3 Residue block.[1329] The Parengarenga A Incorporation agreed to release the former Pakohu 4 blocks for the trust.[1330] In November 1998 the Māori Land Court made an order under Section 306 of the Te Ture Whenua Māori Act 1993 cancelling all the previous partitions of Pakohu 4. Parengarenga B3 Residue was then partitioned to separate out the former Pakohu 4 to be known as the Ngatekawa block. It was 247.662 hectares with 105 owners. The remainder of Parengarenga B3 Residue retained that appellation but was reduced in size to 9,343.8378 hectares and vested in the remaining owners. The Parengarenga B3 Residue trust was terminated for the Ngatekawa block, while remaining in place for the rest of the Residue block.[1331]

In October 1997 the Māori Land Court heard an application from the Parengarenga A Incorporation to vest Parengarenga B3 Residue in the incorporation. The secretary of the incorporation told the court there was a desire among the shareholders to amalgamate as much of possible of the original Parengarenga Topu block. The committee of management of the incorporation was acting as the trustee for the B3 Residue block, and it was considered that it would be more administratively efficient to combine the block into the incorporation. A combined Annual General Meeting attended by 150 shareholders had approved the proposal in November 1996. The court ordered that Parengarenga B3 Residue be vested in the Parengarenga A Incorporation, subject to an amended list of shareholders being approved by a meeting of owners.[1332] In September 1998 a meeting of owners of the incorporation and Parengarenga B3 Residue voted in favour of including B3 Residue in the incorporation. In January 1999 the Māori Land Court added Parengarenga B3 Residue to the Parengarenga A Incorporation.[1333] At this time the Māori Trustee still owned 4,542 shares out of 1,146,766 shares in the incorporation.

[1328] Parengarenga B3 Residue Historic Ownership Schedule - Document-1282587, Pātaka Whenua: /maorilandcourt.govt.nz *accessed 15 May 2026.*
[1329] 19 KT 192-4, 209, 264-271, 5 October 1996.
[1330] 20 KT 135-138, 3 October 1997.
[1331] 87 WH 107, 4 November 1998.
[1332] 20 KT 139-140, 28 October 1997.
[1333] 87 WH 179, 25 January 1999.

13.6 PARENGARENGA AND TE KAO TITLE SUMMARIES

While the Parengarenga blocks have had a complicated title history, and undergone many changes in ownership and administration, the majority of the 48,444-acre block has remained in some form of Māori ownership. Approximately 46,316 acres remain Māori Freehold Land, representing 96 percent of the original block. Of that 39,112 acres are held by the Parengarenga A Incorporation.

The tables below show 2,729 acres which were declared to have the status of European Land, mostly under the automatic provisions of Māori Affairs Act. In some cases declarations would have been made to meet loan finance requirements, particularly for house site. While they may not be Māori Freehold Land, such blocks could still be owned by Māori persons.

There is a high degree of individualised ownership for the Te Kao blocks. However, many of the blocks listed with '1 owner' on Pātaka Whenua are owned by an ahu whenua trust, many of which are whānau based, but some of which operate with the Aupōuri Māori Trust Board as responsible trustee.

While almost all the *land* remains in Māori ownership, over the twentieth century an unknown number of individuals lost their *interests* in the land. This occurred through a combination of compulsory conversion, sales to the Māori Trustee, and whānau agreements to sell blocks or shares to one of the owners to meet development scheme or housing finance requirements.

The Crown acquired 425 acres either for public purposes or by purchasing development scheme blocks.[1334] Of that amount, 166 acres were returned to Te Aupōuri under the Te Aupōuri Claims Settlement Act 2015. Sixty-five other acres have been returned to Māori ownership in other ways.

The 12 perches taken under the Public Works Act for telecommunication purposes in 1962 was originally part of land that was gifted to the Crown for the Te Kao Native School. The Crown later exchanged Part Parengarenga 5B2B for more suitable Māori-owned land from the nearby Te Kao block. The eight owners of the exchanged Te Kao land were granted title

[1334] This figure excludes roads which have not been researched for the purposes of the block narratives in this report.

to the Part Parengarenga 5B2B land, as part of a block called Parengarenga 5X. The land taken for telecommunications purposes was actually taken from the Parengarenga 5X block, although the proclamation used the out-of-date 'Part Parengarenga 5B2B' appellation.

Table 23: Parengarenga Title Summary

Block Name	Area	Outcome
Te Kao School Reserve	6a 0r 19p	Crown School Reserve 1883. Vested in Te Rūnanga Nui o Te Aupōuri Trust under the Te Aupōuri Claims Settlement Act 2015 and leased to the Crown for the school
Parengarenga 1	200a 0r 00p	Amalgamated 1956 into Parengarenga Topu
Parengarenga 2	2a 0r 00p	Te Kao Consolidation 1943
Parengarenga 3	1,998a 0r 00p	Te Kao Consolidation 1943, pt now Parengarenga 3G, pt Te Kao sections
Parengarenga 3G	1,264a 3r 00p	Māori Freehold Land 2025 (456 owners)
Parengarenga 4A	0a 2r 00p	Te Kao Consolidation 1943
Parengarenga 4B	99a 1r 00p	Sold by meeting of owners to John Everitt (Māori) 1957. Declared European Land 1970
Parengarenga 4B Lot 1 DP 90202	2a 2r 34p	Māori Freehold Land 2025 (1 owner)
Parengarenga 5A1	930a 0r 00p	Amalgamated 1956 into Parengarenga Topu
Parengarenga 5A2 (Rara Mausoleum)	1a 0r 00p	Māori Burial Ground Reservation for people of Te Aupōuri and Te Rarawa. Māori Freehold Land 2025 (1 owner)
Parengarenga 5A3	10,264a 1r 13p	Amalgamated 1956 into Parengarenga Topu
Parengarenga 5B1	2,820a 0r 00p	Vested in Aupōuri Māori Trust Board 1964. Māori Freehold Land 2025
Parengarenga 5B2A	93a 1r 32p	Maunganui Bluff Reserve and Te Waka Te Haua Māori Reservation 1977. Māori Freehold Land 2025
Part Parengarenga 5B2	4a 0r 29p	Taken for Quarry Purposes 1939. Vested in Parengarenga A Incorporation 1990
Parengarenga 5B2B	29,305a 0r 35p	2,316 acres Te Kao Consolidation 1943. Residue became part of Parengarenga 5B2B2 & 3 in 1951
Parengarenga 5B2B2 & 3	26,988a 1r 06p	Amalgamated 1956 into Parengarenga Topu
Part Parengarenga 5B2B	0a 0r 12p	Taken under the Public Works Act for telecommunication purposes 1962. Currently owned by Chorus New Zealand Ltd
Parengarenga 5B3A	66a 0r 00p	Te Kao Consolidation 1943
Parengarenga 5B3B1	58a 0r 00p	Te Kao Consolidation 1943
Parengarenga 5B3B2	66a 0r 32p	Te Kao Consolidation 1943
Parengarenga 5B3C	60a 2r 30p	Te Kao Consolidation 1943
Parengarenga 5B3D	65a 3r 24p	Te Kao Consolidation 1943
Parengarenga 5B3E	46a 1r 16p	Te Kao Consolidation 1943
Parengarenga 5B3F	40a 3r 30p	Te Kao Consolidation 1943
Parengarenga 5B3G	37a 1r 24p	Te Kao Consolidation 1943

Block Name	Area	Outcome
Parengarenga 5B3H	21a 0r 20p	Te Kao Consolidation 1943
Parengarenga 5B3J	11a 0r 00p	Te Kao Consolidation 1943
Parengarenga 5B3K	20a 0r 19p	Te Kao Consolidation 1943
Parengarenga 5B3L	25a 0r 14p	Te Kao Consolidation 1943
Parengarenga 5B3M	58a 1r 10p	Te Kao Consolidation 1943
Parengarenga 5B3N	3a 3r 15p	Te Kao Consolidation 1943
Parengarenga 5B3P	22a 1r 35p	Taken for school 1927. Part (13a) exchanged 1961, now Parengarenga 5X. Part vested in Te Rūnanga Nui o Te Aupōuri Trust under the Te Aupōuri Claims Settlement Act 2015 and leased to the Crown for the school
Parengarenga 5B3Q	31a 0r 00p	Te Kao Consolidation 1943
Parengarenga 5B3R	16a 3r 10p	Te Kao Consolidation 1943
Parengarenga 5B3S	19a 2r 00p	Te Kao Consolidation 1943
Parengarenga 5B3T	117a 3r 00p	Te Kao Consolidation 1943
Parengarenga 5B3W	39a 2r 20p	Te Kao Consolidation 1943
Parengarenga 5B3X	11a 1r 16p	Te Kao Consolidation 1943
Parengarenga 5B3Y	16a 2r 35p	Te Kao Consolidation 1943
Parengarenga 5B3Z	64a 2r 35p	Te Kao Consolidation 1943
Parengarenga 5B3AB	77a 2r 15p	Te Kao Consolidation 1943
Parengarenga 5B3AC	19a 2r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AD1	2a 2r 31p	Te Kao Consolidation 1943
Parengarenga 5B3AD2	10a 3r 04p	Te Kao Consolidation 1943
Parengarenga 5B3AD3	10a 3r 05p	Te Kao Consolidation 1943
Parengarenga 5B3AE	1a 3r 26p	Te Kao Consolidation 1943
Parengarenga 5B3AF	5a 3r 37p	Te Kao Consolidation 1943
Parengarenga 5B3AG	29a 1r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AH1	35a 0r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AH2	222a 0r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AJ	72a 1r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AK	190a 3r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AL	152a 0r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AM	271a 1r 00p	4 acres taken for quarry 1939. Te Kao Consolidation 1943
Parengarenga 5B3AN	124a 3r 00p	Te Kao Consolidation 1943
Parengarenga 5B3AO	253a 2r 32p	Te Kao Consolidation 1943
Parengarenga 5B3AP	287a 2 20p	Te Kao Consolidation 1943
Parengarenga 5B3AR	2a 0r 15p	Te Kao Consolidation 1943
Parengarenga 5B3AT	0a 3r 36p	Te Kao Consolidation 1943
Parengarenga 5B3C1	1a 0r 01p	Pa Reserve – Te Kao Consolidation 1943
Parengarenga 5B3O	1a 0r 00p	Hui Reserve – Te Kao Consolidation 1943
Parengarenga 5B3V	0a 2r 00p	Reserve – Te Kao Consolidation 1943
Parengarenga 5B3AQ	1a 0r 05p	Landing Reserve – Te Kao Consolidation 1943
Parengarenga 5X1	10a 0r 38p	Māori Freehold Land 2025 (9 owners)
Parengarenga 5X2	5a 3r 39p	Māori Freehold Land 2025 (1 owner)
Parengarenga Topu	39,468a 0r 00p	Partitioned into Parengarenga A and B
Parengarenga A	15,440a 0r 00p	Parengarenga A Incorporation 1965. Māori

Block Name	Area	Outcome
		Freehold Land 2025
Parengarenga B1	275a 0r 00p	Sold to part owners 1968. Declared European Land
Parengarenga B2A	22a 1r 25p	Sold to Māori Farmer 1969. Māori Freehold Land 2025 (1 owner)
Parengarenga B2B	1,430a 0r 00p	Amalgamated into Parengarenga A 1975
Parengarenga B3A	21a 0r 06p	Recreation, Camping and Fishing Reserve 1976 for the Māori people of Parengarenga. Māori Freehold Land 2025 (3,225 owners)
Parengarenga B3B	14,346a 3r 30p	Amalgamated into B3 Residue
Parengarenga B3C	10,272a 3r 10p	Amalgamated into B3 Residue 1990
Parengarenga B3 Residue	23,672a 0r 00p	Vested in Parengarenga A Incorporation 1999 (Māori Freehold Land 2025)

Table 24: Te Kao Title Summary

Block	Area	Outcome
Te Kao 1A (Tangoake Landing Reserve)	0a 1r 30p	Landing Māori Reservation for Te Aupōuri 1970. Māori Freehold Land 2025 (1 owner)
Te Kao 1B (Wharf Site)	0a 1r 24p	Wharf Site Māori Reservation for common use of people of New Zealand, 1970. Māori Freehold Land 2025 (1 owner)
Te Kao 1C (Roadline Wharf Site)	0a 1r 34p	Māori Freehold Land 2025 (1 owner)
Te Kao 1E (Potahi Wahitapu)	0a 2r 00p	Burial Ground Māori Reservation for Māori people 1970. Māori Freehold Land 2025 (3 owners)
Te Kao 1F (Hui House Reserve)	1a 0r 00p	Taken for school 1963. Vested in Te Rūnanga Nui o Te Aupōuri Trust under Te Aupōuri Claims Settlement Act 2015 and leased to the Crown for the school
Te Kao 1G (Te Toko-o-te-Arawa Church Site and Cemetery)	0a 3r 35p	Church and Cemetery Māori Reservation 1970. Māori Freehold Land 2025 (1 owner)
Te Kao 1H (Ratana Wahitapu)	0a 1r 39p	Burial Ground Māori Reservation for Ratana adherents 1970. Māori Freehold Land 2025 (1 owner)
Te Kao 1J Reserve	0a 1r 11p	Parking Area Māori Reservation for Ratana and Anglican Churches 1970. Māori Freehold Land 2025 (9 owners)
Te Kao 1K (Pa Hill or Tawhiti Rahi)	1a 0r 00p	Māori Reservation 1970 of historical interest for Te Aupōuri 1970. Māori Freehold Land 2025 (1 owner)
Te Kao 1M (Lake Wahakare Foreshore Reserve)	18a 2r 32p	Landing and Foreshore Māori Reservation for Te Aupōuri 1970. Māori Freehold Land 2025 (1 owner)
Te Kao 1N (Wahakari Landing	2a 1r 18p	Landing and Foreshore Māori Reservation for Te Aupōuri 1970. Māori Freehold Land 2025 (1 owner)

Block	Area	Outcome
Reserve)		
Te Kao 32A (Wāhi Tapu)	0a 3r 00p	Seventh Day Adventist Burial Ground Māori Reservation 1978. Māori Freehold Land 2025 (1 owner)
Te Kao 32B1	3a 0r 00p	Sold to Australian Conference Association (Seventh Day Adventists) 1957
Te Kao 32B2	96a 1r 00p	Transferred to the Crown 1968 for development debt
Te Kao 33A	1a 0r 00p	Sold to Australian Conference Association (Seventh Day Adventists) 1963
Te Kao 33B	221a 2r 06p	Māori Freehold Land 2025 (21 owners)
Te Kao 34	118a 2r 18p	Declared European Land 1968
Te Kao 35A	1a 0r 00p	Māori Freehold Land 2025 (3 owners)
Te Kao 35B	66a 1r 13p	Māori Freehold Land 2025 (4 owners)
Te Kao 36	143a 3r 16p	Māori Freehold Land 2025 (9 owners)
Te Kao 37	143a 3r 39p	Declared European Land 1968
Te Kao 38	143a 3r 36p	Declared European Land 1968
Te Kao 39A	0a 2r 10p	Māori Freehold Land 2025 (1 owner)
Te Kao 39B1A	0a 0r 03p	Māori Freehold Land 2025 (1 owner)
Te Kao 39B1B	54a 0r 36p	Māori Freehold Land 2025 (1 owner)
Te Kao 39B2	106a 1r 00p	Declared General Land 1989
Te Kao 39B2 Lot 1	1a 0r 00p	Declared General Land 1989
Te Kao 40	112a 2r 10p	Sold to part owner 1966. Declared European Land 1968
Te Kao 41	93a 0a 09p	Declared European Land 1968. Part (6175m^2) set apart as papakainga Māori Reservation 1985, remains General Land owned by Māori
Te Kao 42	78a 1r 17p	Declared European Land 1968. Status changed to Māori Freehold Land 1979. Māori Freehold Land 2025 (2 owners)
Te Kao 43A	9a 2r 20p	Declared General Land 1983
Te Kao 43B	62a 2r 04p	Māori Freehold Land 2025
Te Kao 44	76a 0r 12p	Declared European Land 1968
Te Kao 45	55a 3r 12p	Declared European Land 1968
Te Kao 46A	2a 3r 00p	Māori Freehold Land 2025 (1 owner)
Te Kao 46B	68a 2r 38p	Māori Freehold Land 2025 (2 owners)
Te Kao 47	101a 3r 37p	Declared European Land 1968
Te Kao 48	102a 1r 18p	Declared European Land 1968
Te Kao 49	83a 2r 19p	Declared European Land 1968
Te Kao 50	66a 0r 13p	Declared European Land 1968
Te Kao 51	74a 2r 34p	Declared European Land 1968
Te Kao 52	87a 1r 39p	Declared European Land 1968
Te Kao 53	82a 2r 18p	Declared European Land 1968. Status changed to Māori Freehold Land 2004. Māori Freehold Land 2025 (2 owners)
Te Kao 54	78a 0r 26p	Declared European Land 1968. Status changed to Māori Freehold Land 1989. Māori Freehold Land 2025 (1 owner)
Te Kao 55	40a 0r 00p	Declared European Land 1968
Te Kao 56	60a 0r 00p	Declared European Land 1968
Te Kao 57	60a 0r 00p	Declared European Land 1968

Block	Area	Outcome
Te Kao 58A1	1a 1r 16p	Māori Freehold Land 2025 (1 owner)
Te Kao 58A2	50a 0r 54p	Māori Freehold Land 2025 (23 owners)
Te Kao 58B	60a 2r 20p	Declared European Land 1969
Te Kao 59	62a 1r 30p	Declared European Land 1968
Te Kao 60	35a 1r 28p	Declared European Land 1968. Status changed to Māori Freehold Land 1989. Māori Freehold Land 2025 (3 owners)
Te Kao 61	69a 3r 20p	Māori Freehold Land 2025 (17 owners)
Te Kao 62	37a 1r 24p	Declared European Land 1968. Status changed to Māori Freehold Land 1994. Māori Freehold Land 2025 (1 owner)
Te Kao 63	72a 3r 25p	Māori Freehold Land 2025 (15 owners)
Te Kao 64A (Saleyards)	0r 1r 00p	Saleyards Māori Reservation 1957. Reservation cancelled 2002. Māori Freehold Land 2025 (30 owners)
Te Kao 64B1	2a 0r 00p	Māori Freehold Land 2025 (1 owner)
Te Kao 64B2	96a 0r 21p	Māori Freehold Land 2025 (1 owner)
Te Kao 65A (Ratana Church Site)	0a 1r 08p	Ratana Church Māori Reservation 1959. Māori Freehold Land 2025
Te Kao 65B1	4a 0r 32p	Crown Land 1961 for Te Kao School. Vested in Te Rūnanga Nui o Te Aupōuri Trust under the Te Aupōuri Claims Settlement Act 2015 and leased to the Crown for the school
Te Kao 65B2	87a 1r 13p	Amalgamated and partitioned into Te Kao 65B2A-E and Parengarenga 5X1
Te Kao 65B2A	11a 2r 09p	Māori Freehold Land 2025 (1 owner)
Te Kao 65B2B	6a 3r 38p	Māori Freehold Land 2025 (1 owner)
Pt Te Kao 65B2C & 65B2D Lot 1 DP 98849	26a 3r 00p	Māori Freehold Land 2025 (1 owner)
Pt Te Kao 65B2C & 65B2D Lot 2 DP 98849	28a 2r 09p	Māori Freehold Land 2025 (1 owner)
Te Kao 65 B2E	11a 0r 16p	Māori Freehold Land 2025 (1 owner)
Te Kao 66	61a 0r 21p	Declared European Land 1968. Status changed to Māori Freehold Land 2002. Māori Freehold Land 2025 (1 owner)
Te Kao 67	83a 0r 18p	Declared European Land 1968. Status changed to Māori Freehold Land 1997. Māori Freehold Land 2025 (2 owners)
Te Kao 68	21a 2r 00p	Declared European Land 1968. Status changed to Māori Freehold Land 1997. Māori Freehold Land 2025 (1 owner)
Te Kao 69	24 2r 19p	Declared European Land 1968
Te Kao 70	44a 1r 08p	Declared European Land 1968. Status changed to Māori Freehold Land 2002. Māori Freehold Land 2025 (1 owner)
Te Kao 71A1	0a 2r 13p	Māori Freehold Land 2025 (1 owner)

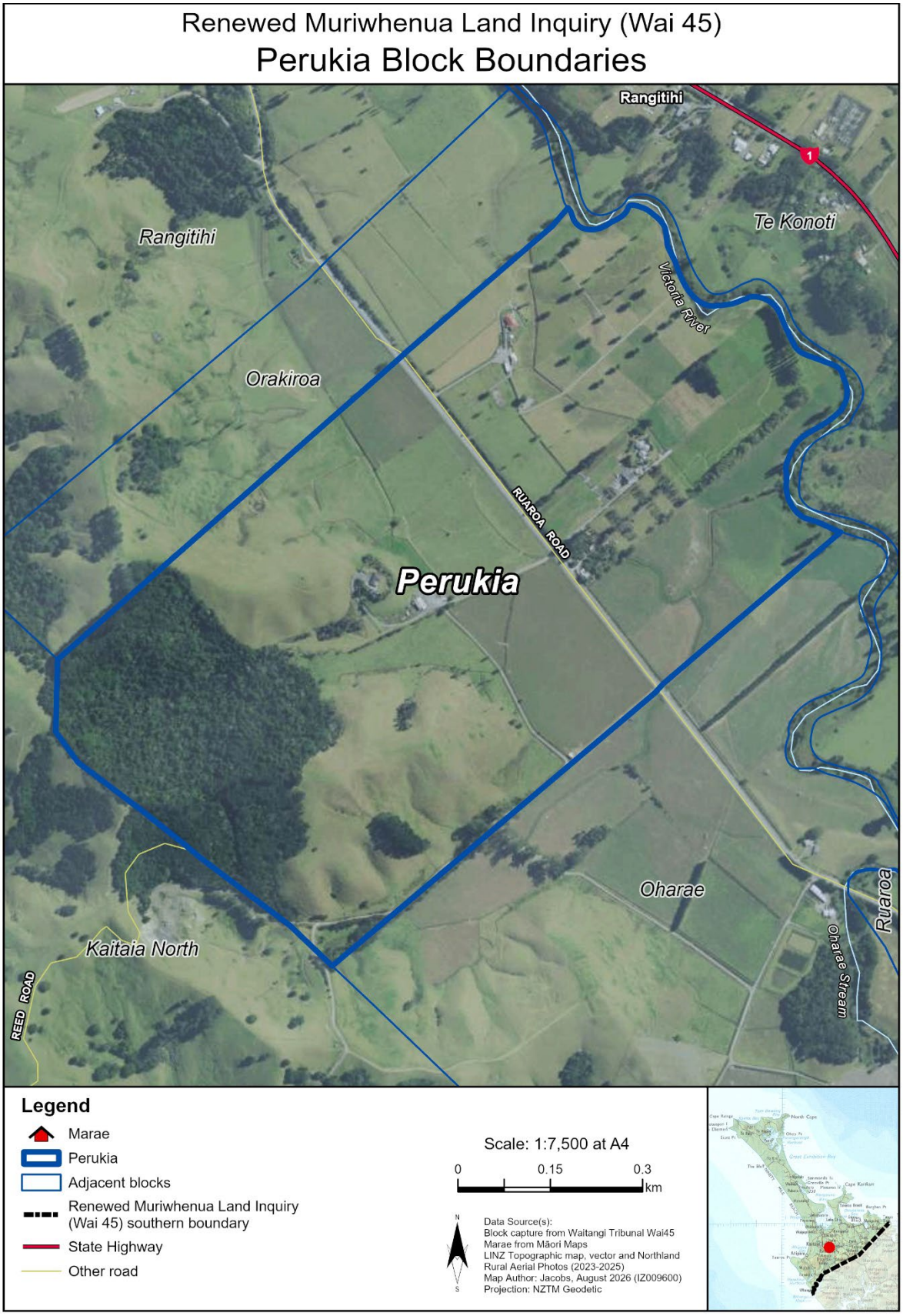
Block	Area	Outcome
Te Kao 71A2	1a 0r 39p	Māori Freehold Land 2025 (1 owner)
Te Kao 71C	19a 1r 27p	Māori Freehold Land 2025 (1 owner)
Te Kao 71D Residue	93a 3r 00p	Māori Freehold Land 2025
Te Kao 71D2 (Marae Reservation)	2a 2r 19p	Marae Māori Reservation 1970. Māori Freehold Land 2025
Te Kao 71D3	6a 3r 25p	Recreation Māori Reservation 1970. Māori Freehold Land 2025 (1 owner)
Te Kao 71D7	0a 1r 02p	Vested in the Crown for pensioner flats 1970.[1335] Transferred to Aupōuri Māori Trust Board 1979
Te Kao 71D8	0a 1r 02p	Vested in the Crown for pensioner flats 1970. Transferred to Aupōuri Māori Trust Board 1979
Te Kao 72	27a 2r 32p	Declared European Land 1970. Status changed to Māori Freehold Land 1985. Māori Freehold Land 2025 (16 owners)
Te Kao 73A	16a 3r 14p	Māori Freehold Land 2025 (12 owners)
Te Kao 73B	20a 2r 10p	Māori Freehold Land 2025 (11 owners)
Te Kao 74	101a 2r 24p	Declared European Land 1968
Te Kao 75	25a 3r 03p	Declared European Land 1969
Te Kao 76	109a 3r 28p	Transferred to Crown 1966. Now Lot 1 DP 136786, vested in Te Runganga Nui o Te Aupōuri under Section 26 Te Aupōuri Claims Settlement Act 2015
Te Kao 77A	18a 1r 28p	Declared European Land 1971
Te Kao 77B	36a 0r 22p	Transferred to Crown 1966. Now Lot 1 DP 136786, vested in Te Runganga Nui o Te Aupōuri under Section 26 Te Aupōuri Claims Settlement Act 2015
Te Kao 78	36a 0r 22p	Declared European Land 1970
Te Kao 79	46a 2r 15p	Declared European Land 1968
Te Kao 80	25a 0r 39p	Declared European Land 1968. Status changed to Māori Freehold Land 1981. Māori Freehold Land 2025 (19 owners)
Te Kao 81	27a 3r 32p	Declared European Land 1969
Te Kao 82	0a 1r 00p	Declared European Land 1968
Te Kao 83	91a 0r 11p	Declared European Land 1968
Te Kao 84	85a 3r 07p	85a 3r 07p vested in the Crown 1961 for development debt
Te Kao 84 Residue	18a 1r 18p	Vested in Māori Trustee 1963 by conversion. Sold to other Māori 1966. Declared European Land 1969
Te Kao 85	96a 2r 19p	Declared European Land 1968
Te Kao 86	0a 1r 00p	Māori Freehold Land 2025 (30 owners)
Te Kao 87	35a 1r 37p	Sold to one owner 1954. Transferred to Māori Trustee 1957. Sold to two other Māori 1959. Declared European Land 1968. Transferred to the Crown 1973. Transferred to three Māori 1979. Status changed to Māori Freehold Land 1993. Māori Freehold Land 2025 (19 owners)

[1335] 6 KT 117-118, 24 January 1970.

Block	Area	Outcome
Te Kao 88	196a 0r 20p	Declared European Land 1968. Status changed to Māori Freehold Land 1992. Māori Freehold Land 2025 (4 owners)
Te Kao 89	16a 3r 03p	Declared European Land 1968
Te Kao 90	25a 2r 08p	Declared European Land 1968
Te Kao 91	20a 0r 04p	Sold to one owner 1954. Transferred to Māori Trustee 1957. Sold to two other Māori 1959. Declared European Land 1970. Transferred to the Crown 1973. Transferred to three Māori 1976. General Land owned by Māori 2025
Te Kao 92	133a 2r 21p	Māori Freehold Land 2025 (1 owner)
Te Kao 93A	1a 0r 16p	Māori Freehold Land 2025 (7 owners)
Te Kao 93B	10a 2r 17p	Māori Freehold Land 2025 (16 owners)
Te Kao 94A	0a 2r 00p	Māori Freehold Land 2025 (2 owners)
Te Kao 94B	242a 3r 15p	Māori Freehold Land 2025 (11 owners)
Te Kao 95	1a 3r 24p	Māori Freehold Land 2025 (16 owners)
Te Kao 96	0a 1r 00p	Declared European Land 1968
Te Kao 97	0a 1r 00p	Māori Freehold Land 2025 (19 owners)
Te Kao 98	8a 0r 01p	Māori Freehold Land 2025 (22 owners)
Te Kao 99	5a 3r 37p	Māori Freehold Land 2025 (22 owners)
Te Kao 100	16a 0r 17p	Declared European Land 1968
Te Kao 101	49a 2r 28p	Declared European Land 1968
Pt Te Kao 101 Lot 1 DP 65848	0a 2r 16p	Māori Freehold Land 2025 (1 owner)
Te Kao 102	33a 1r 38	Declared European Land 1968
Te Kao 103	134a 2r 35p	Māori Freehold Land 2025 (2 owners)
Te Kao 104	127a 1r 23p	Declared European Land 1968
Te Kao 105A	34a 1r 02p	Māori Freehold Land 2025 (1 owner)
Te Kao 105B	34a 1r 02p	Māori Freehold Land 2025 (1 owner)
Te Kao 105C	1a 2r 07p	Kitetawhiti Māori Reservation 1998. Māori Freehold Land 2025 (16 owners)
Te Kao 106	85a 2r 20p	Māori Freehold Land 2025 (19 owners)
Te Kao 107	99a 1r 24p	Māori Freehold Land 2025 (2 owners)
Te Kao 108	94a 3r 17p	Māori Freehold Land 2025 (29 owners)
Te Ahu Roadline	16a 2r 03p	Māori Freehold Land 2025
East Coast Roadline	2a 0r 37p	Māori Freehold Land 2025
Harawira Roadline	2a 3r 09p	Māori Freehold Land 2025

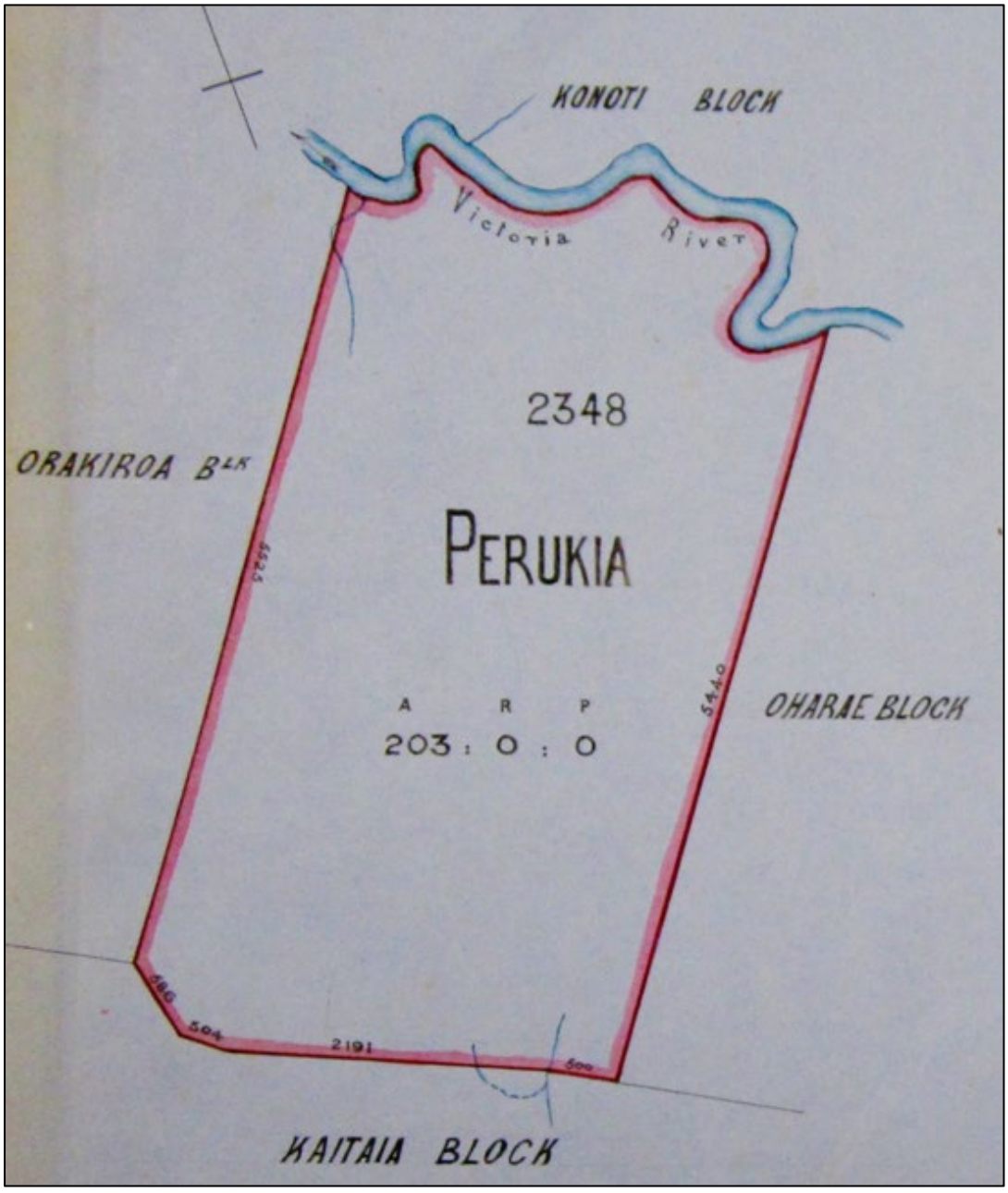
14. PERUKIA

Map 89: Perukia Block Boundaries



Perukia was one of a series of smaller blocks which lay between the Kaitaia North block and the river in the Victoria Valley. The Perukia block was 203 acres which ran from forested hill-country to manuka covered river flat. It was surveyed by S. Campbell in 1871.[1336]

Map 90: Perukia, 1871[1337]



[1336] AK ML 2348.
[1337] Perukia Certificate of Title, 23 November 1871, ABWN 8910 9 1085 (R25285554), ANZ Well [#T20 505-509].

Perukia was originally surveyed in 1869 as part of a larger 859 acre 'Oharae' block.[1338] The larger 'Oharae' block did not come before the Native Land Court for title investigation until 15 September 1871. By this time the applicants had arranged to subdivide the 857 acres into 5 separate blocks. The case was heard by Judge Maning, who wrote a note on the plan explaining that new surveys had been made for each division. The title investigation for all five blocks (Oharae, Perukia, Orakiroa, Rangitihi, and Okerimene) took place on the same day. Unfortunately, Maning's minute book has not survived, and no information is available about who presented the claim in court and what evidence was given.

The Perukia block was awarded to the following 10 people: Rutene Te Wa, Te Whitu, Nopera Kuka, Hauri Popata, Rameka Pautu, Arama Paora, Hopa Toamia, Ruka Hetaraka, Himeona Popata and Herewini Kuka. A Native Land Court Certificate of Title was issued in November 1871. There were no restrictions on alienation, but Maning noted that the right to make a public road through the block was reserved to the Crown.[1339]

In 1878 the right to take up to five percent of the Perukia block as a road without compensation was exercised. A proclamation was issued authorising surveyor Weetman to lay out and take a road through Perukia and other blocks in the Victoria Valley under the Native Lands Act 1873.[1340] The amount of land taken for the road from the Perukia block was 6 acres 21 perches.[1341]

In 1891 the Perukia block was included in an official list of land 'still held by the Māoris for personal occupation' and categorised as 'Used for Pastoral or Agricultural Purposes'.[1342]

In June 1896 Perukia was partitioned. The application was presented to the court by Reihana Paora and Rutene Te Wa. No objections were made in court:[1343]

Block	Area	Owners
Perukia A	43a 0r 00p	Rutene Te Wa, Hopa Toamia
Perukia B	20a 0r 00p	Kereama Hare Reweti, Marara Aperahama, Reihana Paora,

[1338] AK ML 1806. Details on the Oharae, Orakiroa, Rangitihi, and Okerimene blocks can be found in the Bassett 'Northern Blocks' report (Wai 45 #T28).
[1339] Perukia Certificate of Title, 23 November 1871, ABWN 8910 9 1085 (R25285554), ANZ Well [#T20 505-509].
[1340] NZG, 1878, p. 264.
[1341] AK SO 1678 and AK ML 8902 [DB].
[1342] AJHR, 1891, G10, p. 34.
[1343] 16 N 58-59, 92, 13 June 1896.

Block	Area	Owners
		Rameka Hare Reweti, Teira Hare Reweti, Wiremu Hare Reweti
Perukia C	140a 0r 00p	Aporo Te Whitu, Eparaima Te Whitu, Hami Te Whitu, Himiona Popata, Herewini Kuka, Kararaina Te Whitu, Neho Popata, Nopera Kuka, Rapata Te Whitu, Rapihana Te Whitu, Roharia, Rameka Pautu

In 1908 the Stout Ngata Commission placed Perukia A and B in the category of land to be reserved for Māori occupation and noted that a flax lease was being negotiated for Perukia B. It made no recommendation for Perukia C.[1344]

Perukia C was partitioned in December 1909. The brief minutes record that the partition was made by 'mutual consent and arrangement'.[1345]

Block	Area	Owners
Perukia C1	40a 0r 00p	Roharia and Nopera Keepa
Perukia C2	40a 0r 00p	'Whitu family' and Neho Popata
Perukia C3	60a 0r 00p	Himiona Popata and Herewini Kuka

In February 1912 Perukia C1 was subdivided equally between the two owners. Roharia was represented at the partition hearing by Hone Hapa, and Nopera Keepa said he had no objection to the partition.[1346]

Block	Area	Owner
Perukia C1	20a 0r 00p	Roharia
Perukia C2	20a 0r 00p	Nopera Keepa

Similarly Perukia C3 was subdivided by arrangement between the two owners in March 1912. Herewini Kuku was represented at the partition hearing by his brother, Pua Ngopera Paerata and Himiona Popata was present in court. Herewini held 2 out of the 3 shares in the Perukia C3 and thus received two-thirds of the block in the partition.[1347]

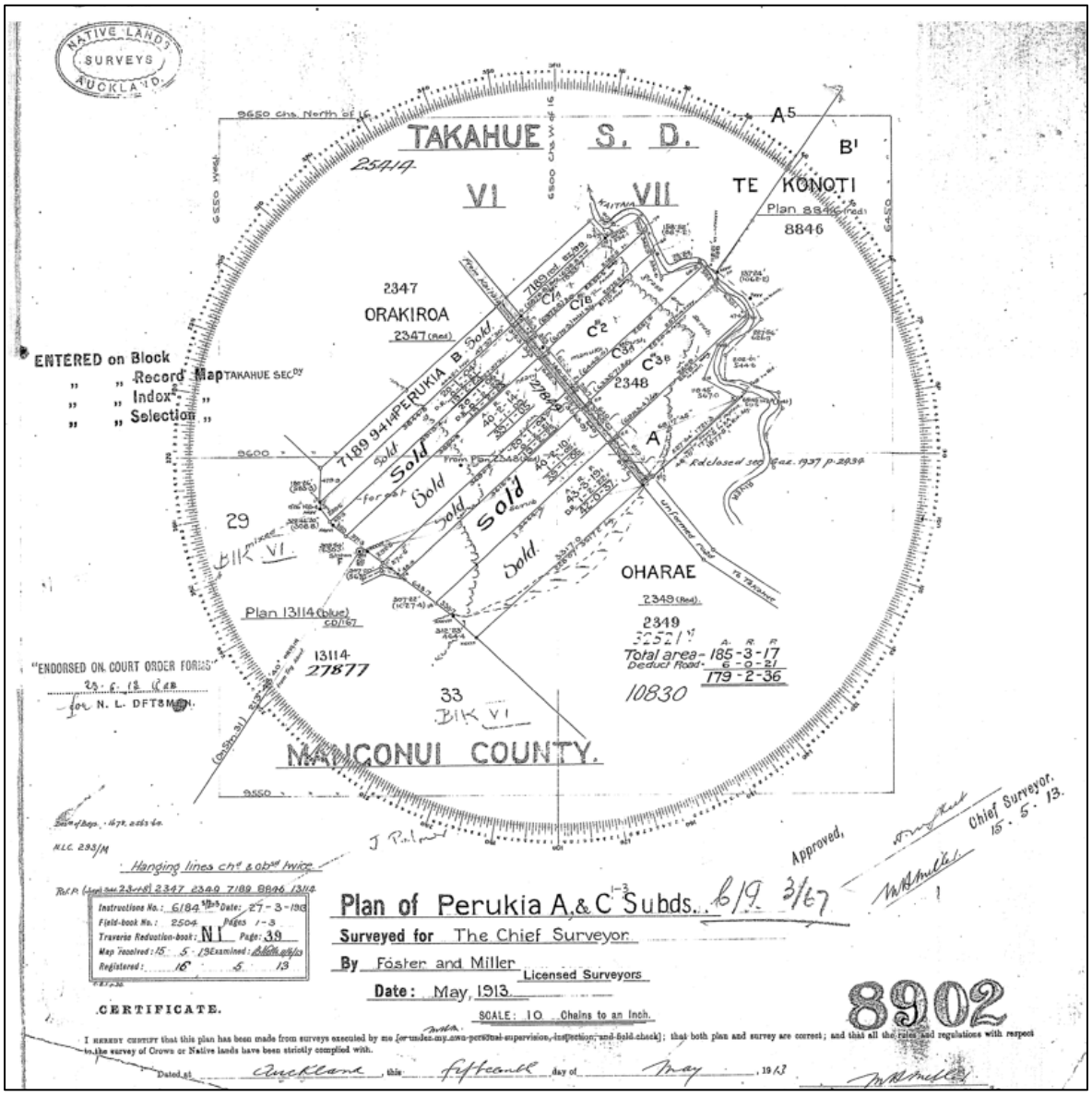
Block	Area	Owner
Perukia C3A	20a 0r 00p	Himiona Popata
Perukia C3B	40a 0r 00p	Herewini Kuku aka Herewini Paerata

None of the subdivisions of Perukia had been surveyed up until this time. The following survey plan was made in 1913. By this time most of the subdivisions had been sold or were under negotiation, as discussed below. The survey would have been required for the

[1344] AJHR, 1908, G1j, pp. 43, 45.
[1345] 43 N 215, 3 December 1909.
[1346] 47 N 342, 28 February 1912.
[1347] 47 N 353, 2 March 1912.

purchaser to register his title to the blocks. When the blocks were surveyed the areas of all the subdivisions were slightly reduced with the deductions for the 1878 road line.

Map 91: Perukia A and C Subdivisions, 1913[1348]



Perukia A

In November 1912 Ernest M. Masters applied for confirmation of the purchase of Perukia A (43 acres) from Hopa Toamia and Kaipara Rutene (as trustee for Riripete Rutene Te Wa) for £129.[1349] The price was later increased to £137 12s in line with the government valuation.[1350]

[1348] AK ML 8902 [DB].
[1349] Application for Confirmation, 7 November 1912, BAAI 11466 A39 18/x 993 (R18420863), ANZ Auck [#T19 IMG_3117].
[1350] Cover Sheet TK 993, BAAI 11466 A39 18/x 993 (R18420863), ANZ Auck [#T19 IMG_3107].

From the purchase price £12 18s was deducted to pay for the survey of Perukia A.[1351] Hopa Toamia had other land interests in Pukepoto and Oturu totalling 32 acres and Riripete Rutene Te Wa had land in Konoti totalling 23 acres.[1352] The sale was confirmed by the Native Land Board on 27 January 1913.[1353]

Perukia B

In December 1912 E.M. Masters applied for the confirmation of purchase of Perukia B (19 acres) for £58.[1354] He had purchased the shares of five of the six owners (Ngaru Kereama, Paranui Kereama, Reihana Paora, Rameka Hare Reweti, Wiremu Hare Reweti). Wiremu and Rameka Reweti each had 21 acres of other land in Konoti, Whiwhero and Hauturu. Ngaru Kereama had 42 acres of other land in Konoti and Pukepoto, and Paranui Kereama had other interests in Konoti, Pukepoto and Pakohu equivalent to 29 acres.[1355] From the purchase price the solicitors acting for Masters deducted £6 12s 1d to pay for the survey and other title costs.[1356]

Before the sale of Perukia B could be confirmed the one owner who had not sold their share, Marara Ratima, applied to the Native Land Court in October 1912 to partition out her interest. At the same time as Master's was purchasing shares in Perukia, Joseph Shannon was purchasing shares in nearby Hauturu 4A, which was also owned by Marara Ratima and her brothers. She wrote to the Māori Land Board to object to the purchase of Hauturu 4A and Perukia from her brothers, on the grounds that the land was needed for their own support:

> I am strongly objecting to the above sale, my reason is that these lands is quite suitable for our occupation, and we are living on them and we all have families of our own, I have been appointed as Trustee by the Native Land Court for my brothers since our father died in the year 1893 about 19 years ago. And I knew all lands left for us by our father, and it is not enough land for us and our children left to make our living on, we are five in numbers. All lands held by us and acreage each as under viz:-

[1351] Receipt, Hopa Toamia, 30 December 1912, BAAI 11466 A39 18/x 993 (R18420863), ANZ Auck [#T19 IMG_3111].
[1352] Schedule of Other Lands, BAAI 11466 A39 18/x 993 (R18420863), ANZ Auck [#T19 IMG_3119].
[1353] President to Reed & Logan, 27 January 1913, BAAI 11466 A39 18/x 993 (R18420863), ANZ Auck [#T19 IMG_3110].
[1354] Application for Confirmation, 18 December 1912, BAAI 11466 A39 20/f 1034 (R18420624), ANZ Auck [#T19 IMG_3137].
[1355] Schedule of Other Lands, BAAI 11466 A39 20/f 1034 (R18420624), ANZ Auck [#T19 IMG_3157].
[1356] Reed & Logan, 29 May 1913, BAAI 11466 A39 20/f 1034 (R18420624), ANZ Auck [#T19 IMG_3143-3144].

> Perukia block only 9 acres Hauturu A4 [sic 4A] only 11 acres Konoti A4, 64 acres, Whiwhero block 17 acres, after dividing the total acreage between us you will find only 20 acres each. Therefore I must ask your favour as to accept my request, as to refuse confirmation re sale of the above sections. I have explained to the purchaser and their Solicitor Reed & Logan of Mangonui but they take no notice of my objections in fact they make my brothers signed without a Licensed Native Interpreter to explained [sic] over the meaning and purport of the sale.[1357]

Further details about issues with how the Hauturu 4A block was purchased can be found in the 'Muriwhenua Post-1865 Block Narratives: Report One: Northern Blocks' report.[1358] The President said Marara's complaint would be looked into when the application for confirmation came before the board.[1359] When the confirmation application first came before the board in March 1913 the solicitor Logan confirmed that Masters would pay the government valuation price. If the board discussed the issues raised by Marara it was not recorded in the perfunctory minutes.[1360]

In March 1913 Marara Ratima wrote to the Native Minister to complain about the delay in partitioning Perukia B and Te Konoti A4. She asked for the application to be heard by the Native Land Court at the next sitting and for the application for partition of these blocks to be heard by the Native Land Court. She explained that the delay in confirming her share of the block was preventing her from farming the land:

> There are very many applications of this nature lying about, perhaps because of the dilatoriness of the Registrar. I feel very downcast about my application not being dealt with at the present court, for I want my shares cut out so that I may farm them myself. Many of those holding shares have signed to sell, but I will not agree to sell. I want to put my dairy cows on my portion and supply the Kaitaia Dairy Factory; I cannot well do this until my shares are cut out and defined.[1361]

Ratima also suspected the solicitors who were acting for the purchasers to be responsible for the delay, perhaps inferring that they still hoped to purchase her share.

[1357] Marara Ratima to President Tokerau Māori Land Board, 11 December 1912, BAAI 11466 A39 26/m 1024 (R18420748), ANZ Auck [#T19 208-227].
[1358] Bassett, 'Northern Blocks', (Wai 45 #T28), pp. 36-41.
[1359] President to Marara Ratima, 16 December 1912, BAAI 11466 A39 26/m 1024 (R18420748), ANZ Auck [#T19 154].
[1360] 7 TOK 153, 177, 5 March 1913.
[1361] English Translation, Marara Ratima aka Marara Aperahama to Hon W.H. Herries, 28 February 1913, ACIH 16036 1098 MAI 1913/974 (R22404804), ANZ Well [#T20 073]; Te reo Māori version [071-072].

The partition application was heard by the Native Land Court on 28 April 1913. Those who had sold to Masters were represented by the solicitor Logan, who was effectively representing Masters' interest in the block. Logan told the court that all the owners had sold apart from Marara Ratima and that no agreement about the partition could be reached because 'Ratima demands the river frontage, after the usual style of non-selling Maoris, which is to demand all the best land.' The Judge said he was not familiar with the block, and because there was no independent valuation evidence he could not give a decision at that time. He adjourned the case to allow Ratima and Masters to come to an agreement, or for a valuer to provide evidence.[1362]

The partition hearing resumed in February 1914. The valuer, Watts, said the block was worth about £3 4s per acre overall, but the portion Ratima wanted on the river flat was more valuable at £8 per acre and 'if she received 2a 1r 26p where she wants it the value of the land would be £20 instead of £8'.[1363] In response Ratima asked the court to inspect the block before deciding.[1364]

The court inspected the block and confirmed that Ratima had cleared and cultivated one and a half acres of land on the river flats which appeared to be of better quality than the rest of the block. However because the rest of the block was covered in ti tree the Judge could not fully assess the quality of the remaining land. At the rate of £8 per acre provided by the valuer Ratima was only entitled to one acre but the Judge considered the value of improvements she had made to the other half acre justified her being awarded the full one and a half acres. The court partitioned the block and ordered Perukia B1 (1a 2r) be awarded to Marara Ratima and Perukia B2 (17a 2r) to the owners who had agreed to sell to Masters.[1365]

The sale of the shares of the five owners of Perukia B2 to Masters was confirmed by the Māori Land Board on 17 June 1913.[1366]

Perukia B1 is still Māori Freehold Land in 2025, in the name of Marara Aperahama.

[1362] 52 N 180-181, 28 April 1913.
[1363] 53 N 11, 7 February 1914.
[1364] 53 N 12, 7 February 1914.
[1365] 53 N 116-117, 28 February 1914.
[1366] President to Reed & Logan, 17 June 1913, BAAI 11466 A39 20/f 1034 (R18420624), ANZ Auck [#T19 IMG_3154].

Perukia C

On 30 November 1912 E.M. Masters applied for the confirmation of purchase of Perukia C1A (20 acres) from the sole owner Roharia for £60.[1367] The price was later increased to £64 which was in line with government valuation.[1368] Survey costs of £6 were deducted.[1369] The Schedule of Other Lands owned by the Māori Vendors stated that sole owner Roharia had 'no other lands. Living on husbands lands No children.' The schedule showed that her husband, Hehi Ngaputu held 74 acres in Konoti A2.[1370] When the confirmation application came before the Māori Land Board the solicitor, Logan, told the court that Roharia was receiving the old-age pension.[1371] The purchase was confirmed by the Māori Land Board on 27 January 1913.[1372]

On 4 October 1912 E.M. Masters applied for the confirmation of purchase of Perukia C1B (20 acres) from the sole owner Nopera Keepa for £64.[1373] Survey costs of £6 were deducted.[1374] The sole owner Nopera Keepa had 'no other lands' but the schedule listed his wife Ritihia Nopera (Ritihia Rata) with 18 acres of land in Konoti B4B and Konoti A4 South 1.[1375] When the confirmation application came before the Māori Land Board in March 1913 the solicitor, Logan, explained that Nopera Keepa was in the process of purchasing 11 acres of the Konoti block where his wife had land, and was selling the Perukia section to fund that purchase. Keepa was working on a dairy farm.[1376] The sale was confirmed by the Māori Land Board on 17 June 1913.[1377]

On 18 December 1912 E.M. Masters applied for the confirmation of purchase of Perukia C2 (40 acres) from Aporo Te Whitu, Eparaima Te Whitu, Hami Te Whitu, Kararaina Te Whitu, Hone Neho, Rapata Te Whitu and Rapihana Te Whitu for £120. The government valuation

[1367] Application for Confirmation, 30 November 1912, BAAI 11466 A39 18/t 983 (R18420575), ANZ Auck [#T19 IMG_3101].
[1368] Cover Sheet, BAAI 11466 A39 18/t 983 (R18420575), ANZ Auck [#T19 IMG_3097].
[1369] Receipt, 6 January 1913, BAAI 11466 A39 18/t 983 (R18420575), ANZ Auck [#T19 IMG_3099].
[1370] Schedule of Other Lands, BAAI 11466 A39 18/t 983 (R18420575), ANZ Auck [#T19 IMG_3103].
[1371] 7 TOK 124, 3 December 1912.
[1372] President to Reed & Logan, 27 January 1913, BAAI 11466 A39 18/t 983 (R18420575), ANZ Auck [#T19 IMG_3098].
[1373] Application for Confirmation, 4 October 1912, BAAI 11466 A39 20/o 1105 (R18420707), ANZ Auck [#T19 IMG_3213].
[1374] Receipt, 17 March 1913, BAAI 11466 A39 20/o 1105 (R18420707), ANZ Auck [#T19 IMG_3211].
[1375] Schedule of Other Lands, BAAI 11466 A39 20/o 1105 (R18420707), ANZ Auck [#T19 IMG_3216].
[1376] 7 TOK 154, 5 March 1913.
[1377] President to Reed & Logan, 17 June 1913, BAAI 11466 A39 20/o 1105 (R18420707), ANZ Auck [#T19 IMG_3212].

was £128.[1378] Survey costs of £6 were deducted.[1379] Aporo Te Whitu (Aporo Waaka) had 36 acres and Eparaima Te Whitu (Peraima/Reweti Waaka) 59 acres of other land in Oturu and Parengarenga. Hami Te Whitu (Haami Waaka) had 17 acres in Ahipara and Oturu and Kararaina Te Whitu (Meri Waaka) had 35 acres in Oturu and Parengarenga. Hone Neho had 72 acres in Oturu and Kareponia and Rapata Te Whitu (Rapata Waaka) had 155 acres and Rapihana Te Whitu (R. Waaka) had 59 acres in Oturu and Parengarenga.[1380] When the confirmation application came before the Māori Land Board in March 1913 the solicitor, Logan, confirmed that Masters would pay the amount of the government valuation. Logan said that none of the owners were living on the block.[1381] The sale was confirmed by the Māori Land Board on 18 July 1913.[1382]

On 15 October 1912 E.M. Masters applied for the confirmation of purchase of Perukia C3A (20 acres) from Himiona Popata.[1383] The purchase price and government valuation was £64.[1384] Himiona Popata was the sole owner of Perukia C3A.[1385] Popata had 104 acres of other land in Konoti.[1386] The sale was confirmed by the Māori Land Board on 27 January 1913.[1387]

On 20 November 1912 E.M. Masters applied for the confirmation of purchase of Perukia C3B (40 acres) from Herewini Kuka for £128. The government valuation was £128.[1388] Survey costs of £12 were deducted.[1389] Herewini Kuka was the sole owner of Perukia C3B.[1390] Kuka (aka Herewini Paerata/Matenga Paerata) had the equivalent of 95 acres of

[1378] Application for Confirmation, 18 December 1912, BAAI 11466 A39 20/g 1035 (R184206250), ANZ Auck [#T19 IMG_3196].
[1379] Receipt, 8 May 1913, BAAI 11466 A39 20/g 1035 (R184206250), ANZ Auck [#T19 IMG_3195].
[1380] Schedule of Other Lands, BAAI 11466 A39 20/g 1035 (R184206250), ANZ Auck [#T19 IMG_3200].
[1381] 7 TOK 153, 5 March 1913.
[1382] President to Reed & Logan, 18 July 1913, BAAI 11466 A39 20/g 1035 (R184206250), ANZ Auck [#T19 IMG_3184].
[1383] Application for Confirmation, 15 October 1912, BAAI 11466 A39 18/s 982 (R18420610), ANZ Auck [#T19 IMG_3090].
[1384] Cover Sheet, BAAI 11466 A39 18/s 982 (R18420610), ANZ Auck [#T19 IMG_3077].
[1385] Particulars of Title of Owners, BAAI 11466 A39 18/s 982 (R18420610), ANZ Auck [#T19 IMG_3094, 3091].
[1386] Schedule of Other Lands, BAAI 11466 A39 18/s 982 (R18420610), ANZ Auck [#T19 IMG_3092].
[1387] President to Reed & Logan, 27 January 1913, BAAI 11466 A39 18/s 982 (R18420610), ANZ Auck [#T19 IMG_3078].
[1388] Application for Confirmation, 20 November 1912, BAAI 11466 A39 19/q 1019 (R18420610), ANZ Auck [#T19 IMG_3128].
[1389] Receipt, 15 May 1913, BAAI 11466 A39 19/q 1019 (R18420610), ANZ Auck [#T19 IMG_3125].
[1390] Particulars of Title of Owners, BAAI 11466 A39 19/q 1019 (R18420610), ANZ Auck [#T19 IMG_3131].

other land in Kareponia, Konoti, Oturu, Touwai, Matangirau and Kahikatoa blocks.[1391] The solicitor Logan told the Māori Land Board that there was no timber on the block.[1392] The purchase was confirmed by the Māori Land Board on 17 June 1913.[1393]

14.1 PERUKIA TITLE SUMMARY

The 203-acre Perukia block remained in Māori freehold ownership into the early twentieth century. Almost all of the block (99 percent) was purchased by one individual during 1912 and 1913.

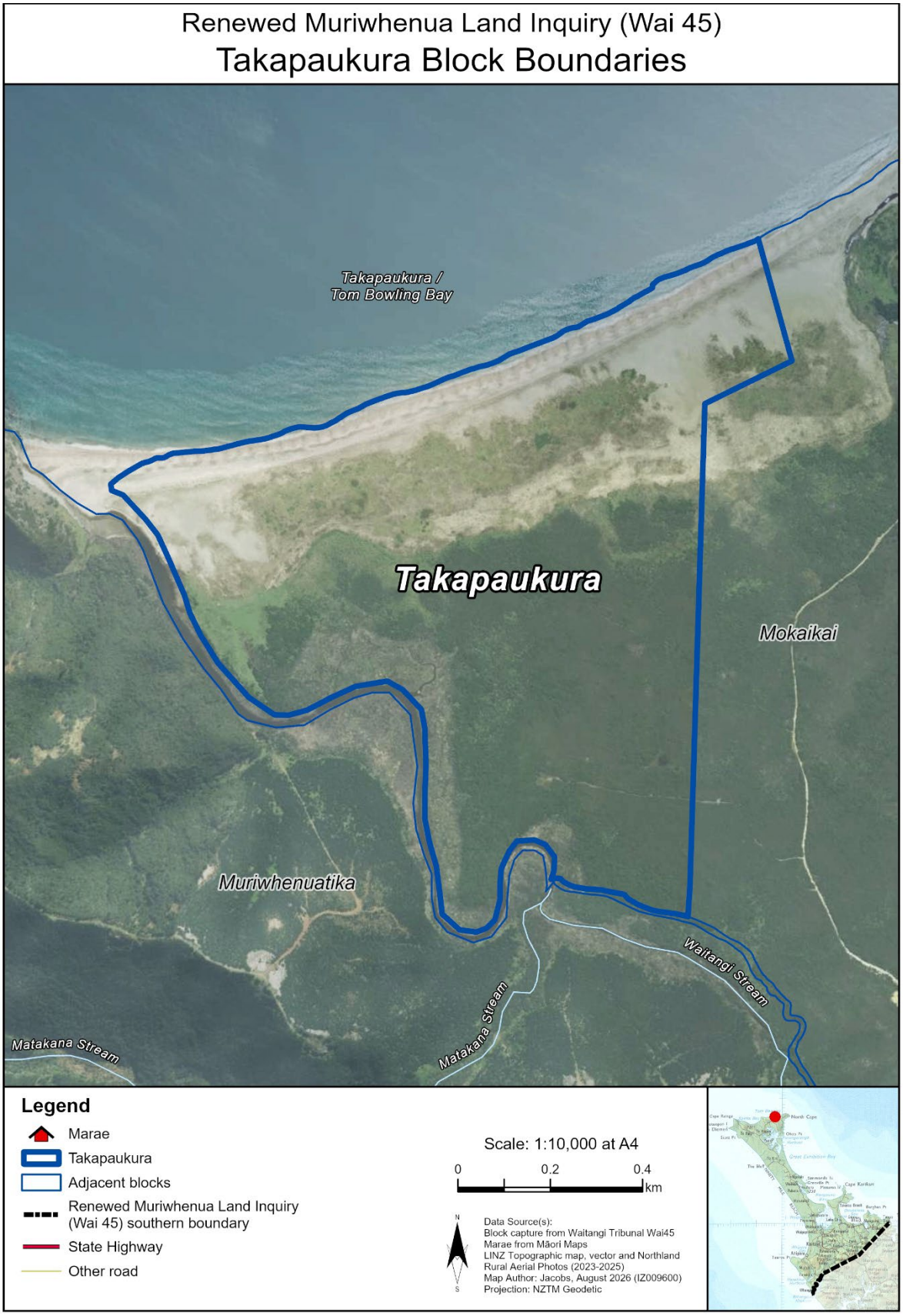
Table 25: Perukia Title Summary

Block	Area	Outcome
Perukia A	42a 0r 37p	Sold to Masters 1913
Perukia B1	1a 2r 00p	Māori Freehold Land 2025 (1 owner)
Perukia B2	17a 2r 00p	Sold to Masters 1914
Perukia C1A	19a 2r 23p	Sold to Masters 1913
Perukia C1B	19a 2r 23p	Sold to Masters 1913
Perukia C2	39a 1r 05p	Sold to Masters 1913
Perukia C3A	19a 2r 23p	Sold to Masters 1913
Perukia C3B	39a 1r 05p	Sold to Masters 1913

[1391] Schedule of Other Lands, BAAI 11466 A39 19/q 1019 (R18420610), ANZ Auck [#T19 IMG_3133].
[1392] 7 TOK 152, 5 March 1913.
[1393] President to Reed & Logan, 17 June 1913, BAAI 11466 A39 19/q 1019 (R18420610), ANZ Auck [#T19 IMG_3132].

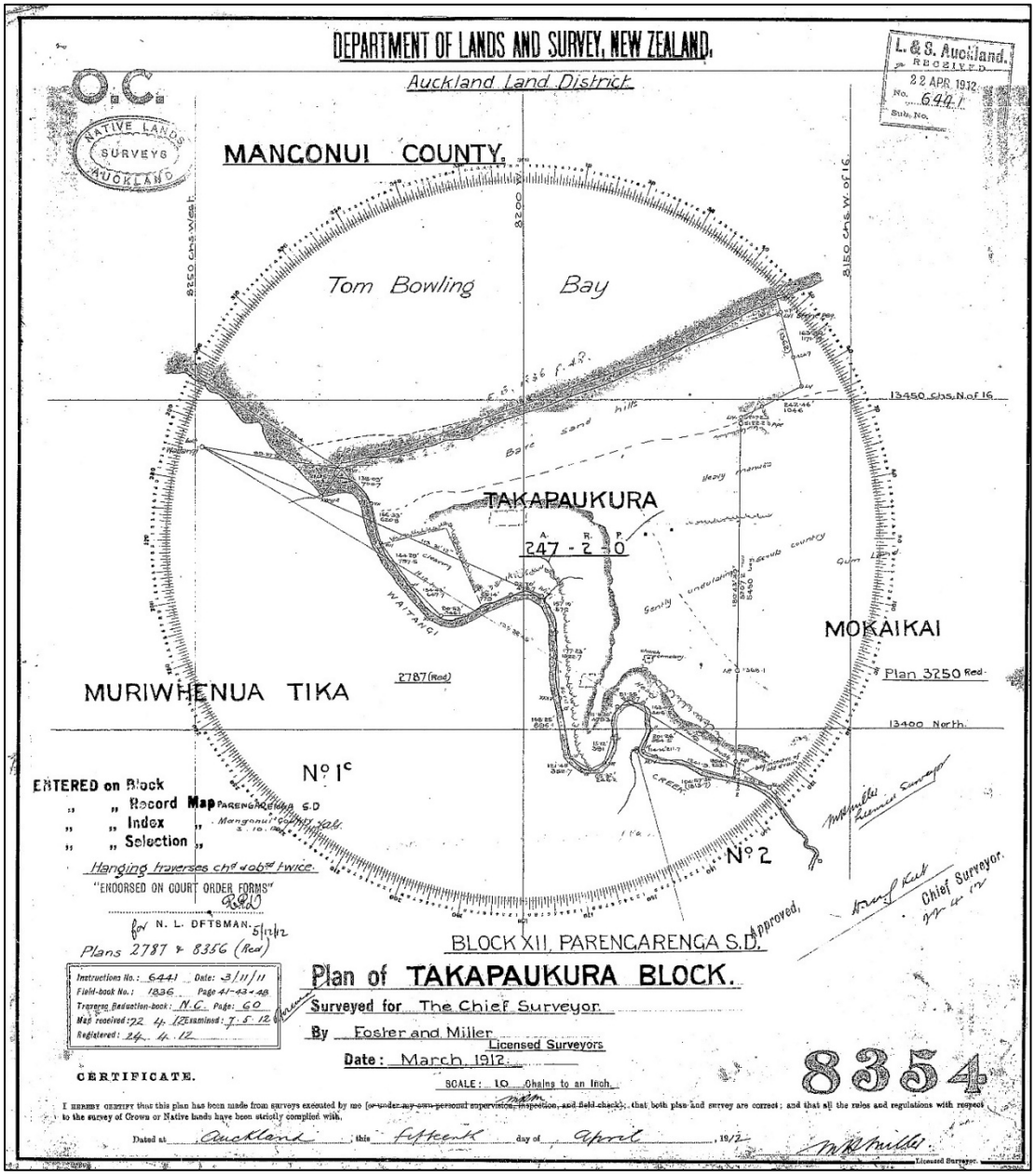
15. TAKAPAUKURA

Map 92: Takapaukura Block Boundaries



The Takapaukura block was 247 acres close to North Cape at the eastern end of Tom Bowling Bay. The block was not surveyed until 1912. The survey plan shows a small clearing on the western side of the block by the Waitangi Stream, but otherwise the land was covered in scrub with a strip of bare sand dunes along the coast. A small church and cemetery site was located near a bend in the river, which was to be awarded as the separate Te Kaho block.[1394]

Map 93: Takapaukura, 1912[1395]



[1394] The Te Kaho block will be included in the Woodley 'Report 4' block narrative project.
[1395] AK ML 8354 [DB].

The Native Land Court title investigation of Takapaukura took place at Mangōnui in March 1913 before Judge MacCormick. Eru Ihaka presented the application and said the applicants had held a meeting outside the court and had 'settled the case'. Ihaka said he represented all the owners and submitted lists to the court. The minutes record that no objections were made. Ihaka asked for a separate order for the church and wāhi tapu (1a 2r 0p) to be called Te Kaho. The names of the owners for Takapaukura are not recorded in the minute book and the title order is not available on the Māori Land Court's Pātaka Whenua website.[1396] Neither a Certificate of Title nor a provisionally registered title can be located. An analysis of the historic ownership schedule indicates that Hone Paraone, Mehaka Hiriwa, Matene Taha, Kate Hone Paraone, Ruihi Mare, Ngakapa Paraone, Harata Herare, and Henare Tamihana, were among the owners.[1397]

There appear to have been no leases or other alienations of Takapaukura during the twentieth century. It served as one of a number of gum-digging camps for Ngāti Kuri.[1398] According to Stokes a kainga on the block was still occupied into the 1960s.[1399]

On 15 March 1961 the Māori Land Court appointed trustees for the Takapaukura block. The trustees were the same as those recently appointed to administer Pakohu 1, Pakohu 2B2AV Residue, 3A and 3B and the Muriwhenuatika blocks, known as the Te Hapua Trust. Hone Rameka, Motu Rapata, Waenga Waenga, Hone Aperahama, William Brown, and Cyril Hugh Ambrose Reilly were empowered to collect grazing fees, but these funds could not be distributed without the approval of the court.[1400] On 24 April 1962 the powers of the trustees were extended to include the issuing of leases, licenses and easements.[1401]

On 9 February 1965 a meeting of owners was held at Te Hapua to consider a proposal to cancel the existing title and amalgamate with Pakohu 1, 2B2AV (Residue), 3A, 3B, Muriwhenuatika 1A, 1B, 1C, 2, Ohao 1, 2A, Otu and Te Hapua X as one block called Te Hapua 42. The Takapaukura owners present at the meeting were Herewini Paraone, Hopa Hone Paraone, Hupeta Ruihi Mare, Puhi Hone Paraone, Ringakaha Wi Paraone and Ruihi Wi

[1396] 52 N 94, 6 March 1913.
[1397] Takapaukura Historic Ownership Schedule, Document-1483184, Pātaka Whenua: /maorilandcourt.govt.nz accessed 17 April 2026.
[1398] Stokes, (Wai 45 #P2), vol 2, p. 743.
[1399] Stokes, (Wai 45 #R8), p. 363.
[1400] 87 N 325-326, 15 March 1961.
[1401] 88 N 152-153, 24 April 1962.

Paraone who between them held 63.333 out of 246 shares.[1402] Takapaukura had 66 owners listed on the title as of October 1959 but at the time of the meeting 30 owners were listed as deceased. The court only had addresses for ten owners, seven of whom lived in the Muriwhenua region.[1403] The capital value of Takapaukura was assessed at £150.[1404] There was a historical rates compromise charge from the 1930s of £11 15s.[1405]

The meeting of owners proceeded as a combined meeting for all 13 blocks proposed to be amalgamated, followed by separate votes for each block. The minutes of the meeting record few details about the discussions which took place before the votes. The officials and trust secretary explained the details of how an incorporation would function, after which the minutes record: 'Owners now fully understand the position and several of them spoke in favour of the proposal'.[1406] The owners present for Takapaukura (and all the other blocks) voted unanimously in favour of the proposed amalgamation.[1407] Those present nominated 11 persons to be appointed to the Committee of Management but the court official explained that the court would usually only appoint 7 to the committee. The owners also requested that the name of the incorporation be 'The Proprietors of Te Aupōuri', but they were told it was usual practice for the name of the incorporation to follow the name of the block.[1408]

The next month the Māori Land Court implemented the resolutions. The court hearing was attended by the trustees and other owners, who were not listed in the minutes. The court said the orders made were 'by consent' and in accordance with the unanimous resolutions of the minutes of the meetings of owners. The court cancelled the title or partition orders for the following blocks and amalgamated them into one title to be called Te Hapua 42. The existing trusts over the blocks were dissolved.[1409]

[1402] Minutes of Meeting of Owners, 9 February 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3708].
[1403] Compiled List of Owners as at 27 October 1959, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3713-3714].
[1404] Notice of Meeting, 14 January 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3712].
[1405] Charges Schedule, 3 February 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3715].
[1406] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[1407] Minutes of Meeting of Owners, 9 February 1965, BAAI 11466 A353 333/h 7561 (R18426588), ANZ Auck [#T19 IMG_3708].
[1408] Minutes of Meeting, 9 February 1965, BAAI 11466 A353 334/j 7573 (R18426600), ANZ Auck [#T19 IMG_9777-9779].
[1409] 3 KT 29-32, 4 March 1965.

Table 26: Blocks Amalgamated into Te Hapua 42[1410]

Block	Area	Capital Valuation for Share Purposes
Muriwhenuatika 1A	212a 3r 23p	£90
Muriwhenuatika 1B	426a 0r 23p	£200
Muriwhenuatika 1C	2,341a 1r 26p	£1,350
Muriwhenuatika 2	70a 0r 00p	£40
Ohao 1	200a 0r 00p	£150
Ohao 2A	30a 0r 00p	£50
Otu	162a 0r 00p	£40
Pakohu 1	4,169a 0r 00p	£3,000
Pakohu 2B2AV (Residue)	2,923a 0r 00p	£2,050
Pakohu 3A	214a 1r 00p	£100
Pakohu 3B	720a 3r 00p	£300
Takapaukura	247a 2r 00p	£150
Te Hapua X	645a 0r 04p	£1,550
Total	**12,361a 3r 36p**	**£8,770**

The court then issued an order incorporating the owners of Te Hapua 42 as 'The Proprietors of Te Hapua 42'. The members of the committee of management were Hone Aperahama, Hone Paraone, Hone Rameka, Motu Rapata, Cyril Hugh Ambrose Reilly, Mairere Romana and Waenga Waenga. The objects of the incorporation were declared to be:

1. To occupy and manage any part of the land as an agricultural or pastoral farm;
2. To use any of the land for forestry including entering into profit sharing contracts with the State Forest Service or private forestry companies;
3. To engage in mining or quarrying operations and granting leases for such purposes;
4. To arrange for the alienation of any portion of the land;
5. To engage in business activities such as camping grounds, holiday parks, accommodation, restaurants on the land, or lease land for such purposes.[1411]

Information about the subsequent administration of the Te Hapua 42 block can be found in the Pakohu block narrative.

15.1 TAKAPAUKURA TITLE SUMMARY

The entire Takapaukura block was amalgamated with other far north blocks in 1965 and is now Māori Freehold Land as part of Te Hapua 42.

[1410] 3 KT 29-32, 4 March 1965.
[1411] 3 KT 29-32, 4 March 1965.

Table 27: Takapaukura Title Summary

Block	Area	Outcome
Takapaukura	247a 2r 00p	Amalgamated 1965, now part Te Hapua 42

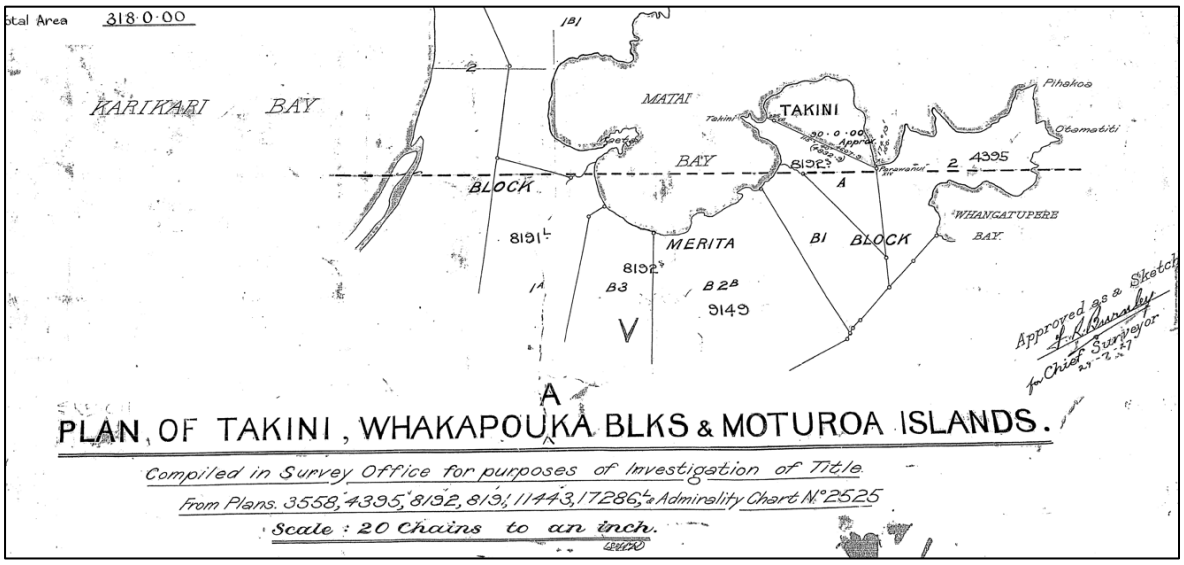
16. TAKINI

Map 94: Takini Block Boundaries



The Takini block was 90 acres of headland on the northern side of the Merita block on the Karikari Peninsula. It remained Māori customary land until a Native Land Court title investigation in 1928. The first plan of Takini was a compiled plan drawn up in 1927 for the title investigation, showing three areas of customary land around the northern side of Karikari Peninsula: Whakapouaka, Takini and the Moturoa Islands group.

Map 95: Takini, 1927[1412]



The impetus for a survey and title investigation for the three areas of customary land came from the land title research being undertaken in preparation for a consolidation scheme. In 1927 Native Land Court Judge and President of the Tokerau District Māori Land Board Frank Acheson reported that the Māori communities on the Karikari Peninsula were developing dairy farming operations (see Karikari block narrative). Acheson said the owners wanted to implement a land consolidation scheme because 'the same owners appear in several different blocks and this hinders the efficient working of their land'.[1413] Acheson sought Ministerial consent to implement a consolidation scheme over the Karikari, Whatuwiwi, Merita and Taumatawiwi blocks, along with Whakapouaka, Takini and the Moturoa Islands which had not yet been investigated by the Native Land Court. Acheson commented that the owners of Whakapouaka, Takini and the Moturoa Islands were the same as the owners of Karikari and that a title investigation would be held at the next court sitting

[1412] AK ML 12497, detail [DB].
[1413] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].

in Mangōnui.[1414] Acheson's overall consolidation proposal was approved by the Native Minister, but could not include Whakapouaka, Takini and Moturoa Islands at that time because they were still customary land.[1415] Acheson responded that he hoped the title investigation for the customary blocks would be completed before consolidation got underway: 'The persons entitled are practically already settled by previous decisions affecting adjoining lands'.[1416] Acheson was advised that the court would be able to include them in the consolidation scheme after title investigation.[1417]

The title investigation for all three customary areas (Whakapouaka, Moturoa and Takini) took place on 21 February 1928 at Mangōnui before Judge Acheson. Timoti Hetaraka informed the court that:

> big meetings of Natives interested were held at Whatuwhiwhi during the visit of the Court to the Peninsula last year, and also at Mangonui last year, and it was then decided to prepare lists of names for this & other blocks shown in the application at the Court sittings last year the lists were prepared and discussed.[1418]

As anticipated by Judge Acheson the claim proceeded on the same basis as for the Karikari block which had been investigated by the Native Land Court in 1877. Hetaraka told the court that the Takini block was unoccupied and on the point on the southern side of Matai Bay adjoining the Merita block. He explained that the title had not been investigated previously. Hetaraka described Takini as 'a rocky point of little value'. As with Whakapouaka and the Moturoa Islands, Hetaraka said their claims to Takini were on the same ancestral and occupation basis as for the Karikari block. He asked for it to be awarded to the same list of 14 owners already submitted for Moturoa Islands, in equal shares.[1419]

While Hetaraka had said the 'take' was the same as for Karikari, Henare Kingi said that Takini was part of the same tuku as the Merita block, but also said he had no objection to the

[1414] Schedule of Blocks, no date [c. July 1927], Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 489].
[1415] Under Secretary to Judge Acheson, 2 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 496].
[1416] Judge Acheson to Under Secretary, 9 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 498].
[1417] Under Secretary to Judge Acheson, 16 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 500].
[1418] 61 N 194, 21 February 1928.
[1419] 61 N 200, 21 February 1928.

list of names.[1420] Kingi said Takini had been left out of Merita: 'because the land is no good – all rock'.

The court said it required the ownership lists for the three blocks to be signed by 'various' representative leaders, and because the 'land was of very small values & as the parties are representative and are now in agreement' it was willing to dispense with hearing formal evidence about ancestry and occupation.[1421] Hetaraka submitted a list of owners who were interested in all three investigations (Whakapouaka, Moturoa and Takini) '& all consent to the lists lodged.' The minutes record that the written lists for Takini, Moturoa and Whakapouaka 'were now read out again and objections called for.' There were no objections, and the court said it was satisfied that Māori present at the hearing were 'sufficiently representative of all the Natives interested in the Rangiawhia Peninsula' and the lists had been approved in and outside the court.[1422] The court made an order awarding Takini to the following 14 people in equal shares:

Pene Ngatote	Timoti Hetaraka	Ani Raharuhi
Rihi Rupapera	Kiritiana Matiu	Tepana Tukariri
Kareokane Riwhi Hapa	Pereiha Matiu	Henare Kingi
Hone Wi Kaitaia	Perene Tukariri	Hetaraka Heta
Reihana Poharama	Hemi Manuera[1423]	

Despite Acheson's plans, Takini was not subsequently included in consolidation scheme arrangements, possibly because of the difficult nature of the land.

Under Section 445 of the Māori Affairs Act 1953 the Māori Land Court could issue a consolidated ownership order, which effectively provided an up-to-date list of owners in cases where a large number of succession orders or other vestings had been made over the years. When making a consolidated order there was also the option of reducing the number of owners by recommending that the Māori Trustee compulsorily acquire the 'uneconomic interests' (shares valued at less than £25) through the conversion scheme.

[1420] The Merita block narrative can be found in Bassett, 'Report 1: Northern Blocks', (Wai 45 #T28), pp. 160-180.
[1421] 61 N 201, 21 February 1928.
[1422] 61 N 202, 21 February 1928.
[1423] 61 N 203, 21 February 1928.

Consolidated orders were an administrative task initiated by staff at the Māori Land Court, with the aim of simplifying titles. In 1962 the court staff prepared a consolidated list of owners for the Takini block, with 94 owners. Ten of the owners were noted to be deceased at that time, without succession orders having been made. The court had addresses for approximately 40 of the owners. As the capital value of Takini was £50, every share in the block would have been considered 'uneconomic' for conversion purposes and the whole block could have been vested in the Māori Trustee.[1424]

A meeting of owners was held to consider the options involved with a consolidated title order, including vesting the uneconomic interests in the Māori Trustee for resale. The meeting was held in February 1963, and attended by Pereene Eriha Kiriwi, Jack Larkins, Kiri Raharuhi, Mirimiri Hone Taua, Nere Subritzky, Merehana Manuera and Pare Hohepa Rupapera. Those present expressed the view that if Takini was to be sold it should be to one of the owners, and if failing that to another Māori. Both Merehana Manuera and Kiri Raharuhi said they would be interested in buying the block, and that the price should be £100 (double the capital value).[1425]

After the meeting Merehana Hepi [aka Manuera] signed an agreement to purchase any shares acquired by the Māori Trustee through conversion of uneconomic interests.[1426]

The application under Section 445 was heard at the end of April 1963. The Registrar told the court that the meeting of owners had been in favour of the consolidated order. He said that Takini was a coastal block which in the future could be subdivided into valuable beach sections. He recommended that a consolidated order be issued but did not recommend that the Māori Trustee acquire the uneconomic interests. The court made the order.[1427]

The reason that the court did not recommend the Māori Trustee acquire the uneconomic interests was because the Registrar and the court considered that the potential value of the

[1424] Compiled List of Owners as at 18 March 1962, BAAI 1030 1104/l 28/7/166 (R21666971), ANZ Auck [#T19 IMG_2120-2122].
[1425] Minutes of Meeting of Owners, 6 March 1963, BAAI 1030 1104/l 28/7/166 (R21666971), ANZ Auck [#T19 IMG_2126].
[1426] Agreement to Purchase, no date, BAAI 1030 1104/l 28/7/166 (R21666971), ANZ Auck [#T19 IMG_2119].
[1427] 1 KT 136, 30 April 1963.

block for a beachside subdivision was greater than its current low government valuation.[1428] Mereana Hepi was informed that her application to purchase shares from the Māori Trustee was no longer operative and that she would need to call a meeting of owners if she wished to purchase the block.[1429] The Takini block has a rugged and rocky coastline, perhaps more so than the Registrar envisaged, and no subdivision or sales have taken place.

In March 1972 the Māori Land Court made a recommendation under the Mining Act 1926 that a mineral prospecting warrant be granted to Waihi Exploration and Mining Ltd. However, in September 1977 the Minister of Mines declined to issue the warrant.[1430]

16.1 TAKINI TITLE SUMMARY

Takini remained in Māori customary ownership until 1928. The entire block is Māori freehold land at the time of writing.

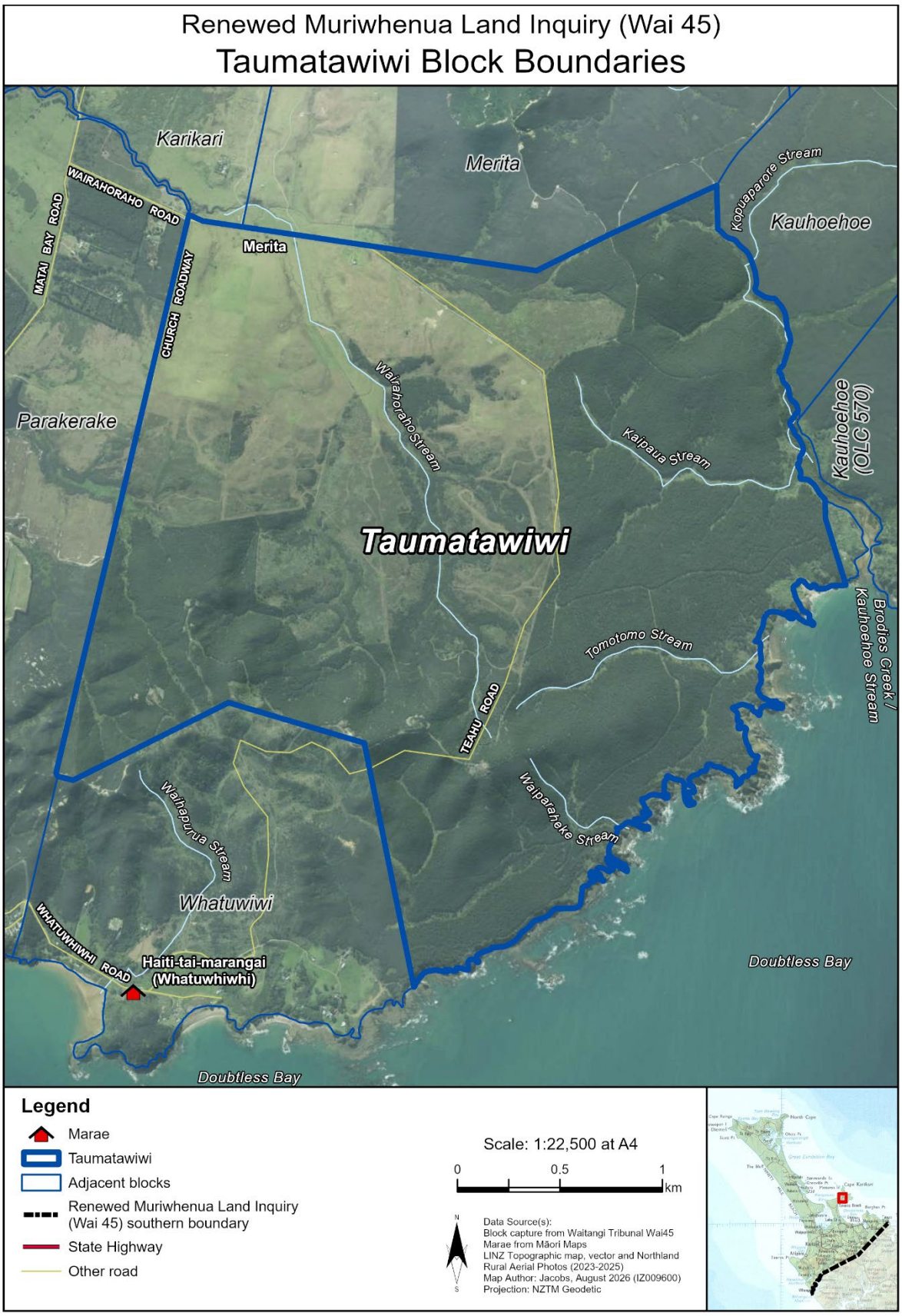
Table 28: Takini Title Summary

Block	Area	Outcome
Takini	90a 0r 00p	Māori Freehold Land 2025 (392 owners)

[1428] Registrar to Mereana Hepi, 8 May 1963, BAAI 1030 1104/l 28/7/166 (R21666971), ANZ Auck [#T19 IMG_2124].
[1429] Registrar to Mereana Hepi, 8 May 1963, BAAI 1030 1104/l 28/7/166 (R21666971), ANZ Auck [#T19 IMG_2124].
[1430] Takini Historic Memorial Schedule, Document-1280665, Pātaka Whenua: /maorilandcout.govt.nz accessed 11 August 2025.

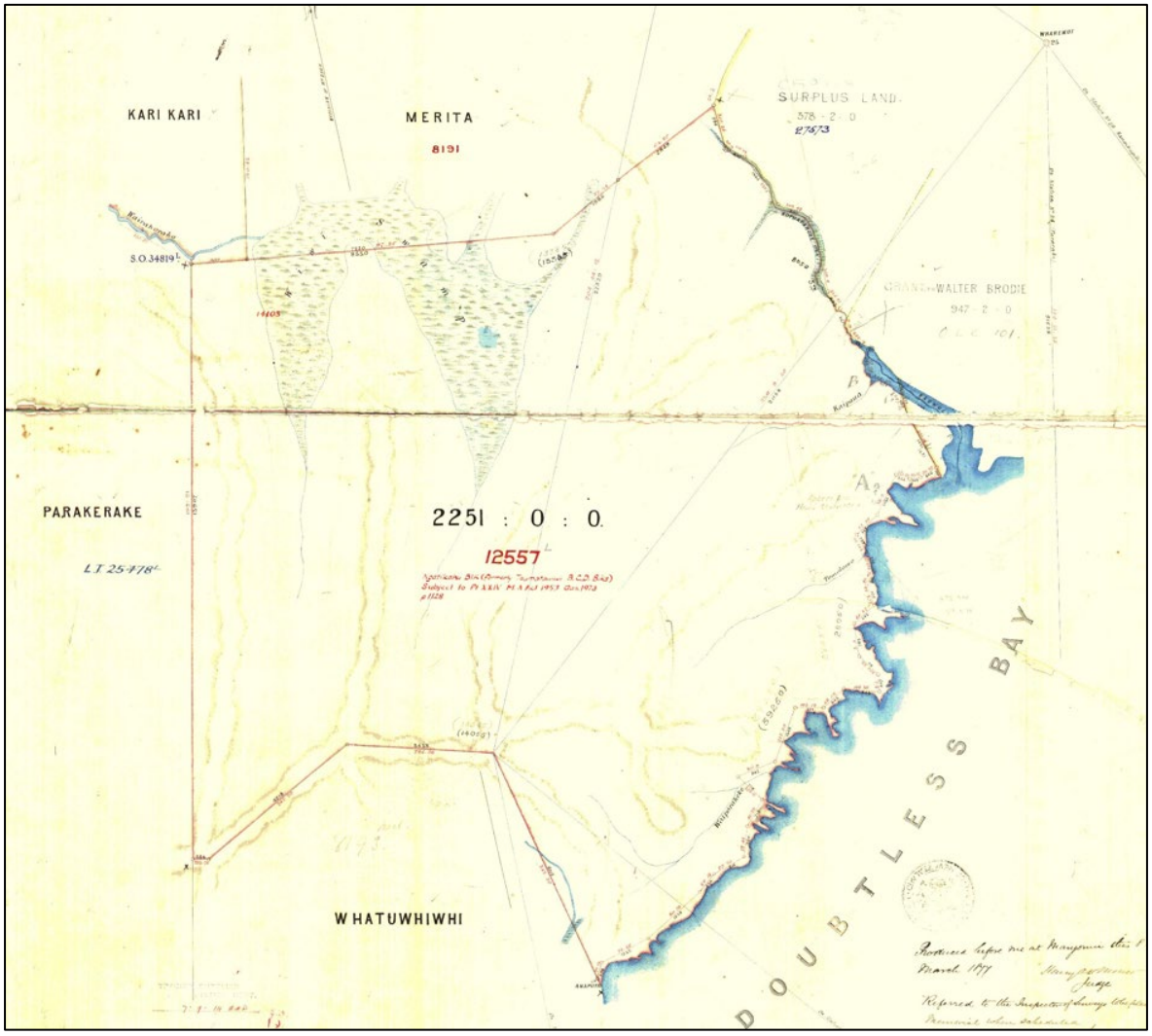
17. TAUMATAWIWI

Map 96: Taumatawiwi Block Boundaries



Taumatawiwi was 2,251 acres extending over the hills above Whatuwiwi, with kauri gum swamp land in the northern part of the block. It has a rocky coastline along Doubtless Bay, which extends to the Kauhoehoe Stream. It was situated between the Parakerake Crown acquisition block and Brodie's Old Land Claim. Taumatawiwi was surveyed by S. Campbell in 1876. His survey plan marks a point 'A' near the OLC boundary, which is Rangiawhia Pā, besides which is written 'Hemi Manuera'.

Map 97: Taumatawiwi, 1876[1431]



17.1 TITLE INVESTIGATION

The Native Land Court title investigation was held at the beginning of March 1877 at Mangōnui before Judge Monro and Assessor Wiremu Hikairo. The claim was presented by Timoti Ngatote who listed the names to be included on the title. He said the ancestral claim

[1431] AK ML 3561, detail [DB].

was the same as for the Karikari block, which had been heard a few days earlier. In that case the ancestor was Poiharuru (see Karikari block narrative). Ngatote said the claimants were in 'undisturbed possession and have been for years'. There was no objection recorded in the minute book, and the court ordered a Memorial of Ownership for those named by Ngatote.[1432]

The following 39 names were listed on the Memorial of Ownership. They were all identified on the title with the 'hapu' as 'Ngatikahu', and the 'tribe' as 'Rarawa'.[1433]

Peri Warihi	Manuera Tame	Reweti Wiari
Hoo Parapu	Hirini Kahoe	Heta Hinaki
Kingi Wiremu	Pene Ngatote	Hirini Matiu
Rapata Kakarana	Timoti Puhipi	Ngaketo Teira
Pene Te Kaitoa	Haki Wi Kaitaia	Makirihi Kere
Meri Houtai	Ere Reihana Ngatote	Ere Te Whaiti
Kuio Te Aumakiri	Reihana Pomana	Akinihi Papahia
Te Arorua Kahoe	Nganeko Te Rutene	Wiremu Kingi
Karoro	Hone Tana Papahia	Wata Neho
Ruihana Te Teira	Unaiki Papahia	Rihi Ngatote
Ihaka Kahoe	Ruihi Taniwha	Ani Heta
Harieta Peri	Mihi Reweti	Horima
Te Rata Kingi Wiremu	Mereana Poharama	Mihaka Kingi Wiremu

In 1908 the Stout Ngata Commission recommended that 100 acres of Taumatawiwi, on the inland side of the Rangiawhia River adjoining the Brodie Old Land Claim, should be reserved for Māori occupation and the remaining area of the block should be leased for general settlement.[1434] Taumatawiwi was not subsequently vested in the Māori Land Board.[1435] Atihana Johns described Taumatawiwi as 'an open range for horses and cattle regardless of who owned it. It was not fenced off.'[1436]

[1432] 1 N 187-189, 10 March 1877.
[1433] Taumatawiwi Memorial of Ownership, 10 March 1877, ABWN 8910 23 3329 (R25292419), ANZ Well [#T20 028-031].
[1434] AJHR, 1908, G1j, pp. 43-44.
[1435] Registrar to Ere Turiti, 15 January 1925, BAAI 11466 A139 190/f 5503 (R18424871), ANZ Auck [#T19 IMG_5473].
[1436] Johns, p. 93.

In 1925 Ere Turiti, Ratahi Ho Reihana and Reihana Poharama applied to the Māori Land Board to lease Taumatawiwi. They said they were living there, but that the land was 'idle' and they would like to use some parts for grazing.[1437] They were told that as the block was not vested in the board, they would have to call a meeting of owners to arrange a lease.[1438] There is no record that they pursued formalising a lease in this way.

17.2 CONSOLIDATION AND DEVELOPMENT

In 1927 Native Land Court Judge and President of the Tokerau District Māori Land Board Frank Acheson reported that the Māori communities on the Karikari Peninsula were developing dairy farming operations:

> The Natives on the Peninsula from sheer necessity have become one of the hardest working communities in New Zealand. The amount of work they have done and the difficulties they have overcome without assistance from anyone except from the Dairy Company at Oruru and from the Instructor in Agriculture astonished me when I rode over the Peninsula recently. …
>
> They delivered 7000lbs of butterfat the first year, 10,000 lbs the second year, 12,000 lbs the third year and the yield is expected to be greater still this coming year.[1439]

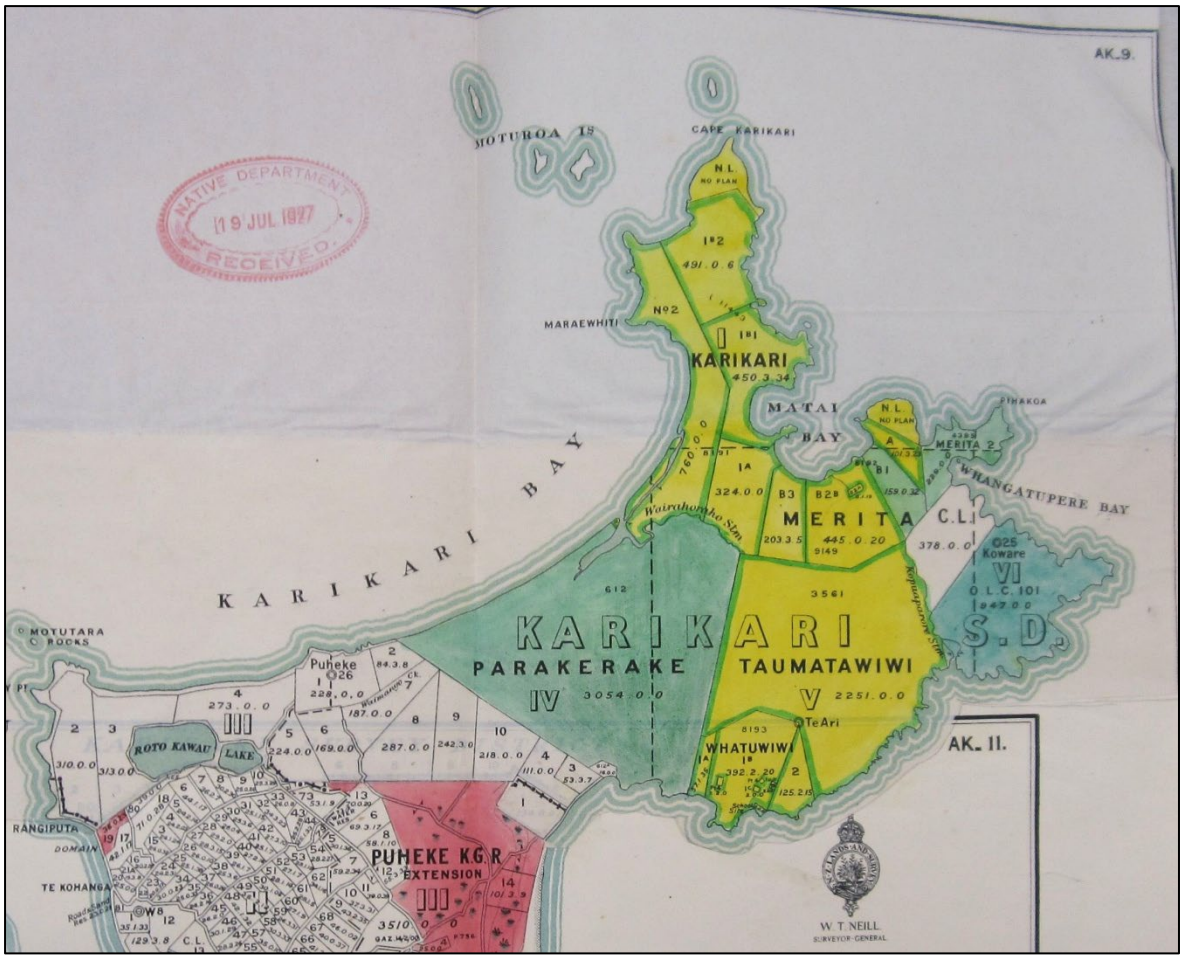
Acheson said the owners wanted to implement a land consolidation scheme because 'the same owners appear in several different blocks, and this hinders the efficient working of their land'. Land consolidation was intended to re-arrange ownership so that the value of an individual's shares across multiple blocks could be converted to a shareholding in one block or location: 'so that each family can have an area it can call its own, and an area which it can work without risk of interference from other families'.[1440]

Acheson sought Ministerial consent to implement a consolidation scheme on the following blocks (shown in yellow on the plan below): [1441]

[1437] Turiti to Board President, 8 January 1925, BAAI 11466 A139 190/f 5503 (R18424871), ANZ Auck [#T19 IMG_5474].
[1438] Registrar to Ere Turiti, 15 January 1925, BAAI 11466 A139 190/f 5503 (R18424871), ANZ Auck [#T19 IMG_5473].
[1439] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].
[1440] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].
[1441] Schedule of Blocks, no date [c. July 1927], Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488-489].

Karikari 1A1	Merita B2B1	Whatuwiwi 1A	Taumatawiwi
Karikari 1A2	Merita B2B2	Whatuwiwi 1B1A	Whakapouaka
Karikari 1B1A	Merita B3A	Whatuwiwi 1B1B	Takini
Karikari 1B1B	Merita B3B	Whatuwiwi 1B1C	Moturoa Islands
Karikari 1B2A		Whatuwiwi 1B2	
Karikari 1B2B1		Whatuwiwi 2B1	
Karikari 1B2B2		Whatuwiwi 2B2	
Karikari 2			

Map 98: Māori Land Karikari Peninsula, 1927[1442]

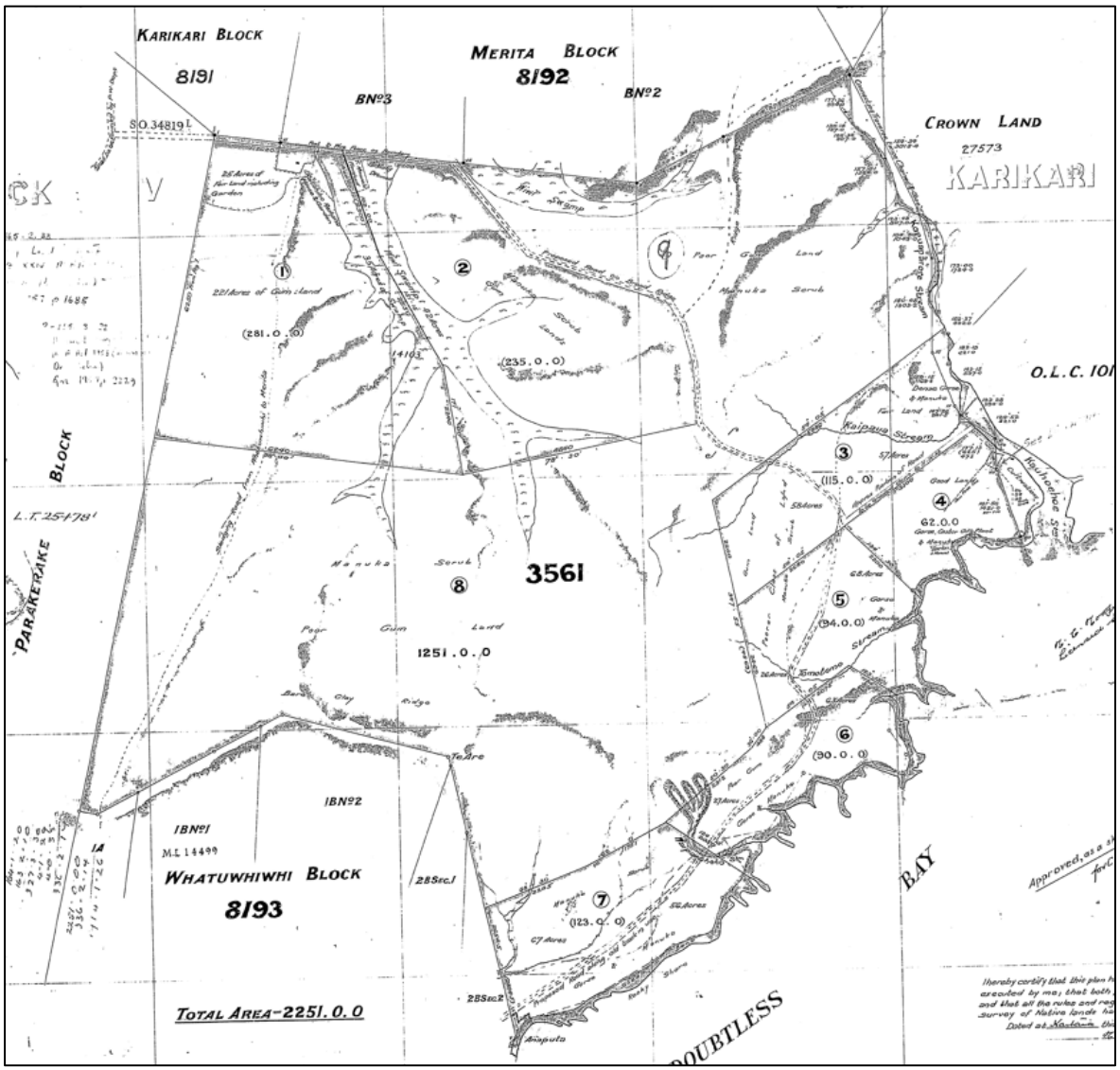


Acheson had particular plans for the Taumatawiwi block, to create as many farms as possible on the most suitable part of the block along the coastline and the stream and on the northern border with Merita. He planned for the 'useless central portion' to be partitioned into one block for all the owners. He requested a surveyor to draw up a sketch plan, and the assistance

[1442] Annotated plan of Doubtless Bay, 19 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 486].

of an officer from the Agricultural Department to advise on the best farming portions.[1443] This request was approved and the following sketch plan was drawn in October 1927 by a surveyor from the Lands and Survey Department. It showed two potential farm sections on the northern border, and four others on the coastal side. A larger area in the middle of the plan was marked as 'manuka scrub' and 'poor gum land'. It should be noted that the partitions on the plan were never implemented.

Map 99: Taumatawiwi Subdivision Proposal, 1927[1444]



To further facilitate his plans Acheson also sought to involve the Native Land Purchase Board. At that time Taumatawiwi had about 120 owners, of which a third were not living on the Karikari Peninsula and were not 'likely to wish to live there', according to Acheson. He

[1443] Judge Acheson to Under Secretary, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 495].
[1444] AK ML 12557 [DB].

said that the resident owners wanted to be able to purchase the interests of the non-residents, some of whom had indicated through Herepeta Rapihana of Kaitaia that they were willing to sell to the other owners. Because there were many more non-sellers than sellers Acheson did not think this could be achieved through a meeting of owners, and it was 'not practicable' to partition the block. Instead, he proposed that the Crown purchase the shares of those who wished to sell, which could then be partitioned, and purchased back by the non-sellers:

> At the last sitting at Mangonui all the leading Natives expressed a wish that this matter be placed before you. They particularly asked, however, that any purchases be made on the definite understanding that the area purchased will be handed over to the resident owners upon refund to the Crown of the total purchase money and expenses.[1445]

Judge Acheson was told that it was not feasible for the Crown to buy the land on behalf of Māori as there was a risk that it might be left with some of the land. The Under Secretary said it would be better to proceed with a consolidation scheme.[1446]

Acheson's wider consolidation proposal for the peninsula was approved by the Native Minister. At the beginning of August 1927 the Minister made an application to the Native Land Court for a consolidation scheme for the Karikari, Merita, Whatuwiwi and Taumatawiwi blocks.[1447] The application could not include Whakapouaka, Takini and Moturoa Islands because they were still customary land at that time (see Whakapouaka block narrative). Acheson was advised that the court would be able to include them in the consolidation scheme after title investigation.[1448]

The details of the implementation and impact of the consolidation scheme are beyond the scope of this report. The Mangōnui consolidation scheme was examined by David Alexander, and the following discussion is based on his report.[1449]

[1445] Judge Acheson to Under Secretary, 18 July 1927, AECZ 18714 255l MA-MLP 1 1927/12 (R23911119) [#T20 230].
[1446] Under Secretary to Judge Acheson, 25 July 1928, AECZ 18714 255l MA-MLP 1 1927/12 (R23911119) [#T20 231].
[1447] Native Minister to Native Land Court, 2 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 494].
[1448] Under Secretary to Judge Acheson, 16 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 500].
[1449] Alexander, (Wai 45 #Q1), pp. 104-135. See also Stokes, (Wai 45 #R8), pp. 204-211, which is largely based on Alexander's report.

Acheson referred to the consolidation proposals for Māori lands on the Karikari Peninsula as the 'Rangiawhia' or 'Whatuwiwi' scheme. After gaining the initial approval in 1927, in 1930 he reported that preparations for the Rangiawhia scheme were nearly complete. He said the scheme included nearly 5,900 acres, most of which was poor quality land, but because the Māori living there lacked suitable land elsewhere, they had started developing dairy farms and been relatively successful. Acheson's plan involved using approximately 1,000 acres of Taumatawiwi as a 'residue block', which meant that non-resident owners, and surplus shares of those who would be awarded other sections would be allocated to the Taumatawiwi block, pending other arrangements.[1450] The Minister approved the proposals for consolidation in 1930.

Alexander notes that the Mangōnui consolidation scheme was then delayed while staff prioritised the Bay of Islands consolidation scheme. During 1934 and 1935 Wiremu Hetariki (Lake Ohia), and Pari Raharuhi (Whatuwiwi) were among those who wrote to the Native Minister seeking progress.[1451] When consolidation work got underway again, it focused on the Ahipara and Te Hapua lands. The 'final' Whatuwiwi scheme was submitted to the Native Land Court in 1937, but it was not until 1941 that it was reported that the required surveys had been completed and the scheme plan prepared. Even then, it was not quite ready to submit to the Native Minister for approval, while awaiting final adjustments.[1452] This was still the situation in 1946.[1453] Eventually other methods were used to implement the arrangements set in place in the 1930s, particularly combined partition orders, exchange orders, and agreements among whānau to sell their shares to one of their number.

The consolidation arrangements were tied up with development scheme farming. As mentioned above, the aim of consolidation was to create small family farms. While the implementation of consolidation was delayed, development scheme arrangements were put in place, largely on the anticipated land occupation pattern after consolidation.

In 1930 the Taumatawiwi block was declared part of the Mangōnui development scheme under Section 23 of the Native Land Amendment and Native Land Claims Adjustment Act

[1450] Submission to Native Minister, 31 March 1930, MA 29/2/1, cited in Alexander, (Wai 45 #Q1), pp. 106-108.
[1451] Alexander, (Wai 45 #Q1), p. 110.
[1452] Alexander, (Wai 45 #Q1), p. 119.
[1453] Alexander, (Wai 45 #Q1), p. 122.

1929.[1454] The history of the implementation and impact of development scheme operations is outside the scope of this report. Aspects of the implementation of development schemes on the Karikari Peninsula have been covered in two reports for the original Wai 45 inquiry: David Alexander, 'Consolidation and Development in Muriwhenua', and Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865'.[1455] Some of the history of the development schemes is summarised below where it related to title and ownership changes. For a fuller account of the impact of consolidation and development their reports should be consulted.

The majority of the Taumatawiwi block was not developed or occupied under the Mangōnui development scheme. Although the subdivision plan above envisaged creating seven small farms, only two unit farms were created on the northern side of the block (in the area marked 1 and 2 on the 1927 sketch plan).[1456] The unit farmers were Hopa Ho Reihana and Tamati Poharama. More information about the progress of the development of their farms can be found in files held at Archives New Zealand in Auckland.[1457]

17.2.1 Partition and Conversion of Uneconomic Interests

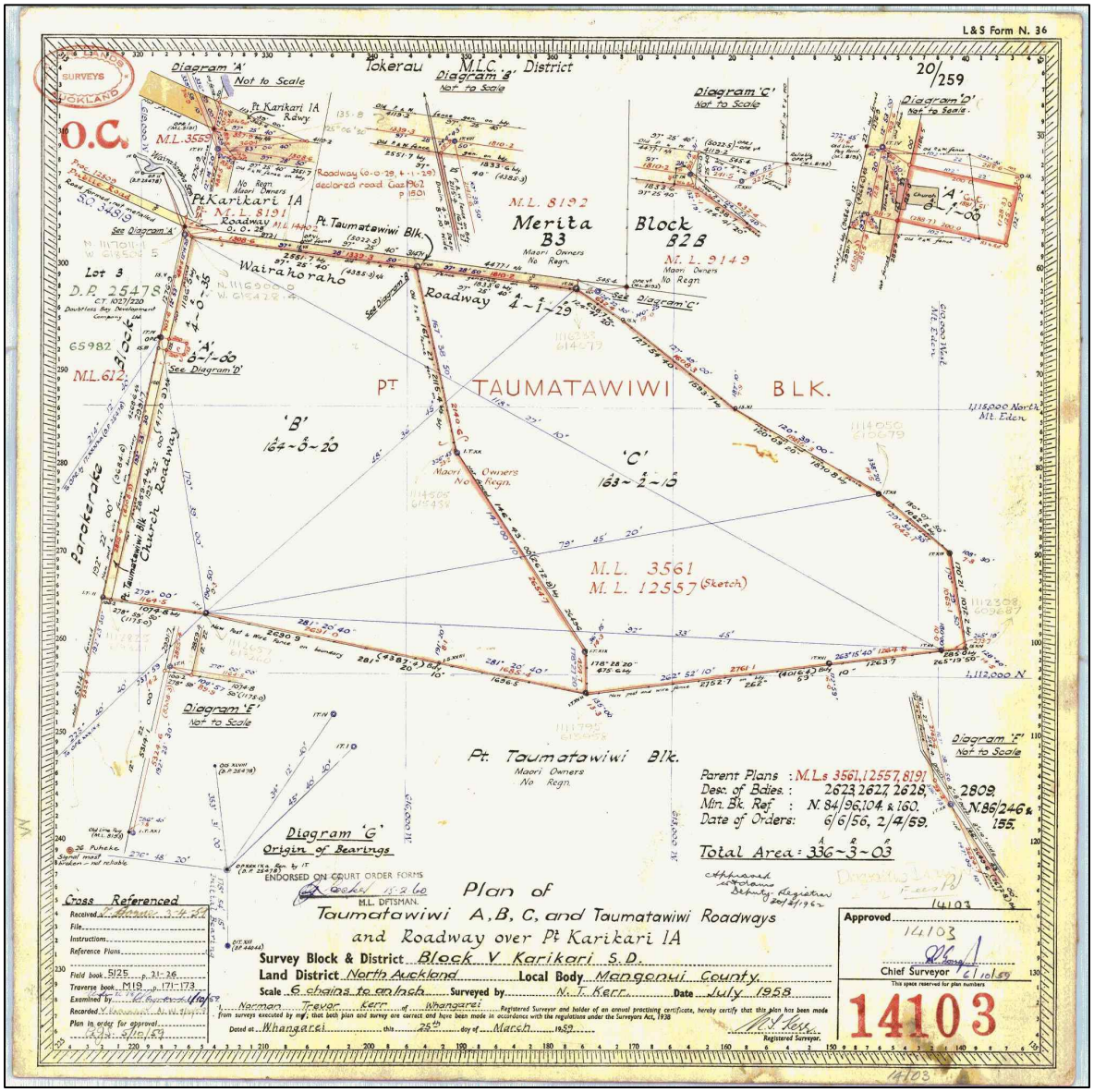
In November 1945 one rood of Taumatawiwi was set aside as the church site. The shares to be allocated for the church were donated by Uriorangi Ho Reihana and Hopa Ho Reihana. The site became Taumatawiwi A.[1458]

The development scheme occupation arrangements were implemented with partition orders in June 1956.[1459] At this time the Taumatawiwi A church site was also defined with a more precise description of the boundaries. The details of the partition orders were presented by Consolidation Officer Waetford. Taumatawiwi B was Hopa Ho Reihana's unit farm and Taumatawiwi C was for Tamati Poharama's farm.[1460]

[1454] NZG, 1930, p. 2850.
[1455] David Alexander, (Wai 45 #Q1), pp. 325-332, 461-500; Dame Evelyn Stokes, (Wai 45 #R8) pp. 297-335.
[1456] Alexander, (Wai 45 #Q1), pp. 331-332.
[1457] For Hopa Ho Reihana see BAAI 1030 413/a 21/B/8 pt 1 (R21665339), BAAI 1030 413/b 21/B/8 pt 2 (R21665340), BAAI 1030 413/c 21/B/8 pt 3 (R21665341), BAAI 1030 413/d 21/B/8 pt 4 (R21665342), BAAI 1030 414/a 21/B/8 pt 5 (R21665343), BAAI 1030 414/b 21/B/8 pt 6 (R21665344), ANZ Auck. For Tamati Poharama see BBDL 1030 1814/b 21/B/18 pt 7 (R21673020), BBDL 1030 1814/c 21/B/18 pt 6 (R21673019), BBDL 1030 1814/d 21/B/18 pt 5 (R21673018), BBDL 1030 1815/a 21/B/18 pt 4, (R21673017), BBDL 1030 1815/b 21/B/18 pt 3 (R21673016), BBDL 1030 1815/c 21/B/18 pt 2 (R21673015), BBDL 1030 1815/d 21/B/18 (R21673280), ANZ Auck.
[1458] 75 N 25, 23 November 1945.
[1459] See also 84 N 72-78, 21 March 1956.
[1460] 84 N 96-104, 6 June 1956.

Block	Area	Owners
Taumatawiwi A (Church)	0a 1r 00p	General Trust Board of the Diocese of Auckland
Taumatawiwi B	165a 3r 22p	Akete Haki Makitanara, Ata Waitai Rata II, Awhiria Tamihana Rata, Cheeseman Rata, Ere Ho Reihana Ngatote, Harihone Tamihana Rata, Hemi Wiremu Mihaka, Hone Perene (Tukariri), Hopa Ho Reihana (Ngatote), Marara Wiremu Mihaka, Mare Rapata, Te Maru Tamihana Rata, Miriama Tuaruru, Paihana Pereene (Tukariri), Ratahi Ho Reihana (Ngatote), Ringapoto Tamihana Rata, Tare Teri Romana, Uriorangi Ho Reihana (Ngatote) Wiremu Tamihana Rata
Taumatawiwi C	165a 2r 33p	Ani Henare Poharama, Hami Ho Paihana, Hemi Manuera, Hemowai Manuera, Hone Wi Kaitaia, Hoe Takiriri Henare Poharama, Haihana Henare Poharama, Maki Henare Poharama, Matini Wi Kaitaia, Mere Manuera, Meri Henare Poharama, Mini Henare Poharama, Reihana Poharama, Reremoana Wi Kaitaia, Reweti Henare Poharama, Te Ruaroi Paora, Ruiha Wi Kaitaia, Tawiti Henare Poharama, Teira Henare Poharama, Terehunga Henare Poharama, Wiremu Wi Kaitaia
Taumatawiwi D	1,919a 0r 25p	210 owners (including Puhipi, Ihaka, Berghan, Rupapera, Rapihana, Hetaraka, Matiu whānau names)

Map 100: Taumatawiwi A-C and Roadways 1958[1461]



Hopa Ho Reihana and Tamati Poharama were appointed nominated occupiers for rating purposes for Taumatawiwi B and C respectively. The court also apportioned the existing rates and survey compromise charges, with £10 survey charge each for Taumatawiwi B and C, and the £64 rates compromise charge was divided with £4 10s for Taumatawiwi B, £5 for Taumatawiwi C and £55 for Taumatawiwi D.[1462] The division of the rates charges was likely based on the proportionate acreage, but it resulted in the land which was least likely to generate income being allocated the largest rates charge.

[1461] AK ML 14103 [DB].
[1462] 84 N 104, 6 June 1956.

The partition orders were just one step in re-allocating ownership of Taumatawiwi. The consolidation and partition proposal was based on the nominated occupiers acquiring the freehold of their properties by purchasing the shares of other owners. In addition, the shareholding of those awarded Taumatawiwi D were mostly very small and considered 'uneconomic' as defined by the Māori Affairs Act 1953 (£25 or less).[1463] At the same time as Taumatawiwi was partitioned, the Māori Land Court ordered that all the 'uneconomic interests' in Taumatawiwi B, C, and D were vested in the Māori Trustee.[1464]

In the case of Taumatawiwi B the shares of 15 of the 19 owners were uneconomic and vested in the Māori Trustee.[1465] In addition the three other owners of Taumatawiwi B sold their shares to Hopa Ho Reihana.[1466] The shares acquired by the Māori Trustee were then vested in Hopa Ho Reihana in December 1957, making him the sole owner of Taumatawiwi B.[1467] In November 1957 Taumatawiwi B was declared part of the Mangōnui development scheme under Part XXIV of the Māori Affairs Act 1953.[1468]

In the case of Taumatawiwi C, the shares of 21 out of the 22 owners were acquired by the Māori Trustee through the conversion fund.[1469] The one owner whose share was valued at more than £25 was Hami Ho Paihana, who sold his share to the Māori Trustee. The Māori Trustee then sold all the shares of Taumatawiwi C to Tamati Poharama.[1470] In September 1957 Taumatawiwi C was declared part of the Mangōnui development scheme under Part XXIV of the Māori Affairs Act 1953.[1471]

Out of the 210 owners of Taumatawiwi D, only 15 had shares valued at over £25. This meant that the interests of the other 195 owners were acquired by the Māori Trustee through the

[1463] Section 181, Māori Affairs Act 1953.
[1464] 84 N 160, 13 August 1956.
[1465] 84 N 96, 6 June 1956.
[1466] 84 N 207, 6 December 1956.
[1467] Taumatawiwi B Historic Ownership Schedule, Document-1501942, Pātaka Whenua: maorilandcourt.govt.nz, accessed 26 February 2026.
[1468] NZG, 1957, p. 2229.
[1469] Vesting Order, 13 August 1956, Document-1501942, Pātaka Whenua: maorilandcourt.govt.nz, accessed 25 February 2026. It should be noted that each owner was paid the value of their share.
[1470] Taumatawiwi C Historic Ownership Schedule, Document-1501682, Pātaka Whenua: maorilandcourt.govt.nz, accessed 26 February 2026.
[1471] NZG, 1957, p. 1685.

conversion fund, for £1,976. The Māori Trustee became the majority owner of Taumatawiwi D, with 19.768 shares out of the total 27.884 shares (71 percent).[1472]

17.2.2 Taumatawiwi D

Over the next few years the Māori Trustee advertised the shares of Taumatawiwi D for sale, with no response.[1473]

In 1965 Wiremu Rupapera was appointed nominated occupier of Taumatawiwi D for rating purposes.[1474] The nominated occupier was the person to whom rates invoices would be addressed. Evidence has not been located about how Wiremu was selected as occupier and whether or not he consented or was even aware of the role. However, by 1967 Wiremu Rupapera was reported to be living in Taranaki, possibly for the previous two years.[1475] In September 1966 the Māori Land Court granted the Mangōnui County Council a rates charging order over Taumatawiwi D for £122 11s 2d owed for the 1964-1966 period.[1476]

In 1967 a group of three owners lodged an application for a meeting owners to consider selling to themselves (plus one other) as trustees for a pine forest company. The applicants were Eriha Davis [Subritzky], Wiremu Topine and William Tobin.[1477] There were 14 registered owners at that time, including the Māori Trustee. The three applicants held 1.28 of the 27.884 shares in Taumatawiwi D.[1478]

Before granting the application, the court asked the Māori Trustee to comment on whether it was in favour of the proposal, since it was the majority owner. Solicitors for the applicants questioned the delay and pointed out that the Māori Trustee had been offering the shares for sale for many years. They argued that the applicants were in a position to do something with the land which had been idle, which would also benefit the local community with

[1472] District Officer to Head Office, 29 August 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4795].
[1473] District Officer to Head Office, 29 August 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4795].
[1474] 3 KT 261, 8 November 1965.
[1475] Particulars of Title, 29 May 1967; Dragicevich, Campbell & Patterson to Registrar, 26 July 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4814; IMG_4806-4807].
[1476] 4 KT 45, 8 September 1966.
[1477] Application to Summon Meeting of Owners, 29 May 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4813].
[1478] Particulars of Title, 29 May 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4814].

employment opportunities.[1479] However, the Deputy Registrar expressed the view that the Māori Trustee would be considering 'the effect of the sale of the block on long term development possibilities for all Maori land on the peninsula'.[1480]

A meeting of owners was called for August 1967 but had to be adjourned due to failing to reach a quorum when only the Māori Trustee and one other owner attended.[1481] The trustee suggested to Eriha Davis [aka Eric Subritzky] that he could purchase the shares held by the Māori Trustee. Davis said he would like to purchase the shares but could not afford to pay for the total outright, he instead offered to pay £500 per year.[1482]

The District Officer reported to the Māori Trustee in Wellington on the matter. He explained that some of Taumatawiwi D was being considered for inclusion with existing neighbouring development schemes but considered that it could be possible for the rest of the block to be used for the proposed owner-backed forestry venture:

> Adjoining this block are several single unit Part XXIV dairy farms which are not doing well. Climatic conditions make dairying difficult. There is a proposal to gradually incorporate the farms into a scheme. Latest ideas are that 300 acres of Taumatawiwi D (the best of it for farming) is all that is needed for the proposed scheme. The balance is poor land and has no beaches.
>
> In discussions with Mr Dragicevich, solicitor for the purchaser, the proposed company is not a speculative company. People with particular talents for the development of a largish area as a forest are being invited to take shares. Laurent mentioned in the resolution is a road construction contractor. The Māori owners are not expected to contribute to the company beyond the value of their land interests. As some of the area is probably required for a future scheme Mr. Dragicevich considers

[1479] Dragicevich, Campbell & Patterson to Registrar, 30 June 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4810].
[1480] Deputy Registrar to Dragicevich, Campbell & Patterson, 3 July 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4808].
[1481] District Officer to Head Officer, 29 August 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4795-4796].
[1482] E.R. Davis to District Officer, 28 August 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4798-4799].

> the resolution could be amended to appoint the Maori Trustee agent of the owners to sell (less the area required for possible development) to the purchasing company. [1483]

The District Officer recommended that the Māori Trustee should vote in accordance with the wishes of the owners, if the views of at least five or six of them could be obtained at a meeting of owners.[1484]

However, the Deputy Secretary advised that it would not accept a trust as agent to sell the block 'because he would be acting in two capacities', presumably meaning as agent and owner. He also rejected the suggestion to follow the wishes of the owners, saying: 'The Māori Trustee is a major owner in this block and he must make up his own mind whether he supports a sale'. This statement makes it quite clear that despite the 'trustee' moniker, the purchase of shares in the block had shifted the Māori Trustee out of the 'trustee' role into that of land owner motivated by its own interests and Māori Affairs policy and priorities. It also suggests that the original purpose of conversion to eventually transfer the shares to other Māori had been lost sight of.

The Māori Trustee thought it would be better to retain all of the land so that some could be included in a development scheme with other blocks. While the District Officer had advised that there were no beaches on the block which might be considered valuable for subdivision proposals, the Deputy Secretary questioned this local knowledge on the grounds that plans showed a long coastline: 'Although you say that there are no beaches on the block, it has a large coastline and I feel certain that there must eventually be considerable competition for development along this coastline'. Further, he advised that before the Māori Trustee would make it decision it would be necessary to have 'a good look at the coastline and is satisfied that there is no potential for development as sub-divisions'.[1485]

The Registrar advised the solicitors that while development proposals were being considered the meeting of owners would not be called.[1486] At a meeting with the Ngāti Kahu Tribal

[1483] District Officer to Head Officer, 29 August 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4795-4796].
[1484] District Officer to Head Officer, 29 August 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4795-4796].
[1485] Deputy Secretary to District Officer, 6 September 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4791].
[1486] Registrar to Dragicevich, Campbell & Patterson, 21 September 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4789].

Executive and Karikari residents those present asked for the sale of Taumatawiwi to not be approved so that it could be retained for inclusion in a development scheme.[1487] In April 1968 the Māori Trustee confirmed that it would vote against the resolution to sell if a meeting of owners was held because: 'Taumatawiwi is one of a number of blocks in a proposed amalgamation scheme which, if it comes about, will lead to better utilisation of the area'.[1488]

In March 1970 the Māori Land Court granted another Taumatawiwi D rates charging order for $397.87 for the 1967-1969 period. The county clerk told the court that the invoice had been sent to the nominated occupier.[1489] It was noted above that in 1967 the Māori Land Court did not have an up-to-date address for the nominated occupier.

The council had also submitted an application under Section 438 of the Māori Affairs Act 1953 to have the block vested in trust for sale due to unpaid rates.[1490] While the departmental development proposals were underway, the council agreed to adjourn the application. However, it was still pursuing the unpaid rates on Taumatawiwi D, and a further charging order was made in October 1971 for $585.20 for the 1969-1971 period.[1491]

17.3 NGĀTIKAHU AMALGAMATED BLOCK

As discussed above, from at least 1967 the Māori Affairs Department was looking into including Taumatawiwi D into a larger development scheme, to take over from the failed and heavily indebted individual development scheme unit farms (see also the Karikari block narrative). The proposals eventually resulted in the amalgamation of the Taumatawiwi block with some Karikari and Merita blocks into the 'Ngātikahu' block and the 'Ngātikahu' development scheme. Alexander has covered the background to the creation of the Ngātikahu block and the Ngātikahu development scheme in some detail.[1492] This section summarises the main title and ownership changes and alienations.

A meeting of owners in May 1968 was told by Māori Affairs officials that an amalgamation of titles would be required for a development scheme. They were also given assurances that

[1487] Registrar to Deputy Registrar, 27 November 1967, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4789]. Alexander, (Wai 45 #Q1), p. 478.
[1488] District Officer to Dragicevich, Campbell & Patterson, 26 April 1968, BAAI 11466 A353 359/b 7902 (R18426908), ANZ Auck [#T19 IMG_4779].
[1489] 6 KT 149, 5 March 1970.
[1490] Alexander, (Wai 45 #Q1), p. 487.
[1491] 7 KT 79, 14 October 1971.
[1492] Alexander, (Wai 45 #Q1), pp. 475-499.

reserves could be created for beach and fishing access. Two-thirds of those present voted in favour of amalgamation.[1493] Progress then stalled for a few years as various possibilities for dairy, cattle or sheep farming were explored but proved difficult to justify economically. With the failure of the dairy farming, Māori Affairs and Lands and Survey at first investigated creating a larger sheep or cattle station but became less interested in farm development for the blocks on the Karikari Peninsula and instead explored forestry options.[1494] In 1969 the Forest Service said that the land was not suitable for a pine plantation.[1495] Eventually Māori Affairs agreed to set up a development scheme farm station. A meeting of owners approved amalgamation and setting up the scheme in September 1971.[1496]

The blocks to be amalgamated were Taumatawiwi A, B, C, Merita B3A, Karikari 1A1 and Karikari 1A2B2 (which was Crown-owned). When the amalgamation proposal came before the Māori Land Court in October 1972 a submission from the Registrar noted there were eight objectors among the owners of Taumatawiwi D to the amalgamation. The objectors' interests totalled 3.783 shares, and there were six owners with 20.631 shares in favour (this figure must have included the shares held by the Māori Trustee). The Registrar said that all the owners of the 'grassed' areas agreed, apart from Eric Reihana who was an owner in Karikari 1A1, while the majority owner 'the estate of Ngahuia Kingi Waiau' was in favour of the proposal. The estate was administered by the N.Z. Insurance Co. Ltd.[1497] The Registrar concluded that 'Under the circumstances there is almost unanimous agreement'.[1498]

The submission emphasised that the proposal was designed to assist retaining the land in Māori ownership, mentioning both rates and noxious weeds pressure and potential purchasers for beachside subdivisions.

> The economics of the proposal have been calculated almost entirely on the farming of the grassed area. The suggestion to include the other lands has been pursued largely to

[1493] Alexander, (Wai 45 #Q1), p. 480.
[1494] Stokes, (Wai 45 #R8), p. 323. Alexander, (Wai 45 #Q1), pp. 472, 480-486.
[1495] Alexander, (Wai 45, #Q1), pp. 480-481.
[1496] Stokes, (Wai 45 #R8), p. 323, Alexander, (Wai 45 #Q1), p. 487.
[1497] See 7 KT 352B, 24 October 1972.
[1498] Submission by Registrar, 7 KT 351, 5 October 1972.

assist the owners to retain ownership until they were in a position to take advantage of the undoubted potential value.[1499]

The four blocks which had been operating as development scheme farms were heavily in debt to the department at that time. The debt level for the Karikari and Taumatawiwi properties was higher than the value of the land, and the Registrar acknowledged that the debts might eventually have to be written off.[1500]

Block	Value	Development Debt
Karikari 1A1	$8,188	$25,652
Merita B3A	$14,200	$ 7,914
Taumatawiwi B	$11,300	$18,401
Taumatawiwi C	$10,000	$23,047

The solicitor representing the objectors also read a submission to the court, but it is not recorded in the minute book.[1501] A newspaper account of the hearing recorded that Dragicevich alleged that the Board of Māori Affairs had been in contempt of court when it had recently issued a statement that it would be inspecting the land for development, which he argued implied the development would be going ahead before the Māori Land Court had decided upon the amalgamation.[1502]

Some of the Taumatawiwi objectors were wanting to partition out their interests. The court said it intended to grant the amalgamation order, but it needed to wait for some title searches to be updated. It also wanted time to address the matters raised in the submissions. The court subsequently delivered a written statement that the 'objections submitted were wholly lacking in merit', stressing that the Board of Māori Affairs had the legal right to act as it had. The court then laid out the following details of the intended amalgamation orders.[1503]

Blocks to be Amalgamated	Amalgamated Block	Owners of Amalgamated Block
Karikari 1A1, Karikari 1A2B2, Merita B3A, Taumatawiwi B, Taumatawiwi C, Taumatawiwi D	Ngātikahu (2,665a 2r)	Annie Clarke, Annie Pilbrow, Apikaira Hone, Christopher Joseph Rupapera, H.M. the Queen, Eriha Ratahi Reihana, Eriha Robert Davis, Eruera Parikene aka Edward Berghan, Horiana Rupapera, Hopa Ho Reihana, Hurae Larkins, Jimmy Taua aka Johnston Kingi Rathai Reihana, Lawrence Matiu aka Raoul

[1499] Submission by Registrar, 7 KT 351, 5 October 1972.
[1500] Submission by Registrar, 7 KT 351, 5 October 1972.
[1501] 7 KT 306-307, 5 October 1972.
[1502] *Northland Age*, 6 October 1972, BBEE 15336 467/c 20/1206 (R12190582), ANZ Auck [DB IMG_2041].
[1503] 7 KT 352, 352A-C, 24 October 1972.

Blocks to be Amalgamated	Amalgamated Block	Owners of Amalgamated Block
		Matiu, Māori Trustee, Mata Himi, Estate of Ngahuia Kingi Waiaua, Ngareta Paul aka Ngareta Reihana Pomana, Pereene Eriha Kiriwai, Reihana Pomana, Reremoana Ratahi Reihana, Riapo Raharuhi, Taihoa Raharuhi, Tamati Poharama, Uporo Poharama, Wiremu Rupapera, Wiremu Topine, William Tobin Jnr

The existing development debts for their existing blocks were to be charged against the following owners: Eriha Ratahi Reihana, Kingi Ratahi Reihana, NZ Insurance Co., Ngareta Paul, Reremoana Ratahi Reihana, Hopa Ho Reihana and Tamati Poharama. Existing historic compromise rates and survey charges of $12 and $110 were to be charged to the Ngātikahu block, along with the existing rates charging orders for Taumatawiwi D ($1,242.19).[1504]

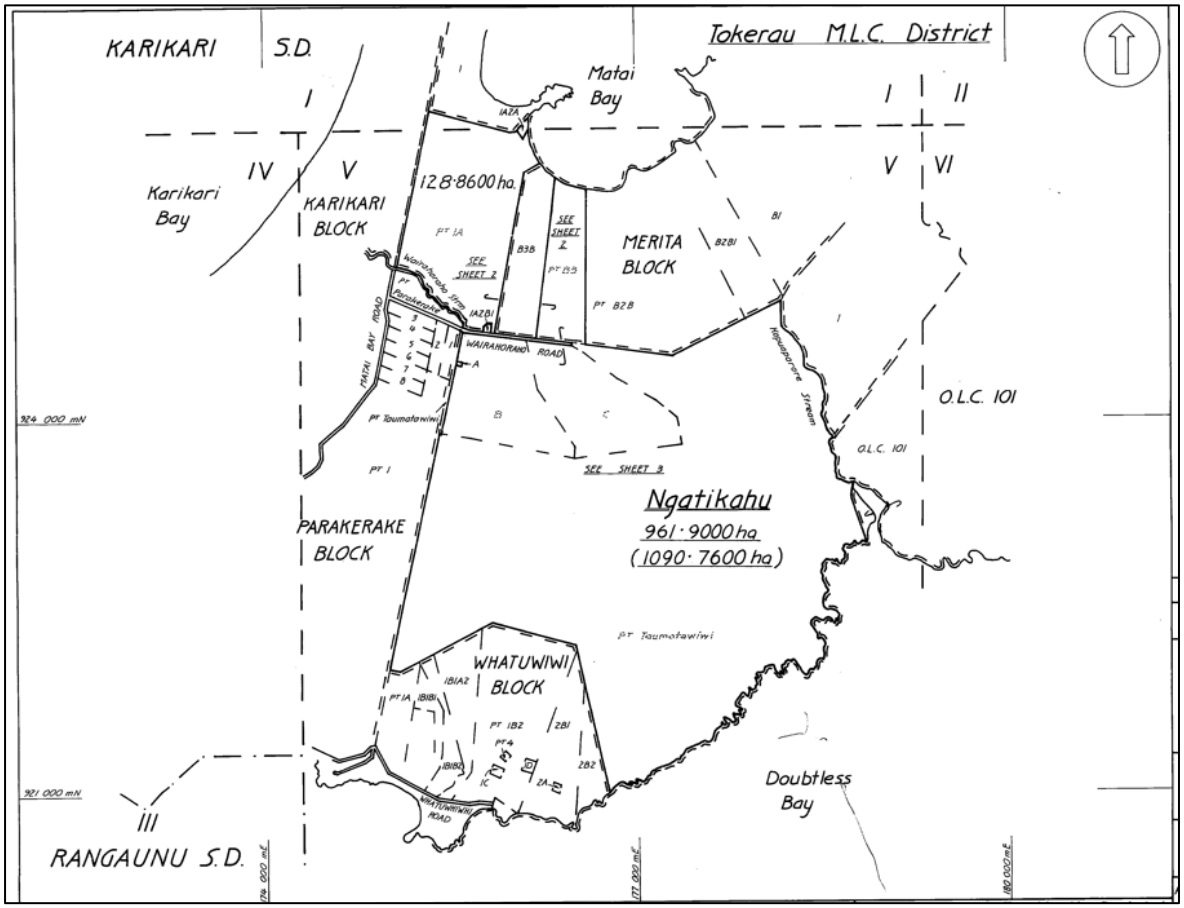
The court's provisional decision was confirmed on 28 November 1972, and orders issued as laid out above. Before the orders were made the NZ Insurance Co., (as administrator of the estate of Ngahuia Kingi Waiau) said it now withdrew the consent it had previously given to Karikari 1A1 being amalgamated, having been made aware that her shares were now going to be charged with a large amount of debt, greater than their value. The representative did acknowledge however that the decision was now up to the court but left open the possibility of an appeal.[1505]

The ownership of the amalgamated Ngātikahu block was made up as follows:[1506]

Crown (Karikari 1A2B2)	21,700 shares	(28.7%)
Māori Trustee (Taumatawiwi D)	7,194 shares	(9.5%)
Māori	46, 641 shares	(61.7%)
	75,536 shares	

[1504] 7 KT 352, 352A-C, 24 October 1972.
[1505] 48 WH 102-103, 28 November 1972.
[1506] Alexander, (Wai 45 #Q1), p. 493.

Map 101: Ngātikahu Amalgamated Block, 1992[1507]



The Ngātikahu block was gazetted as a development scheme in June 1973.[1508] Alexander has covered the brief history of the Māori Affairs Department's attempts to run it as a farm station, which built up more debt and quickly became uneconomic.[1509] The department eventually decided to offer the property for tender to forestry companies but only one company applied. In 1982 the Māori Land Board leased 562 hectares of Ngātikahu (being mostly the former Taumatawiwi D block) to Northern Pulp Ltd for 45 years.[1510] Northern Pulp Ltd went into receivership in 11993,and the lease was then transferred to Juken Nissho Ltd in March 1994.[1511]

The Crown purchased the shares held by the Māori Trustee in 1985. The Ngātikahu block was released from the development provisions of Part II of the Māori Affairs Restructuring

[1507] AK ML 15923 [DB].
[1508] NZG, 1973, p. 1128.
[1509] Alexander, (Wai 45 #Q1), pp. 493-496.
[1510] Alexander, (Wai 45 #Q1), p. 497.
[1511] Ngātikahu Historic Memorial Schedule, Document-1281545, Pātaka Whenua: /maorilandcourt.govt.nz accessed 20 August 2025.

Act 1989 in November 1992.[1512] In 1989 the Ngātikahu block was vested in the Ngātikahu Station Trust, after the $260,194 development scheme debt was written off by the Board of Māori Affairs.[1513]

After the station was vested in the Section 438 trust the Crown still remained an owner as a result of the Māori Trustee having acquired 7,194 shares as 'uneconomic interests' (from Taumatawiwi D), and 21,7000 shares from acquiring Karikari 1A2B2 (see Section 3.3.3). The outcome of the Karikari 1A2B2 shares is discussed in that section of the Karikari block narrative. Crown policy was that those shares which had been acquired compulsorily under conversion would be returned without payment to their original owners or their successors. However, there was the issue of determining who they should be revested in.

In March 1993 the Māori Land Court made conditional orders vesting all the Crown's 28,894 shares in the Ngāti Kahu Station Trust.[1514] The conditions allowed six months for anyone claiming entitlement to the 'uneconomic interest' shares to register with the trust and set out a process for the trust to report on how all the shares would be dealt with. However, the trust was unable to meet all the terms of the conditional orders, partly because of the length of time required to determine who was now entitled to the compulsorily acquired shares and the 1993 orders 'fell into abeyance'.[1515]

A list of 201 names was compiled with the assistance of the Māori Land Court staff of those entitled to the shares which had been vested in the Māori Trustee. In March 1998 the Māori Land Court vested the uneconomic interests in those named on the list.[1516]

17.4 TAUMATAWIWI TITLE SUMMARY

Almost all of the Taumatawiwi block remained in Māori Freehold ownership in 2025. However, over the second half of the twentieth century there were a series of changes to the ownership of the block. In 1956 two 164-acre sections were vested in individual Māori farmers through a combination of exchanges, share purchases and the conversion of the uneconomic interests. At the same time the shares of 195 individuals in Taumatawiwi D were

[1512] NZG, 1992, pp. 4323-4324.
[1513] Stokes, (Wai 45 #R8), p. 324.
[1514] 18 KT 7-10, 5 March 1993; Stokes, (Wai 45 #R8), pp. 325-327.
[1515] Stokes, (Wai 45 #R8), pp. 325-326.
[1516] 83 WH 299-301, 12 March 1998; Stokes, (Wai 45 #R8), p. 327.

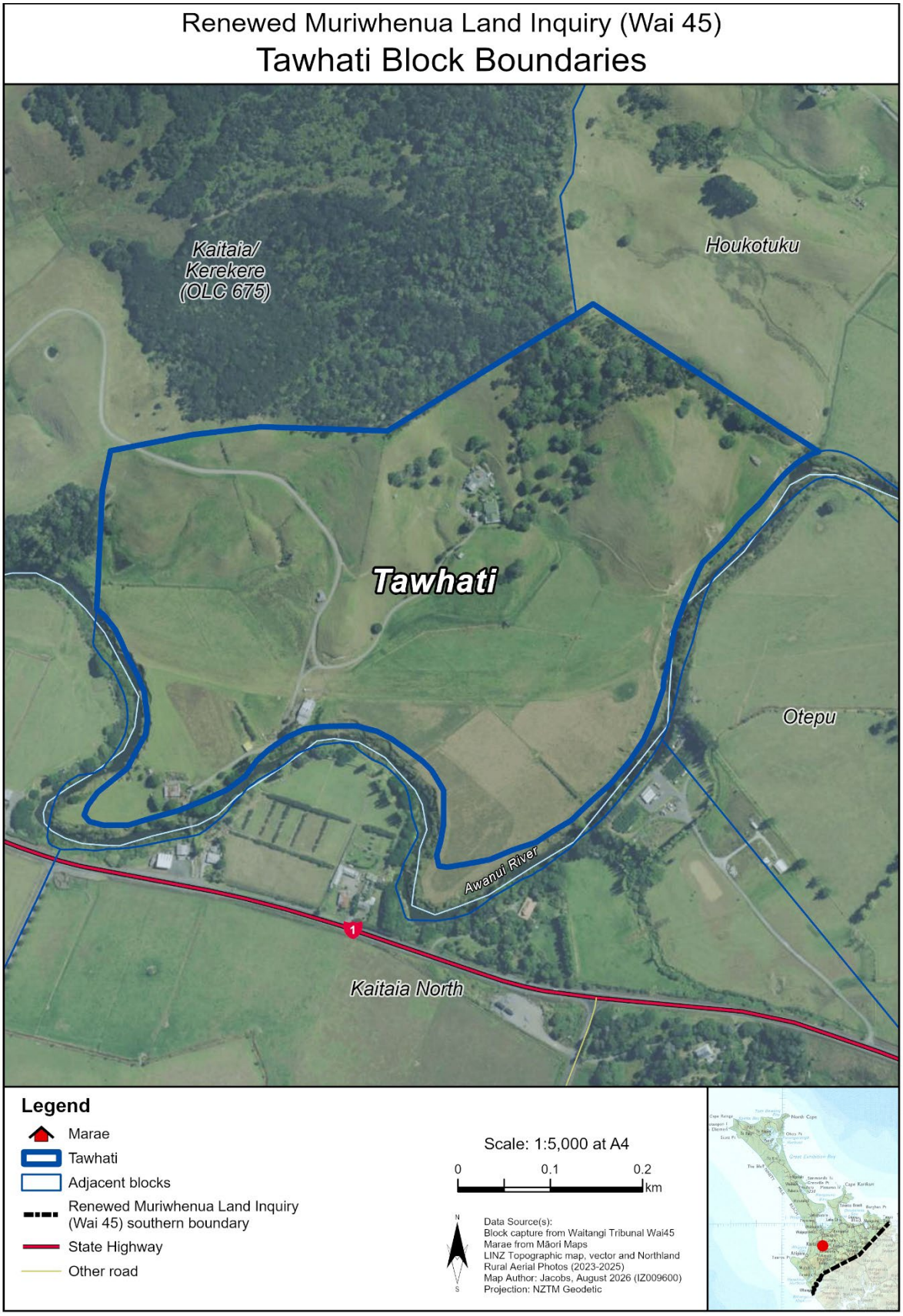
vested in the Māori Trustee as uneconomic interests, which resulted in the Māori Trustee (followed by the Crown) owning 71 percent of the block between 1956 and 1992. Taumatawiwi B-D were amalgamated into the Ngātikahu block in 1972. In 1992 the Māori Trustee's shares were revested in the trust administering the block, and in 1998 they were returned to 201 individuals.

Table 29: Taumatawiwi Title Summary

Block	Area	Outcome
Taumatawiwi A	0a 1r 00p	Church Site – General Land - Te Hui Amorangi Ki Te Tai Tokerau Trust Board
Taumatawiwi B	164a 0r 20p	All shares transferred to Hopa Ho Reihana 1957. Amalgamated 1972 into Ngātikahu block
Taumatawiwi C	163a 2r 10p	All shares transferred to Tamati Poharama 1957. Amalgamated 1972 into Ngātikahu block
Taumatawiwi D	1,914a 1r 26p	71% of shares acquired by the Māori Trustee through conversion 1956. Amalgamated 1972 into Ngātikahu block. Māori Trustee shares revested 1998
Wairahoraho Roadway Extension	4a 1r 29p	Declared a Road 1962
Church Roadway	4a 0r 35p	Roadway
Ngātikahu (includes former Taumatawiwi B-D, Karikari 1A1, Karikari 1A2B2 and Merita B3A)	2,695a 1r 12p	Māori Freehold Land 2025 (565 owners)

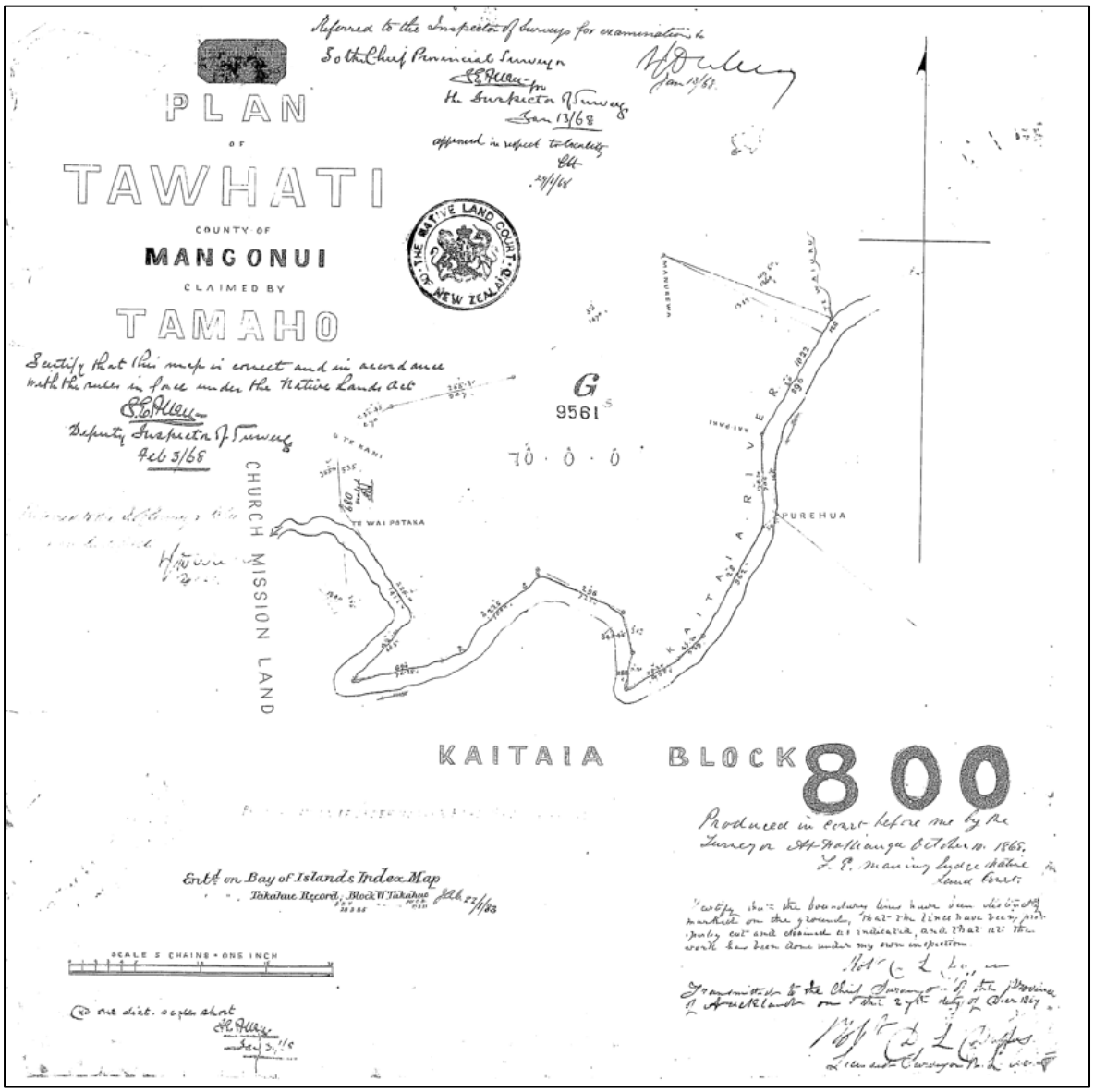
18. TAWHATI

Map 102: Tawhati Block Boundaries



The Tawhati block was 70 acres on the north bank of the Kaitaia River to the east of the Church Missionary Society's Old Land Claim block at Kaitaia. Tawhati was surveyed by R. Duffus at the end of 1868, and it can be seen below that the surveyor noted that Tawhati was claimed by Tamaho, who presumably had arranged the survey.

Map 103: Tawhati, 1867[1517]



At the beginning of January 1868 Judge Maning sent Chief Judge Fenton the plans and application forms for Tawhati and Okahu. He recommended that both blocks should be

[1517] AK ML 800 [DB].

investigated at the same time as the Kaitaia block, which was scheduled at Ahipara in June 1868.[1518]

The Native Land Court title investigation took place at Ahipara on 1 October before Judge Maning. Unfortunately Maning's minute books have not survived, so there is no evidence available about the nature of the claim made to the block by Tamaho Te Huhu, or whether it was disputed. On the application for title investigation 'Rarawa' was recorded as the iwi for Tamaho.[1519] Maning later reported that due to a misunderstanding the surveyor did not have the survey plan available at the Ahipara hearing. As a survey plan was a requirement for a title investigation, this meant Maning could not issue a decision until he had seen the plan. However, as the hearing had been advertised for Ahipara, he decided to hear the evidence from the claimants, and then adjourned the case to his next sitting at Hokianga. On 10 October at Onoke in the Hokianga the required plans were presented and Maning issued his judgments.[1520] Maning awarded Tawhati to Tamaho Te Huhu, Kaperiere Haumea and Hapakuku.

A Native Land Court Certificate of Title for Tawhati was issued on 23 October 1868 for Tamaho Te Huhu, Kaperiere Haumea and Hapakuku. There were no restrictions on alienation on the title.[1521] The Crown Grant was issued on 22 November 1869.[1522]

In 1872 Hekiera Tamaho succeeded to Tamaho Te Huhu.[1523]

In 1881 Kaperiere Haumea and the other owners sold the Tawhati block to Wiremu Kingi, Rihi Te Whenu, Wata Neho, Wiremu Neho, Reihana Neho, Hemi Retimana, Hona Kepa, Rameka Kepa, Hehi Kepa, Te Rata Paki, Hone Haki, Raniera Otane and Hohepa Marupo for

[1518] Judge Maning to Chief Judge, 4 January 1868, BAIE 4309 A646 1/e-11 1868/88 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Survey Plans and Applications forwarded for Kaitaia, Okahu, Tawhati, 1868 (R10505933), ANZ Auck [#T19 IMG_1766].
[1519] Application, 21 December 1867, BAAI 24043 A131 4 152M (R23265753), ANZ Auck [DB IMG_1034].
[1520] Judge Maning to Chief Judge, 10 October 1868, BAIE 4309 A646 1/b-84 1868/2030 (R10506133), ANZ Auck [#T19 IMG_1752-1743].
[1521] Tawhati Certificate of Title, 23 October 1868, ABWN 8910 9 1063 (R25285532), ANZ Well [#T20 364-367].
[1522] Tawhati Crown Grant, 22 November 1869, BAJZ 23663 998/a 2GH BK50 (R22764364), ANZ Auck [#T19 IMG_4913-4914].
[1523] Particulars of Title, 26 June 1912, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2820].

£113 18s.[1524] However, the transfer deed was not registered at that time, and the sale was not confirmed until 1913 (see below).[1525]

In 1887 a road line was surveyed through the Tawhati block, which can be seen on the plan below. The area taken for the road was 4 acres 1 rood 10 perches.[1526] According to the survey plan the road was 'Taken by Consent'.

An 1891 return of land passed through the Native Land Court and remaining in Māori ownership and occupation listed Tawhati as being used for agricultural and pastoral purposes.[1527]

In January 1895 Land Purchase Officer C.F. Maxwell reported that Tawhati (70 acres) was 'a desirable block to purchase' which had been offered for sale to the Crown. He described it as 'chiefly flat, alluvial soil very fertile but subject to floods' and assessed it had a market value of £2 per acre.[1528] The Chief Surveyor recommended a purchase price of 10d an acre and that it could then be offered for selection at 30 to 40d an acre.[1529] The purchase was recommended to the Surveyor General who said: 'Yes – 10/- an acre will not be too much to give, if Mr Maxwell is sure the owners have other lands to live on.'[1530] Maxwell said Tawhati was owned by 'Whangape Natives being awarded to Tamaho te Huhu Chief of Whangape deceased – where his successors now live. They have ample land for their support in Whangape.'[1531] The Land Purchase Officer was obviously unaware of the unregistered transfer of Tawhati to Wiremu Kingi and others, who were not from Whangape. The Minister of Lands approved the purchase price of 10 shillings per acre, but a Crown purchase did not proceed.[1532]

[1524] Application for Confirmation, 4 June 1912, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2819].
[1525] Reed & Logan to Registrar, 23 June 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2792].
[1526] AK SO 4663.
[1527] AJHR, 1891, G10, p. 34.
[1528] C.F. Maxwell, Land Purchase Officer to Chief Surveyor, 15 January 1895, AECZ 18714 36af MA-MLP 1 1895/29, (R23905054), ANZ Well [#T20 240].
[1529] File note, Chief Surveyor to Surveyor General, 18 January 1995, AECZ 18714 36af MA-MLP 1 1895/29, (R23905054), ANZ Well [#T20 240].
[1530] Surveyor General to Sheridan, 14 February 1895, AECZ 18714 36af MA-MLP 1 1895/29, (R23905054), ANZ Well [#T20 242].
[1531] Maxwell to Sheridan, 25 February 1895, AECZ 18714 36af MA-MLP 1 1895/29, (R23905054), ANZ Well [#T20 242].
[1532] Sheridan to Minister of Lands, 14-15 February 1895, AECZ 18714 36af MA-MLP 1 1895/29, (R23905054), ANZ Well [#T20 242].

In 1908 the Stout Ngata Commission placed Tawhati in the category of land to be reserved for Māori occupation and noted it was occupied.[1533]

As noted above, in 1881 Tawhati had been sold to Wiremu Kingi and 12 others, but the transfer had not been registered 'owing to some defect which was eventually remedied', according to a solicitor in 1913.[1534] No further explanation as to why the deed was not registered at the time has been located. In 1912 an application for confirmation of the 1881 transfer was submitted to the Māori Land Board.[1535]

The Māori Land Board file does not contain any accompanying explanation for the long delay in confirming the deed. It does contain a typed extract from sections of legislation which were operative at the time the deed was signed, indicating that the board considered what circumstances were required to be confirmed before a sale could be confirmed at that time. The legislation consulted was the Native Lands Frauds Prevention Act 1870, Sections 55 and 56 of the Native Land Court Act 1894 and Section 222 of the Native Land Act 1909, which empowered the board to confirm alienations executed prior to that Act.[1536]

The board confirmed the 1881 transaction in August 1913. The minute book merely records 'Conveyance to Wiremu Kingi & ors approved under Sec. 7 1908 endorsed on transfer'.[1537] There is no further information as to what evidence, if any, the board was supplied with to confirm the bona fides of the 1881 transfer.

In October 1913 William Frederick Sefton applied for a meeting owners to consider selling him Tawhati for £2 per acre.[1538] By this time 5 of the 13 owners were deceased, including Wiremu Kingi. Seven of the eight living owners resided in Taipa, Lake Ohia or Kaitaia, while the other owner lived in Auckland.[1539]

[1533] AJHR, 1908, G1j, p. 43.
[1534] Reed & Logan to Registrar, 23 June 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2792].
[1535] Application for Confirmation, 4 June 1912, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2819].
[1536] File Memo, no date, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2814].
[1537] 7 TOK 264, 20 August 1913.
[1538] Application to Summon Meeting of Owners, 30 October 1913, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2811].
[1539] List of Owners, 30 October 1913, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2801].

The meeting of owners was held in Kaitaia in March 1914. It was attended by only one owner, Ramira Otene, but he also held proxy votes for seven other owners: Wata Neho, Wiremu Neho, Hemi Rahimana, Hona Kepa, Hehi Kepa, Hoera Marupo and Ruhana Neho.[1540] The brief minutes of the meeting merely record that Ramira Otene moved that the price be increased to £2 10s per acre, after which the vote was unanimously in favour of the sale.[1541]

The schedule of other lands said that Wata Neho held interests equivalent to 155 acres in Aputerewa 1E and the Taumatawiwi blocks. Raniera Otene had 77 acres in Pukekahikatoa, Maimaru and Taumatawiwi and Hoera Marupo had 46 acres spread over 7 different blocks. Wiremu and Reihana Neho had 29 and 23 acres respectively and Himi Retimana had 22 acres. Hona Keepa only had 2 acres in Oturu, and Hehi Kepa had 5 acres in two Ahipara sections.[1542] The solicitor informed the board that Hona Kepa was living on his Oturu land and was 65 years old with no children. Hehi Kepa lived on the Maimaru block, and his wife had interests equivalent to 53 acres in Matarau, Hauturu and Maimaru.[1543]

The government valuation of the 70-acre Tawhati block was £250, made up of £190 for the unimproved value and £60 for improvements.[1544] The Māori Land Board required the price for the block to be increased to match the valuation, being £3 11s 6d per acre.[1545]

The valuation and purchase price were set on the basis of the area of Tawhati being 70 acres. This did not take into account the deduction of 4 acres 1 rood 10 perches for the road line. When the solicitors sought to register the survey and proceed with the conveyance the Surveyor General said that there was no legal provision to bring the original Crown Granted block under the Land Transfer Act after a re-survey. Sefton and the solicitors were concerned

[1540] Proxies, various dates, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2804-2810].
[1541] Minutes of Meeting of Owners, 10 March 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2802].
[1542] Schedule of Other Lands, no date [c. May 1914], BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2798-2799].
[1543] Reed & Logan to Secretary, 1 May 1914; Reed & Logan to Secretary, 11 May 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2795, 2796-2797].
[1544] Valuation Certificate, 31 March 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2800].
[1545] President to Reed & Logan, 6 July 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2790].

with having a new title issued, which would reflect the reduced acreage being purchased.[1546] The solicitors then proposed a solution whereby if the board did not confirm the sale of the interests of one of the owners with insufficient other lands, a partition order could then be made. Partitioned titles would then be eligible to be registered under the Land Transfer Act.[1547] The President of the Māori Land Board agreed with this proposal. He indicated that the transfer of the whole block would be approved, but that it would be necessary to partition out the interest of one of the owners first.[1548]

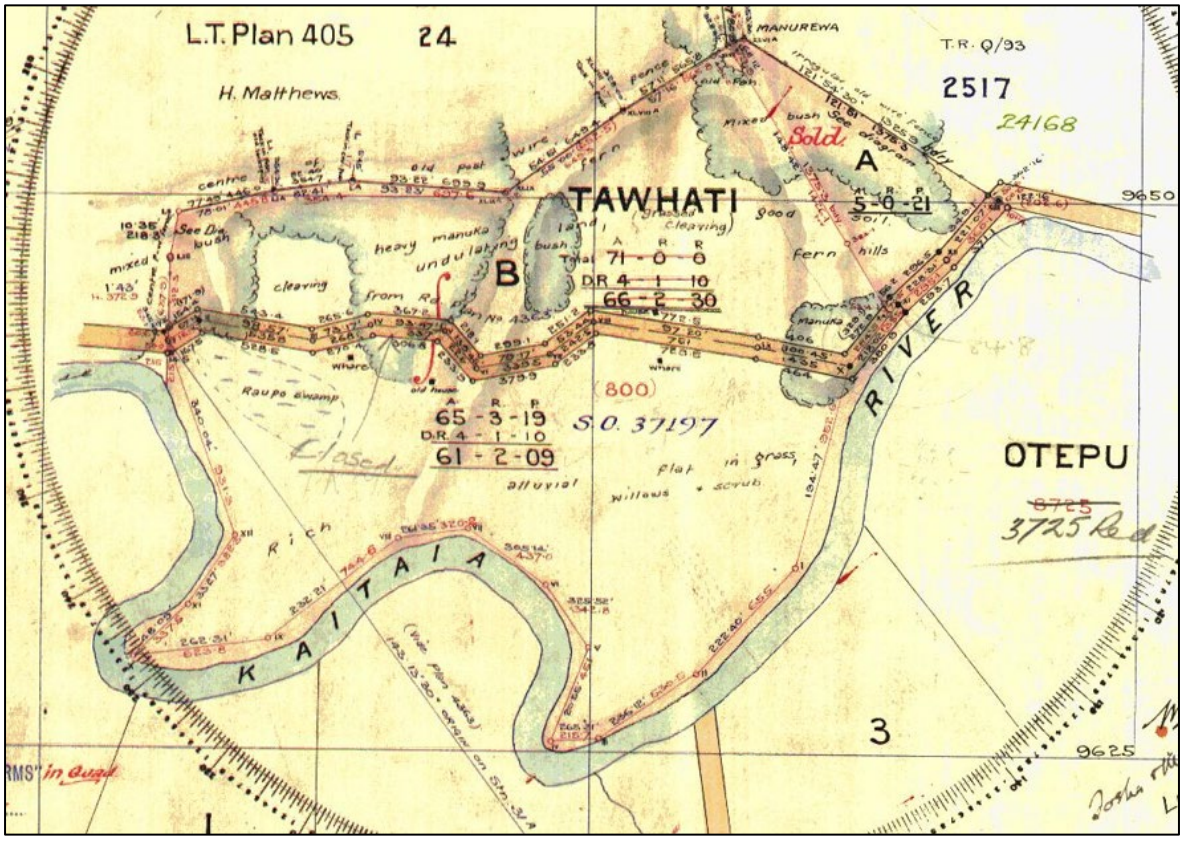
In July 1914 Sefton's solicitors submitted a statement from Hehi Kepa agreeing to his interest in Tawhati being partitioned, and that he had reached an agreement with Sefton about where his five acres were to be located. A sketch plan accompanied the statement showing the section intended for Kepa in the north eastern corner of the block, north of the road. Kepa's statement was witnessed by Justice of the Peace Edward Evans, who was also the storekeeper at Waipapakauri.[1549]

The partition application was heard by the Native Land Court at Rawene in August 1914. The court was told that a meeting of owners had voted to sell the block and that it had been agreed to partition the share of Hehi Kepa. The court made the requested partition orders, as per the plan below.[1550] Note the plan shows two 'whare' and an 'old house' located along the road line.

Block	**Area**	**Owners**
Tawhati A	5a 0r 21p	Hehi Kepa
Tawhati B	61a 2r 09p	Remaining owners (who had sold to Sefton)

[1546] Reed & Logan to Registrar, 23 June 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2792].
[1547] Reed & Logan to Registrar, 24 June 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2791].
[1548] President to Reed & Logan, 6 July 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2790].
[1549] Hehi Kepa, 13 July 1914, BAAI 24043 A131 4 152M (R23265753), ANZ Auck [DB IMG_1037-1038].
[1550] 55 N 22-23, 20 August 1914.

Map 104: Tawhati A and B, 1914[1551]



After the partition the sale of Tawhati B to Sefton was confirmed in December 1914.[1552] The £16 15s 3d survey charge was deducted from the purchase money.[1553]

In November 1914 Walter Evans applied for confirmation of purchase of Tawhati A (5a 0r 21p) from Hehi Kepa for £18 7s 6d.[1554] Hehi Kepa was the sole owner.[1555] Hehi Kepa had 5 acres of other land in Ahipara and his wife Amelia Hei Kepa (Rauna) had 53 acres in Maimaru, Matarau and Hauturu.[1556] Hehi Kepa had three adult children who through marriage had access to other lands.[1557] Kepa lived with his wife on her land at Maimaru and

[1551] AK ML 9561 [DB].
[1552] Registrar to Kirker, 23 December 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2738].
[1553] Kirker to Registrar, 18 December 1914, BAAI 11466 A39 27/j 708 (R18420321), ANZ Auck [#T19 IMG_2779].
[1554] Application for Confirmation, 23 November 1914, BAAI 11466 A39 41/m 1796 (R18421316), ANZ Auck [DB IMG_2007].
[1555] Particulars of Title, BAAI 11466 A39 41/m 1796 (R18421316), ANZ Auck [DB IMG_2008].
[1556] Schedule of Other Lands, BAAI 11466 A39 41/m 1796 (R18421316), ANZ Auck [DB IMG_2009].
[1557] Logan & Stout to Judge Wilson, Native Land Court, 4 June 1915, BAAI 11466 A39 41/m 1796 (R18421316), ANZ Auck [DB IMG_2003-2005].

made his living from carting goods.[1558] The Māori Land Board confirmed the sale to Evans in August 1915.[1559] Evans then on-sold the block to Sefton later in 1915.[1560]

18.1 TAWHATI TITLE SUMMARY

In 1881 Tawhati was transferred from the original grantees (and successor) to 13 other Māori. The entire Tawhati block was then purchased privately between 1912 and 1915.

Table 30: Tawhati Title Summary

Block	Area	Outcome
Tawhati A	5a 0r 21p	Sold to Evans 1915
Tawhati B	61a 2r 09p	Sold to Sefton 1914

[1558] File note, W. Sefton, 2 June 1915, BAAI 11466 A39 41/m 1796 (R18421316), ANZ Auck [DB IMG_2006].
[1559] Alienation Notice, 11 August 1915, BAAI 11466 A39 41/m 1796 (R18421316), ANZ Auck [DB IMG_1991].
[1560] PR 83/5, ABWN 27173 119/b (R25830834), ANZ Auck, *digital copy ANZ website.*

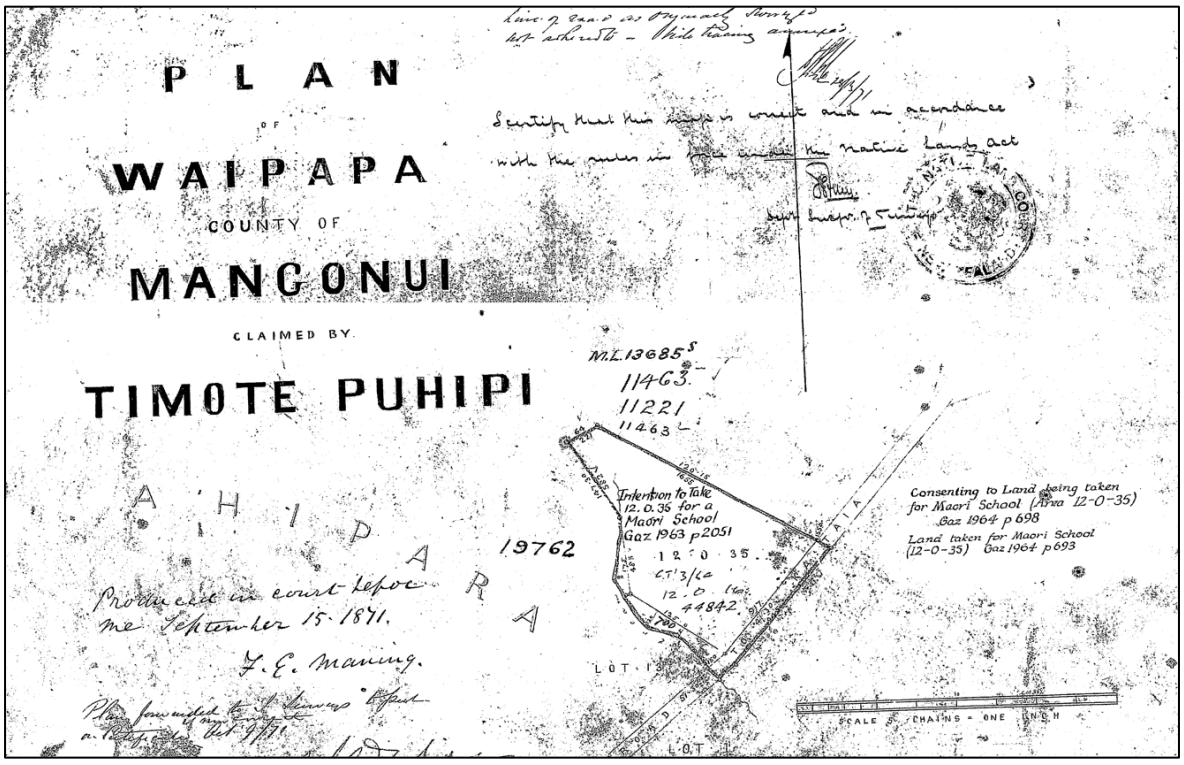
19. WAIPAPA

Map 105: Waipapa Block Boundaries



The Waipapa block was on the main road between Kaitaia and Ahipara, between the Ahipara Crown transaction block, and the Pukepoto Māori Land Court block. The 12 acre 35 perch Waipapa block was surveyed by R. Duffus in 1871. It can be seen that Duffus recorded on the plan that the block was claimed by 'Timote Puhipi'.

Map 106: Waipapa, c. 1871[1561]



The Native Land Court title investigation took place at Ahipara on 15 September 1871 before Judge Maning. Unfortunately Maning's minute books have not survived, so there is no evidence available about the nature of the claim made to the block by Timoti Puhipi, whether it was disputed or if Puhipi informed the court the block was intended for a Native school site.

The Native Land Court Certificate of Title for Waipapa was issued on 23 November 1872 for Timoti Puhipi. There were no restrictions on alienation, apart from the road marked on the plan, which Maning said was inalienable to anyone other than the Crown.[1562]

[1561] AK ML 2249, detail [DB].
[1562] Waipapa Certificate of Title, 23 November 1871, ABWN 8910 9 1082 (R25285551), ANZ, Well [#T20 485-489].

Timoti Puhipi had sought a Native Land Court title to the land because he had offered the 12 acres to the Auckland Provincial Government as site for a Native school. A school was already in operation at the Māori settlement at Pukepoto, under the instruction of Masters, in a building which had been provided by Puhipi. In March 1872 the Inspector of Schools reported very favourably on the progress of the school and explained Timoti Puhipi's significant role in its establishment. Pupihi had contributed a temporary building, financial support for the school and its students and was in the process of transferring 12 acres of land for the school:

> Mr Masters appears to have commenced the education of the Natives in his own vicinity, without a school-house, furniture, books, or any of the usual requirements, with but twelve scholars, and no salary. He got the loan of a Native house from the young chief Timoty Busby [Puhipi], got together some forms and desks, of a very rough description, succeeded in then getting aid from the Provincial, and subsequently from the General Government, and has now a school of thirty scholars (the house will not contain more), who are more advanced in English, and in the usual elementary branches of education that those whom I have found in Institutions upon which large sums of public money have been expended.
>
> The school is now, however, liberally aided by the Provincial Government, who contributed at first £40 a year by way of salary to the master, which it has since increased to £60, and has also, as Mr Masters informs me, promised £50 towards the cost of erecting a proper school-house, that lent by Timoty Busby being quite unfit for the present number of scholars.
>
> The General Government has also contributed £40 a year to Mr Master's salary, and £10 a year for books and stationery. He is, therefore, now in receipt of £100 a year from Government, besides £20 a year from the Natives, which last, however is furnished by Timothy Busby, in addition to his supplying the present school-house, and chiefly supporting the scholars, whose parents are said to be too poor to contribute. He has further made over as a site for the new school about to be erected, twelve acres of land, near the present schoolhouse.[1563]

[1563] Inspector of Schools to Native Minister, 13 March 1872, AJHR, F5, pp. 12-13.

The Inspector of Schools explained that instead of following the procedure under the Native Schools Act 1867 and 1871 that a Native school had to be vested in two or more trustees appointed by the Governor, Puhipi was instead transferring the land to the Superintendent of Auckland Province. This meant that the inspector sought the approval of the Native Minister before committing further general government funds towards Masters' salary (instead of the £20 currently being paid by Puhipi) and a grant for the new school house.[1564] The Native Minister considered that the usual process could be dispensed with given the success of the school, and that Puhipi's contribution should be acknowledged:

> I consider that the young chief Timothy Busby has behaved so well from the beginning in forwarding the school movement, that he should be relieved from his yearly contribution of twenty pounds as salary to the master, especially as he not only feeds and clothes many of the children who attend the school, but has also given an endowment in land.[1565]

A deed of conveyance was prepared for Waipapa and dated 20 March 1872. It transferred the block from Timoti Puhipi to the Superintendent of the Province of Auckland. However, for some reason the deed was not registered against the title to the block. In 1882 the deed was held by the Office of the Board of Education.[1566] However, because it had not been registered the title for Waipapa remained in the name of Timoti Puhipi.

This situation continued for 90 years until 1963, when the Registrar of the Tokerau Māori Land Court questioned how Pukepoto School was on the Waipapa block when: 'There is no record of any sale having taken place nor of any proclamation either in this office or in the Land Transfer Office'.[1567] The Education Department could not locate the deed in its own records and asked the Auckland Education Board to check whether it held a copy.[1568] The departmental inquiries suggested that the deed had been destroyed by a fire.[1569]

[1564] Inspector of Schools to Native Minister, 13 March 1872, AJHR, F5, pp. 12-13.
[1565] Native Minister to Inspector of Schools, 25 April 1872, AJHR, F5, p. 13.
[1566] Regional Executive Officer to Auckland Education Board, 17 June 1963, BAAA 1001 479/b 44/4 pt 8 (R20392026) ANZ Auck, *digital version available on ANZ website.*
[1567] Registrar to Regional Superintendent, Department of Education, 9 June 1963, BAAA 1001 479/b 44/4 pt 8 (R20392026) ANZ Auck, *digital version available on ANZ website.*
[1568] Regional Executive Officer to Auckland Education Board, 17 June 1963, BAAA 1001 479/b 44/4 pt 8 (R20392026) ANZ Auck, *digital version available on ANZ website.*
[1569] Regional Executive Officer to Deputy Registrar, 18 June 1963, BAAA 1001 479/b 44/4 pt 8 (R20392026) ANZ Auck, *digital version available on ANZ website.*

When the deed could not be located, it was decided to use the mechanism of the Public Works Act 1931 to acquire Waipapa for the existing school. This was likely considered a simpler method than identifying and appointing successors to Timoti Puhipi and then seeking a conveyance from them to the Crown. When requesting the Public Works Department to acquire the land the Superintendent of Education supplied the following background:

> The above school was opened in 1870 on a site of approximately 12 acres acquired from Timoti Puhipi, the Chief of the land tribe. Although my earliest files regarding this school are incomplete, it would appear that the school was established at the request of Puhipi and that he agreed to give the site for the school. To enable this to be done the school site was vested in Timoti Puhipi by the Maori Land Court and a Crown grant title Volume 3 Folio 64 was issued by the Land Transfer Office in 1872. This title is still in his name.
>
> A search of my files shows that Puhipi transferred his interest in the school site to the Superintendent of the Auckland Province and that this Deed was apparently destroyed by fire and was not registered against the title. Attached are copies of papers on my files relating to the transaction. The copy of the Deed is in pencil on my file but is apparently an almost complete copy of the actual Deed itself.
>
> Would you please arrange to have the title to the school site cleared so that it may be reserved for a Maori School.[1570]

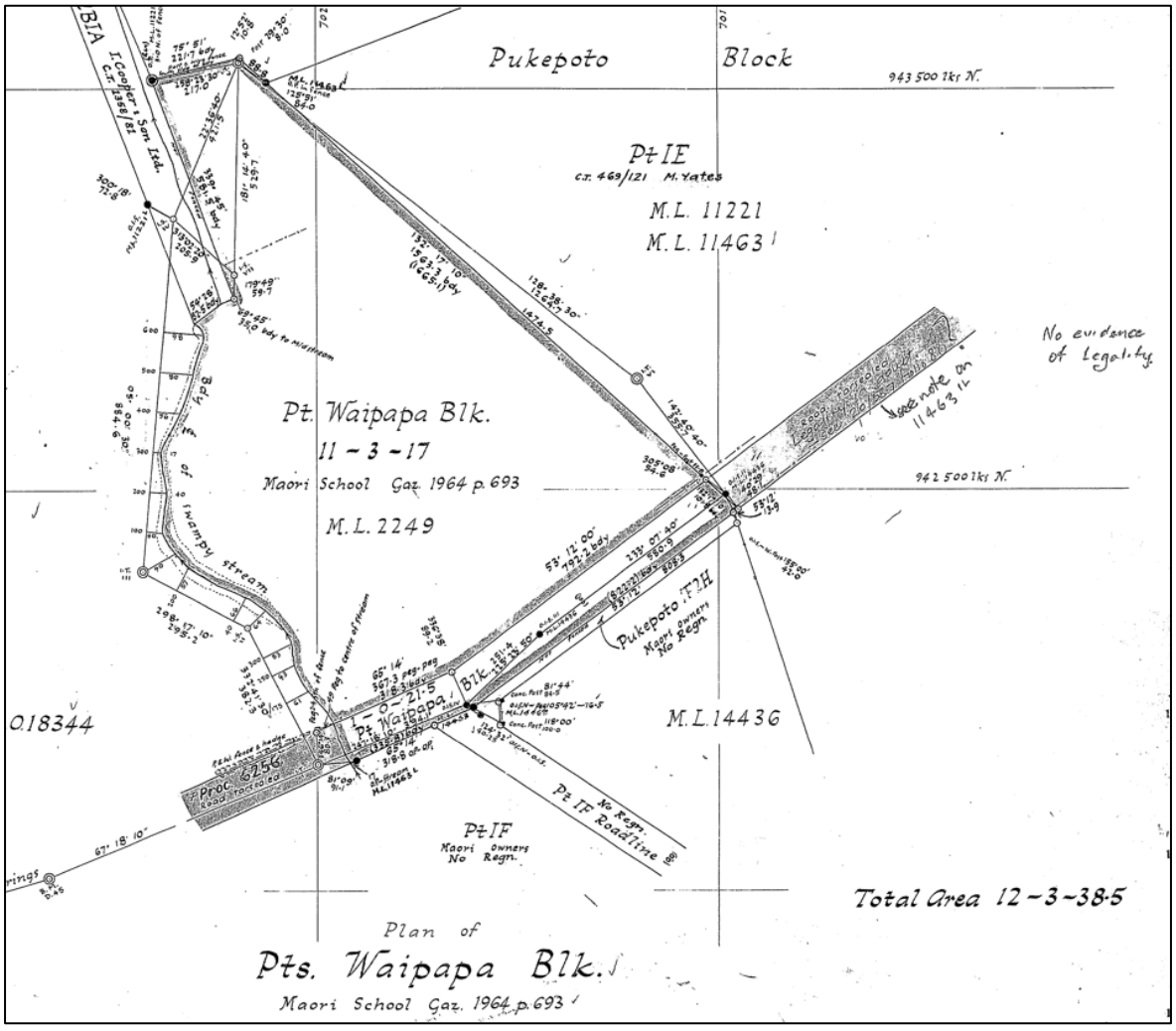
In December 1963 a Notice of Intention was issued to take the Waipapa block, 12 acres 35 perches, for a Māori school. Any objections to the proposed taking had to be submitted within 40 days.[1571] The Governor General in Council consented to the land being taken under the Public Works Act on 15 April 1964.[1572] That same day the proclamation was issued taking 12 acres 35 perches, being all of Waipapa, for a Māori school.[1573] Further information about the circumstances surrounding the use of the Public Works Act to acquire the land and whether any objections were received may be found in the Public Works Department files at

[1570] Superintendent of Education to District Commissioner of Works, 17 June 1963, BAAA 1001 479/b 44/4 pt 8 (R20392026) ANZ Auck, *digital version available on ANZ website.*
[1571] NZG, 1963, p. 2051.
[1572] NZG, 1964, p. 698.
[1573] NZG, 1964, p. 693.

Archives New Zealand. Public access to the file at Auckland is currently restricted until the end of 2027 but the head office file held in Wellington has no restrictions.[1574]

The proclamations referred to the full 12 acres and 35 perches of the block being taken for school purposes. However, the survey plan below from 1965 shows that technically only 11 acres 3 roods 17 perches were occupied by the school. This was because the road line shown on the 1871 Duffus survey had never been legalised. The road was defined as Pt Waipapa and included 1 acre 21.5 perches. Further information about the definition of the school site and road may be found in the Survey Department file held Archives New Zealand in Auckland.[1575]

Map 107: Pts Waipapa (School and Road), 1965[1576]



[1574] ABWN 1054 62 50/23/15 (R25090798), ANZ Auck *Restricted until 2027*. AAQB W4073 889 276 31/515, 1945-1964 (R17422878), ANZ Well.
[1575] ABWN 1109 115 20/1314 (R25091341), ANZ Auck.
[1576] AK SO 44842 [DB].

In 2015 Pukepoto School became a cultural redress site under the Te Rarawa Claims Settlement Act 2015. Under Section 29 the fee simple of Pukepoto School was vested in the trustees of Te Rūnanga o Te Rarawa, subject to the trustees executing a lease to the Crown. The site was leased to the Crown for education purposes for 21 years from 12 December 2015 with a right of renewal.

Pukepoto Primary School continues to operate on the site in 2026.

19.1 WAIPAPA TITLE SUMMARY

In 1872 Timoti Puhipi agreed to transfer the Waipapa block to the Province of Auckland for the purposes of a Māori school, which was already operating at Pukepoto. The deed of transfer was never registered. In 1963 the Waipapa block was taken under the Public Works Act for the purposes of a Māori school. In 2015 it was vested in the trustees of Te Rūnanga o Te Rarawa under the Te Rarawa Claims Settlement Act 2015 and leased to the Crown for education purposes.

Table 31: Waipapa Title Summary

Block	Area	Outcome
Waipapa	12a 0r 35p	Unregistered conveyance to the Crown for Native school 1872. Taken under the Public Works Act for Māori School 1964. Under Te Rarawa Claims Settlement Act 2015 it was vested in trustees of Te Rūnanga o Te Rarawa and leased to the Crown for Pukepoto Primary School

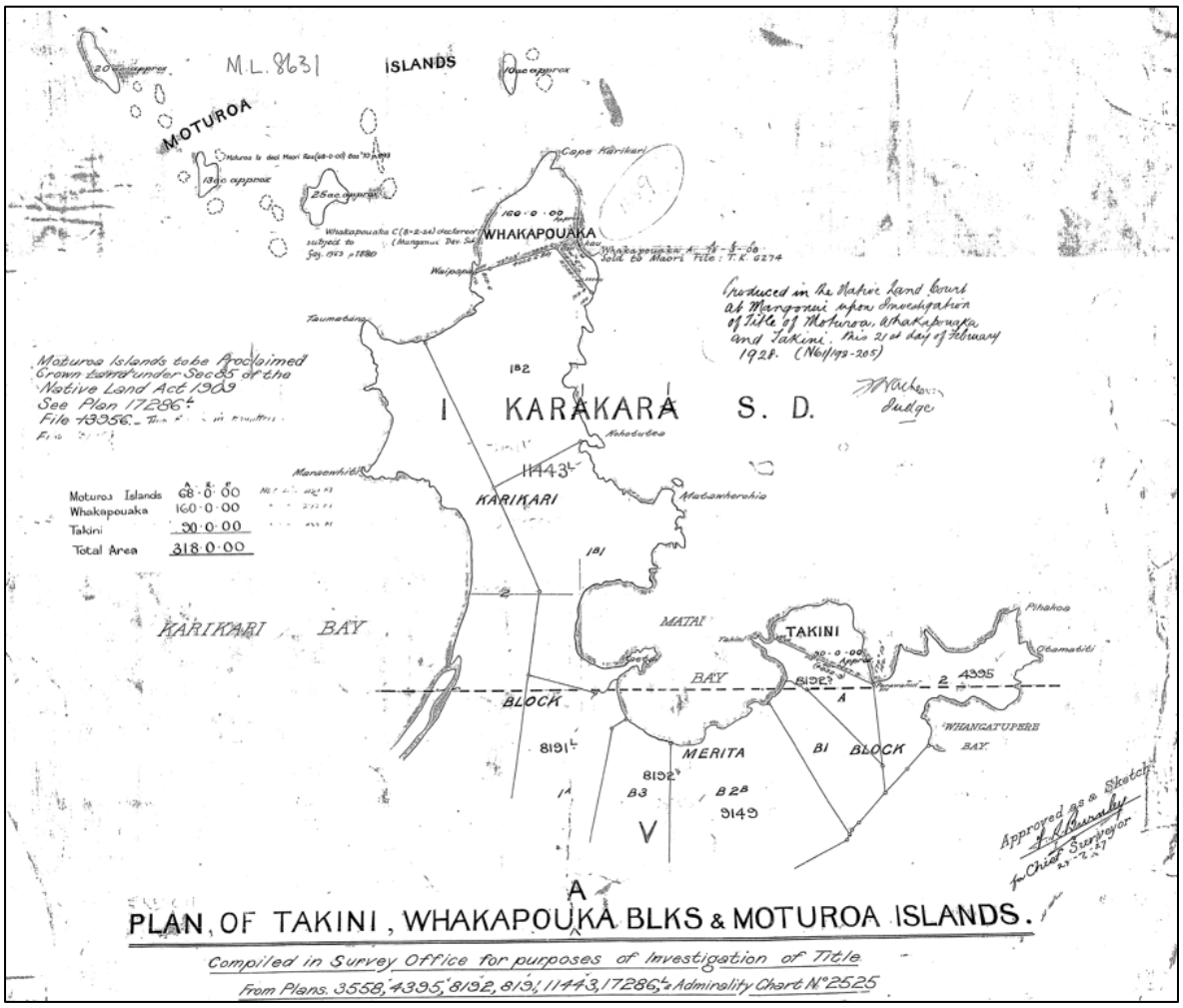
20. WHAKAPOUAKA

Map 108: Whakapouaka Block Boundaries



The Whakapouaka block was 235 acres at the tip of the Karikari Peninsula. It remained Māori customary land until the Native Land Court title investigation in 1928.[1577] The first plan of Whakapouaka was a compiled plan drawn up in 1927 for the title investigation, showing three areas of customary land around the northern side of Karikari Peninsula: Whakapouaka, Takini and the Moturoa Islands group.

Map 109: Whakapouaka, 1927[1578]



20.1 TITLE INVESTIGATION

The impetus for a survey and title investigation for the three areas of customary land came from the land title research being undertaken in preparation for a consolidation scheme. In 1927 Native Land Court Judge and President of the Tokerau District Māori Land Board

[1577] A sketch plan dated 1912, which labels the area of Whakapouaka as 'Karikari 1' suggests an application for title investigation may have been made around that time, see AK ML 8633.
[1578] AK ML 12497, detail [DB].

Frank Acheson reported that the Māori communities on the Karikari Peninsula were developing dairy farming operations:

> The Natives on the Peninsula from sheer necessity have become one of the hardest working communities in New Zealand. The amount of work they have done and the difficulties they have overcome without assistance from anyone except from the Dairy Company at Oruru and from the Instructor in Agriculture astonished me when I rode over the Peninsula recently. …
>
> They delivered 7000lbs of butterfat the first year, 10,000 lbs the second year, 12,000 lbs the third year and the yield is expected to be greater still this coming year.[1579]

Acheson said the owners wanted to implement a land consolidation scheme because 'the same owners appear in several different blocks and this hinders the efficient working of their land'. Land consolidation was intended to re-arrange ownership so that the value of an individual's shares across multiple blocks could be converted to a shareholding in one block or location: 'so that each family can have an area it can call its own, and an area which it can work without risk of interference from other families'.[1580]

Acheson sought Ministerial consent to implement a consolidation scheme over the Karikari, Whatuwiwi, Merita and Taumatawiwi blocks, along with Whakapouaka, Takini and the Moturoa Islands which had not yet been investigated by the Native Land Court. Acheson commented that the owners of Whakapouaka, Takini and the Moturoa Islands were the same as the owners of Karikari and that a title investigation would be held at the next court sitting in Mangōnui.[1581] Acheson's overall proposal was approved by the Native Minister (see Karikari block narrative), but could not include Whakapouaka, Takini and Moturoa Islands at that time because they were still customary land.[1582] Acheson responded that he hoped the title investigation for the customary blocks would be completed before consolidation got underway: 'The persons entitled are practically already settled by previous decisions

[1579] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].
[1580] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].
[1581] Schedule of Blocks, no date [c. July 1927], Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 489].
[1582] Under Secretary to Judge Acheson, 2 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 496].

affecting adjoining lands'.[1583] Acheson was advised that the court would be able to include them in the consolidation scheme after title investigation.[1584]

The title investigation for all three customary areas (Whakapouaka, Moturoa and Takini) took place on 21 February 1928 at Mangōnui before Judge Acheson. Timoti Hetaraka informed the court that:

> big meetings of Natives interested were held at Whatuwhiwhi during the visit of the Court to the Peninsula last year, and also at Mangonui last year, and it was then decided to prepare lists of names for this & other blocks shown in the application at the Court sittings last year the lists were prepared and discussed.[1585]

As anticipated by Judge Acheson, the claim to the block was based on the rights to the adjoining Karikari block. Hetaraka said: 'We claim Whakapouaka by ancestry and permanent occupation, undisturbed' and the Whakapouaka 'take' was the same as for the adjoining Karikari block (heard by the Native Land Court in 1877). He described Whakapouaka as 'really part of the Karikari block', although he acknowledged the list he was about to submit for Whakapouaka did not correspond exactly with that for Karikari because there were certain people who it was considered had been included in the Karikari list that had 'no rights for inclusion'.[1586]

Hetaraka said the people in the list he would submit for Whakapouaka were those living permanently on the peninsula who were entitled through ancestry and occupation, and he explained that their claim to the land was on the basis of the same 'take' as the adjoining Karikari block. He noted that Katana Popata had no ancestral rights but was included through aroha. He reiterated that 'All the people living at Rangiawhia Peninsula know about my list', which had been read out to the people many times without any objections.[1587] Hetaraka said that Whakapouaka had fences, but no buildings, and was leased to 'ourselves'. He submitted

[1583] Judge Acheson to Under Secretary, 9 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 498].
[1584] Under Secretary to Judge Acheson, 16 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 500].
[1585] 61 N 194, 21 February 1928.
[1586] 61 N 194, 21 February 1928.
[1587] 61 N 195, 21 February 1928.

a list of 47 names, who were entitled to equal shares. Pene Ngatote agreed that no one objected to Hetaraka's list and they had all agreed that the shares should be equal.[1588]

Henare Kingi said he used to live on Whakapouaka and said: 'No one actually lives on this block. There is really no permanent occupation. The land is of very small value.' Ngatote and Hetaraka asked for the court to have a short adjournment and when it resumed Hetaraka said matters had been discussed and settled with the addition of two further names (K. Riwhi and M.H. Tana) being included on the list.[1589] Pereene Huarama also withdrew his objection after the out of court discussion. The court said it required the new lists to be signed by 'various' representative leaders, and because the 'land was of very small values & as the parties are representative and are now in agreement' it was willing to dispense with hearing formal evidence about ancestry and occupation.[1590]

Hetaraka submitted a list of owners of whom he said all were interested in all three investigations (Whakapouaka, Moturoa and Takini) '& all consent to the lists lodged.' The minutes record that the written lists for Takini, Moturoa and Whakapouaka 'were now read out again and objections called for.' There were no objections, and the court said it was satisfied that Māori present at the hearing were 'sufficiently representative of all the Natives interested in the Rangiawhia Peninsula' and the lists had been approved in and outside the court.[1591] The court made a title order awarding Whakapouaka to the following 48 people in equal shares:[1592]

Pene Ngatote	Hariata Pene Ngatote	Rihi Rupapera
Paora Rupapera	Tari Paora Rupapera	Hamuera Rupapera
Hemi Hamuera Rupapera	Ihara Rupapera	Hohepa Rupapera
Kiritiana Matiu	Raniera Matiu	Hoani Reihana Matiu
Wiremu Matiu	Wahine Kino Matiu	Reihana Poharama
Hemi Manuera	Hetaraka Heta	Kie Heta
Timoti Hetaraka	Renata Hetaraka	Hetaraka Hetaraka
Mihi Reweti Hetaraka	Taa Hetaraka	Hoani Wiremu Taua
Matini Wiremu Taua	Paihana Wiremu Taua	Mereaina Hoana Taua
Mereana Hori Kaipo	Kare Riwhi Hapa	Pene Riwhi Hapa
Timoti Riwhi Hapa	Ariki Riwhi Hapa	Piripi Raharuhi
Kane Piripi Raharuhi	Ani Raharuhi	Makinihi Pereiha Matiu

[1588] 61 N 196, 21 February 1928.
[1589] 61 N 197, 21 February 1928.
[1590] 61 N 198, 21 February 1928.
[1591] 61 N 202, 21 February 1928.
[1592] 61 N 204-205, 21 February 1928.

Ngamoni Kiriwi	Kiri Tukitahua	Roiho Ikanui Wi Kaitaia
Katana Popata	Tapumamuri Tukariri	Hone Tukariri
Hone Henare Kingi	Ratahi Hoo Reihana	Ere Haimona Imiti (?)
Mangatitoki Pene Manuera	Mere Pere Ngatote	Kahorau Riwhi

20.2 CONSOLIDATION AND DEVELOPMENT SCHEME

As noted above, the impetus for the Whakapouaka title investigation had been to include it in a land consolidation scheme with all the Māori-owned blocks on the peninsula. The details of the implementation and impact of the consolidation scheme are beyond the scope of this report. The Mangōnui consolidation scheme was examined by David Alexander, and the following summary is based on his report.[1593]

Acheson referred to the consolidation proposals for Māori lands on the Karikari Peninsula as the 'Rangiawhia' or 'Whatuwiwi' scheme. After gaining the initial approval in 1927, in 1930 he reported that preparations for the Rangiawhia scheme were nearly complete. He said the scheme included nearly 5,900 acres, most of which was poor quality land, but because the Māori living there lacked suitable land elsewhere, they had started developing dairy farms and had been relatively successful. Acheson's plan involved using approximately 1,000 acres of Taumatawiwi as a 'residue block', which meant that non-resident owners, and surplus shares of those who would be awarded other sections would be allocated to the Taumatawiwi block, pending other arrangements.[1594] The Minister approved the proposals for consolidation in 1930.

Alexander notes that the Mangōnui consolidation scheme was then delayed while staff prioritised the Bay of Islands consolidation scheme. During 1934 and 1935 Wiremu Hetariki (Lake Ohia), and Pari Raharuhi (Whatuwiwi) were among those who wrote to the Native Minister seeking progress.[1595] When consolidation work got underway again, it focused on the Ahipara and Te Hapua lands. The 'final' Whatuwiwi scheme was submitted to the Native Land Court in 1937, but it was not until 1941 that it was reported that the required surveys had been completed and the scheme plan prepared. Even then, it was not quite ready to be

[1593] Alexander, (Wai 45 #Q1), pp. 104-135. See also Stokes, (Wai 45 #R8), pp. 204-211, which is largely based on Alexander's report.
[1594] Submission to Native Minister, 31 March 1930, MA 29/2/1, cited in Alexander, (Wai 45 #Q1), pp. 106-108.
[1595] Alexander, (Wai 45 #Q1), p. 110.

submitted to the Native Minister for approval, because it required final adjustments.[1596] This was still the situation in 1946.[1597] Eventually other methods were used to implement the arrangements set in place in the 1930s, particularly combined partition orders, exchange orders, and agreements among whānau group to sell their shares to one of their number.

The consolidation arrangements were tied up with development scheme farming. As mentioned above, the aim of consolidation was to create small family farms. While the implementation of consolidation was delayed, development scheme arrangements were put in place, largely on the anticipated land occupation pattern after consolidation.

In 1930 the Whakapouaka block was declared part of the Mangōnui development scheme under Section 23 of the Native Land Amendment and Native Land Claims Adjustment Act 1929.[1598] The history of the implementation and impact of development scheme operations is outside the scope of this report. Aspects of the implementation of development schemes on the Karikari Peninsula have been covered in two reports for the original Wai 45 inquiry: David Alexander, 'Consolidation and Development in Muriwhenua', and Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865'.[1599]

In regards the Whakapouaka block, development scheme funding was given to three unit farmers from the Rupapera whānau who combined their Whakapouaka properties with adjoining land in the Karikari block. In 1941 the Board of Māori Affairs approved the following occupiers of three farms on the Whakapouaka and Karikari blocks:[1600]

Ihaia Rupapera	Whakapouaka A	73a 3r 09p
	Karikari 1B2A2	51a 1r 00p
		125a 0r 08p
Matehaere Hetaraka	Whakapouaka B	103a 1r 00p
(nee Rupapera)	Karikari 1B2A3	77a 3r 00p
		181a 0r 00p

[1596] Alexander, (Wai 45 #Q1), p. 119.
[1597] Alexander, (Wai 45 #Q1), p. 122.
[1598] NZG, 1930, p. 2850.
[1599] David Alexander, 'Consolidation and Development in Muriwhenua', October 1997, (Wai 45 #Q1), pp. 325-332, 461-500; Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865, Wai 45 and others', 2002, (Wai 45 #R8) pp. 297-335.
[1600] Stokes, (Wai 45 #R8), p. 244.

Paki Rupapera	Whakapouaka C	8a 2r 24p
	Karikari 1B24	78a 3r 13p
	Karikari 1B2B1A	84a 3r 25p
		192a 1r 22p

Stokes recounts how farming operations on the isolated Whakapouaka lands, which included cliffs and sandhills, without proper roading access, were marginal operations which became increasingly uneconomic, and were effectively abandoned by the Rupapera and Hetaraka whānau who relocated to some of their less isolated other lands.[1601] Further details can be found on the individual development scheme files held at Archives New Zealand in Auckland.[1602]

In June 1951, as part of development scheme arrangements to provide separate block titles for the existing unit farmers, a number of exchange orders were made, which the court described as 'old consolidation arrangements'.[1603] The exchange orders largely concerned the shares of the Rupapera and Ngatote whānau in Whatuwiwi, Taumatawiwi, Karikari and Whakapouaka blocks.[1604] The consolidation officer said the arrangements had been agreed to by 'the parties'. The minutes list five people who were present at the hearing representing their whānau: Ihaia Rupapera, Paora Rupapera, Paki Hohepa Rupapera, Ratahi Ho Reihana and S. Urlich.[1605]

After the exchange orders were made the consolidation officer then presented the partition applications to award divisions to the family members of the occupying farmer. He explained that consolidation proposals were that the Whakapouaka subdivisions would go to the

[1601] Stokes, (Wai 45 #R8), pp. 244-246.
[1602] BAAI 1030 5/a 21/B/19 Land Development - Schemes and Rural Lending - Mangonui - Ihaia Rupapera (Whata Ru), Whakapouaka A, Karikari IB2A2, 1940-1970, (R21665364), ANZ Auck; BAAI 1030 5/b 21/B/19 Ihaia Rupapera (Whata Ru), Whakapouaka A, Karikari IB2A2(R21665365), ANZ Auck; BAAI 1030 5/c Land Development - Schemes and Rural Lending - Mangonui - Matehaere Hetaraka, 1939-1956 (R21665366), ANZ Auck; BAAI 1030 5/d 21/B/20 Land Development - Schemes and Rural Lending - Mangonui - Matehaere Hetaraka, 1956-1962 (R21665367), ANZ Auck.
[1603] 79 N 319, 7 June 1951.
[1604] 79 N 320-326, 7 June 1951.
[1605] 79 N 326, 7 June 1951.

Rupapera whānau who now owned the adjoining Karikari 1B2A blocks (see Karikari block narrative).[1606]

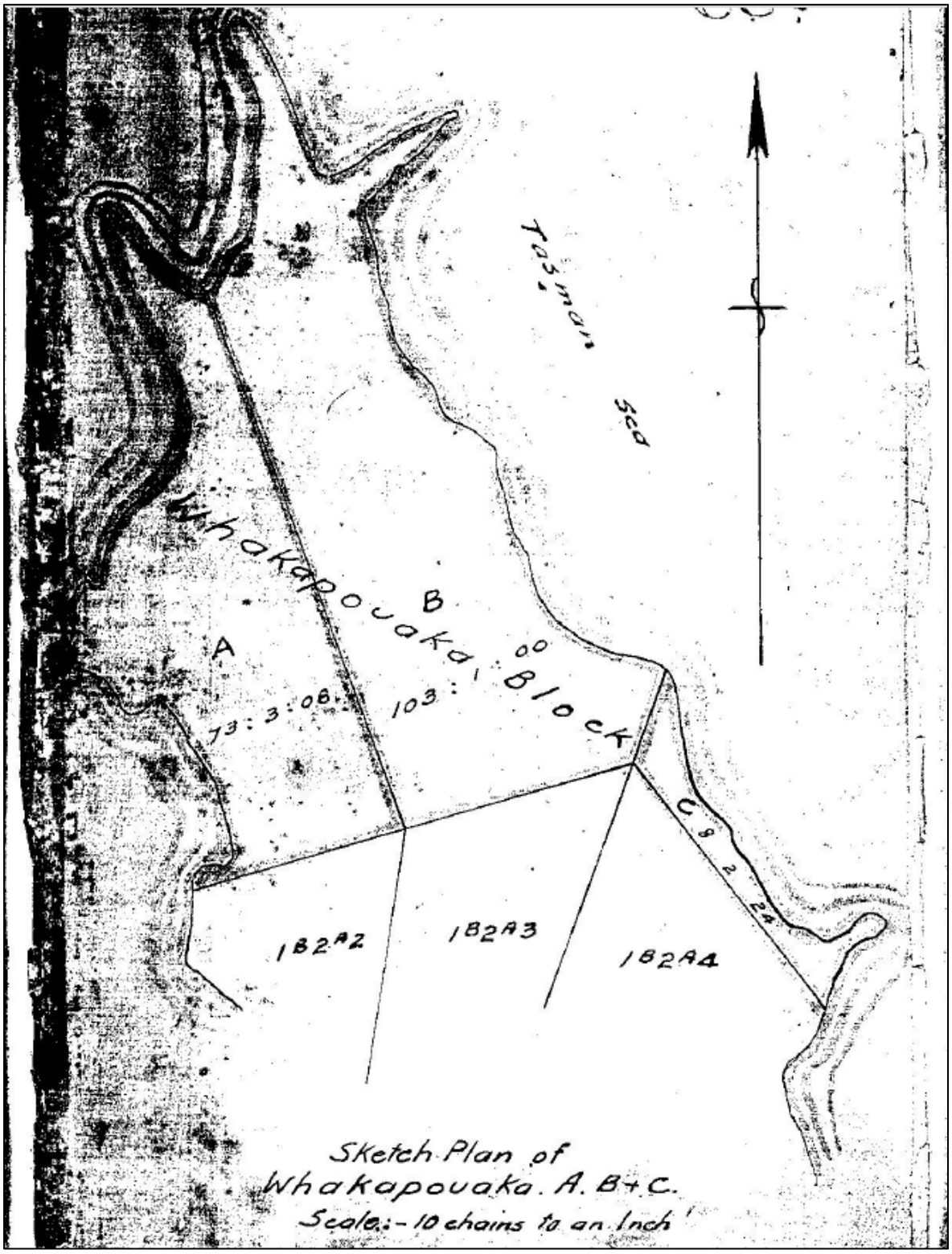
Block	Area	Owners
Whakapouaka A	73a 3r 08p	Ihaia Rupapera, Hariata Pene Ngatote, Hetaraka Hetaraka, Hoani Wiremu Taua, Hone Tukariri, Hone Henare Kingi, Kei Heta aka Matiu Hetaraka Heta, Katana Popata, Kahorau Riwhi, Matini Wiremu Taua, Mereana Hori Kaipo, Ngamoni Kiriwi, Paihana Wiremu Taua, Ruihi Timoti Hetaraka
Whakapouaka B	103a 1r 00p	Paora Rupapera, Matehaere Paora Rupapera, Peri Timoti Hetaraka, Akutane Pene Tangihaere Shepherd, Piripi Raharuhi, Kare Ngatote, Reihana Poharama, Nere Subritzky, Renata Hetaraka, Ratahi Ho Reihana Ngatote, Roiho Ikanui Wi Kaitaia, Hopa Ho Reihana Ngatote, Taa Hetaraka, Uriorangi Ho Reihana Ngatote, Renata Raharuhi Ihaia, Miriama Ho Reihana Ngatote, Erana Umuroa Raharuhi, Kare Umuroa Raharuhi, Rina Umuroa Raharuhi, Aue Umuroa Raharuhi, Parei Raharuhi Ihaia, Ngareta Reihana Poharama, Tame Reihana Poharama, Miha Matiu, Reihana Matiu, Hoana Reihana Matiu, Riwhi Matiu, Paihana Perewe Tukariri, Rotorua Timoti Hetaraka, Mu Timoti Hetaraka, Annie Manuera, Eriha Robert Davis, Manu Davis, Rakeiti Robert Davis, Merehana Davis, Ani Takiwairua, Hare Takiwairua, Rapata Takiwairua, Henare Kingi Piripi, Kiri Tukitahua, Tahi Tukitahua, Makinihi Pereiha Matiu, Matire Pereiha Matiue, Mangatitoki Pene Manuera, Hone Pene Manuera, Violet Hohaia, Piri Hohaia, Aroha Hohaia, Sandy Hohaia
Whakapouaka C	8a 2r 24p	Paki Hohepa Rupapera, Tare Hohepa Rupapera, Makinihi Hohepa Rupapera, Hohepa Hohepa Rupapera, Wiremu Kupa Hohepa Rupapera, Miraka Hohepa Rupapera, Matekino Hohepa Rupapera

While the partition had been arranged so that the shares of the owners in each division gave the required farm area, this was the first step in proposals to allow the occupying unit farmers to acquire all the shares in their subdivision. The minutes note that meetings of owners were to be called for Whakapouaka A and B to consider selling to Ihaia Rupapera and Paora Rupapera respectively. No meeting of owners was required for Whakapouaka C because it was already awarded to just one family.[1607] The following sketch plan shows the relationship of the Whakapouaka subdivisions with the adjoining Karikari 1B2A subdivisions, which

[1606] 79 N 330-332, 7 June 1951.
[1607] 79 N 330-332, 7 June 1951.

were awarded to the same principal occupying whānau at the same time (see Karikari block narrative).

Map 110: Whakapouaka A-C Sketch Plan, 1951[1608]



[1608] 79 N 334, 7 June 1951.

Soon after the partition, in August 1951, Ihaia Rupapera applied for a meeting of owners to consider selling Whakapouaka A to him.[1609] Ihaia owned 7½ out of the $22^{8}/_{63}$ shares in the block and had been farming the land along with the adjoining Karikari 1B2A2.[1610]

The meeting of owners took place on 16 November 1951 at Kaitaia. It was attended by Ihaia Rupapera, along with Hoani Wiremu Taua, Matini Wiremu Taua, Mereana Hori Kaipo and Paihana Wiremu Taua who each held one share in the block. The total shareholding represented at the meeting was 11½ shares. The meeting voted unanimously in favour of selling Whakapouaka A to Ihaia for the amount of an updated government valuation.[1611]

A new valuation report commented that the block had poor quality soil but an easy contour. It was divided into two paddocks with 25 acres of grass. The improvements were valued at £150, and the unimproved land value was £70, giving a £220 capital value.[1612]

The resolution to sell was confirmed by the Māori Land Board in June 1952. The Māori Affairs Officer who attended the meeting told the court:

> The meeting was scanty but sale is in nature of consolidation measure. The buyer owns adjg land and will develop it. No use to anyone else. No opposition in fact partition was designed to be followed by sale.[1613]

A development officer commented that the block was isolated, and only useful when worked with Karikari 1B2A2 which allowed access to the road and was owned by Ihaia Rupapera.[1614] The purchase was completed by transfer in December 1952.[1615] Rates and survey compromise charges from the 1930s totalling £3 6s were paid from the purchase money.[1616]

Similarly, a meeting of owners in 1955 voted to sell Whakapouaka B to Matehaere Hetaraka, the daughter of Paora Rupapera, who had retired from farming.[1617] However, the application

[1609] Application to Summon Meeting of Owners, 22 August 1951, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104948].
[1610] Minutes of Meeting of Owners, 16 November 1951, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104812].
[1611] Minutes of Meeting of Owners, 16 November 1951, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104812].
[1612] District Valuer to District Officer, 14 December 1951, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104742].
[1613] 18 TOK 348, 19 June 1952, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104706].
[1614] 18 TOK 348, 19 June 1952, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104706].
[1615] TK 6274 Cover Sheet, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104542].
[1616] Whakapouaka A Balance Sheet, BAAI 11466 A139 234/i 6274 (R18425330), ANZ Auck [#T19 104653].

to have the resolution to sell confirmed by the Māori Land Court lapsed and did not proceed.[1618] This was likely because Matahaere Hetaraka and her whānau had left Karikari. She was living at Oruru, while her husband Peri and elder sons were working in Auckland. It was reported that the Hetaraka whānau were unlikely to return 'because the isolation and distance from school forced the parents to obtain work and a home where children can be close to school.[1619] In 1963 the Board of Māori Affairs registered a development scheme charge of £132 plus 5 percent interest against Whakapouaka C.[1620]

Stokes commented on the outcome for all three Whakapouaka development properties: 'Fortunately for the Hetaraka whānau, the debts on these blocks were not as high as on other dairy farms on the Karikari Peninsula …. Although farming has long since been abandoned, these lands still remain in Māori ownership'.[1621]

In 1971 Adaras Developments Ltd sought a three-year mineral prospecting licence over Whakapouaka A-C, along with the adjoining Karikari 1B1A, 1B2A1, 1B2A2, 1B2A4, 1B2B1A and 1B2B1B blocks. The prospecting licences were not expected to generate more than a nominal payment.[1622]

Whakapouaka A was in sole ownership, and the owner negotiated the mineral prospecting lease with the company for a three-year period from 1 January 1972.[1623]

At this time Whakapouaka B had 51 owners listed on the title, of whom 17 were known to be deceased.[1624] Only five owners attended the January meeting of owners, one of whom said that there were insufficient owners present to discuss the matter, and the meeting lapsed for

[1617] Development Officer to Commissioner Bell, 16 October 1956, BAAI 11466 A353 270/f 6789 (R18425793), ANZ Auck [#T19 IMG_8654].
[1618] TK 6789 Cover Sheet, BAAI 11466 A353 270/f 6789 (R18425793), ANZ Auck [#T19 IMG_8653]. Further information is likely to be found in BAAI 1030 5/d 21/B/20 Land Development - Schemes and Rural Lending - Mangonui - Matehaere Hetaraka, 1956-1962 (R21665367), ANZ Auck.
[1619] Stokes, (Wai 45 #R8), p. 245.
[1620] Whakapouaka C Historic Memorial Schedule – Document-1273262, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 12 August 2025.
[1621] Stokes, (Wai 45 #R8), p. 245.
[1622] District Officer to Head Office, 20 May 1972, BAAI 11466 A353 393/k 8351 (R18427330), ANZ Auck [#T19 IMG_6919].
[1623] Whakapouaka A Historic Record Sheet - Document-1273257, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 12 August 2025.
[1624] List of Owners and Addresses, 13 August 1971, BAAI 11466 A353 393/i 8349 (R18427328), ANZ Auck [#T19 IMG_6891].

lack of a quorum.[1625] A further meeting was then held in March 1972, which was attended by Renata Hetaraka, Kare Raharuhi, Uriorangi Reihana Ngatote, Tirohia Waata, Kiri Tikitahua and Nere Subritzky. Together they held 3.16 of the 25.159 shares in Whakapouaka B. After hearing an explanation from a representative of Adaras Development Ltd, the meeting voted unanimously in favour of the prospecting licence.[1626] The resolution was confirmed by the Māori Land Court in May 1972.[1627]

The meeting of owners for Whakapouaka C in December 1971 was attended by Tare Hohepa Rupapera (Mrs T. Reihana), Paki H. Rupapera, Miraka H. Rupapera (Mrs H. Herbert) and Wiremu Kupu H. Rupapera, who together held .408 of the .704 shares in the block.[1628] There were seven owners of Whakapouaka C, six of whom lived in Auckland and one in Taranaki.[1629] Wiremu K.H. Rupapera had been farming Whakapouaka C, along with Karikari 1B2B1A, 1B2A4 and 1B2A2 since 1957, but the properties were only earning grazing fees as that time.[1630] The amount owing to the Board of Māori Affairs by this time was $264.[1631] The meeting voted unanimously in favour of the mineral prospecting lease.[1632] The resolution was confirmed by the Māori Land Court in March 1972.[1633] The same group of owners also voted in favour of the prospecting lease for Karikari 1B2B1A, 1B2A4, and 1B2A2 (see Karikari block narrative).

All the blocks affected by the mineral prospecting lease had unpaid rates owing to the Mangōnui County Council in 1971:[1634]

Karikari 1B1A $246.80

[1625] Minutes of Meeting of Owners, 19 January 1972, BAAI 11466 A353 393/i 8349 (R18427328), ANZ Auck [#T19 IMG_6885].
[1626] Minutes of Meeting of Owners, 15 March 1972, BAAI 11466 A353 393/i 8349 (R18427328), ANZ Auck [#T19 IMG_6879].
[1627] Extract from Kaikohe MB 7, fol 94, 8 May 1972, BAAI 11466 A353 393/i 8349 (R18427328), ANZ Auck [#T19 IMG_6868].
[1628] Statement of Proceedings of Meeting of Assembled Owners, 10 December 1971, BAAI 11466 A353 393/h 8348 (R18427327), ANZ Auck [#T19 IMG_6856].
[1629] List of Owners, 31 August 1971, BAAI 11466 A353 393/h 8348 (R18427327), ANZ Auck [#T19 IMG_6862].
[1630] Appendix, District Officer to Head Office, 20 May 1972, BAAI 11466 A353 393/k 8351 (R18427330), ANZ Auck [#T19 IMG_6919].
[1631] Particulars of Title, 8 September 1971, BAAI 11466 A353 393/h 8348 (R18427327), ANZ Auck [#T19 IMG_6864].
[1632] Statement of Proceedings of Meeting of Assembled Owners, 10 December 1971, BAAI 11466 A353 393/h 8348 (R18427327), ANZ Auck [#T19 IMG_6856].
[1633] 7 KT 158, 3 March 1972.
[1634] County Clerk to Registrar, 23 November 1971, BAAI 11466 A353 393/h 8348 (R18427327), ANZ Auck [#T19 IMG_6859]; County Clerk to Registrar, 16 December 1971, BAAI 11466 A353 393/i 8349 (R18427328), ANZ Auck [#T19 IMG_6888].

Karikari 1B2A1	$324.44
Karikari 1B2A2	$ 48.14
Karikari 1B2A4	$ 66.01
Karikari 1B2B1A	$ 56.63
Karikari 1B2B1B	$ 9.38
Whakapouaka B	$ 91.15
Whakapouaka C	$ 2.28

In 1972 a rates charging order was also granted for Whakapouaka A for $33 for the period 1970-1972.[1635]

20.3 WHAKAPOUAKA, KARIKARI AND WHATUWIWI AGGREGATION

In 1980 the three Whakapouaka subdivisions, along with Karikari 1B2A1, 1B2A2, 1B2A3, 1B2A4, and 1B2B1A and Whatuwiwi 1B1A2 and 1B2 (pt) were aggregated under Section 434A of the Māori Affairs Act 1953, and vested in trustees.[1636] Aggregation was a variation of land amalgamation introduced by the Māori Affairs Amendment Act 1974 whereby the ownership and administration of two or more blocks could be combined if the Māori Land Court was satisfied they 'could more conveniently be worked or dealt with if they were held in common ownership, but there is no reason to cancel the existing ownership'.[1637] It has already been seen that there was a large degree of common ownership of the various Whakapouaka/Karikari subdivisions as a result of earlier consolidation and development scheme arrangements.

The minutes of the aggregation do not reveal the background to the aggregation, but it appears to have been related to arranging a forestry lease for the blocks. In January 1980 Atihana Johns told the court that whānau groups had held meetings to discuss the proposed aggregation prior to the court hearing and submitted minutes of a meeting and a list of proposed trustees. The court commented that adequate notice had not been given for the application, but 'the application appears to be what is wanted'. While the court proposed to aggregate the blocks and appoint trustees, it decided to postpone making the orders until the

[1635] 7 KT 285, 4 October 1972; Whakapouaka A Historic Memorial Schedule - Document-1273257, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 12 August 2025.
[1636] 56 WH 111-112, 29 February 1980.
[1637] Section 58, Māori Affairs Amendment Act 1974.

next sitting of the court in February, to give an opportunity for any owner to object or be heard on the matter.[1638]

The next hearing took place at Whangarei on 29 February 1980, and was attended by McCully Matiu, Ross Gregory, Mu Hetaraka, Paea Matiu, Aroha Manuera, Patana Matiu and Umu Fletcher. The minutes recorded that they 'all agreed'. The court aggregated the following blocks:[1639]

Whakapouaka A	Whakapouaka B	Whakapouaka C
Karikari 1B2A1	Karikari 1B2A2	Karikari 1B2A3
Karikari 1B2A4	Karikari 1B2B1A	Whatuwiwi 1B1A2
Whatuwiwi 1B2		

The court then vested the above blocks in the following trustees under Section 438 of the Māori Affairs Act 1953:[1640]

Mu Hetaraka	Atihana Johns	Tuhae Manuera
Ross Gregory	Hemi Pane	Umu Fletcher
McCully Matiu	Graham Latimer	Waitohi Hetaraka

The powers of the trustees included the power to lease land for forestry purposes.[1641]

In 1982 the trust signed a 45-year lease of the 10 aggregated blocks to Northern Pulp Ltd. In 1993 Northern Pulp Ltd was in receivership and mortgaged the lease to the Bank of New Zealand. In 1995 the lease was transferred to Juken Nissho Ltd (now known as Juken New Zealand Ltd).[1642] One of the trustees involved in arranging the forestry lease was Atihana Johns, who later explained that the trustees chose the forestry option 'to ward of a rates problem, put the land to some use at least for a period and hopefully to raise money for the development of the new marae'. He commented that forestry was not expected to generate high financial returns, but he said given the rates charges and that it was largely abandoned by that time, it was seen as a way of holding the land for the next generation.[1643]

[1638] 11 KT 202-204, 23 January 1980.
[1639] 25 WH 111-112, 29 February 1980.
[1640] 25 WH 111-112, 29 February 1980.
[1641] Order, 29 February 1980, 56 WH 111-112 - Document-1354337, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 1 December 2025.
[1642] Whakapouaka A Historic Memorial Schedule – Document – 1273257, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 12 August 2025.
[1643] Johns, p. 185.

An example of the rates pressure faced by the trustees/owners is in a newspaper report from 1983, the year after the forestry lease was established. In June 1983 Sir Graham Latimer represented the Haititaimarangi trust at a council meeting to discuss the possible write-off of $14,000 in overdue rates. Sir Graham explained the background to deciding to lease the blocks:

> Sir Graham said that he had argued in favour of leasing the land so the owners could meet their responsibilities, but he still felt a sense of guilt for having done that.
>
> Traditionally, he said, the land was for those occupying it. Strenuous efforts had been made to develop the property but expert opinion was that it was a near impossibility.
>
> 'The land is of little use, apart from being ancestral', he said.
>
> People began to drift away, but it was not until the paying of rates became compulsory in 1967 that the owners began to have real problems.
>
> After that we were being rated on land that we were receiving no income from, and which had no future' said Sir Graham.
>
> He conceded that the owners did not fulfill their responsibility to approach the council at that time and seek a remission of rates.
>
> Originally there was strong opposition to the proposal that the land be leased for any length of time to cover its costs, and Sir Graham said that he had had to argue that point for some time.
>
> 'I still feel a sense of guilt for signing away our heritage' he said. 'But with the Karikari development then and the rates accruing they reluctantly agreed to lease the land to Henderson and Pollard (the Trust is now dealing only with Northern Pulp Ltd).
>
> Sir Graham said that he realized asking for the remission of $14,000 was a 'hefty order', but the council could not get blood out of a stone.
>
> 'We haven't got $14,000' he said. 'We haven't got 14,000 cents for that matter'.[1644]

The reported council response was largely sympathetic, recognising that the trust had made a genuine attempt to find a way to deal with the debt. However, the chair expressed concern that if the council conceded on all the unpaid rates, it created an injustice for those who did

[1644] *Northland Age*, 28 June 1983, ABWN 1109/35 20/233 (R24705456), ANZ Auck [DB IMG_1963].

pay their rates and effectively subsidise others. The council decided to continue to seek payment for the prior two years of rates (estimated at between $3,000 and $4,000) and write off the rest of the outstanding amount.[1645]

In 2009 A. Hetaraka told the Māori Land Court that the forestry scheme had failed and that the trustees were waiting for the 'remains of the forestry to be removed'. Hetaraka indicated that they would be seeking to terminate the trust after that, and have the separate blocks returned to their original ownership groups.[1646] In 2011 most of the forestry on the aggregated blocks had been harvested, with only approximately 70 acres left in trees on the two Whatuwiwi blocks. The trustees at that time had to consider whether or not to continue with forestry. One of the new trustees appointed at that time, Simon Rupapera, told the court: 'over the last 30 years we've received just over $100,000 in return from investment in forestry. We've had all our rates paid during that time so that's a significant thing for us as well'.[1647]

According to Pātaka Whenua the 10 blocks remain aggregated at the time of writing and are vested in the Whakapouaka A, B, C, Karikari 1B2A1, 1B2A2, 1B2A3, 1B2A4, 1B2B1A, Whatuwiwi 1B1A2 & 6 (Aggregated Owners) Ahu Whenua Trust.

20.4 CAPE KARIKARI LIGHTHOUSE SITE

The rocky northern tip of the Whakapouaka block is Cape Karikari where a beacon and/or lighthouse has been located since at least the 1950s. The Crown did not obtain ownership of the site until more than 30 years later in the 1980s.

Construction began on an automatic lighthouse beacon at Cape Karikari in 1956 without seeking the prior consent of the owners of Whakapouaka B.[1648] It was completed in October 1957.[1649] There may have been another form of beacon or navigational light on the site before that date. Atihana Johns recalls that that there was a lighthouse there before World War Two

[1645] *Northland Age*, 28 June 1983, ABWN 1109/35 20/233 (R24705456), ANZ Auck [DB IMG_1963].
[1646] 32 KT 72-74, 19 November 2009.
[1647] 34 TTK 91-92, 21 November 2011.
[1648] Land Purchase Officer to District Commissioner of Works, 16 March 1980, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1113-1114].
[1649] Commissioner of Works to Secretary for Marine, 24 October 1957, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1135].

to guide coastal shipping into Rangaunu Harbour and Awanui. He also recalls that there was an army hut near the lighthouse during the later part of the war, used as a lookout site.[1650]

As well as constructing the lighthouse on the Whakapouaka block, the Ministry of Works built an access road through the Karikari and Whakapouaka blocks. Initially the Marine Department agreed to contribute £100 annually towards the cost of maintaining the road.[1651] During the 1960s the Māori Affairs Department wanted the Marine Department to upgrade and/or legalise the road which provided access to some of its 'uneconomic' farm units. However, the Marine Department refused to take on the cost of surveying and legalising the road, arguing that the Māori landowners would benefit from it more.[1652]

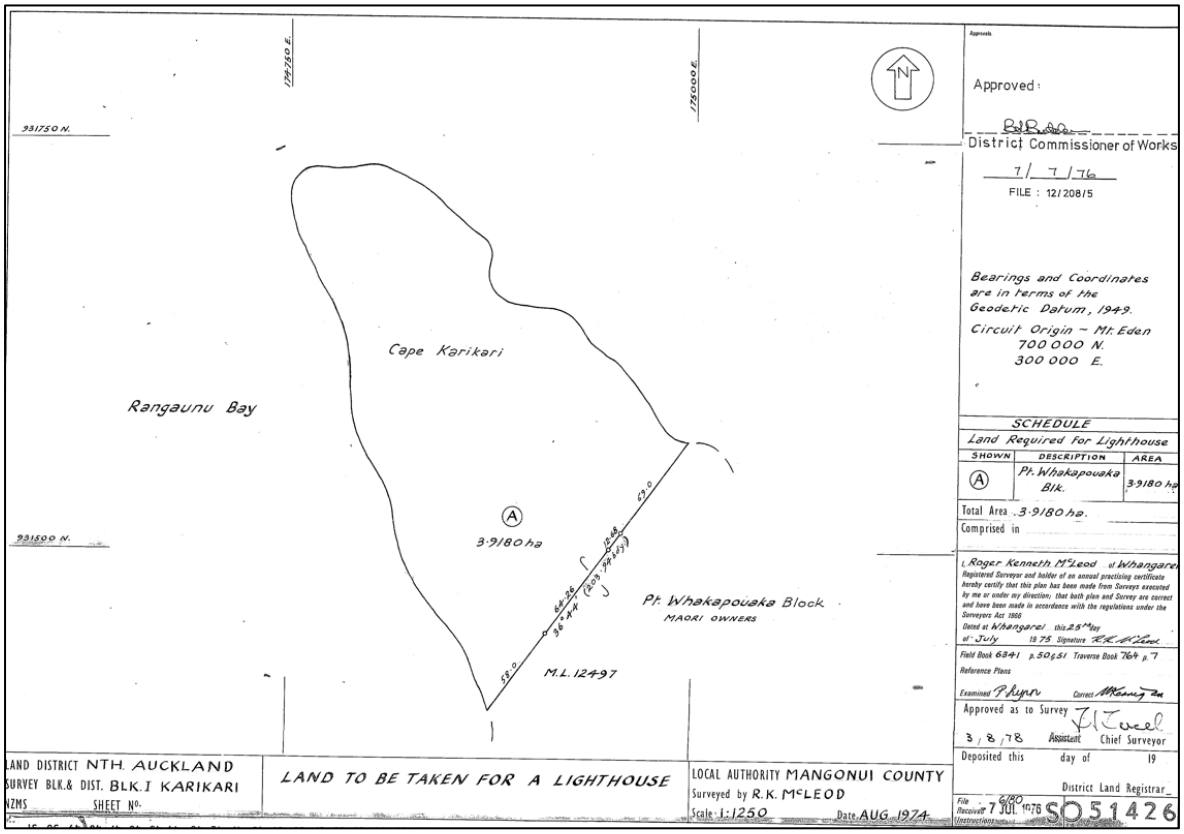
The on-going issues relating to the road prompted questions about the status of the 'lighthouse reserve', which was not actually a Crown reserve because the land was still part of Whakapouaka B. The Marine Department was prompted to take steps to acquire title to the site at this time, but there is no explanation on the files viewed for this project as to why this had not been done earlier.[1653] However, while the Marine Department indicated to Lands and Survey that it wished to acquire the land, it failed to notify the Ministry of Works, which was the agency responsible for land acquisition for public purposes.[1654]

In 1972 a district official asked for a small area of 25-30 perches around the lighthouse to be proclaimed a lighthouse reserve.[1655] However, the Director of the Marine Division of the Ministry of Transport, who clearly did not have information about the nature of the location, instructed that two to three acres should be acquired because of the possibility of private houses being built in proximity to the light.[1656]

[1650] Personal communication from Atihana Johns (via counsel Preston Rawiri), 7 October 2025.
[1651] Secretary for Marine to District Commissioner of Works, 1 August 1957, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1136].
[1652] District Administration Officer to Secretary for Marine, 16 December 1965, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1123].
[1653] District Officer to Secretary for Marine, 9 August 1958, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1120].
[1654] District Officer to Director of Marine, 9 November 1972, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1119].
[1655] District Officer to Resident Engineer, 9 November 1972, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1117].
[1656] Director to Commissioner of Works, 23 February 1973, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1116].

The following survey plan was drawn up in 1974 of the area proposed to be taken for lighthouse purposes. It can be seen that it included the entire tip of Cape Karikari surrounding the actual lighthouse site, marked with 'A'. The area of Whakapouaka to be taken was 3.9180 hectares, equivalent to almost 10 acres. By this time the lighthouse was serviced by helicopter and the Marine Division no longer needed road access.[1657]

Map 111: Area Proposed to be Taken for a Lighthouse, 1974[1658]



In 1980 the Ministry of Works decided to issue a Notice of Intention to acquire the lighthouse site under the Public Works Act. The area to be acquired was the entire tip of Cape Karikari around the lighthouse, an area of 3.9180 hectares. The use of the Public Works Act was justified by officials on the grounds that: 'Several attempts to locate a quorum of the owners to negotiate an agreement have failed'. However, the Notice of Intention was intended by the Ministry to be the basis of an application to the Māori Land Court to appoint agents of the owners to negotiate an agreement, rather than proceed with a compulsory acquisition.[1659]

[1657] Land Purchase Officer to District Commissioner of Works, 16 March 1980, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1113-1114].
[1658] AK SO 51426 [DB].
[1659] Land Purchase Officer to District Commissioner of Works, 16 March 1980, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1113-1114].

The Notice of Intention to acquire 3.9180 hectares was issued in June 1980, and the plan was displayed at the Tokerau Beach post office. Interested parties were given 40 days to object.[1660] The issue of the Notice of Intention took place a few months after Whakapouaka B had been aggregated with nine other blocks and vested in trustees (see above). The trustees lodged an objection against the proposed taking with the planning tribunal and sought support from the Minister of Māori Affairs.[1661] The trustees gave the following reasons for their objections, arguing that there was no real need for the Crown to acquire the land on which the lighthouse stood:

1. The said lighthouse has been there for many years already. Its siting and land access has not and is not being objected to by us. We can if necessary formally guarantee the status quo. It is not necessary to secure the site by alienating our land.

2. The 3.9180 hectares is grossly excessive for something (ie. the lighthouse) that occupies only a very small space. The Ministry of Works has no other stated use for the land in the form of land occupying facilities. There is no justification for taking such a large area.

3. We the owners and Trustees have no envisaged developments for that land that would hinder the operation of or access to the lighthouse. We understand that the lighthouse is now serviced by helicopter. Our plans to plant pine trees on the land should not affect the lighthouse but we are willing to compromise on this if we can be shown that forestry will hinder access and operation.

4. We understand that the use of the Public Works Act occurs when land is required for major public works benefitting the public. It is not our intention to hinder the public good but this proposed acquisition hardly fits into that category.

5. We view this matter very seriously, and with the utmost suspicion. We see no reason for it. We remind the Tribunal of past mistakes made in the taking of Maori land and the subsequent consequences. We respectfully suggest that the Tribunal has a moral responsibility to protect our land and our rights.[1662]

[1660] NZG, 1980, p. 2042.
[1661] Secretary, Haititaimarangi Trust to Minister of Māori Affairs, 21 August 1980, ABJZ 869 170 38/2/10 pt 1 (R22156808), ANZ Well [#T20 073].
[1662] Secretary, Haititaimarangi Trust to Secretary Planning Tribunal, 21 August 1980, ABJZ 869 170 38/2/10 pt 1 (R22156808), ANZ Well [#T20 073-074].

The Minister for Works responded with an assurance that the Crown did not intend to use the compulsory provisions of the Public Works Act and was using the Notice of Intention as a means for agents to be appointed to negotiate 'a suitable form of tenure sufficient to protect the Crown's interests'.[1663]

At the beginning of 1981 the Ministry of Works and the Haititaimarangi Trust began negotiating possible options, including a leasehold. The trust would not agree to a perpetual lease, which it considered was effectively a permanent alienation. Instead it proposed either: a 21-year lease (with a review after 21 years) at a rental which compensated the owners for loss of potential forestry income; or a land exchange for nine acres of Crown land. The trust also raised the issue of seeking compensation for the access road which had been constructed without permission from the owners and for the failure to pay rental for the road and lighthouse site since 1957.[1664]

The negotiations were drawn out as the trust pursued the preference for a land exchange in compensation, as a way of regaining part of the Karikari 1B1B block at Matai Bay or the Māori Trustee's shares in the Ngātikahu development block (see Karikari block narrative). However, the Lands Department would not agree that any Crown land could be made available to exchange, and an agreement could not be reached about the terms of any leasehold option.[1665]

In July 1981 the Ministry of Transport agreed that the area of land required around the lighthouse, including a helicopter landing area, was no more than 1000 square metres.[1666] While the reduction in the area sought met the Trust's objection that the Crown was seeking more land than required, it did render any land exchange more difficult as the owners would only have received less than a quarter acre of Crown land in return (or potentially even less if calculated on a land value basis).

[1663] Minister for Works and Development to Minister of Māori Affairs, 23 October 1980, ABJZ 869 170 38/2/10 pt 1 (R22156808), ANZ Well [#T20 085].
[1664] Secretary, Haititaimarangi Trust to Ministry of Works, 16 January 1981, ABJZ 869 170 38/2/10 pt 1 (R22156808), ANZ Well [#T20 089].
[1665] Minister of Works and Development to Minister of Māori Affairs, 6 November 1985, ABJZ 869 170 38/2/10 pt 1 (R22156808), ANZ Well [#T20 112-113].
[1666] Secretary for Transport to Commissioner of Works, 24 July 1981, ABKL 4122 85/b 46/1/9 (R9345246), ANZ Auck [DB IMG_1111].

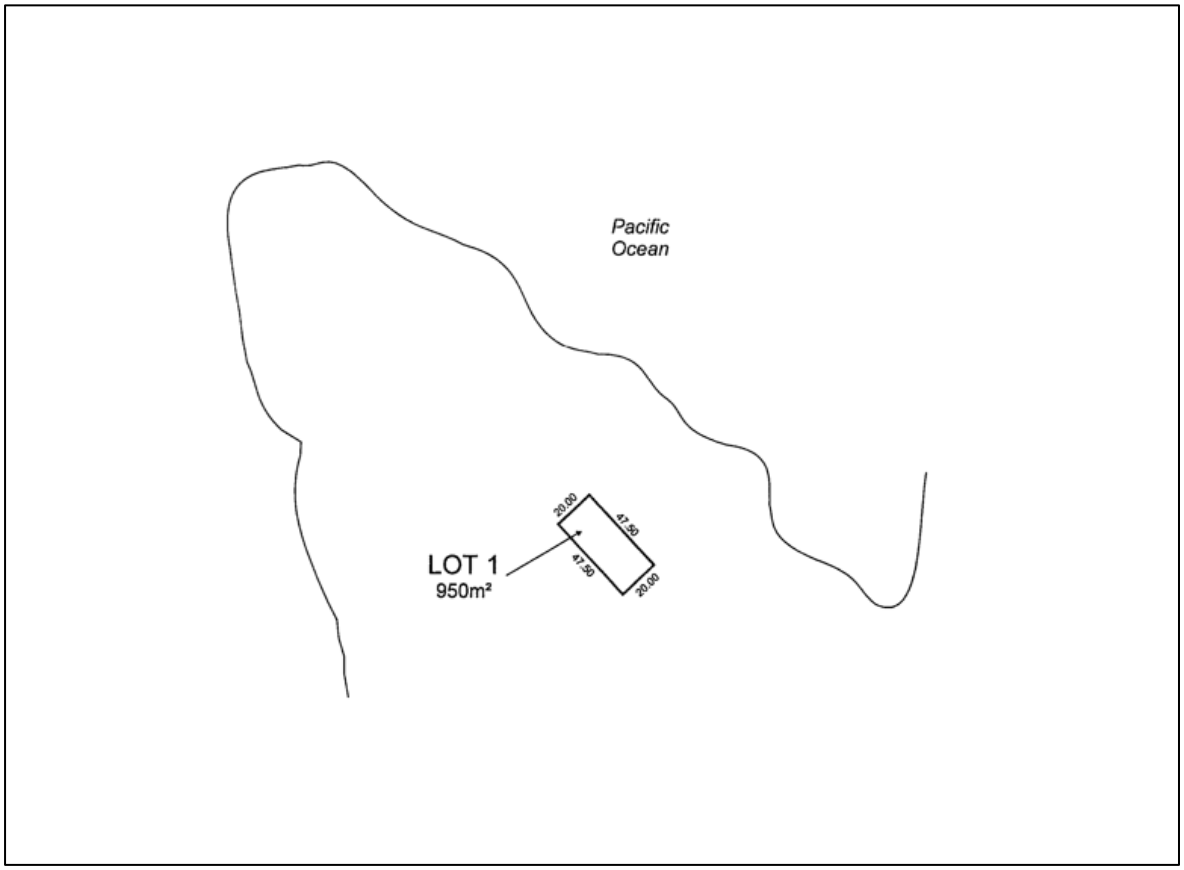
In 1984 the Ministry of Works offered $4,000 for the 950m^2 site, which was twice the special government valuation made in April 1984. The offer was rejected. By the end of 1985 the Ministry of Works asked the Minister of Māori Affairs to assist in the negotiations, while implying that the Crown might resort to a compulsory acquisition if an agreement could not be reached: 'I am persuaded that the lighthouse is an essential work of considerable public importance and that some steps will have to be taken shortly to bring 16 years of failed negotiations to a conclusion'.[1667]

The Māori Land Court Registrar communicated the situation to the trustees, who resolved in January 1986 to recommence negotiations with the Ministry of Works.[1668] It seems an agreement was reached because the site is now Crown land, but details about the outcome of the negotiations is not contained in the available files viewed for this report.[1669] Further information can likely be located in two files at Archives New Zealand which have access restrictions. Alternatively individuals who were on the Haititaimarangi Trust might be able to supply further information.

A survey of the 950m^2 site to be acquired was made in April 1988, perhaps indicating that a deal had been achieved by then.[1670] The site was later given the appellation Lot 1 Deposited Plan 200569 and a Certificate of Title was issued in the name of the Maritime Safety Authority in January 2000.[1671]

[1667] Minister of Works and Development to Minister of Māori Affairs, 6 November 1985, ABJZ 869 170 38/2/10 pt 1 (R22156808), ANZ Well [#T20 112-113].
[1668] Secretary, Haititaimarangi Trust to Registrar, 3 February 1986, ABJZ 869 170 38/2/10 pt 1 (R22156808), ANZ Well [#T20 115].
[1669] ABWN 1054 1233 12/208/5 pt 2 Harbour and Foreshores - Lighthouse - Beacons - Cape Karikari Auto Beacon, 1984-1991 (R25055158) *Restricted until 2031;* ABWN1054 1512 25/47/1 pt 1 Ministry of Transport - Lighthouses - Cape Karikari, 1981-1988 (R25058160) *Restricted until 2028* ANZ Auck.
[1670] See AK SO 62741.
[1671] CT NA128C/157.

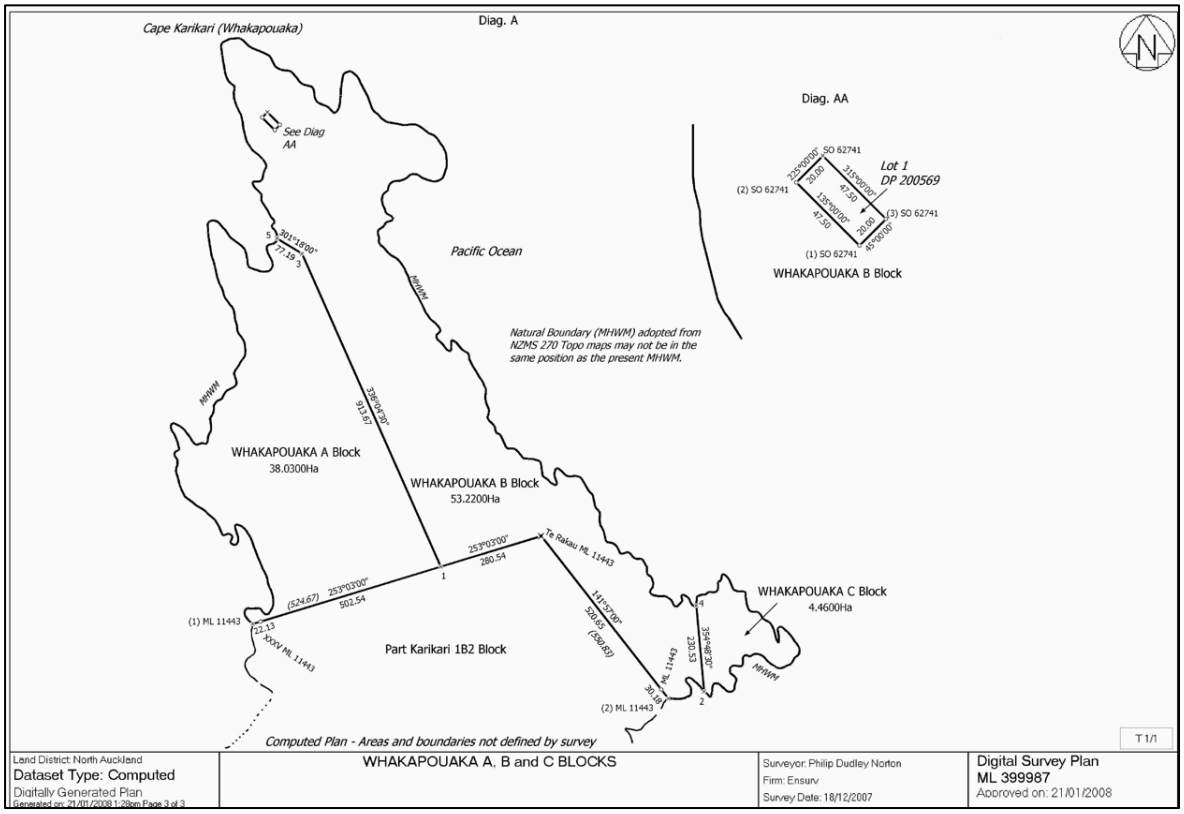
Map 112: Cape Karikari Lighthouse Site, Whakapouaka B, 2000[1672]



The three Whakapouaka subdivisions, A, B and C, had not been surveyed at the time they were partitioned in 1951, and their titles therefore remained unregistered. In 2008 the following survey plan was compiled for the purposes of registering the titles as Māori Freehold Land.[1673] The plan also shows the location of the lighthouse site.

[1672] AK DP 200569 [DB].
[1673] 32 Kaitaia 56-80, 19 November 2009.

Map 113: Whakapouaka A, B, C and Lighthouse Site, 2008[1674]



20.5 WHAKAPOUAKA TITLE SUMMARY

Whakapouaka remained in Māori customary ownership until 1928. Almost the entire Whakapouaka block has remained in Māori Freehold ownership since then and was aggregated with a number of Karikari subdivisions in 1980 for the purposes of mineral prospecting agreements. The Crown acquired a small site for the Karikari lighthouse.

Table 32: Whakapouaka Title Summary

Block	Area	Outcome
Whakapouaka A	93a 3r 35p	Sold to part owner 1952. Aggregated 1980. Māori Freehold Land 2025 (398 aggregated owners)
Whakapouaka B	131a 2r 01p	Aggregated 1980. Māori Freehold Land 2025 (398 aggregated owners)
Whakapouaka C	11a 0r 03p	Aggregated 1980. Māori Freehold Land 2025 (398 aggregated owners)
Lot 1 DP200569	0a 0r 37.5p	Lighthouse Site Acquired by the Crown c. 1988, vested in Maritime Safety Authority

[1674] AK ML 399987 [DB].

21. WHATUWIWI

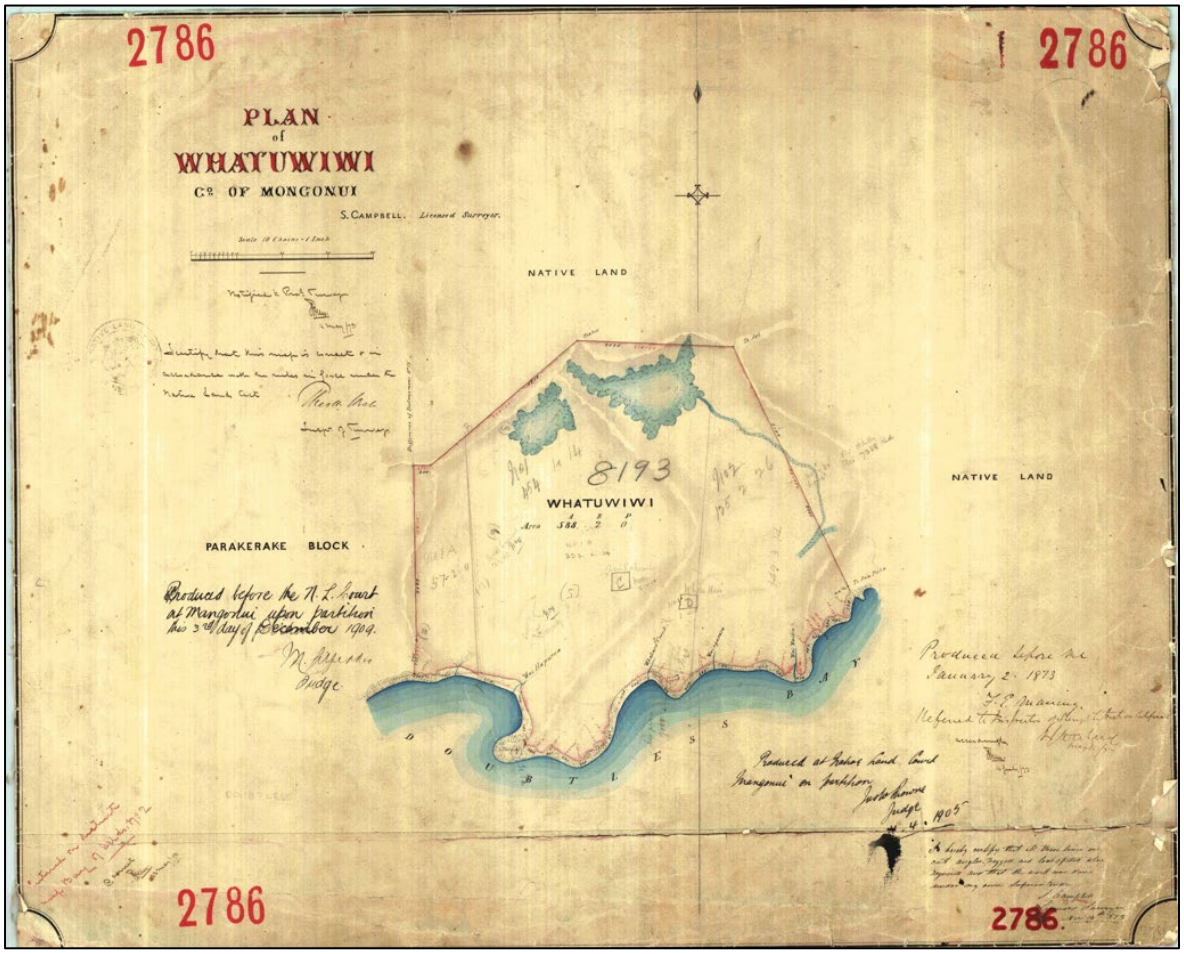
Map 114: Whatuwiwi Block Boundaries



The location at the northern end of Tokerau Beach is commonly spelt 'Whatuwhiwhi'. The Māori Land Court block however was originally spelt 'Whatuwiwi' on the survey plan and court records retains that spelling on land titles today. Both spellings have been used at various time in official records and correspondence. In general this report uses 'Whatuwiwi' as the name of the block and 'Whatuwhiwhi' when referring more generally to the location.

The Whatuwiwi block was first surveyed by S. Campbell in 1872. The block was 588 acres 2 roods rising from the coast of Doubtless Bay into the hill country.

Map 115: Whatuwiwi, 1872[1675]



[1675] AK ML 2786 [DB].

21.1 TITLE INVESTIGATION AND PARTITIONS TO 1930

The Native Land Court title investigation took place on 2 January 1873 at Mangōnui, before Judge Maning, with Rawiri Te Tahua as Assessor. Unfortunately Maning's minute books have not survived, so there is no evidence available about the nature of the claim to the block, or whether it was disputed. Evidence given to the Native Land Court when the block was partitioned in 1905 suggests the ancestral claim was from Poiharuru, and that the owners were from Te Whānau Moana and Te Rorohuri.[1676]

The Native Land Court Certificate of Title was issued on 28 August 1873. It records that the block was awarded to Timoti Ngatote, Riwhi Taniwha, Heta Te Hinake, Timoti Te Kawau, Poharama Ihaia, Manuera Houtai, Ihaka Kahoe, Kingi Wiremu, Te Ngaga, Peri Reweti and Joseph Flavell. In addition to the 10 named owners, the following names were listed as registered on the title as having interests in the land under Section 17 of Native Lands Act 1867: Te Ru Pahera Kawa, Hoani Taipari, Ani Mata, Rihi Ngatote, Makinihi Kere, Himi Kahoe, Rewiti Waiare, Raharuhi Ihaia, and Mata Ngakina.[1677] Section 17 of the 1867 Act had been introduced to address the problems caused by limiting the number of owners under the Native Lands Act 1865 to ten. In the absence of any record of Maning's title investigation there is no explanation as to why the additional names were registered in this case. There were no restrictions on alienation on the title to the block, 'except such as are imposed by Section 17 of the Native Land Act 1867', which required that until the land was subdivided it could not be sold and could only be leased for up to 21 years.[1678]

By the beginning of the twentieth century Whatuwhiwhi had become the main Māori settlement area on the Karikari Peninsula, with a church, school and post office.[1679]

In April 1905 the Whatuwiwi block was partitioned into two subdivisions. Hapata Henare represented Timoti Ngatote and 13 others, and Hone Kapa represented Hao Papera and 4 others. Pene Ngatote said that the ancestral claim to the block was from Poiharuru. He referred to Pokoroa and two pā which were occupied, and cultivation and kainga sites. He

[1676] 37 N 138-150, 10 April 1905.
[1677] Whatuwiwi Native Land Court Certificate of Title, 28 August 1873, ABWN 8910 9 1100 (R25285569), ANZ Well [#T20 576-586].
[1678] Whatuwiwi Native Land Court Certificate of Title, 28 August 1873, ABWN 8910 9 1100 (R25285569), ANZ Well [#T20 576-586].
[1679] Johns, p. 94, Stokes, (Wai 45 #R8), p. 301.

still had cultivations on the land at that time and listed the houses of people living on the block around Okei, Whakararo and Waiari. He also gave evidence about who paid for and built the church, and the provision of an old meeting house for the school (see Section 21.4 below). Ngatote listed burial sites on the block and occupation sites of his fellow claimants, while saying that the four people in the other party did not live on the block, but came from Peria or Ahipara.[1680]

Timoti Hetaraka supported Pene Ngatote's evidence and gave further detail about their occupation along the Waihaparua Creek to Okei.[1681]

Wiremu Hone Taua gave evidence for Hone Kapa's group. He referred to the whakapapa he gave in the Karikari case. He recounted how some people left the area, but came back at the time of Te Paru, and had occupied Whatuwiwi since then. He said that when Kingi Wiremu, Taipari Kingi and Te Huirama came back Whatuwiwi was divided, with the eastern portion for Te Whānau Moana and the western side for Te Rorohuri [Hapata's party]. He explained that over time the boundary was relaxed, as people built on either side, and that the two hapū were closely linked. Taua identified which hapū each owner came from. Taua said that all the owners had been included in the title in equal shares.[1682]

The Native Land Court was also considering a partition application for the Karikari block at the same time, which also involved questions about the relative interests. Judge Browne gave a judgment for both Karikari and Whatuwiwi on 11 April 1905:

> The Court, after weighing the evidence and considering matters most carefully has come to the following conclusions viz;
>
> That it is acknowledged by both sides that Timoti Ngatote up to the time of his death had taken a leading part in the management of affairs in connection with these Blocks and therefore the Court thinks he is entitled to and awards him two shares in each Block. The remaining original owners in the two Blocks are awarded one share each.[1683]

[1680] 37 N 139-144, 10 April 1905.
[1681] 37 N 144, 10 April 1905.
[1682] 37 N 144-149, 10 April 1905.
[1683] 37 N 150, 11 April 1905.

The court then gave the owners time to arrange the partition amongst themselves now that the relative interests had been decided. It noted that the Hapata Henare group had established their occupation rights on the western side of the block, which meant that Okei had to be included in their subdivision.[1684]

Later that day, after succession orders had been made, the court made the following subdivisions as agreed by the owners. Whatuwiwi 1 was on the western side while Whatuwiwi 2 was the eastern side, along with small blocks for the proposed school site (see below), and the church and burial ground.[1685]

Block	**Area**	**Owners**
Whatuwiwi 1	454a 1r 14p	Remaining owners [*not listed in minutes or available on Pātaka Whenua*]
Whatuwiwi 2	125a 2r 26p	Joseph Flavell, Caroline Bazzell, Louis Bazzell, Hoani Taipari, Makinihi Kere, Pere Rewiti, Matiu Paekoi
Whatuwiwi 3	5a 0r 00p	Crown – School site
Whatuwiwi 4	3a 2r 00p	All of the owners. Church site (1 acre); burial ground (2 acres 2 roods)

The partitions were not surveyed until 1911, after Whatuwiwi 1 had been subdivided.

In 1908 the Stout Ngata Commission placed Whatuwiwi 1-4 in the category of land to be reserved for Māori occupation and commented that Whatuwiwi 1 and 2 were occupied: 'Land capable of improvement, being utilised and cultivated. Land uneven quality and good patches scattered.'[1686]

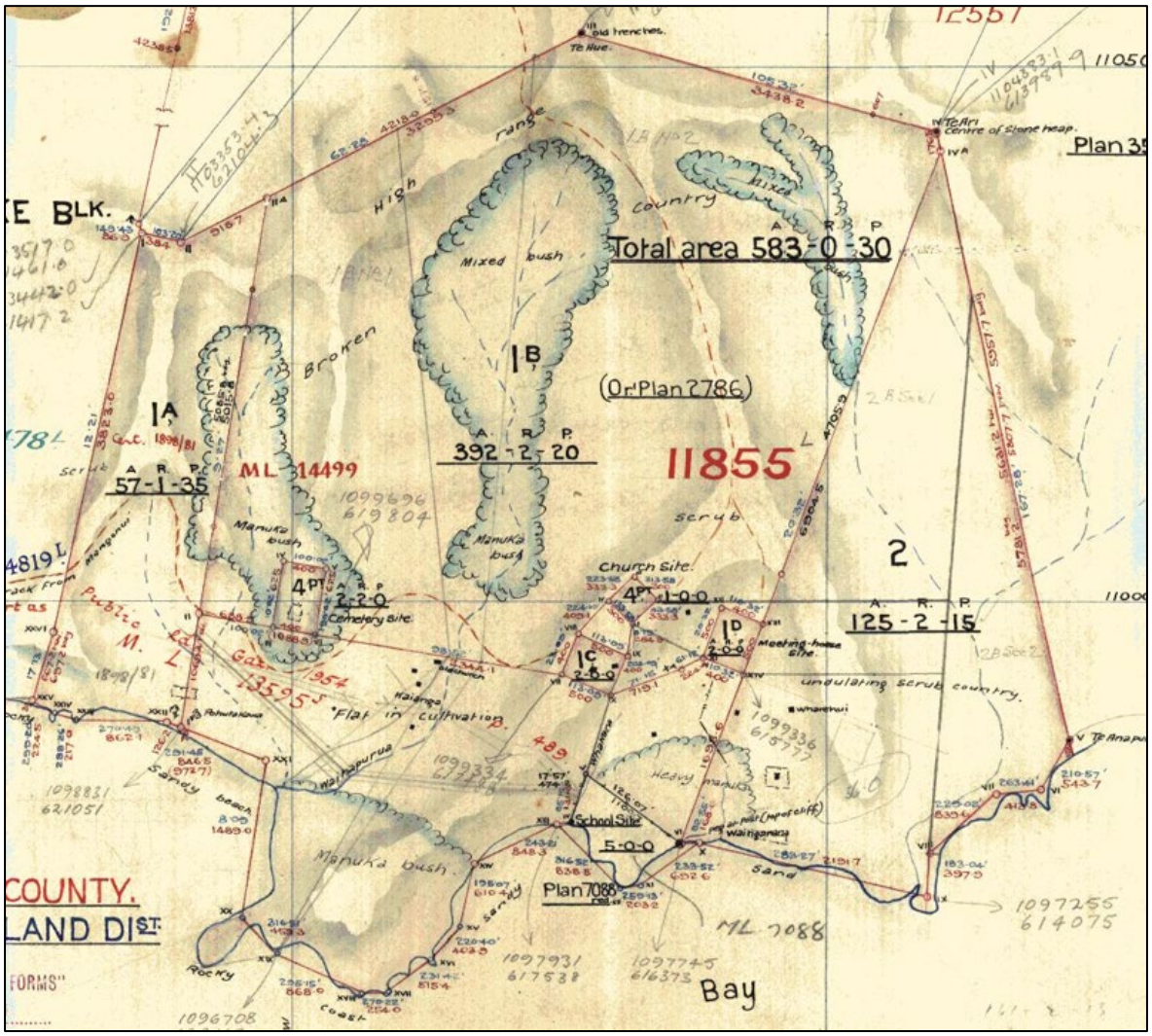
Whatuwiwi 1 was partitioned by the owners in 1909. Timoti Hetaraka presented the partition arrangements to the Māori Land Court, and a signed agreement was also submitted to the court. It seems the application came from those who sought 1A, and the partition also created a separate section for Ani Raharuhi around her house and garden, and another for the meeting house or marae. The minutes record that the land for the marae was to be deducted from the shares of Makinihi Kingi (1 acre) and Timoti Hetaraka (1 acre), which meant effectively they donated the land for the marae.[1687]

[1684] 37 N 151, 11 April 1905.
[1685] 37 N 157, 11 April 1905.
[1686] AJHR, 1908, G1j, p. 43.
[1687] 43 N 216, 231, 3, 8 December 1909.

Block	Area	Owners
Whatuwiwi 1A	57a 1r 35p	Te Horere Taha, Ani Raharuhi, Hemi Taha, Ngakinihi Kingi, Raharuhi Ihaia, Waruku Ihimaera Taha
Whatuwiwi 1B	392a 2r 20p	Remaining owners
Whatuwiwi 1C	2a 0r 00p	Ani Raharuhi
Whatuwiwi 1D (Meeting House)	2a 0r 00p	Pene Ngatote, Riwhi Heta, Raharuhi Ihaia, Reihana Poharama and Matiu Paekoi as trustees

All the Whatuwiwi subdivisions are shown on the survey plan below.

Map 116: Whatuwiwi Subdivisions, 1911[1688]



In February 1914 Whatuwiwi 1B was partitioned. The application was presented by Pare Ngatote, and the groups of owners for each division were represented by Timoti Te Kawau

[1688] AK ML 8193 [DB].

[aka Timoti Hetaraka] and Pene Ngatote. The minutes record that the partition was made 'by consent'. The block was divided with Whatuwiwi 1B1 on the western side.[1689]

A few days later Pare Ngatote appeared in court again to say that two owners wanted to change the division in which they were allocated. The minutes record that the court 'was tired of re-opening cases as the Natives were well aware of the case being taken and now desire a change after a number of the owners have gone away'. Nevertheless, the court agreed to re-open the case, provided a 20-shilling payment was made to cover court costs.[1690] It appears that those who had wanted the case re-opened again changed their mind. In March 1915 Pene Ngatote and Timoti Hetaraka said an agreement had been reached, and that the only change to the orders made in February 1914 was to slightly alter the boundary line to one chain closer to the church. The original orders were re-affirmed.[1691]

Block	Area	Owners
Whatuwiwi 1B1	161a 1r 30p	Hurae Timoti and others
Whatuwiwi 1B2	231a 1r 00p	Ani Mata and 24 others, including Poharama, Rupapera, Parera whānau

Whatuwiwi 2 was partitioned in February 1918 to create a section for the 'whare hui'. W.H. Taua presented the partition application and said they wanted it in the name of Makinihi Kere 'as trustee' for Whānau o Moana and Rorohuri hapu.[1692]

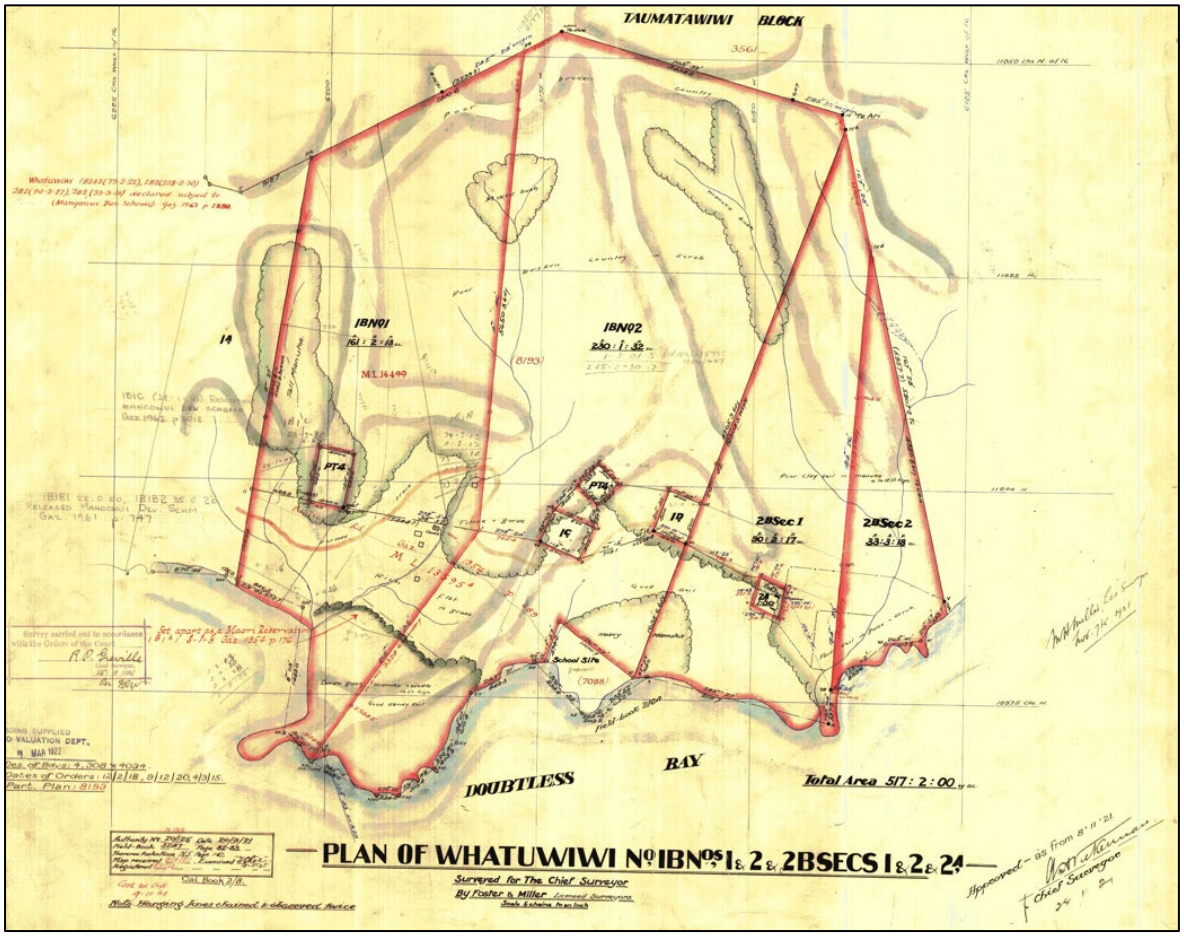
Block	Area	Owners
Whatuwiwi 2A	1a 0r 00p	Makinihi Kere (marae)
Whatuwiwi 2B	124a 1r 35p	All owners

Whatuwiwi 2B was then partitioned in March 1921. Timoti Hetaraka said the owners had agreed on the partition.[1693]

Block	Area	Owners
Whatuwiwi 2B1	90a 2r 17p	Hoani Taipari, Hami Ho Paihana, Waata Matiu, Makinihi Kere, Matiu Paekoi
Whatuwiwi 2B2	33a 2r 15p	Caroline Bazzell, Louis Bazzell, Timoti Hetaraka, Hemi Reweti, Rutene Rewiti

[1689] 53 N 126, 27 February 1914.
[1690] 53 N 142-143, 3 March 1914.
[1691] 56 N 112, 4 March 1915.
[1692] 57 N 127-128, 12 December 1918.
[1693] 58 N 87-88, 9 March 1921.

Map 117: Whatuwiwi 1B and 2 Partitions, 1921[1694]



In March 1922 Whatuwiwi 1B1 was partitioned. Timoti Te Kawau [aka Timoti Hetaraka] and 'other representative owners' said they had agreed on the partition. No objections were recorded in the minute book.[1695]

Block	Area	Owners
Whatuwiwi 1B1A	74a 3r 03p	Hetaraka Heta, Mihi Reweti Riwhi, Riwhi Heta
Whatuwiwi 1B1B	57a 3r 20p	Hurae Timoti, Rutene Reweti, Timoti Te Kawau
Whatuwiwi 1B1C	28a 3r 30p	Kahorau Riwhi, Maata Riwhi

21.2 CONSOLIDATION AND DEVELOPMENT SCHEME

In 1927 Native Land Court Judge and President of the Tokerau District Māori Land Board Frank Acheson reported that the Māori communities on the Karikari Peninsula were developing dairy farming operations:

[1694] AK ML 11855 [DB].
[1695] 58 N 187, 6 March 1922.

> The Natives on the Peninsula from sheer necessity have become one of the hardest working communities in New Zealand. The amount of work they have done and the difficulties they have overcome without assistance from anyone except from the Dairy Company at Oruru and from the Instructor in Agriculture astonished me when I rode over the Peninsula recently. …
>
> They delivered 7000lbs of butterfat the first year, 10,000 lbs the second year, 12,000 lbs the third year and the yield is expected to be greater still this coming year.[1696]

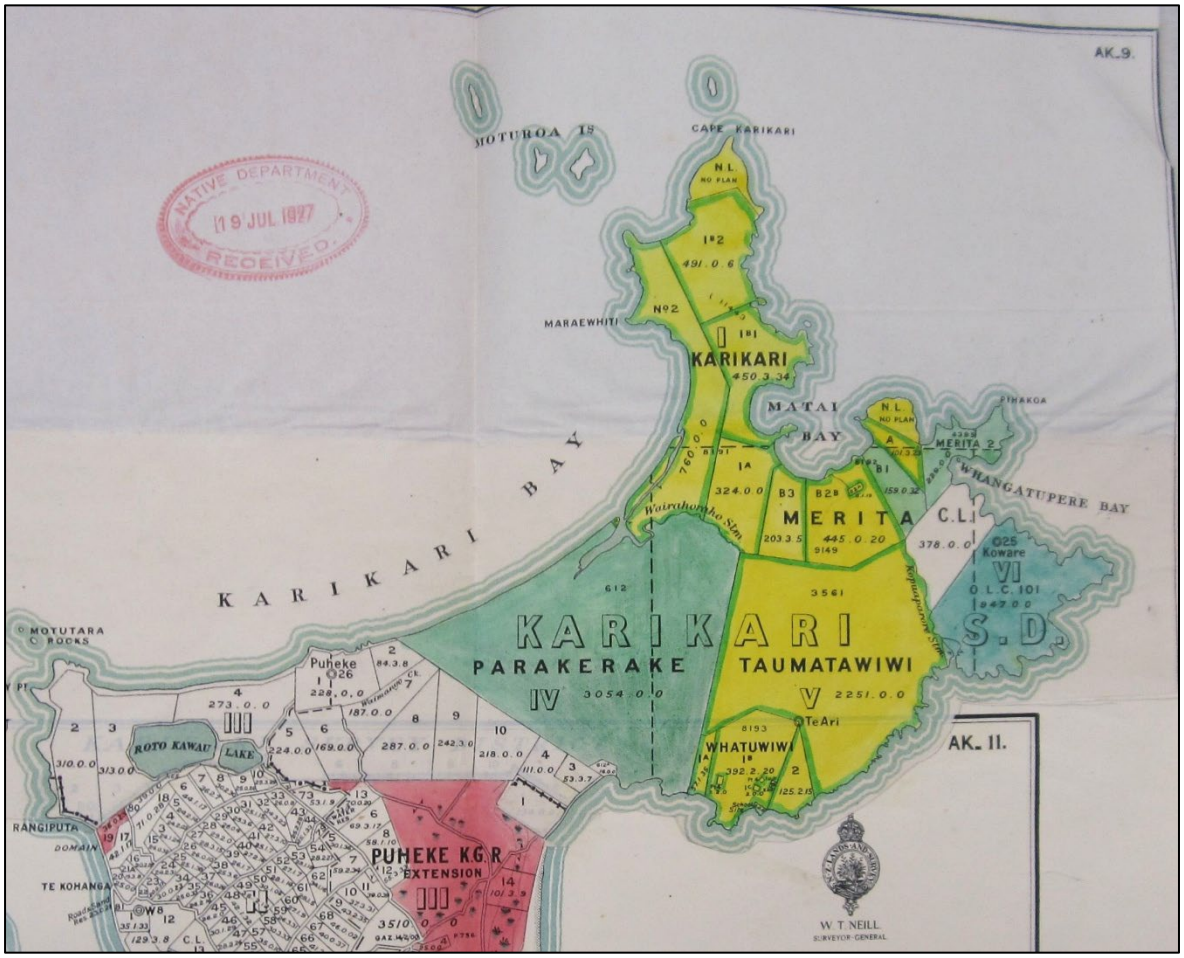
Acheson said the owners wanted to implement a land consolidation scheme because 'the same owners appear in several different blocks, and this hinders the efficient working of their land'. Land consolidation was intended to re-arrange ownership so that the value of an individual's shares across multiple blocks could be converted to a shareholding in one block or location: 'so that each family can have an area it can call its own, and an area which it can work without risk of interference from other families'.[1697]

Acheson sought Ministerial consent to implement a consolidation scheme on the following blocks (shown in yellow on the plan below): [1698]

Karikari 1A1	Merita B2B1	Whatuwiwi 1A	Taumatawiwi
Karikari 1A2	Merita B2B2	Whatuwiwi 1B1A	Whakapouaka
Karikari 1B1A	Merita B3A	Whatuwiwi 1B1B	Takini
Karikari 1B1B	Merita B3B	Whatuwiwi 1B1C	Moturoa Islands
Karikari 1B2A		Whatuwiwi 1B2	
Karikari 1B2B1		Whatuwiwi 2B1	
Karikari 1B2B2		Whatuwiwi 2B2	
Karikari 2			

[1696] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488]. More background to Māori farming in the area in the mid-1920s can be found in ACIH 16036 1358 MA 1 1925/102 (R22409006), ANZ Well [#T20 344-398].
[1697] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].
[1698] Schedule of Blocks, no date [c. July 1927], Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488-489].

Map 118: Māori Land Karikari Peninsula, 1927[1699]



Acheson's proposal was approved by the Native Minister. At the beginning of August 1927 the Minister made an application to the Native Land Court for a consolidation scheme for the Karikari, Merita, Whatuwiwi and Taumatawiwi blocks.[1700] The application could not include Whakapouaka, Takini and Moturoa Islands because they were still customary land at that time (see Whakapouaka block narrative). Acheson was advised that the court would be able to include them in the consolidation scheme after title investigation.[1701]

[1699] Annotated plan of Doubtless Bay, 19 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 486].
[1700] Native Minister to Native Land Court, 2 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 494].
[1701] Under Secretary to Judge Acheson, 16 August 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 500].

The details of the implementation and impact of the consolidation scheme are beyond the scope of this report. The Mangōnui consolidation scheme was examined by David Alexander, and the following discussion is based on his report.[1702]

Acheson referred to the consolidation proposals for Māori lands on the Karikari Peninsula as the 'Rangiawhia' or 'Whatuwiwi' scheme. After gaining the initial approval in 1927, in 1930 he reported that preparations for the Rangiawhia scheme were nearly complete. He said the scheme included nearly 5,900 acres, most of which was poor quality land, but because the Māori living there lacked suitable land elsewhere, they had started developing dairy farms and been relatively successful. Acheson's plan involved using approximately 1,000 acres of Taumatawiwi as a 'residue block', which meant that non-resident owners, and surplus shares of those who would be awarded other sections would be allocated to the Taumatawiwi block, pending other arrangements.[1703] The Minister approved the proposals for consolidation in 1930.

Alexander notes that the Mangōnui consolidation scheme was then delayed while staff prioritised the Bay of Islands consolidation scheme. During 1934 and 1935 Wiremu Hetariki (Lake Ohia), and Pari Raharuhi (Whatuwiwi) were among those who wrote to the Native Minister seeking progress.[1704] When consolidation work got underway again, it focused on the Ahipara and Te Hapua lands. The 'final' Whatuwiwi scheme was submitted to the Native Land Court in 1937, but it was not until 1941 that it was reported that the required surveys had been completed and the scheme plan prepared. Even then, it was not quite ready to submit to the Native Minister for approval, while awaiting final adjustments.[1705] This was still the situation in 1946.[1706] Eventually other methods were used to implement the arrangements set in place in the 1930s, particularly combined partition orders, exchange orders, and agreements among whānau group to sell their shares to one of their number.

The consolidation arrangements were tied up with development scheme farming. As mentioned above, the aim of consolidation was to create small family farms. While the

[1702] Alexander, (Wai 45 #Q1), pp. 104-135. See also Stokes, (Wai 45 #R8), pp. 204-211, which is largely based on Alexander's report.
[1703] Submission to Native Minister, 31 March 1930, MA 29/2/1, cited in Alexander, (Wai 45 #Q1), pp. 106-108.
[1704] Alexander, (Wai 45 #Q1), p. 110.
[1705] Alexander, (Wai 45 #Q1), p. 119.
[1706] Alexander, (Wai 45 #Q1), p. 122.

implementation of consolidation was delayed, development scheme arrangements were put in place, largely on the anticipated land occupation pattern after consolidation.

Atihana Johns provides an example of how these arrangements were made amongst whānau, when describing how Wiremu Matiu [aka Mane] arranged to occupy and develop his Whatuwiwi section in the 1930s. The example also demonstrates how individuals with land interests in the Karikari Peninsula also had interests in other parts of the Muriwhenua district:

> The Patoromiu Matiu Kaioe whanau had arranged for him to take up their shares in Whatuwiwi and by arrangement with Hamiora Flavell his close relative and shareholder, to farm the block under the then Native Affairs Maori Farms schemes began by Ngata. His tuakana Reihana was also given some shares at Waiari in addition to those allotted to him at Pukepoto and elsewhere. When Taniwha returned to the farm Reihana transferred what few shares he had to him.
>
> This was how the Matiu shares were consolidated or given to the whanau members rather than split up and shared equally amongst the successors. This would have fragmented the shares in each block even more than they already were, and made farming by one minority share holder difficult unless he had a reasonable portion of the shares. Also without Hamiora's support it may not have happened. They were first cousins. There grandfathers were half brothers, knew each other since childhood and came from this rohe. With this assurance Mane went to Wairi, Raniera stayed in Karikari, Reihana went to Pukepoto and Tiini went to Kareponia.[1707]

In 1930 the Whatuwiwi block was declared part of the Mangōnui development scheme under Section 23 of the Native Land Amendment and Native Land Claims Adjustment Act 1929.[1708] The history of the implementation and impact of development scheme operations is outside the scope of this report. Aspects of the implementation of development schemes on the Karikari Peninsula have been covered in two reports for the Wai 45 inquiry: David Alexander, 'Consolidation and Development in Muriwhenua', and Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865'.[1709] Some of the history of the development schemes is summarised below where it related to title and ownership changes, based on

[1707] Johns, p. 165.
[1708] NZG, 1930, p. 2850.
[1709] David Alexander, 'Consolidation and Development in Muriwhenua', October 1997, (Wai 45 #Q1), pp. 325-332, 461-500; Dame Evelyn Stokes, 'The Muriwhenua Land Claims Post 1865, Wai 45 and others', 2002, (Wai 45 #R8), pp. 297-335.

Alexander and Stokes' research. For a fuller account of the impact of consolidation and development their reports should be consulted.

21.3 WHATUWIWI 1 AND 2 ALIENATIONS

21.3.1 Whatuwiwi 1A

Whatuwiwi 1A (57a 1r 35p) was farmed as a development scheme unit farm by Pari Raharuhi Ihaia, along with Whatuwiwi 1B1C (28a 3r 30p) and Whatuwiwi 1C (2a), from approximately 1930 up to 1942.[1710] In 1943 the Board of Māori Affairs then leased the three blocks to Ngareta Reihana Paul for 10 years for £24 per annum.[1711] Pari died at around the time the lease was arranged, and the rent was applied to repaying his development debt.[1712]

In October 1958 Tau Shepherd (the son of one of the owners) applied for a meeting of owners to consider selling Whatuwiwi 1A to him for £680, being the amount of the government valuation.[1713] The application was later amended to include his brother Sam Shepherd as one of the purchasers. At that time Whatuwiwi 1A had 37 owners listed on the title, but 15 of them were deceased without successors having been appointed. Almost all the surviving owners lived in the Muriwhenua district, at Peria, Whatuwhiwhi, Awanui, Parapara and Te Hapua.[1714]

The valuation report described the block as 'unattractive as a farm property' but noted its attractive coastal location and that sections in the vicinity had recently sold for £250. The capital value was assessed as £680, made up of £550 for improvements and £130 for the unimproved land value.[1715]

The meeting of owners was held at Kaitaia in January 1959. It was attended by nine owners: Kiri Tukitahu Hapa, Aue Umuroa, Rane Reihana Pohorama, Ngareta Reihana Pohorama, Wahinekino Matiu, Raniera Karena Taha, Heta Eriha Kiriwi, Pereene Eriha Kiriwi, Flossie

[1710] More information can be found in the development scheme unit files: BAAI 1030 3/e 21/B/4 (R21665335), BAAI 1030 3/f 21/B/4 (R21665336), ANZ Auck.
[1711] Alienation Notice, 23 June 1944, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0546].
[1712] File note, 28 July 1944, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0544].
[1713] Application to Summon Meeting of Owners, 20 October 1958, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0540].
[1714] List of Owners, 24 November 1958, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0538].
[1715] Valuation Report, 17 November 1958, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0536].

Eriha Kiriwi. Three more owners were represented by proxy: Paea Matiu, Ngaroma Eriha Kiriwi, Timoti Eriha Kiriwi.[1716]

The minutes of the meeting do not record most of the discussion which took place, noting that the discussion proceeded in Te Reo Māori. Pereene Kiriwi sought to alter the resolution to set aside four acres as a papakainga, but the departmental officer chairing the meeting said that was not possible because it went beyond the motion that had gone out as notification to all the owners. The resolution was amended to raise the purchase price from £680 to £860. Tau Shepherd said he agreed to pay that price provided that no papakainga was cut out. Only four of the owners voted in favour of the resolution (holding 9/24ths of a share), but the other owners abstained from voting, which meant the resolution passed.[1717]

After the meeting Pereene Kiriwi submitted a Memorial of Dissent saying that while he agreed to the sale, he thought it should be up to the discretion of the court to decide whether or not a papakainga section should be created.[1718] Technically, his memorial was considered invalid because he had not voted against the sale at the meeting.[1719]

The application to confirm the resolution to sell first came before the Māori Land Court in March 1959. However, the solicitor, Dragicevich had not attended the meeting and could not answer questions from the court. There were also no owners present at the hearing, and the court adjourned the application.[1720]

In August 1959 the proposal to cut out one acre for a papakainga which could be used for camping in summer was discussed. The court said that a new meeting of owners would be required however, and raised issues such as survey costs, council consent, and access.[1721]

A week later Percy Kiriwi told the court he no longer wished to seek a partition after speaking to his family and withdrew his objection. Those owners present in court said they

[1716] Statement of Proceedings of Meeting of Owners, 29 January 1929, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0523].
[1717] Statement of Proceedings of Meeting of Owners, 29 January 1929, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0524].
[1718] Memorial of Dissent, 29 January 1959, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0526].
[1719] Annotation on ibid.
[1720] 20 TOK 283-285, 18 March 1959.
[1721] 22 TOK 29, 6 August 1959.

agreed to the sale. The purchasers said their mother, who was one of the owners, was living on the block, and wanted them to purchase it. They were currently farming other land (which they did not own).[1722]

While the court said it intended to confirm the resolution to sell, the Judge considered that the high number of owners who abstained from voting was unusual and could call into question the extent of agreement. The Judge directed that those who had abstained be notified that the court intended to confirm the resolution at the next sitting in Kaitaia. The Judge was also concerned about the viability of Whatuwiwi 1A as a farm, and he wanted more information about the intentions of the purchasers, perhaps seeking reassurance they were not buying for the subdivision potential.[1723]

Three owners attended the confirmation hearing in November 1959 and said that it was explained at the meeting of owners that the development debt would be deducted from the purchase price. It was noted that Tau and Sam Shepherd planned to farm the block, while their parents would live on it. It was explicitly stated that they did not intend to subdivide it for beachside sections. The court, however, questioned the allocation of all the debt to the Whatuwiwi 1A block, when it also related to 1B1C and 1C. As 1B1C was on the coast (and therefore potentially income generating), the court thought the charge should be apportioned among the three blocks.[1724]

In February 1960 the Māori Land Court considered the question of the development debt owed on Whatuwiwi 1A. The development officer said the owners raised the price at the meeting of owners to cover the debt, and all the farm improvements were situated on 1A. Evidence on the matter was taken from the Māori Affairs officer who had chaired the meeting of owners. Although he thought that was correct, he was unable to be definite, and the court directed that the three owners who attended the meeting should be written to in order to confirm they had agreed the debt would be deducted from the purchase price.[1725]

[1722] 22 TOK 35-36, 13 August 1959.
[1723] 22 TOK 67, 15 September 1959.
[1724] 22 TOK 76-78, 13 November 1959.
[1725] 22 TOK 97-98, 5 February 1960.

A letter was sent to the three owners which asked each owner to indicate whether they had agreed to the debt being deducted or if they wished to be heard on the matter at the next court sitting.[1726]

The resolution to sell was confirmed by the Māori Land Court in March 1960, after Dragicevich submitted one signed agreement for the development debt to be deducted from the purchase money and said he was satisfied that the owners agreed to the deduction because they knew the purchase price had been increased to cover the debt.[1727]

The amount owed for the development scheme was £246 17s 5d. As well as the development debt, there were other charges against the title, which were deducted from the purchase money. Outstanding rates were £7 13s 4d, and there was a historical rates compromise charge of £2 15s and survey compromise charge of £7 10s dating from the 1930s.[1728] After all the deductions the amount distributed to the owners was £590 7s 6d.[1729]

In 1969 Whatuwiwi 1A was declared to have the status of European land.

21.3.2 Whatuwiwi 1B1B1 and 1B1B2

As noted above in 1922 Whatuwiwi 1B1B (57a 3r 20p) had been awarded to Hurae Timoti, Rutene Rewiti and Timoti Te Kawau [aka Timoti Hetaraka].[1730] However, Hurae had died in August 1915. He was a son of Timoti Hetaraka. A succession order was not made until 1928, when Timoti Hetaraka told the court he wanted the shares in Whatuwiwi 1B1B to go to one of his other sons, Renata Hetaraka, who was now living on the block. At first Rauna Maraea objected, but after discussing the matter out of court with Timoti Hetaraka and altering the succession arrangements for a different block, Rauna told the court that he withdrew his objection. Renata Hetaraka was then appointed successor to Hurae Timoti in Whatuwiwi

[1726] District Officer to Kiri Tukitahu Hapa, Flossie Eriha Kiriwi and Hata Eriha Kiriwi, 10 February 1960, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0489].
[1727] 22 TOK 109, 16 March 1960. See Paea Paharama to Registrar, 15 March 1960, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0480].
[1728] Alienation Notice, 5 March 1960, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0468].
[1729] Balance Sheet, BAAI 11466 A353 293/d 5763 (R18424902), ANZ Auck [#T19 IMG_0472].
[1730] 58 N 187, 6 March 1922.

1B1B.[1731] Renata Hetaraka became a development scheme unit farmer on Whatuwiwi 1B1B.[1732]

In November 1958 a succession order was made for Timoti Kawau's [aka Hetaraka] interests in Whatuwiwi 1B1B. Timoti's son, Hetaraka [aka Cedric] Hetaraka told the court that the family understood that Timoti's shares for Whatuwiwi 1B1B would go to his eldest son Renata Hetaraka. Cedric had already received his father's shares in Karikari 1B1B. He said this arrangement was in place before Timoti had died. Cedric then told the court that he had no objections to the shares being vested in Renata's daughter, Ani Hetaraka. According to the minutes, the solicitor Dragicevich submitted consent forms to this arrangement signed by four of Timoti's children: Mu, Hetaraka, Ruihi and Wari Hetaraka. The court made the order vesting Timoti Kawau's shares in Ani Hetaraka.[1733] The consent forms have not been viewed as part of the research for this project.

A few days later the Māori Land Court was told by solicitor Dragicevich that the intention at the succession hearing for Timoti Hetaraka was that all of Renata's interest in Whatuwiwi 1B1B would be vested in his daughter Ani. The court made the vesting order.[1734] This meant that Whatuwiwi 1B1B was now owned by Ani Hetaraka, and Ngarui Rutene Rewiti (who had succeeded to Rutene Rewiti in 1954).[1735]

Ani Hetaraka told the Māori Land Court she wanted to partition Whatuwiwi 1B1B so that she and Ngarui could each develop and farm their own block. She explained that the inland part of the block was 'perpendicular' and would not be farmed. Hetaraka sought the part of the block that included her father's house and was prepared to take on the £400 owed to Māori Affairs for the improvements on the block. She said that Ngarui had agreed to the proposal. The court partitioned the block as requested:[1736]

[1731] 61 N 261, 29 May 1928.
[1732] For further information see BAAI 1020 4/c 21/B/10 pt 1 (21665436) and BAAI 1030 4/d 21/B/10 pt 2 (R21665347), ANZ Auck.
[1733] 86 N 7-8, 24 November 1958.
[1734] 86 N 70-71, 28 November 1958.
[1735] 81 N 323, 1 June 1954.
[1736] 86 N 68-70, 28 November 1958.

Block		Area[1737]	Owner
Whatuwiwi 1B1B1		22a 3r 24p	Ngarui Rutene Rewiti
Whatuwiwi 1B1B2		34a 0r 22p	Ani Hetaraka

During 1959 Ani Hetaraka worked with the solicitor Dragicevich on a coastal subdivision proposal, which was presented to the Māori Land Court in August 1959. The lawyer said that proceeds from the subdivision would be used to pay the 'old development debt'. Dragicevich told the court that further work was required to produce a plan which would meet the requirements of the local council for approval, and the subdivision application was adjourned.[1738] On the same day the Māori Land Court confirmed a bank mortgage of Whatuwiwi 1B1B2 in the name of Ani Hetaraka and her husband. Dragicevich told the Court that the mortgage had been arranged in order to pay the development scheme debt, because they understood that Māori Affairs were not going to approve a subdivision. It would have been necessary to repay the debt in order to release the block from the development scheme and Māori Affairs control.[1739]

In June 1960 both Whatuwiwi 1B1B1 and 1B1B2 were purchased by Sidney Tricklebank, from Auckland.[1740] In June 1960 Tricklebank applied for confirmation of his purchase for Whatuwiwi 1B1B1 from Ngarui Rutene for £500.[1741] A special government valuation as of 1960 was £270 capital value.[1742] Ngarui Rutene's [aka Mrs Tau Fletcher] only other landholding was a 'very small interest' in the Okokori block.[1743] Tricklebank declared that he intended to build a house or bach on the beachside part of the block for holiday use, and that the rest of the land was not suitable for farming.[1744]

[1737] The area of each subdivision is sourced from the survey plan, AK ML 14499. This differs slightly from the area given in the minute book, which was an approximation given before the partition was surveyed.
[1738] 86 N 217-218, 4 August 1959.
[1739] 22 TOK 24, 4 August 1959. See also BAAI 11466 A353 295/f 7090 (R18426118), ANZ Auck [#T19 IMG_0245-0255].
[1740] Memorandum of Transfer, Whatuwhiwhi 1B1B2, 14 June 1960, Transfer 084920.2, LINZ.
[1741] Application for Confirmation, 14 June 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1181].
[1742] Particulars of Title, 23 June 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1183].
[1743] Schedule of Other Lands, 13 July 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1179].
[1744] Declaration in Support of Application, 14 June 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1176-1178].

The Māori Land Court heard the application for confirmation in July 1960. Mrs Fletcher told the court that she lived at Peria and had never lived on the Whatuwiwi block. She described the employment and/or relationship circumstances of her grown children, and she said that she had a widow's pension. She intended to use the purchase money for her support.[1745]

Hone Tukariri then spoke to the court about Pere Ngatote's evidence at the original title investigation about wāhi tapu and pā on the block. He spoke about a roadway to the cemetery block, saying he was concerned about how their descendants would access the wāhi tapu after the land was sold. The minutes record that the court examined the plans and said any roadway would go through Whatuwiwi 1B1C to access the cemetery block. After hearing the valuation evidence, the court said it would confirm the sale to Tricklebank, but that Tukariri could apply for a rehearing within 14 days, submitting grounds for his objection.[1746]

Hone Tukariri wrote to Judge Porter on 23 August on behalf of 'many of the people of the district' to object to the sale. He said they would apply for a rehearing because: 'part of this area is a sacred burial ground, and it is not easy to sanction the thought of having it sold to a company outside the settlement'.[1747] The Registrar replied by simply pointing out that the sale of the blocks had been confirmed, and that while the Judge had said Tukariri could appeal, he had not done so within the allowed 14 day period. The Registrar did undertake to raise the matter again with the Judge however.[1748] The Judge later wrote a memo for the file concluding that there was nothing the court could do on the matter. He pointed out that Tukariri was not an owner in the blocks, and the two sole owners were entitled to sell, provided the court was satisfied on certain requirements, such as price. The Judge thought that Tukariri's concern about a wāhi tapu on the block was a different matter than he raised in court, which appeared to have been about access to the separate cemetery block. Further, the Judge considered he had no jurisdiction to waive the time limit for appeal.[1749]

[1745] 22 TOK 130-134, 13 July 1960.
[1746] 22 TOK 130-134, 13 July 1960.
[1747] Hone Tukariri to Judge Porter, 23 August 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1172].
[1748] Registrar to Hone Tukariri, 7 September 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1171].
[1749] Judge Porter, 20 September 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1170].

Tukariri raised another concern shortly afterwards. He asked for an injunction to stop work underway on Whatuwiwi 1B1B1, referring to an 'old wahitapu' next to the coast road.[1750] Tukariri also sought the assistance of the Minister of Māori Affairs to prevent Tricklebank carrying out work on the block. The Minister replied by reciting that the sale of both Whatuwiwi 1B1B1 and 1B1B2 had already been confirmed by the court and the transfers had been processed. The Minister said that there was no legal avenue for Tukariri to take to prevent Tricklebank working on the block:

> The minutes of the Court show that you were present at Kaitaia when the applications for confirmation were heard, and that you made submissions concerning access to a nearby burial ground. You did not then mention a sacred area on the blocks being sold. The Court gave you the right to apply for a rehearing within 14 days, but you did not avail yourself of it. Your later efforts to have the matter heard again were not successful, as the Court then had no jurisdiction to grant such a hearing.
>
> The Māori Land Court is a judicial tribunal and it would not be proper for the Minister of Maori Affairs to seek to interfere with its functions as such. The 1B1B1 and 1B1B2 Blocks are now legally owned by Mr Tricklebank and he has a full right to do as he pleases with the land.[1751]

The purchase of Whatuwiwi 1B1B2 proceeded in much the same way as the 1B1B1 purchase. The special government valuation for 1B1B2 was a capital value £610, including £310 worth of improvements.[1752]

The application for confirmation came before the Māori Land Court in July 1960. Ani Hetaraka explained that she wanted to sell the block to buy a section and build a house. She and her family had been renting the old school house, which they now needed to vacate (see below). She said she had never farmed the block, which was mostly too steep, but the flat part had been used for growing crops. She owned no other land, and she told the court she had decided selling the block was the best thing to do after giving it 'full consideration'. The purchase price was more than the special government valuation at £1,500. Dragicevich told

[1750] Hone Tukariri to Judge Porter, 18 September 1960, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1169-1170].
[1751] Minister off Māori Affairs to Hone Tukariri, 15 February 1961, BAAI 11466 A353 303/d 7180 (R18426200), ANZ Auck [#T19 IMG_1156].
[1752] Registrar to Dragicevich, 12 July 1960, BAAI 11466 A353 303/f 7180 (R18426202), ANZ Auck [#T19 IMG_1276].

the court that Hetaraka had looked into subdividing the block herself (as noted above) and he had calculated that £1,500 would be the maximum amount she could profit from a subdivision. The court confirmed the sale and directed that the purchase money be paid to the Māori Trustee to be held under Section 231 of the Māori Affairs Act 1953 for housing assistance purposes (including repaying the existing mortgage).[1753]

21.3.3 Whatuwiwi 2B2

In 1921 Whatuwiwi 2B2 had been awarded to Caroline Bazzell, Louis Bazzell [aka Ruihi Parera], Timoti Hetaraka, Hemi Reweti, and Rutene Rewiti (see above). After Caroline Bazzell died her shares passed to Ruihi Parera in 1931.[1754] Hemi Reweti was succeeded by Rauna Maraea and Rapata Maraea in 1928.[1755] In 1937 Rapata Maraea was succeeded by Eriha Robert Davis [aka Eric Subritzky] and Rakuti Robert Davis.[1756]

In April 1937 Timoti Hetaraka told the Native Land Court that he wanted to transfer all of his land interests (apart from those in Moturoa Islands and Maitai Pā) to his seven children by way of gift. Timoti was making this gift as part of anticipated consolidation arrangements to allocate the various blocks in which he held shares among his children. He explained how the family planned to consolidate their interests:

> Renata is to consolidate all his interests into Whatuwhiwi 1B1C.
>
> Hetaraka consolidates into Karikari 1B1B, so also Taa, Mu and Rotorua.
>
> Peri [Perihi] is to go into Whakapouaka to help his wife to full.
>
> Ruihi is to go if possible into one of the unallocated Taumatawiwi sections.[1757]

The court made the order gifting the shares of Timoti Hetaraka in Renata Timoti Hetaraka, Hetaraka Timoti Hetaraka, Peri Timoti Hetaraka, Taa Timoti Hetaraka, Ruihi Timoti Hetaraka, Rotorua Timoti Hetaraka and Mu Hetaraka.[1758] The proposed subsequent allocation of interests among the various blocks as part of the consolidation did not eventuate.

[1753] 22 TOK 134-136, 13 July 1960.
[1754] 63 N 270, 20 November 1931.
[1755] 61 N 274, 29 May 1928.
[1756] 66A N 198, 19 February 1937.
[1757] 68 N 322-323, 5 April 1937.
[1758] 68 N 322-323, 5 April 1937. Whatuwiwi 2B2 Historic Ownership Schedule Document- 1523753, Pātaka Whenua: maorilandcourt.govt.nz/ *accessed 29 July 2026.*

In April and June 1954 a series of exchange orders were made to implement the Parapara consolidation scheme. This resulted in the Whatuwiwi 2B2 shares of Rutene Rewiti, Rauna Rewiti, Rauna Maraea and Rakeiti Robert Davis being vested in Eriha Robert Davis [Eric Subritzky].[1759]

In 1961 Lawrence Matiu applied for a meeting of owners to consider selling Whatuwiwi 2B2 to him. His father had farmed the block previously. The meeting of owners did not achieve a quorum, and his proposed purchase did not proceed.[1760]

In 1974 another meeting of owners did vote to sell the block. The purchasers were two of the owners: Eriha Robert Davis and Renata Timoti Hetaraka. Research has located few details about this sale. The relevant alienation file is not held at Archives New Zealand in Auckland.[1761] The Māori Trustee file relating to the transaction is restricted from access until 2045.[1762]

In October 1974 the Māori Land Court confirmed the resolution to sell with the conditions that the price was increased to 15 percent above the special government valuation, and that the purchasers took the title 'as is', and settlement took place within two months.[1763] There was historic survey compromise charge against Whatuwiwi 2B2 for £6 which appears to have been paid around the time of the purchase. After the ownership change the status of the block became European Land.[1764]

In 1976 Renata Hetaraka transferred his share in Whatuwiwi 2B2 to Eriha Davis, who became the sole owner of the block.[1765]

21.4 RANGIAWHIA NATIVE SCHOOL SITE (WHATUWIWI 3)

In May 1897 Raharuhi Ihaia and 15 others of Rangiawhia asked to have 'a school for our children at our place'. The offer was signed by Raharuhi Ihaia, Heta Te Hinoki, Matiu

[1759] 81 N 307, 23 April 1954; 82 N 32-33, 30 June 1954.
[1760] BAAI 11466 A353 307/m 7241 (R18426262), ANZ Auck [#T19 IMG_1561-1575].
[1761] TK8707 might be held at the Tokerau District Māori Land Court.
[1762] BAAI 1030 707/m 15/9/301 (R21662459) *Restricted until 2045*, ANZ Auck. Permission for access can be sought through the Te Tumu Paeroa.
[1763] 9 KT 2, 15 October 1974.
[1764] Whatuwiwi 2B2 Historic Memorial Schedule, Document-1523648, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 24 February 2026.
[1765] CT NAPR35B/108.

Paekoi, Timothy Manuel, Hamuera Rupapera, Kingi R. Ngatote, Tiini R. Heta, Rupapera Kawa, Moa Heta, Manuera Houtai, Hopai Kana (?), Tamihana, Ho R. Ngatote, Rapata Naira (?), Timoti Hetaraka, and Reverend Reihana Ngatote.[1766] There were delays while the Education Department investigated whether the district could support another school.[1767]

In June 1900 the Inspector of Schools, Pope, forwarded another application from Pari Raharuhi and 26 others for a school at Rangiawhia.[1768] While still reluctant to establish a departmental school there, Pope suggested 'an experimental' school with a Māori teacher could be established 'on the site offered by the Maoris'. He said that if it was successful a proper school could be built 'within a reasonable time'.[1769] The plan meant the initial school would be operated on Māori land in an existing building.

In February 1901 Pope reported that: 'It seems likely that a Maori couple could best satisfy the requirements of this [Rangiawhia] district. Also it seems fitting that a trial of a school with Maori teachers should be made; and this appears to be a proper place for making the experiment in. A beginning will probably soon be made.'[1770] Wiremu Hone Taua was appointed school teacher in October 1901.[1771] He was from Te Whānau Moana and Patukoraha.[1772] The Whatuwhiwhi community made an old meeting house at Okei available to be used for the school.[1773] In March 1902 it was reported that an 'experimental school under Māori management has been started' at Rangiawhia.[1774]

A further visit was made by Kirk, the Inspector of Native Schools, in August 1902. He was taken to see the site it was proposed to be given for the school, which was five acres on a headland on the coast of Whatuwiwi. He recommended the Crown acquire the site and build

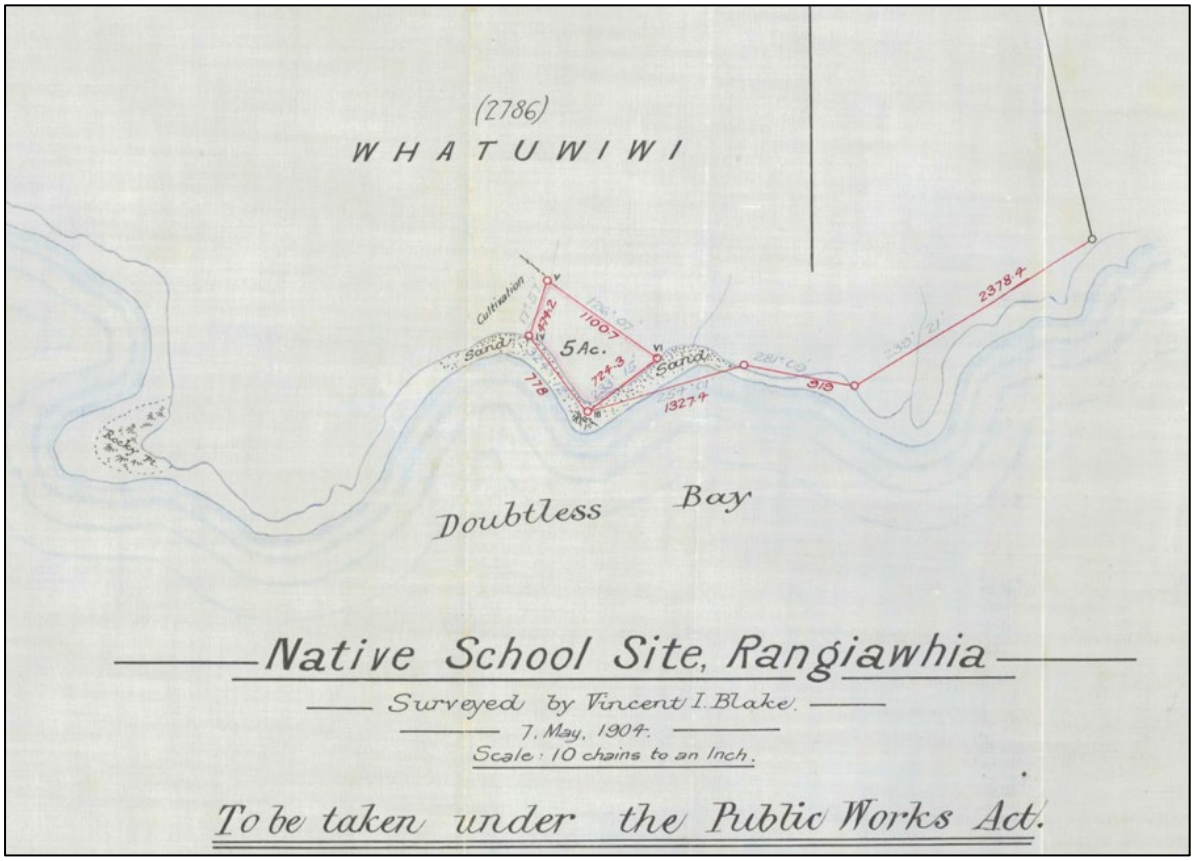
[1766] Raharuhi Ihaia and 15 ors to J.H. Pope, 26 May 1897, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0249-0258].
[1767] J.H. Pope to Inspector General of Schools, 5 May 1898, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0228].
[1768] Pari Raharuhi and others to Pope, 16 June 1900, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0222-0223].
[1769] Pope to Inspector General of Schools, 18 June 1900, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0221].
[1770] AJHR, 1901, E-2, p. 4.
[1771] Secretary for Education to W.H. Taua, October 1901, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0171].
[1772] Johns, pp. 126-127.
[1773] Atihana Johns, personnel communication, 29 September 2025. Johns, p. 156-157. See also 37 N 139-140, 10 April 1905.
[1774] AJHR, 1902, E-2, p. 4.

a school like the one at Parapara.[1775] In September 1902 the Education Department asked Taua to provide the name of the piece of land for the school site identified by Kirk.[1776] Taua said it was on the Whatuwiwi block.[1777]

In 1903 Pope reported that the experimental Rangiawhia school was being 'taught by Maori teachers and by no means unsuccessfully.'[1778] It was decided to proceed with building a departmental school. In November 1903 Bird recommended building on the Whatuwiwi 'site marked off for purpose' but noted the Crown did not yet have a title for the land.[1779] The Under Secretary for Māori Land Purchase was asked to advise on how the Education Department should acquire the land, and he said it should be taken under the Public Works Act.[1780] The five acres were surveyed in June 1904.

[1775] J. Kirk, Inspector of Native Schools, 21 August 1902, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0124-0128].
[1776] Secretary for Education to W. Taua, 30 September 1902, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0122].
[1777] Memorandum, Inspector General of Schools, 3 November 1902, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [0111, 096].
[1778] AJHR, 1903, E-2, p. 3.
[1779] Severne, 20 October 1903, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [059].
[1780] E. Gibbes to P. Sheridan, 10 December 1903; Annotation, Sheridan, 21 December 1903, BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [046-047].

Map 119: Rangiawhia School Site, 1904[1781]



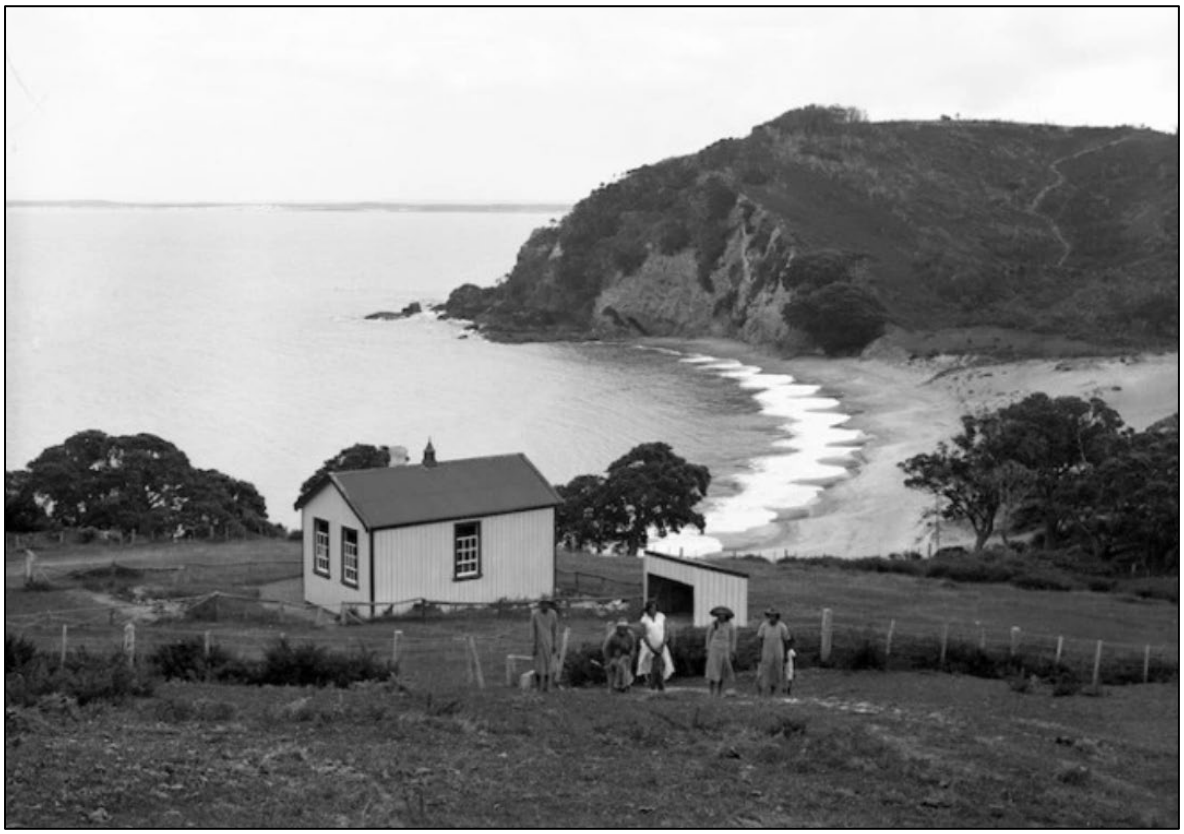
When the Whatuwiwi block was partitioned in April 1905, the owners arranged for the five acres school site to be partitioned as Whatuwiwi 3. The partition minutes record that Whatuwiwi 3 was awarded to the Crown on 11 April 1905.[1782] At the same time, the Education Board was proceeding with the public works process. On 10 April 1905 a proclamation was issued taking the five acres under the Public Works Act 1894. It was presumably a coincidence that the proclamation was signed on the very same day as the partition application was heard in the Native Land Court. The proclamation said the land was taken for the purposes of a Native School at Rangiawhia and noted that Māori had agreed to make a 'free gift' of the land. The five acres were to vest in the Crown from 24 May 1905.[1783]

In March 1906 the Inspector of Native Schools reported that a new school and residence was to be opened at the experimental school at Rangiawhia where the 'teachers of this school,

[1781] AK ML 7088. See BAAA 1001 500/b 44/4 pt 1 (R20392087), ANZ Auck *Digital copy available on ANZ Website* [028].
[1782] 37 N 157, 11 April 1905.
[1783] NZG, 1905, p. 965.

who are of the Maori race had succeeded in bringing it to a very high degree of proficiency, and they deserve our congratulations on their success.'[1784] Rangiawhia Native School was opened on 20 July 1906.[1785]

Figure 3: Rangiāwhia Native School, Whatuwhiwhi[1786]



The Rangiawhia Māori School operated on the Whatuwiwi site until 1954, when a new school was built at Parakerake.[1787] While the school building itself was relocated to the new school, the school house and outbuildings remained on the Whatuwiwi site. The Crown applied to the Māori Land Court to revest the land in Māori on the condition that they purchased the remaining buildings. Lands and Survey valued the house at £750, plus £30 for a washhouse, and £60 for a garage, making the total the Crown required Whatuwiwi Māori to pay £840. Alternatively if the Crown sold the buildings for removal/salvage prior to revesting

[1784] AJHR, 1906, E-2, p. 4.
[1785] *The North Auckland Age*, 31 July 1906.
[1786] Rangiawhia school, Whatuwhiwhi. Northwood brothers: Photographs of Northland. Ref: 1/1-010685-G. Alexander Turnbull Library, Wellington, New Zealand. /records/22549732 .
[1787] Johns, p. 169.

the land, it was estimated they would only be worth £160 as the house was not suitable for relocation.[1788]

When the revesting application came before the Māori Land Court in March 1960 the Lands Department representative informed the court that the site had been gifted by Māori for the Native school. He said that while the Crown was not legally required to revest the land, it wished to do so, but sought to recoup the value of the house. He also suggested that a one chain wide esplanade reserve should be laid off along the coastal boundary.[1789] There were two people who expressed interest in buying the house and all or part of the site: Wiremu Matiu, who farmed adjoining land, and Ani Hetaraka and her husband who currently rented the house from the Crown. The court recommended that a meeting of Whatuwiwi Māori should be held to decide whether the land should be revested in the successors to the original owners or in a trust.[1790]

A meeting was held and Hone Tukariri reported back to the court in July 1960 that the meeting had decided a trust should be formed and nominated seven trustees. He said the hapū involved were Te Rorohuri and Te Whānau Moana. The proposed trustees then asked for time to negotiate with the Crown about the buildings on the block, and the matter was adjourned.[1791]

Negotiations between local Māori and Lands and Survey failed to reach an agreement on the price to be paid for the site to be revested. The Lands Department representative asked the court to allow more time for negotiations in March 1961. He argued that the Crown was obliged to protect the value of the asset paid for by the public, and if local Māori could not finance purchasing the house, another possibility was to allow the Crown to partition out a section of land equivalent in value. Wi Kaka said that they would not agree to this proposal and argued that since Māori had gifted the land for public purposes the Crown could reciprocate with a gift of the house. Māori witnesses also questioned the value placed on the house, which they said was badly deteriorated. The court rejected the Crown's proposal and Judge Porter dismissed the application. The Judge was strongly critical of the way Lands and Survey had insisted on payment:

[1788] 87 N 277-282, 8 March 1961, and written judgment 24 March 1961.
[1789] 87 N 47-48, 15 March 1960.
[1790] 87 N 48-49, 15 March 1960.
[1791] 87 N 108-112, 15 July 1960.

> In the Court's view this attitude is insupportable. It is a poor district and sparsely settled and it is quite obvious that even if the proposals were reasonable there would be no possibility whatever of the Maoris being able to pay the amount asked or in fact any substantial sum nor would there be any means open to them to procure finance.[1792]

The court questioned the appropriateness of the valuation being supplied by Lands and Survey, as a party to the negotiation, and commented that the valuation for removal was also unrealistic. While the Crown had sought a further extension to continue negotiations, the Judge refused because he did not think it was in the best interest of the Māori community:

> The Court could see no prospect whatever of any settlement because the Maoris are not in a position to accept even a compromise settlement and indeed they should not be put in the position of being forced to do so. … this Court takes the view that it is not prepared to subscribe to any transaction which the Court considers is not founded on a fair, equitable and logical approach.[1793]

In July 1967 the matter was finally resolved after the Crown offered the school house for sale by tender, and Wiremu Matiu was the successful tenderer. After Matiu purchased the building the Commissioner of Crown Lands asked the Māori Land Court for an order stating that the buildings belonged to Matiu, and to revest the site in the trustees selected in 1960. He said that a community meeting in October 1966 had resolved that the site of the house should be leased to Matiu, and he could have the option to purchase the land the house was on at market value.[1794]

The minutes record that the Commissioner of Crown Lands presented the names of the 'Original donors from deed 2/1/1873', but the list of names was actually the original owners listed on the Certificate of Title of that date. Pawhau Rupapera told the court that the whole hapū would be entitled to succeed to the original owners. The court reserved its decision at that time to review the previous minutes.[1795]

[1792] 87 N 277-282, 8 March 1961, and written judgment 24 March 1961.
[1793] 87 N 277-282, 8 March 1961, and written judgment 24 March 1961.
[1794] 4 KT 321-322, 12 July 1967.
[1795] 4 KT 321-322, 12 July 1967.

In November 1967 the court made an order vesting Whatuwiwi 3 in the original 11 owners, and then another order vesting the land in Pawhau Rupapera, Ratahi Reihana, Tame Poharama, Hoone Tukariri, Matiu Taua, Piripi Hetaraka and Hone Kingi Waiaua as a Section 438 trust. The trustees were empowered to lease the land to Wiremu Matiu who also had the right to purchase 1/5th of an acre of land where the house was sited.[1796]

In November 1970, after Wiremu Matiu had died, a new trust was created vesting Whatuwiwi 3 in the Ngāti Kahu Trust Board. The terms of the trust were also varied so that any proceeds could be applied to the general objects of the board.[1797] In 1989 the former school site became part of Whatuwiwi 5 (see below).

21.5 AGGREGATION WITH KARIKARI AND WHAKAPOUAKA BLOCKS

In the late 1960s Whatuwiwi 1B2 had been subject to charging orders for unpaid rates. In 1967 the Māori Land Court granted a rates charging order to the Mangōnui County Council for £39 10s 10d for the 1964 to 1966 period.[1798]

In August 1979 the owners of the Karikari and Whakapouaka blocks along with two Whatuwiwi subdivisions held a meeting to discuss amalgamating the blocks. It was reported that it was a large meeting with owners coming from as far as Napier. The meeting voted in favour of amalgamation. A newspaper account said that the chair of the meeting, M. Larkins, said that while the owners had been making progress on reducing the rates arrears in recent years the level of new rates which had just been charged had put 'the amount of arrears right back to where it was 12 months ago'.[1799]

In 1980 Whatuwiwi 1B1A2 and 1B2 (pt), along with the three Whakapouaka subdivisions and Karikari 1B2A1, 1B2A2, 1B2A3, 1B2A4, and 1B2B1A and were aggregated under Section 434A of the Māori Affairs Act 1953, and vested in trustees.[1800] Aggregation was a variation of land amalgamation introduced by the Māori Affairs Amendment Act 1974 whereby the ownership and administration of two or more blocks could be combined if the

[1796] 5 KT 34-35, 6 November 1967.
[1797] 46 WH 188, 19 November 1970.
[1798] 4 KT 229, 3 March 1967.
[1799] *Northern Advocate*, 28 August 1979, ABWN 1109 A1810 47 20/259 Taumatawiwi block (Ngati Kahu), 1927-1972 (R24705494), ANZ Auck [#T19 IMG_2262].
[1800] 56 WH 111-112, 29 February 1980.

Māori Land Court was satisfied they 'could more conveniently be worked or dealt with if they were held in common ownership, but there is no reason to cancel the existing ownership'.[1801]

The minutes of the aggregation do not reveal the background to the aggregation, but it appears to have been related to arranging a forestry lease for the blocks. By this time the failure of the development scheme farms on the peninsula had left forestry as the perceived best option for land use, in response to pressure from councils and government departments. In January 1980 Atihana Johns told the court that whānau groups had held meetings to discuss the proposed aggregation prior to the court hearing and submitted minutes of a meeting and a list of proposed trustees. The court commented that adequate notice had not been given for the application, but 'the application appears to be what is wanted'. While the court proposed to aggregate the blocks and appoint trustees, it decided to postpone making the orders until the next sitting of the court in February, to give an opportunity for any owner to object or be heard on the matter.[1802]

The next hearing took place at Whangarei on 29 February 1980, and was attended by McCully Matiu, Ross Gregory, Mu Hetaraka, Paea Matiu, Aroha Manuera, Patana Matiu and Umu Fletcher. The minutes recorded that they 'all agreed'. The court aggregated the following blocks:[1803]

Whakapouaka A	Whakapouaka B	Whakapouaka C
Karikari 1B2A1	Karikari 1B2A2	Karikari 1B2A3
Karikari 1B2A4	Karikari 1B2B1A	Whatuwiwi 1B1A2
Whatuwiwi 1B2		

The court then vested the above blocks in the following trustees under Section 438 of the Māori Affairs Act 1953.[1804]

Mu Hetaraka	Atihana Johns	Tuhae Manuera
Ross Gregory	Hemi Pane	Umu Fletcher
McCully Matiu	Graham Latimer	Waitohi Hetaraka

The powers of the trustees included the power to lease land for forestry purposes.[1805]

[1801] Section 58, Māori Affairs Amendment Act 1974.
[1802] 11 KT 202-204, 23 January 1980.
[1803] 25 WH 111-112, 29 February 1980.
[1804] 25 WH 111-112, 29 February 1980.

In 1982 the trust signed a 45-year lease of the 10 aggregated blocks to Northern Pulp Ltd. In 1993 Northern Pulp Ltd was in receivership and mortgaged the lease to the Bank of New Zealand. In 1995 the lease was transferred to Juken Nissho Ltd (now known as Juken New Zealand Ltd).[1806] One of the trustees involved in arranging the forestry lease was Atihana Johns, who later explained that the trustees chose the forestry option 'to ward of a rates problem, put the land to some use at least for a period and hopefully to raise money for the development of the new marae'. He commented that forestry was not expected to generate high financial returns, but he said that given the rates charges and that the land was largely abandoned unoccupied at that time, it was seen as a way of holding the land for the next generation.[1807]

An example of the rates pressure faced by the trustees/owners is in a newspaper report from 1983, the year after the forestry lease was established. In June 1983 Sir Graham Latimer represented the Haititaimarangi Trust at a council meeting to discuss the possible write-off of $14,000 in overdue rates. Sir Graham explained the background to deciding to lease the blocks:

> Sir Graham said that he had argued in favour of leasing the land so the owners could meet their responsibilities, but he still felt a sense of guilt for having done that.
>
> Traditionally, he said, the land was for those occupying it. Strenuous efforts had been made to develop the property but expert opinion was that it was a near impossibility.
>
> 'The land is of little use, apart from being ancestral', he said.
>
> People began to drift away, but it was not until the paying of rates became compulsory in 1967 that the owners began to have real problems.
>
> After that we were being rated on land that we were receiving no income from, and which had no future' said Sir Graham.
>
> He conceded that the owners did not fulfill their responsibility to approach the council at that time and seek a remission of rates.

[1805] Order, 29 February 1980, 56 WH 111-112 - Document-1354337, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 1 December 2025.
[1806] Whakapouaka A Historic Memorial Schedule – Document – 1273257, Pātaka Whenua: maorilandcourt.govt.nz/ accessed 12 August 2025.
[1807] Johns, p. 185.

> Originally there was strong opposition to the proposal that the land be leased for any length of time to cover its costs, and Sir Graham said that he had had to argue that point for some time.
>
> 'I still feel a sense of guilt for signing away our heritage' he said. 'But with the Karikari development around them and the rates accruing they reluctantly agreed to lease the land to Henderson and Pollard (the Trust is now dealing only with Northern Pulp Ltd).
>
> Sir Graham said that he realized asking for the remission of $14,000 was a 'hefty order', but the council could not get blood out of a stone.
>
> 'We haven't got $14,000' he said. 'We haven't got 14,000 cents for that matter'.[1808]

The reported council response was largely sympathetic, recognising that the trust had made a genuine attempt to find a way to deal with the debt. However, the chair expressed concern that if the council conceded on all the unpaid rates it created an injustice for those who did pay their rates and effectively subsidise others. The council decided to continue to seek payment for the prior two years of rates (estimated at between $3,000 and $4,000) and write off the rest of the outstanding amount.[1809]

In 2009 A. Hetaraka told the Māori Land Court that the forestry scheme had failed and that the trustees were waiting for the 'remains of the forestry to be removed'. Hetaraka indicated that they would be seeking to terminate the trust after that, and have the separate blocks returned to their original ownership groups.[1810] In 2011 most of the forestry on the aggregated blocks had been harvested, with only approximately 70 acres left in trees on the two Whatuwiwi blocks. The trustees at that time had to consider whether or not to continue with forestry. One of the new trustees appointed at that time, Simon Rupapera, told the court: 'over the last 30 years we've received just over $100,000 in return from investment in forestry. We've had all our rates paid during that time so that's a significant thing for us as well'.[1811]

In 1989 Whatuwiwi 1B2 was partitioned so that the majority of the block was became Whatuwiwi 6 (see below). According to Pātaka Whenua the 10 blocks remain aggregated at

[1808] *Northland Age*, 28 June 1983, ABWN 1109/35 20/233 (R24705456), ANZ Auck [DB IMG_1963].
[1809] *Northland Age*, 28 June 1983, ABWN 1109/35 20/233 (R24705456), ANZ Auck [DB IMG_1963].
[1810] 32 KT 72-74, 19 November 2009.
[1811] 34 TTK 91-92, 21 November 2011.

the time of writing and are vested in the Whakapouaka A, B, C, Karikari 1B2A1, 1B2A2, 1B2A3, 1B2A4, 1B2B1A, Whatuwiwi 1B1A2 & 6 (Aggregated Owners) Ahu Whenua Trust.

21.6 WHATUWIWI 5 AND 6

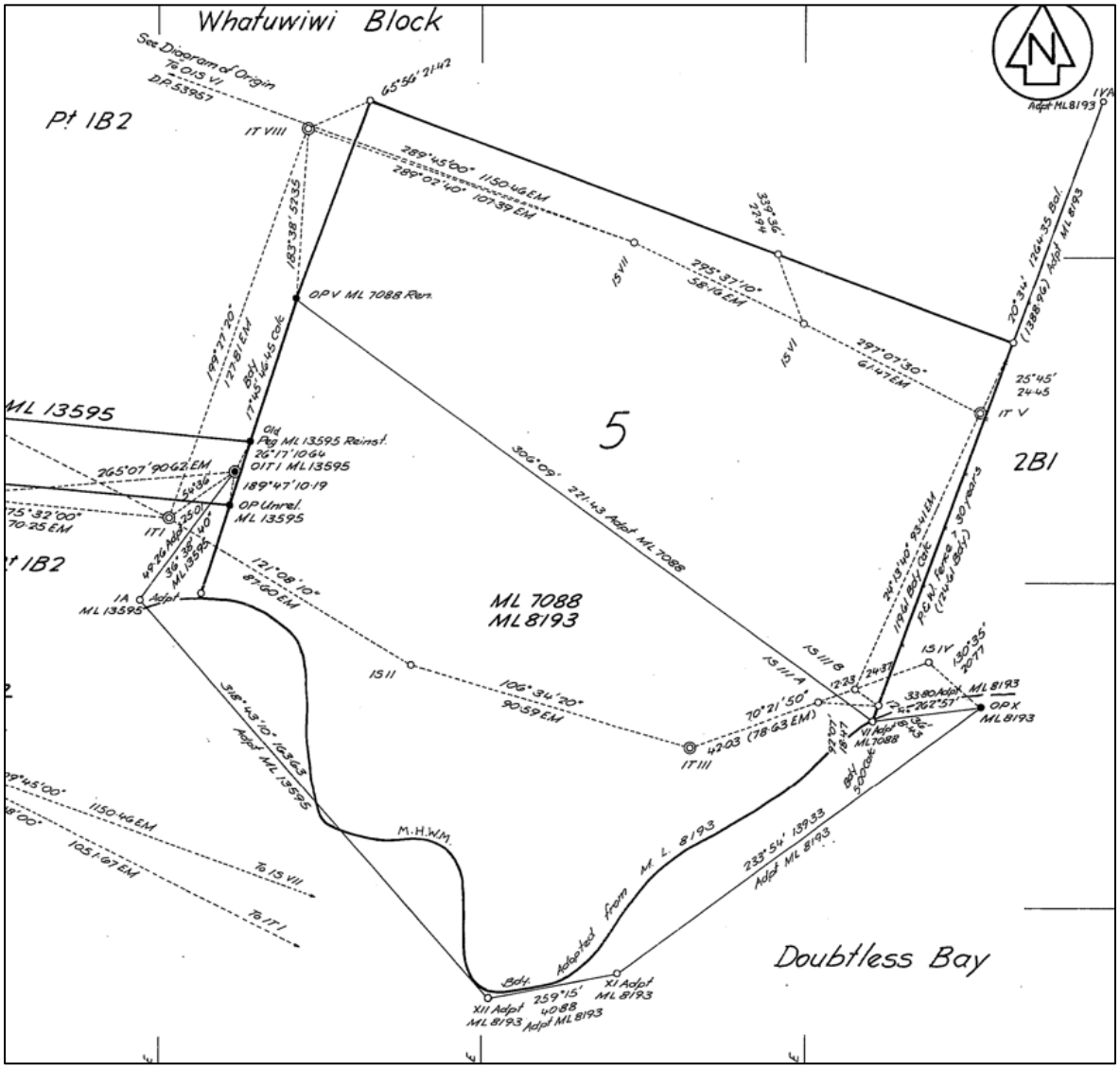
In 1989 the former school site and three small Whatuwiwi blocks were combined into one block, with part of Whatuwiwi 1B2. The combined partition proposal came from the Haititaimarangi Trust which administered Whatuwiwi 1B2, and meetings of owners of the blocks were held to confirm the proposal to combine the block with the aim of creating a large Māori Reservation for marae purposes. The proposal was also supported by the Ngāti Kahu Trust Board which administered Whatuwiwi 3.[1812]

In November 1989 the Māori Land Court combined Whatuwiwi 1C, 1D (marae site), Pt 4 (church site), Whatuwiwi 3 (former school) and approximately three acres of Whatuwiwi 1B2 (which surrounded the other blocks) into Whatuwiwi 5 (4.1150 hectares). Whatuwiwi 5 was awarded to the owners of Whatuwiwi 1C (ownership of the blocks was common), and it was recommended that Whatuwiwi 5 be set aside as a Māori Reservation for a marae site and vested in trustees. The remaining area of Whatuwiwi 1B2 (225a 1r 25p) became Whatuwiwi 6 in the names of the current owners of Whatuwiwi 1B2.[1813] As noted above Whatuwiwi 6 has remained part of the aggregated blocks which were leased for forestry purposes.

Despite the court recommendation in 1989 that Whatuwiwi 5 be declared a Māori Reservation, there is no indication on Pātaka Whenua or QuickMap that the block was been gazetted as such. It was vested in a Section 438 trust in May 1990 but then revested in the owners in February 1991 to allow an application for reservation to proceed. In January 1998 the part of Whatuwiwi 5 which was the former burial ground reservation was vested in trustees again.[1814]

[1812] 15 KT 191-194, 12 April 1988.
[1813] 16 KT 201, 29 November 1989.
[1814] 20 KT 173-174, 29 January 1998.

Map 120: Whatuwiwi 5, 1988[1815]



21.7 WHATUWIWI TITLE SUMMARY

There are 430 acres of Māori Freehold Land in the Whatuwiwi block in 2025, representing 73 percent of the original 588-acre block. Most of the Māori land (299 acres) is part of an aggregation with Karikari and Whakapouaka blocks for forestry purposes. Two blocks (91 acres) had their status changed to European Land after being transferred to the ownership of one or two of the owners. Fifty-seven acres were sold privately in 1960.

[1815] AK ML 15779 [DB].

Table 33: Whatuwiwi Title Summary

Block	Area	Outcome
Whatuwiwi 1A	57a 1r 35p	Sold to sons of one owner 1958. Declared European Land 1968
Whatuwiwi 1B1A1	0a 0r 38p	Marae Reservation 1954[1816] Māori Freehold Land 2025 (1 owner)
Whatuwiwi 1B1A2	74a 1r 35p	Aggregated 1980. Māori Freehold Land 2025 (398 aggregated owners)
Whatuwiwi 1B1B1	22a 3r 24p	Sold to Tricklebank 1960
Whatuwiwi 1B1B2	34a 0r 22p	Sold to Tricklebank 1960
Whatuwiwi 1B1C	28a 1r 08p	Declared European Land 1970. Status changed to Māori Freehold Land 1995. Māori Freehold Land 2025 (22 owners)
Whatuwiwi 1B2	228a 2r 36p	Aggregated 1980. Combined partition 1989. Pt now Whatuwiwi 5 and 225 acres now Whatuwiwi 6
Whatuwiwi 1C	2a 0r 00p	Combined partition 1989, now Whatuwiwi 5
Whatuwiwi 1D	2a 0r 00p	Marae site. Combined partition 1989, now Whatuwiwi 5
Whatuwiwi 2A	1a 0r 00p	Wāhi Tapu. Māori Freehold Land 2025 (1 owner)
Whatuwiwi 2B1	90a 2r 17p	Part Māori Reservation for Marae and Recreation Reserve 1992.[1817] Māori Freehold Land 2025 (138 owners)
Whatuwiwi 2B2	33a 3r 18p	Sold to two of the owners 1974. Becomes European Land 1975
School Site / Whatuwiwi 3	5a 0r 00p	Taken under Public Works Act 1905. Revested 1967 Combined partition 1989, now Whatuwiwi 5
Whatuwiwi 4 (pt)	1a 0r 00p	Church Site. Combined partition 1989, now Whatuwiwi 5
Whatuwiwi 4 (pt)	2a 2r 00p	Burial Ground Reservation 1967.[1818] Māori Freehold Land 2025 (1 owner)
Whatuwiwi 5	10a 0r 27p	Marae Reservation 1989. Māori Freehold Land 2025 (136 owners)
Whatuwiwi 6	225a 1r 25p	Aggregated 1980. Māori Freehold Land 2025 (398 aggregated owners)

[1816] NZG, 1954, p. 176.
[1817] NZG, 1992, p. 4392.
[1818] NZG, 1967, p. 304.

22. SUMMARY OF ISSUES

The title histories of 20 of the 160 blocks within the Wai 45 inquiry district that remained Māori land in 1865 have been examined in this report. As the project brief directs, the report's focus is on individual land blocks 'rather than the overall impacts of the Native Land Court or other general developments occurring nationally'. The limited number of blocks means it is not appropriate to make conclusions with respect to the entire inquiry district. However, the key themes, issues and general observations, including areas for further research, for the 20 blocks are discussed below.

Native/Māori Land Court Process

Title Investigations

Eight of the twenty blocks included in this project had their ownership first awarded by the Native Land Court between 1865 and 1873. In 1877 three blocks were passed through the court. There were four blocks which had title investigations in the 1894 to 1909 period. Between 1909 and 1931 there were four title investigations, including three blocks at the northern end of the Karikari Peninsula which were dealt with as a combined title investigation. Lake Tangonge did not have a title investigation hearing until 1933, after it had been established that the bed of the lake was customary land.[1819]

The earliest Native Land Court title investigation was for Kareponia and the associated Mangatawa block in 1867. It was held before Judge White, who was already very familiar with the Māori communities of Muriwhenua through his role as Resident Magistrate. There were also two 'Native Assessors', Reihana Kiriwi and Maihi Te Huhu. The surviving early court minutes are brief and only summarise the evidence given by the applicants. From the minutes of the Kareponia case, White's role was not to adjudicate on a dispute about ownership, but rather to confirm the claims made by the applicants and make the title awards as requested.

The other six title investigations prior to the Native Land Act 1873 coming into effect were held before Judge Maning.[1820] The destruction of his minute books means that very little is

[1819] The time periods for this breakdown reflect the major legislative changes governing the Native Land Court system: Native Land Act 1865, Native Land Act 1873, Native Land Court Act 1886, Native Land Act 1894, Native Land Act 1909 and Native Land Act 1931.

[1820] The blocks were Okahu, Tawhati, Perukia, Waipapa, Muriwhenuatika and Whatuwiwi.

known about how these title investigations were conducted and if any of the applications were disputed. In the case of Muriwhenuatika, a later partition hearing gave some information about the parties involved and who arranged the list of owners. No conclusions can be drawn based on these cases.

The early title awards were made within the strictures of the title framework imposed by the Native Land Act 1865 and amendments. This meant that before bringing a block before the court the applicants may have selected 10 or less people to be placed on the title when there were others who also had rights to the block. Ten owners were placed on the title for Kareponia, Okahu and Perukia, while Mangatawa was cut off from Kareponia to be awarded to one individual. The Waipapa block was awarded solely to Timoti Puhipi so that it could be transferred to the Crown for a school (see below). Subsequently the Native Land Act 1867 allowed for more than 10 owners to be recorded on the title. Judge Maning awarded Muriwhenuatika to 42 persons and Whatuwiwi to 20, but without his minute book there is no explanation why this was done in these cases, and not others.

After 1873 there was no limit on the number of owners who could be awarded title. In 1877 Timoti Ngatote requested that Karikari be awarded to nine owners, but a counter claim saw the Judge include three others. The minutes also indicate that at least one whānau arranged for only one individual from a group of siblings to be included on the title order. There are likely other occasions where this type of arrangement was made but not recorded in the minute book. Also in 1877 Taumatawiwi was awarded to 39 individuals as requested by Timoti Ngatote and Mapere 1 and 2 were awarded to two individuals as part of an arrangement to donate the land for a school and courthouse (see below).

Over 60,000 acres were investigated by the Native Land Court in 1896 as the large Pakohu and Parengarenga blocks. This was followed by drawn-out rehearings and determinations of relative interests and disputed partitions. These title investigations were very different from those in the 1860s and 1870s, in that they were contested between many groups of claimants and counter claimants, and the evidence lasted for days and is recorded over hundreds of pages in the minute book. Another difference is that the blocks were awarded to large numbers of owners: 266 for Parengarenga 5 and over 700 for Pakohu 2. While the large area of land involved might be a factor in the large number of parties involved, it might also have been a consequence of Pakohu and Parengarenga being some of the last areas still in Māori

ownership on the Muriwhenua Peninsula. After 30 years of Māori Land Court titles and private transactions, Muriwhenua Māori were likely more aware that those who were named on titles were free to dispose of the land even if they were representative of other family members or wider groups. The title investigation minutes demonstrate a tension between groups who were still occupying the blocks in various ways, and those who had ancestral ties, but who were now more closely associated with other areas, such as Awanui, Ahipara and Whangape. There were drawn-out disputes in court, and days of discussion outside court, while the lists of owners were drawn up by iwi and hapū leaders. From the record in the minute book it seems that in cases like Pakohu 2, many people with ancestral claims, but who lived elsewhere, were included in the lists of owners. This later became an issue when partitions were sought, and arguments were made that some groups were not entitled to as large a share as others. The very large lists of owners became a factor in the implementation of various 'title re-organisation' schemes, such as consolidation and amalgamations (discussed below).

This report also includes four blocks which remained in Māori customary ownership until well into the twentieth century. One was a lake bed, another a group of small islands and the other two blocks were relatively isolated at the end of the Karikari Peninsula. Moturoa Islands, Takini and Whakapouaka remained Māori customary land until 1928, most likely because the traditional owners had no need for a legal title because there was no interest in selling or leasing the blocks. Local Māori had been managing the use of the islands according to customary usage and arranging grazing on Whakapouaka. The Takini block consisted of steep cliffs. These blocks came before the court for a title investigation with the encouragement of Judge Acheson as part of consolidation proposals, and the title investigation was managed by the owners of the Karikari block who had arranged at prior meetings to select the names of the owners.

The last of the blocks in this report to go through the Native Land Court was Lake Tangonge in the early 1930s. It had not been investigated previously because of its technical status as a lake bed. After Judge Acheson decided that the Native Land Court had jurisdiction over the lake bed (which was largely reclaimed) a complicated title award was made which attempted to recognise both the rights of individuals and groups who had occupied the area in recent generations, but still provide for a form of collective title for wider Te Rarawa and Te Aupōuri interests.

The majority of partition hearings in this report were undisputed, according to the minutes at least, and the result of prior arrangements between the parties. The court tended to make partition awards in line with the applications of the owners, unless an objection meant that further evidence, or an inspection of the block, was required. In the pre-1930 period partition applications could be tied to land alienations. If a block had less than 10 owners, some of whom had signed a sale agreement while others wished to retain their interests, the block could be partitioned between the sellers and non-sellers, as was the case for Kareponia 1A2. From the 1930s onwards partitions could be made as part of development scheme arrangements so that a block was divided into two or more unit farms. The Board of Māori Affairs, Māori Affairs Department and the Native/Māori Land Court was involved in determining how land was subdivided, to create suitable farms, and which owners should be included in each division to balance out the shares equivalent to the desired acreage.

Survey Charges

It was a condition of a Native Land Court title investigation that the boundaries of the block be surveyed before title could be issued. In earlier court hearings the surveyor gave evidence and might either say who arranged for and/or paid for the survey or request a charging order for the survey cost. Claimants themselves sometimes used evidence of paying for the survey as way of demonstrating their rights over the block. For example, at the Karikari title investigation the court was told that Timoti Ngatote had arranged for the survey.

The physical survey of the block on the ground, particularly for isolated areas, large blocks or difficult terrain meant the surveys were costly. After Kareponia 1 and 2 were partitioned, the surveyor obtained charging orders totalling £178 against the four blocks. This soon led to further subdivisions for the purpose of either selling a block to pay the survey charge or recompensing one of the owners who had paid the charge. These partitions themselves generated new survey costs. In 1913 the owners of Muriwhenuatika 1C agreed to sell the block to pay an £80 survey lien, but in this case the board refused to confirm the sale on the grounds that the sale price was too low.

The greatest impact of survey charges on blocks in this report concerned the Pakohu and Parengarenga blocks. The total charge for surveying 60,000 acres into 10 blocks was almost £1,000 in 1900. Unusually, in this case one of the owners, Annie Yates, purchased the

charging order from the surveyors. The conditions of the charging orders meant that she could exercise a right of sale if they were not repaid within a specified time. When she gave notice of her intention to put the blocks up for sale because the survey charge had not been paid, many other owners protested that they had not consented to the survey being made which they thought was unreasonably expensive. As a result of petitions to the Crown to prevent the land being sold, the Crown agreed to pay Yates for the survey costs. In return the Crown vested the Parengarenga and Pakohu block in the Māori Land Board to be leased to repay the money advanced by the Crown. The result was that the blocks remained vested in the board for decades, even after the survey costs had been repaid, and Māori occupation was restricted to smaller reserve areas.

For those blocks which remained in Māori ownership in 1930, existing unpaid survey charges were reduced in 1931 as part of a compromise scheme arranged by Apirana Ngata as Native Minister. The outstanding Muriwhenuatika survey liens, for example, were halved. The remaining survey 'compromise' charges remained on the title until the land was leased or sold, at which time the charge would need to be paid before the alienation could be confirmed or registered. Many court partition orders also remained unregistered for long periods of time because a survey was required for registration.

The Karikari 2 block was partitioned in 1974 as a result of one owner applying to partition her interest. The partition application resulted in five separate parcels as others sought to protect their interests. The owner who had first sought the partition arranged for the blocks to be surveyed, as she needed to register her title before it could be sold. She then sought proportionate repayment of the survey cost from the owners of the other subdivisions. They complained that they had not known that their blocks were being surveyed and argued they did not receive any benefit from the survey because they were not interested in selling the land. The cost of the survey was exacerbated by the requirement to survey the boundary of the 76-acre esplanade reserve (see below). The Crown made no contribution to the survey cost for the reserve.

Māori Land Board and Māori Land Court Oversight of 20th Century Alienations

At the beginning of the twentieth century all the blocks included in this report remained in Māori ownership, apart from the small Mapere and Waipapa blocks which had been donated to the Crown for school sites and a courthouse (see below). In 1908 the Stout Ngata

Commission reported on 10 of the blocks included in this project and recommended they should be reserved (in whole or in part) for Māori occupation.[1821]

Vested Lands Administration

In 1908 the Stout Ngata Commission recommended that Ohao 2B and 2C be vested in the Tokerau District Māori Land Board to be leased for Pākehā settlement. The two blocks were vested in the board in 1909 under Part 1 of the Native Land Settlement Act 1907, but Section 239 of the Native Land Act 1909 permitted the Governor to vary the purpose of the vesting on the recommendation of the Māori Land Board. The board decided that Ohao 2B and 2C were not suitable for leasing and instead recommended they be offered for sale by tender. Both blocks were sold by the board in 1912 for a total of £229 for the 869 acres. The board sold the blocks without consultation with any of the owners. It later emerged that the former owners did not know that their land had been sold by the board and were under the impression it had been leased. A £48 survey charge was deducted from the purchase proceeds, and some owners did not receive their share of the payment until after 1927.

At the time of the Stout Ngata Commission the Parengarenga and Pakohu blocks were already vested in the Māori Land Board for leasing as explained above, due to the Crown advancing funds to pay the survey charges. The board divided the blocks into 7 large areas to be leased, totalling 57,306 acres, with only small areas reserved for Māori occupation, mostly at Te Hapua and Te Kao. Four of the lease areas were held by a gum trading company. Despite Māori requests for the leases to be terminated after the first 10-year term, as the debt to the Crown had been repaid, the terms of the leases meant the board was required to renew the leases for a further 10 years. The Māori owners did not receive rent payments, which were retained by the board as a sinking fund to pay compensation for improvements at the end of the leases. The gum-digging leases were terminated in 1924, after the lessees had stopped paying rent. The blocks stayed vested in the Māori Land Board after the leases were terminated, including sections which had been subdivided for Māori occupation. There were many issues with the way the board administered the Parengarenga and Pakohu blocks, which have been detailed in other research reports.

[1821] The blocks recommended for Māori occupation were: Kareponia 1B, 2A, 2B; Karikari 2; Muriwhenuatika 1 and 2; Ohao 1; Okahu 1-4; Otu; Perukia A and B; 100 acres of Taumatawiwi; Tawhati; and Whatuwiwi 1-4.

Confirmation of Alienations

The main role the Māori Land Board played in the rest of the district was to confirm alienations. Purchases of individual interests by transfer deed (for blocks with 10 owners or less) or following a resolution of assembled owners (for blocks with more than 10 owners) needed to be confirmed by the board before the transaction could be completed. The board was required to ensure that: the sale was fair and equitable and 'not contrary to the interests' of the vendors; that the price was fair; and that no owner would be left with insufficient land for their maintenance.[1822] The question of a 'fair price' usually meant that prospective purchasers were required to pay at least as much as the most recent government valuation, and the board could require that a special valuation be made if it thought that land values had recently risen. In the case of Muriwhenuatika 1C the Māori Land Board refused to confirm a sale in 1915 because it considered that the government valuation and purchase price were too low. How the board assessed whether the vendors had sufficient other lands is discussed below.

Blocks such as Kareponia, Perukia and Tawhati had been retained in Māori ownership, occupied and used for cultivations into the early twentieth century. In 1908 the Stout Ngata Commission had recommended that Kareponia, Perukia and Tawhati be reserved for Māori occupation, however by 1915 all of Tawhati had been purchased by two Pākehā, and only one and a half acres of Perukia was still in Māori ownership. Between 1913 and 1918 nine separate partitions of Kareponia were purchased by Pākehā, totalling 715 acres.

After 1930 a total of 642 acres were sold to Pākehā, in Kareponia, Okahu and Whatuwiwi. By the 1970s rising land values and rates, combined with the need to relocate for housing, employment and/or schooling led to sales, such as the Whatuwiwi 1B1B2 sale. From the 1950s a higher proportion of sales were between Māori, and the blocks remained in Māori ownership. Such sales were either selling to one of their fellow owners or someone with a whānau connection, or to other Māori farming adjoining land. The report contains examples of approximately 1,434 acres of sales between Māori, mainly of Parengarenga/Te Kao sections, but also occurring in Kareponia, Karikari, Whakapouaka and Whatuwiwi blocks.[1823]

[1822] Section 220, Native Land Act 1909.

[1823] This figure is an approximation only as it cannot always be determined whether the purchaser was part-Māori, even though 'legally' considered to be 'European'. There are also likely to be more examples of such transfers of Te Kao sections as it was beyond the scope of the report to examine the ownership schedules of all the Te Kao blocks.

Most sales to part-owners were dealt with through a meeting of owners. Many of the sales to Māori individuals were tied up with land development scheme arrangements and Native Affairs financial advances, as discussed separately below.

Effectiveness of Provisions to Prevent Landlessness

The Māori Land Board could not confirm a sale if the vendor would be left with insufficient land for their 'adequate maintenance'.[1824] This was usually done in a pro-forma way, whereby the solicitors lodging an application for confirmation supplied a list of the other Māori vendors owned interests in. The lists named the blocks and the acreage equivalent to the shares held. The amount of land deemed necessary for 'adequate maintenance' was not defined, and having more than 20 other acres was usually sufficient for a sale to pass. In the case of Perukia B the one owner who refused to sell asked the board not to confirm the sale of the shares of her brothers because they would only be left with 20 acres each across different blocks, which she argued was not enough for them and their families to support themselves. However, the court confirmed the sale.

If vendors had few or no other lands, that did not necessarily prevent the purchase from proceeding. Although the 1909 Act required Māori vendors to have sufficient land for their ongoing maintenance, Section 91 of the Native Land Amendment Act 1913 provided an important exception. It allowed the board to confirm a purchase where the land concerned was not considered a 'material means of support' and where the vendor was qualified to pursue a vocation, trade or profession, or 'sufficiently provided with a means of livelihood'. Declarations were therefore made to the board as to the owners' economic circumstances. Such declarations noted if the vendor was living elsewhere, if female vendors were married and living on their husband's land or supported by him, or if the vendor had regular employment or his own business operations (examples included things like cartage or road construction). Thus marriage, conversion to the labouring class or even working as a gum-digger was taken to mean that a land asset base was no longer required.

A major flaw in the assessment of whether the vendors held sufficient other lands was that it only took into account the individual vendor and provided no information about his or her dependents and/or potential successors.

[1824] Section 220, Native Land Act 1909.

Meetings of Assembled Owners

The report contains a large number of twentieth century transfers which were achieved through the mechanism of a meeting of assembled owners. Such meetings were required for land with more than 10 owners and relieved a potential purchaser of the need to gain the signed agreement of every owner. Meetings of assembled owners were also called to approve proposals to amalgamate and/or incorporate the ownership of multiple blocks, and to authorise lands being administered as development scheme stations.

The most important issue with the meetings of owners was the low quorum requirements. Regardless of the number of owners in a block, only three owners were required to attend the meeting to form a quorum and make the meeting valid. After 1967 the quorum was set at 25 percent of the shares in the block, though the Māori Land Court had discretion to approve a lower quorum, as in the case of Pakohu 2B1 in 1968. A vote in favour of the resolution to sell required a majority of shares held by those who attended the meeting or were represented by proxy. Thus one major shareholder could out-vote a larger number of small shareholders. The report has been careful (where records allow) to identify the number of owners who attended meetings of owners, and the percentage of shares in the block that they held. Where isolated blocks of land had large numbers of owners, who mostly lived elsewhere, the level of representation at meetings of owners was understandably low.

As well as the general low level of representation of owners at meetings there are issues surrounding how effectively owners were given notice of the meeting. The alienation files each contain lists of owners, with an indication of their address, often just the name of the settlement where they were living. The records suggest that written notices were sent to the addresses the board/court had on record. It was very common for the list of owners to note that one or more of the owners were deceased, without successors having been appointed at that time. While the board/court generally attempted to notify living owners there was no requirement to identify the potential successors to deceased owners and give them notice of the meeting. For example when a meeting of owners of Ohao 1 was held in 1962, 19 of the 103 owners were deceased and the court only had addresses for 22 owners, of whom approximately 18 lived in the Muriwhenua region and 4 in Auckland. The meeting was attended by 14 owners, and there is nothing on file to indicate that any attempt was made to contact potential successors to the deceased owners. Similarly, when the Māori Land Court approved the transfer of Karikari 1B1B to one of the owners, the court required evidence that

one owner who was not at the meeting approved of the sale but confirmed the transfer of the interest of a deceased owner without requiring that her four children were consulted or even notified.

Status Declarations

Māori Land Board and Māori Land Court oversight of alienation in the twentieth century was designed to deal with the particular circumstances of multiply owned land. Since as early as 1909 there had been legal provisions that could remove Māori land from the Native Land Court system if it was in sole ownership.[1825] The Māori Affairs Act 1953 provided that where a block had three or less owners it could be declared to have the status of European (later General) Land. The Māori Affairs Amendment Act 1967 made this an automatic administrative process, which did not require an application from the owners. Similarly, legal definitions of 'Māori' which were based on a blood quantum (ie. half-caste, quarter-caste) saw many blocks, particularly house sites, automatically changed to European land when the title was registered.

The change of status to European land meant that the owners were then able to alienate the block in the same manner as other New Zealanders, including the power to mortgage the block. Changes of status were often closely linked to the provision of house sites, where sole title was required to access government or private housing loans. There are examples in the report where transfers or gifts of areas of less than an acre were made to family members in order to access housing finance, such as in the case of Kareponia 1A3B2A. The provision of development scheme finance also became more conditional on sole ownership in the 1960s, as discussed below. Once in sole ownership (or owned by a married couple), development scheme blocks also usually became European Land, as in the case of Te Kao 85, 87 and 91.

From a research perspective, once a block was no longer defined as Māori land it becomes more difficult to determine whether or not it has remained in Māori ownership, and for the purposes of this project such blocks are treated as no longer Māori Freehold Land. Altogether, 3,452 acres of the blocks in this report were declared to have the status of European land. The most affected block was Parengarenga/Te Kao where many of the Te Kao sections which were awarded to individuals or married couples under the Te Kao

[1825] Section 209 Native Land Act 1909.

consolidation arrangements were later declared European land. It is likely that some are still owned by Māori. Status changes were also made in the Kareponia, Karikari, Okahu, Te Hapua, and Whatuwiwi blocks.

Crown Acquisitions

The blocks included in this report were all still in Māori ownership after the Crown ceased its programme of large-scale land purchasing for European settlement in the 1890s. As such, most of the blocks were not affected by Crown acquisitions. However, a different form of Crown acquisition emerged in the late 1960s as a result of the Māori land development scheme programme. Three Karikari blocks, and at least six Te Kao blocks, totalling 730 acres, were transferred to the Crown to repay development scheme debts. In addition the Crown acquired approximately 178 acres for Māori Schools or under the Public Works Act for other public purposes.[1826] Of the land acquired by the Crown, 230 acres have since been vested in post-settlement entities under the Te Rarawa, Te Aupōuri or Ngāti Kuri settlement Acts. A further 215 acres have been returned to Māori ownership in other ways.

There was a degree of duress involved in the transfers of development scheme unit farm blocks to the Crown. The owner/occupiers faced mounting debts on land which had proved incapable of supporting their families, let alone meeting mortgage payments which had been incurred under the direction of the Board of Māori Affairs. The owners of Karikari 1B1B1 and 1B1B2 were under pressure from the Crown to sell all or part of the farm to recoup the money advanced by the Crown. In this case the rising value of the land as a potential coastal subdivision, and accompanying rates increases, meant that the Crown encouraged it being vested in the Māori Trustee to subdivide the area adjoining the beach. After the Māori Trustee decided the finances of a coastal subdivision were not viable, the Crown purchased both the farm area on Karikari 1B1B2 and Karikari 1B1B1, which included Maitai Pā. The Crown purchases were part of a policy at the time to acquire coastal land for public reserves.

In the case of Karikari 1A2B2 the owner feared he would be imprisoned if he could not repay the debt to the Crown. Other development scheme blocks which were not subject to demands to pay the mortgage later benefitted from changes in Crown policy which wrote-off all or part of the debts. Karikari, Whakapouaka, Taumatawiwi and Whatuwiwi development scheme

[1826] This figure excludes roads which have not been researched for the purposes of the block narratives in this report.

blocks were either amalgamated into the Ngātikahu development scheme farm or aggregated together for the purposes of forestry leases. After the Crown acquired Karikari 1A2B2 in 1967 it retained ownership of the block, and it was farmed with the amalgamated Ngātikahu development scheme. When the Ngātikahu development scheme ended and control was revested in the owners in 1998, ownership of Karikari 1A2B2 passed to the current owners of Ngātikahu rather than the Raharuhi whānau from whom the Crown had acquired the block. It was not until 2019 that 1A2B2 was transferred to a trust representing the Raharuhi whānau.

The Karikari block was the block most affected by Crown acquisitions in this report. The Crown acquired 499 acres of the Karikari block. The acquisitions were the result of development scheme related transfers, the purchase of Karikari 2K after it had been sold privately, and the esplanade reserve along Karikari Bay. While 153 acres were later revested, in 2025 there were 346 acres of Karikari in Crown ownership, equivalent to 17 percent of the block.

Te Kao 76 and 77B were transferred to the Crown by the owner to repay his development scheme debt after he decided he needed to leave the property to support his family. While the Crown initially leased the blocks to another Māori farmer, he surrendered the lease because the farm had become uneconomic. The Crown subsequently sold the blocks to the New Zealand Forestry Service. In 2015 Te Kao 76 and 77 B were transferred to Te Rūnanga Nui o Te Aupōuri Trust as part of their claims settlement redress. Te Kao 32B2, pt 84, 87, and 91 were further examples of development scheme blocks acquired by the Crown after the owners could not repay or reduce the development debt when demanded by the Crown. Te Kao 87 and 91 were later transferred back to Māori ownership.

While this section has dealt with the acquisition of entire blocks of land by the Crown, the widespread acquisition of shares in Māori land by the Māori Trustee under the conversion scheme is discussed separately below.

The report includes one example of a Crown purchase for Pākehā settlement which did not proceed. The Lands Department negotiated with the elderly sole owner of Okahu 2 and 3B1 to purchase the blocks in 1953 to be combined with Crown land for subdivision for returned Pākehā servicemen. This negotiation was conducted without the involvement of the Māori Land Court or Māori Affairs Department, which later objected that there were Māori returned

servicemen who needed farmland. The death of the vendor prevented the purchase from being completed.

Schools and Acquisitions for Public Purposes

The gifting of sites for Native Schools was another way that the Crown acquired Māori land in the inquiry district. The donation of land for a school was a condition of the Crown establishing a Native School. There were five different school sites on the blocks included in this project, four of which were gifted to the Crown by local Māori leaders: Pukepoto School [Waipapa block]; Rangiawhia Native School [Whatuwiwi 3]; Te Hapua and Te Kao Native Schools. A nominal payment was made for Ahipara school on the Mapere 2 block and the associated courthouse site on Mapere.

Although Timoti Puhipi signed a transfer of the Waipapa block to the Crown for Pukepoto School in 1871, the Education Department failed to register the transfer deed, which was subsequently lost. The Public Works Act was then used to take the land in 1963 to confirm the Crown's title to Pukepoto School. The Public Works Act was later used to acquire land for additions to the Te Kao and Te Hapua schools. The sites of Te Kao, Te Hapua and Pukepoto schools have been vested in Te Aupōuri, Ngāti Kuri and Te Rarawa post-settlement entities respectively, and leased to the Crown for education purposes.

While the donations of the original Native School sites seem to have been uncontroversial, it was a more problematic process when the land was no longer required for the purpose it had been given. The land for Ahipara School on Mapere and Mapere 2 blocks was transferred to the Crown in 1877. After Ahipara school was relocated in 1902 the Mapere blocks were retained by the Crown but not used for any public purpose. There were repeated unsuccessful attempts by Māori to have it returned throughout the twentieth century. In 2015 the former Mapere blocks were vested in Te Rūnanga o Te Rarawa as part of the Te Rarawa claims settlement and the Crown acknowledged that it retained the land for more than 100 years longer than necessary.

After Rangiawhia school was closed in 1954 the Crown took steps reasonably quickly to revest the land in the descendants of the original owners. While the Crown did not seek payment for the land which had originally been donated for the school site, revesting did not take place until 1967 because the Crown insisted that it should be paid for the teacher's house

which had been built on the block. The Crown valued the buildings at £840. Local Māori wanted the land and the building returned to a trust for community purposes but could not reach an agreement with the Crown on price. The Māori Land Court criticised the way the Lands Department handled the negotiations because local Māori were unable to afford or finance purchasing the buildings. Instead the Crown sold the house to one Māori individual, and the land was revested in a trust, which leased the house site to him.

The Crown occupied land at the northern tip of the Whakapouaka block for the Cape Karikari lighthouse from as early as the 1950s. The Crown took no steps at the time to acquire ownership of the site and did not pay rent or compensation to the owners for more than 30 years. As well as constructing the lighthouse on the Whakapouaka block, the Ministry of Works built an access road through the Karikari and Whakapouaka blocks but again did not acquire the land for the road or pay rent or compensation. During the 1960s the Māori Affairs Department wanted the Marine Department to upgrade and/or legalise the road which provided access to some of its 'uneconomic' farm units. However, the Marine Department refused to take on the cost of surveying and legalising the road, arguing that the Māori landowners would benefit from it more. The issues related to the road highlighted to the departments that the Crown did not have title to the lighthouse site. In 1980 the Crown proposed to take approximately 10 acres of Whakapouaka B for the lighthouse site, but the owners protested this was a far larger area than required. They also argued that the Crown did not need to take the land because the owners did not object to the lighthouse and would be willing to issue a long-term lease for the site. In 1984 the Crown reduced the area proposed to be acquired to less than a quarter-acre but was still unable to negotiate a compensation agreement. Research has not determined the outcome of the negotiations, but the site is now Crown land. There was a similar long delay for compensation to be paid for the eight acres taken from the Okahu block for waterworks purposes. Further research would be required to determine the circumstances of this public works acquisition.

When Karikari 2 was partitioned in 1974 the Crown acquired the 76-acre Karikari 2A block as a one-chain esplanade reserve along the coastline of Karikari Bay. The reserve was vested in the Crown as an automatic action by the Māori Land Court because the Counties Amendment Act 1961 required that when coastal land was subdivided a one-chain esplanade reserve had to be provided along the mean highwater mark. The owners received no payment for the 76 acres vested in the Crown and also had to pay for it to be surveyed. The policy

rationale for the esplanade reserve requirement was that landowners should make a contribution when they increased the value of their land through subdivision. The policy was aimed at private individuals who subdivided land for the purposes of selling sections. However, Karikari 2 was partitioned on the application of only one owner and was not a partition for a commercial coastal subdivision. The result was that all the owners of the other divisions of Karikari 2 had to carry the cost of losing the attractive and culturally significant beachside strip, even though they had no intention of selling their land. The application of the esplanade reserve along the No 2 Residue block was particularly unwarranted as it represented the interests of those owners who were not seeking to obtain a separate area for themselves.

Title Re-organisation and the Impact of Development Schemes on Ownership Patterns

Approximately 92 percent of the 73,907 acres in the blocks included in this report, were in some form of Māori ownership in 2025. This includes Māori freehold land, land held by Māori incorporations and lands which were vested in post-settlement entities as part of the Te Aupōuri, Ngāti Kuri and Te Rarawa deeds of settlement. While that represents a high proportion of *land* which has been retained or regained, the report has shown many ways in which individuals or groups of Māori *owners* were dispossessed of their interests in Māori land. Research has shown that blocks or interests in land were transferred from Māori to other Māori, either through agreements to sell, consolidation orders, exchanges, vesting orders on succession, and the use of the conversion scheme. In addition there have been large scale amalgamations combining blocks and ownership groups, and the vesting of control in incorporations.

The detail of the operation and impact of land consolidation and development schemes is outside the scope of this report. Nevertheless, it has been seen that aspects of the consolidation and development schemes played a role in the title history of at least eight of the blocks in this report, influencing the way lands were partitioned or amalgamated, leased and sold, and changing the make-up of groups and individuals in title awards.

Consolidation

The prototype of land consolidation schemes emerged on the Karikari Peninsula. According to Judge Acheson, Māori were endeavouring to create family farms, but the way groups of owners held interests across different blocks hindered the ability of individuals to develop a

farm of their own. Land consolidation was intended to re-arrange ownership so that the value of an individual's shares in multiple blocks could be converted to a shareholding in one block or location: 'so that each family can have an area it can call its own, and an area which it can work without risk of interference from other families'.[1827] The idea was that all owners would be able to 'consolidate' the shares they held across different blocks through exchanging land interests with other groups who wanted to settle all their land interests in a different block.

The blocks on the Karikari Peninsula (Karikari, Taumatawiwi, Whatuwiwi and Whakapouaka) did have a high degree of common ownership, but consolidation was also to be applied across different locations in the Far North. Whakapapa ties meant that families based in one location also had interests in land in other locations associated with different iwi and hapū groups. For example, shareholders in Taumatawiwi also held lands around Awanui or Pukepoto. Thus different consolidation schemes across the district were interlinked and involved complicated balancing of the values of shares in different blocks. Initially Acheson proposed that while consolidation could create a small number of Taumatawiwi divisions for local occupiers, the non-occupying owners would be grouped together in a 'residue' block so that exchanges of their interests in other blocks could be arranged at a later date.

During the Parengarenga and Pakohu title awards, leaders at the title investigation drew up ownership lists which included many with close whakapapa ties, but who were more usually based on lands at Whangape or Ahipara. After the Parengarenga and Pakohu leases had been terminated, Judge Acheson and local Māori wanted to establish farms for the occupiers of Te Kao and Te Hapua. The proposals to allocate land for family farms were dependent on consolidation to allow Parengarenga/Pakohu occupiers to exchange their shares in more southern blocks, and conversely for owners based at Ahipara and elsewhere to consolidate their land interests where they were living.

In the late 1920s and early 1930s there was much consolidation activity as proposals were developed by the Native Land Court and Māori communities to determine occupation outcomes. The consolidation arrangements worked in tandem with the implementation of the Mangōnui Māori land development scheme, which financed individual unit farmers. There is evidence from the blocks on the Karikari Peninsula that whānau made their own

[1827] Judge Acheson to Native Minister, 18 July 1927, ACIH 16036 1420 MA 1 1927/208 (R22410196), ANZ Well [#T20 488].

arrangements about which individuals would get shares in which location, and at Te Kao survey plans and consolidation schemes for both locations were approved which allocated land for development scheme occupation. However, any orders or arrangements made at that time remained 'preliminary' as court resources were diverted elsewhere. The initial consolidation scheme for the Karikari Peninsula was never completed by final consolidation orders. Although the occupation patterns it established continued, multiple ownership and fragmented shareholdings remained in place. It was to be decades before the Te Kao consolidation schemes were completed by final consolidation and exchange orders in 1951.

Exchanges and Vestings

Where consolidation schemes were not completed the occupation patterns which were established in the 1930s were instead later formalised through the Māori Land Court by using partition orders, amalgamated partitions and exchanges. At Te Hapua the consolidation arrangements were finally implemented through an amalgamated partition order in 1962. This allowed the occupiers to receive title to the land they had been occupying and allocated the shares of other owners to the residue Te Hapua X block instead of being exchanged for shares in blocks elsewhere.

The Karikari 1B2 and Whakapouaka blocks were divided into three separate unit farms, and in 1942 exchange orders were made to re-arrange shares in each block which were then partitioned into blocks which matched the existing farms. At Kareponia early consolidation arrangements did not progress into an approved consolidation scheme. Amalgamated partitions were later used to give title to the occupying farmer in cases such as Kareponia 1B2A and 1B2D. The shares allocated among the partitions were arranged so that the proposed farm blocks would be the appropriate size, and the unit farmers (along with whānau or associated groups if necessary) had sufficient shares to equate with the value of the acreage in the partitions. In some cases the partition arrangements were designed to be followed by family members and other owners selling their shares to the nominated development scheme occupier.

While consolidation schemes were purposely designed to adjust ownership patterns in individual blocks, in the course of research it also became apparent that the Māori Affairs Department facilitated changes of ownership patterns in other ways for lands being farmed under the development schemes. The development schemes operated so that the finance

advanced to unit farmers was deducted from farm income in the early years. However, after World War Two the aim was for farmers to be able to manage their own properties with mortgage advances from the Crown. In these cases, the Board of Māori Affairs, which oversaw the development schemes, required individual ownership to secure the finance, which meant that the department facilitated the farm occupier to acquire the shares of the other owners.[1828]

Sales to an occupying or proposed development scheme farmer could be achieved through a meeting of owners, with all the quorum and notification issues discussed above, or by the sale or exchange of individual shares between owners. The Māori Land Court applications to confirm such sales were usually presented to the court by officials. This could be an incremental process as the occupier/majority land owner gradually acquired the other shares. The Māori Land Court also had the power to transfer 'comparatively small' interests between owners by vesting orders under Section 163(9) of the Māori Affairs Act 1931 (a precursor to the more compulsory conversion scheme discussed below). In these cases there is no obvious 'alienation file' and 'confirmation of alienation' record. Such transfers and vestings were only identified after close examination of the historic block ownership schedules. Those examples which appear in this report, such as Kareponia 1A5C2A, will not be a complete list.

While some groups of owners no doubt supported one of their number occupying their block and carrying out farming operations (which also took care of rates and noxious weed concerns), the requirement that those receiving financial assistance needed sole ownership meant that other owners (and their descendants) were permanently dispossessed of their legal interest in the ancestral block. There were unintended consequences of transferring whānau land and making an individual owner solely responsible for development debt. If the owner could no longer continue farming operations or occupy the block, the former owners had no legal rights to resume the land or be given a first right of refusal to purchase or lease the block or even be consulted about its subsequent alienation. In the case of Whatuwiwi 1B1B1 members of the whānau who were not owners were unable to halt the sale to protect a wāhi tapu on the block.

[1828] This policy discussion is based on the author's previous research into development schemes in other districts, see Heather Bassett and Richard Kay, 'Tai Tokerau Maori Land Development Schemes 1930-1990 (Whangaroa, Hokianga, Bay of Islands, Whangarei and Mahurangi Inquiry Districts)', Crown Forestry Rental Trust, 2006, and Heather Bassett and Richard Kay, 'Crown Involvement in Maori Land Development in the Wairoa District c. 1930-1992', Crown Forestry Rental Trust, 2005.

The examples given of development scheme farmers selling the land to either the Crown, other Māori, or Pākehā because of development debt may not be the only occasions where this happened, particularly if the status had been changed to European Land. Most aspects of the impact of development scheme administration on Māori land were outside the scope of this report. While David Alexander wrote a report on the consolidation and development scheme, that report was an overview, dealing with general scheme administration rather than tracing the outcome for every farmer. This remains a possible gap in the Wai 45 Renewed Inquiry research programme. It would not be feasible to research every unit farm, but consideration could be given to a more limited project which focused on case studies raised by claimant groups involved in the renewed inquiry. Such a project could pay more attention to: how the schemes were administered by the Crown; what development assistance was sought and received; how the debts escalated; departmental pressure to transfer blocks into sole ownership; the use of conversion; and any other factors which may have led to alienations.

Amalgamations

As small-scale farming became less economically viable, the Māori Affairs and Lands Departments favoured land amalgamations to create large scale farm stations or forestry blocks. Amalgamation was a required condition of the Crown funding the Parengarenga development scheme and for the Taumatawiwi/Ngātikahu development scheme. The amalgamated Parengarenga Topu block then went through many different title changes to implement changes in how it was administered as development scheme land, and the transition to long-term forestry leases.

The large level of debt on the Taumatawiwi, Karikari and Merita development scheme unit blocks was the main driver for the Ngātikahu amalgamation but concern about rates charges was also a factor (see below). While the amalgamated blocks remained in Māori ownership, if they were under a development scheme the owners had little say in the administration and decision making over their land. Despite initial promises, the farm stations did not create separate farms for some of the owners, and the most local Māori could hope for was employment as farm workers. After the development schemes ended, the control of the large, amalgamated blocks transferred to either Māori incorporations or trusts.

After the Māori Land Board ceased administration of the Pakohu blocks, the Māori Land Court encouraged the owners to create a body to oversee occupation on the blocks and administer grazing leases. The court expressed concern that the county council could seek rates charging orders and have the Māori Trustee appointed to lease or sell the blocks to pay the rates. The decision was later made to amalgamate the blocks with the other areas of Māori land in the far north in the Muriwhenuatika, Takapaukura, Ohao, Otu and Te Hapua X blocks. All of these blocks were characterized by having large numbers of owners, most of whom lived elsewhere, and a proportion of owners for whom the court had no contact details. Those who attended meetings of owners approved the amalgamation and the formation of an incorporation to administer the blocks.

An alternative to amalgamation was aggregation, which combined blocks for administrative purposes, but still retained the separate block identities. This option was chosen by the owners of the Whakapouaka and Karikari blocks which had been unsuccessful unit farms and had a high degree of common ownership. A trust was formed to administer the blocks and lease them for forestry purposes. Again, concern about rates was the motivation for engaging in the forestry leases as discussed below.

Conversion of Uneconomic Interests

The conversion scheme was a means of transferring small shares of little economic value to other owners and to reduce the number of owners in multiply owned Māori land. The conversion fund was operated by the Māori Trustee to pay for the shares which were acquired, before selling them to other Māori. There were two means of using the conversion fund to acquire shares: 'live buying' and the compulsory acquisition of 'uneconomic interests', which were defined as shares worth less than £25. Conversion was another means whereby the *interests of Māori individuals* were alienated from them, even though the *land block* itself was not alienated and remained Māori freehold land.

Conversion and the acquisition of uneconomic interests was also another means for the Māori Affairs Department to arrange the occupation of development scheme properties and saw the Crown become a large shareholder in amalgamated development scheme lands. When the Crown agreed to fund the Parengarenga development scheme it not only required amalgamation but also made the acquisition of uneconomic interests another condition of the development scheme. The owners were given some assurance that the occupiers of the

envisaged separate farms would be chosen from the groups associated with the original subdivisions. However, the Crown expected to acquire 70 percent of the shares, which would allow the Board of Māori Affairs to choose the nominated occupiers for 70 of the 100 farms it was proposed to create. When the Parengarenga Topu block was amalgamated the shares of 1,241 individuals were transferred to the Māori Trustee. Questions were later raised about the extent to which the owners were consulted about the use of the conversion scheme for the Parengarenga amalgamation. A particular concern was that owners who held uneconomic shares, or who wished to sell their shares, were not given the opportunity to sell or transfer their interests to other owners. Compulsory acquisition combined with live buying meant the Māori Trustee, and then the Crown, came to own approximately 61 percent of all the shares in the Parengarenga Topu block. The Crown retained those shares for decades before the compulsorily acquired shares were revested after 1987.

The conversion scheme was also used in the Taumatawiwi block to give the two unit farmers sole ownership. In 1956 two 164-acre sections were vested in individual Māori farmers through a combination of exchanges, share purchases and the conversion of the uneconomic interests. At the same time the shares of 195 of the 210 owners of Taumatawiwi D were vested in the Māori Trustee as uneconomic interests, which resulted in the Māori Trustee (followed by the Crown) owning 71 percent of the block between 1956 and 1992. Taumatawiwi B-D were amalgamated into the Ngātikahu block in 1972. In 1992 the Māori Trustee's shares were revested in the trust administering the block, and in 1998 they were returned to 201 individuals. Before the Ngātikahu amalgamation the Māori Trustee used its majority power to refuse a forestry scheme proposed by some of the Māori owners of Taumatawiwi D. The Māori Trustee followed instructions from the Māori Affairs Department, which prioritised potential financial returns from subdivision and sale, rather than a development led by owners designed to provide employment and eventual financial returns.

Conversion was also used to finalise the Te Hapua consolidation. In this case the Māori Trustee did not retain the shares, and they were transferred to other Te Hapua owners, but in the process 141 individuals were removed from the Te Hapua ownership lists.

Rates and Other Local Authority Issues

It was beyond the scope of this report to fully research the impact of rating policies and issues. Nevertheless, in the course of researching the land title and alienation records any rates charges and associated local authority actions which were evident were noted in the block histories. It can be seen that many blocks which were still in Māori ownership in the 1960s were affected by rating and the report contains examples where unpaid rates led directly to land alienations.

As a result of the Māori land rates compromise between the Crown and the Mangōnui County Council in the early 1930s, it was not uncommon for blocks in Māori ownership in the 1950s and 1960s to have historical rates compromise charges registered against the title. This meant that when blocks were sold, the amount of the compromise charge had to be paid, usually by a deduction from the sale price, before the sale could be confirmed.

The historical compromise charges were treated separately from contemporary rates levied by the county council. Any overdue current rates (within the previous five years) had to be paid before the board/court could confirm a sale. During the 1960s the Mangōnui County Council became more pro-active about applying for rates charging orders for overdue rates and/or to have the block vested in the Māori Trustee for sale or lease to pay the rates. It was beyond the scope of this report to systematically research the extent to which the council used rates charging orders. However, the report includes 12 examples of rates charging orders identified from memorial schedules or in alienation and departmental files. The blocks affected were Kareponia, Karikari, Okahu, Taumatawiwi, Whakapouaka and Whatuwiwi. The majority of the charging orders were made between 1964 and 1972.

In the case of Kareponia 1A5C2B rates charging orders and noxious weeds notices meant the block was vested in the Māori Trustee to lease. However, when a lessee could not be found the court approved it being sold by the Māori Trustee. The absentee owner died during this period and the trustee arranged to sell the block without informing his potential successors. The Mangōnui County Council applied to have five other Kareponia subdivisions amalgamated and vested in the Māori Trustee for sale or lease to pay outstanding rates and issued noxious weeds notices. The council argued that the amalgamation would create an economic farm unit. The Māori Land Court amalgamated the blocks as Kareponia 4 which was vested in the Māori Trustee, with the stipulation that all the outstanding rates had to be

paid. The Māori Trustee sold Kareponia 4 by tender to a Pākehā despite tenders from local Māori, who later complained.

In addition to the charging orders actually granted by the court the block narratives have highlighted some examples where an application from the council for rates charging orders and/or vestings in the Māori Trustee led directly to the Māori Affairs Department or Māori Land Court getting involved in making arrangements for the affected block to be leased or sold before a court order could be made. Taumatawiwi D had at least two outstanding rates charging orders and the council had submitted an application to have the block vested for sale due to unpaid rates. While the departmental development proposals were underway, the council agreed to adjourn the vesting application but still obtained a further charging order. When Taumatawiwi D was amalgamated with other blocks for the Ngātikahu development scheme, the court was told that the proposal was designed to assist retaining the land in Māori ownership, mentioning both rates and noxious weeds pressure and potential beachside subdivision offers.

In other cases such as the Te Hapua 42 amalgamation, even if the council had not lodged an application, the potential for council action was a factor in departmental or court encouragement to combine blocks and arrange trusts or another form of joint administration. Such steps were taken to demonstrate to the council that the land was being occupied and/or income-generating options were being explored. Māori leaders involved in arranging the forestry scheme for the aggregated Karikari and Whakapouaka blocks explained that their intention was to generate some income to pay the rates and keep the blocks in Māori ownership, amid real concern that the council could force the sale of the blocks otherwise. As recently as 2015 the owners of five Okahu blocks formed a trust to lease all the blocks because of pressure from the council to pay overdue rates.

The Karikari block came under repeated rates pressure from the 1960s. Coastal subdivisions for holiday houses in the vicinity saw a rapid increase in land values and associated rising rates charges. The undeveloped and largely unoccupied Karikari blocks were valued as farmland and later according to their potential for coastal subdivision. In reality, however, the development scheme failures had shown that there was limited potential to generate income from the land. The blocks were sparsely occupied, and the owners had little financial resources to meet rates demands. Despite the enthusiasm from the local authority for holiday

home subdivisions, local Māori and most of the owners valued the block as ancestral land for its own customary value, and they wanted to preserve it, protect wāhi tapu and prevent further sales. Attempts were made to challenge the way Karikari 2 Residue was valued in the 1980s and to seek rates remissions. When these were unsuccessful, Ngāti Kahu and Te Whanau Moana lodged the Karikari Rating Claim (Wai 284) with the Waitangi Tribunal. Claimants will be able to provide the Tribunal with further information about how they have been impacted by rating and the impact of more recent Crown and local government rating policies and procedures.

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-BAAI 11466 A39 154/d 4875 Alienation file Parengarenga 5A3 - TO: Parenga New Zealand Tung Oil Company Limited, 1931 (R18424225)

-BAAI 11466 A39 154/d 4908 Alienation file Parengarenga 5A3, 1930-1935 (R18424177) *Digital copy in document bank #T19*

BAAI 11466 A39 155/c 4925 Alienation file Parengarenga 5A3 & 5B2B, 1931-1939 (R18424310) *Digital copy in document bank #T19*

BAAI 11466 A139 159/b 4766 Alienation file Parengarenga 5B1, 1941-1966 (R18424042)

BAAI 11466 A139 159/c 4766A Alienation file Parengarenga Sand Royalty 5B1, 1967 (R18424041)

BAAI 11466 A139 159/d 2370 Alienation file Kareponia 1A3 - FROM: Wiremu Taua - TO: Mary Jane Berghan, 1916 (R18421889) – includes:

-BAAI 11466 A139 159/d 2374 Alienation file Kareponia 1A3 - FROM: Wiremu Taua - TO: Mary Jane Berghan, 1916 (R18421856)

-BAAI 11466 A139 159/d 4767 Alienation file Kareponia 1A3, 1916-1931(R18424043) *Digital copy in document bank #T19*

BAAI 11466 A139 159/f 4828 pt 2 Alienation file Pakohu 1 and 2B2AV, 1951-1959 (R18424104)

BAAI 11466 A139 159/g 4828 pt 3 Alienation file Pakohu 1 and 2B2AV, 1962-1963 (R18424105)

BAAI 11466 A139 160/d 3092 Alienation file Parengarenga 5B2B - FROM: Manga Wiki, 1918 (R18422456) – includes:

-BAAI 11466 A139 160/d 4858 Alienation file Parengarenga 5B2B - FROM: R. Murupaenga and others - TO: E. and T. Stewart, 1930 (R18424164)

-BAAI 11466 A139 160/d 4876 Alienation file Parengarenga 5B2B - FROM: Hone Wi Kaipo and others - TO: Parenga New Zealand Tung Oil Company Limited, 1931-1932 (R18424226)

-BAAI 11466 A139 160/d 4909 Alienation file Parengarenga 5B2B, 1918-1947 (R18424251)

BAAI 11466 A139 179/e 5290 Alienation file Waipapa, 1907-1911 (R18424500) *Digital copy in document bank #T19*

BAAI 11466 A139 186/g 5403 Alienation file Kareponia 1B2D, 1917 (R18424634) *Digital copy in document bank #T19*

BAAI 11466 A139 189/c 5484 Alienation file Pakohu 2B2 (pt), 1923-1957 (R18424752)

BAAI 11466 A139 189/i 5490 Alienation file Pakohu 2B2A R, 1927-1928 (R18424724)

BAAI 11466 A139 189/j 5491 Alienation file Pakohu 4E1, 1916-1951 (R18424723)

BAAI 11466 A139 190/f 5503 Alienation file Taumatawiwi, 1925 (R18424871) *Digital copy in document bank #T19*

BAAI 11466 A139 211/m 5852 Alienation file Te Kao No. 100 (formerly Parengarenga 5B10), 1946-1947 (R18424973)

BAAI 11466 A139 223/n 6060 Alienation file Te Kao 84, 1948-1953 (R18425211)

BAAI 11466 A139 223/p 6062 Alienation file Te Kao 99, 100 and 101, 1948 (R18425213)

BAAI 11466 A139 228/f 6158 Alienation file Te Kao 35, 1949 (R18425247)

BAAI 11466 A139 234/g 6271 Alienation file Te Kao, 1951(R18425463)

BAAI 11466 A139 234/i 6274 Alienation file Whakapouaka A, 1951-1953 (R18425330) *Digital copy in document bank #T19*

BAAI 11466 A139 242/a 6381 Alienation file Pakohu 2B2 Section 91A, 1952-1953 (R18425431)

BAAI 11466 A139 243/q 6424 Alienation file Pa[e?]rengarenga No 1, 1953 (R18425487)

BAAI 11466 A353 254/b 6511 Alienation file Whatuwhiwhi 1B2, 1953 (R18425559) *Digital copy in document bank #T19*

BAAI 11466 A353 255/h 6554 Alienation file Te Kao 103, 1953 (R18425589)

BAAI 11466 A353 256/f 6568 Alienation file Okahu 4C1, 1916-1955 (R18425601) *Digital copy in document bank #T19*

BAAI 11466 A353 259/f 6626 Alienation file Kareponia 1A3 [Part] and Mangatawa, 1954 (R18425649) *Digital copy in document bank #T19*

BAAI 11466 A353 266/c 6725 Alienation file Te Kao 104, 1912-1970 (R18425709)

BAAI 11466 A353 266/h 6033 Alienation file Te Kao 80 - TO: Nutana Wiki, 1947 (R18425204) – includes:

-BAAI 11466 A353 266/h 6735 Alienation file Te Kao 80, 1947-1954 (R18425776)

BAAI 11466 A353 266/i 6736 Alienation file Te Kao 56, 1954-1955 (R18425775)

BAAI 11466 A353 266/l 6739 Alienation file Te Kao 55, 1954-1955 (R18425772)

BAAI 11466 A353 266/m 6740 Alienation file Te Kao 75, 1955 (R18425771)

BAAI 11466 A353 268/h 6769 Alienation file Kareponia 1A1, 1955-1973 (R18425750) *Digital copy in document bank #T19*

BAAI 11466 A353 270/c 6785 Alienation file Te Kao 33A, 1956 (R18425789)

BAAI 11466 A353 270/f 6789 Alienation file Whakapouaka [B] Block, 1953-1956 (R18425793) *Digital copy in document bank #T19*

BAAI 11466 A353 276/a 6890 Alienation file Okahu 4B, 1956-1958 (R18425881) *Digital copy in document bank #T19*

BAAI 11466 A353 276/k 6902 Alienation file Kareponia 2B2C1, 1956 (R18425891) *Digital copy in document bank #T19*

BAAI 11466 A353 278/l 6931 Alienation file Parengarenga 4B, 1956-1958 (R18425947)

BAAI 11466 A353 280/h 6945 Alienation file Pakohu 2B2AE, 1956-1963 (R18425933)

BAAI 11466 A353 283/f 6976 Alienation file Te Kao 32B, 1957-1963 (R18426006)

BAAI 11466 A353 293/d 5763 Alienation file Whatuwhiwhi 1A - FROM: Board of Native Affairs -TO: Ngareta Reihana Paul, 1944 (R18424902) – includes:

-BAAI 11466 A353 293/d 7069 Alienation file Whatuwhiwhi 1A, 1959 (R18426097)

BAAI 11466 A353 295/e 7089 Alienation file Pakohu 2B2AK, 1959 (R18426117)

BAAI 11466 A353 295/f 7090 Alienation file Whatuwhiwhi 1B1B2, 1959 (R18426118) *Digital copy in document bank #T19*

BAAI 11466 A353 303/d 7180 Alienation file Whatuwhiwhi 1B1B1, 1960 (R18426200) *Digital copy in document bank #T19*

BAAI 11466 A353 303/f 7182 Alienation file Whatuwhiwhi 1B1B2, 1960 (R18426202) *Digital copy in document bank #T19*

BAAI 11466 A353 303/g 7164 Alienation file Karikari 2 - TO: Manawa Mare, 1960 (R18426185) – includes:

-BAAI 11466 A353 303/g 7183 Alienation file Karikari Number 2 1960 (R18426203) *Digital copy in document bank #T19*

BAAI 11466 A353 306/g 7225 Alienation file Karikari 1A2, 1955-1961 (R18426245) *Digital copy in document bank #T19*

BAAI 11466 A353 307/m 7241 Alienation file Whatuwhiwhi 2B2, 1961-1963 (R18426262) *Digital copy in document bank #T19*

BAAI 11466 A353 307/n 7242 Alienation file Whatuwhiwhi 2B1, 1960-1962 (R18426263) *Digital copy in document bank #T19*

BAAI 11466 A353 313/k 7317 Alienation file Kareponia 2B2C2, 1962-1963 (R18426333) *Digital copy in document bank #T19*

BAAI 11466 A353 314/e 7325 Alienation file Kareponia 1A3B3, 1962 (R18426340) *Digital copy in document bank #T19*

BAAI 11466 A353 322/a 7428 Alienation file Okahu X2, 1963-1966 (R18426444) *Digital copy in document bank #T19*

BAAI 11466 A353 332/e 7547 Alienation file Parengarenga Topu [Part], 1964-1966 (R18426574)

BAAI 11466 A353 333/i 7562 Alienation file Otu, 1965 (R18426589) *Digital copy in document bank #T19*

BAAI 11466 A353 333/j 7563 Alienation file Pakohu 1, 1965 (R18426590)

BAAI 11466 A353 334/a 7564 Alienation file Pakohu 2B2AV, 1965 (R18426591) *Digital copy in document bank #T19*

BAAI 11466 A353 334/b 7565 Alienation file Pakohu 3B, 1964-1965 (R18426592) *Digital copy in document bank #T19*

BAAI 11466 A353 334/c 7566 Alienation file Muriwhenuatika 1A, 1964-1965 (R18426593) *Digital copy in document bank #T19*

BAAI 11466 A353 334/d 7567 Alienation file Muriwhenuatika 1B, 1964-1965 (R18426594) *Digital copy in document bank #T19*

BAAI 11466 A353 334/e 7568 Alienation file Muriwhenuatika 1C, 1964-1965 (R18426595) *Digital copy in document bank #T19*

BAAI 11466 A353 334/f 7569 Alienation file Muriwhenuatika 2, 1964-1965 (R18426596) *Digital copy in document bank #T19*

BAAI 11466 A353 334/g 7570 Alienation file Ohao 1, 1965 (R18426597) *Digital copy in document bank #T19*

BAAI 11466 A353 334/h 7571 Alienation file Ohao 2A, 1964-1965 (R18426598) *Digital copy in document bank #T19*

BAAI 11466 A353 334/i 7572 Alienation file Pakohu 3A, 1965 (R18426599) *Digital copy in document bank #T19*

BAAI 11466 A353 334/j 7573 Alienation file Te Hapua X, 1965 (R18426600) *Digital copy in document bank #T19*

BAAI 11466 A353 337/k 7613 Alienation file Te Hapua 1, 1965 (R18426644)

BAAI 11466 A353 337/l 7613A Alienation file Te Hapua 1, 1965 (R18424443)

BAAI 11466 A353 338/c 7412 Alienation file Karikari 1B1B - FROM: Phillip and Timoti Hetaraka - TO: Holden Properties Limited, 1963-1964 (R18426425) – includes:

-BAAI 11466 A353 338/c 7618 Alienation file Karikari 1B1B, 1963-1967 (R18426649) *Digital copy in document bank #T19*

BAAI 11466 A353 349/c 7756 Alienation file Kareponia 2A3A, 1966 (R18426790) *Digital copy in document bank #T19*

BAAI 11466 A353 349/d 7757 Alienation file Kareponia 2A3B, 1966-1968 (R18426791) *Digital copy in document bank #T19*

BAAI 11466 A353 350/c 7767 Alienation file Te Kao 40, 1966 (R18426801)

BAAI 11466 A353 351/d 7783 Alienation file Te Kao 108, 1966 (R18426948)

BAAI 11466 A353 358/g 7896 Alienation file Te Kao 105, 1967 (R18426902)

BAAI 11466 A353 359/b 7902 Alienation file Taumatawiwi DD, 1967-1968 (R18426908) *Digital copy in document bank #T19*

BAAI 11466 A353 365/h 7989 Alienation file Parengarenga 3G, 1968-1970 (R18427028)

BAAI 11466 A353 365/i 7990 Alienation file Parengarenga B, 1968-1971 (R18427029)

BAAI 11466 A353 366/p 8003 Alienation file Kareponia 1A5B2 [Part], 1968-1970 (R18427014) *Digital copy in document bank #T19*

BAAI 11466 A353 368/n 8033 Alienation file Pakohu 2B1, 1968-1970 (R18427047)

BAAI 11466 A353 377/f 8079 Alienation file Moturoa Islands - FROM: Ani Eriha Kiwikiwi and others - TO: The Crown, 1968 (R18427093) – includes:

-BAAI 11466 A353 377/f 8139 Alienation file Moturoa Islands, 1968-1978 (R18427151) *Digital copy in document bank #T19*

BAAI 11466 A353 385/m 8244 Alienation file Te Kao 64B, 1970-1971 (R18427209)

BAAI 11466 A353 387/j 7538 Alienation file Te Kao 33B - TO: J. and B. Everett, 1964 (R18426565) – includes:

-BAAI 11466 A353 387/h 8266 Alienation file Te Kao 33B, 1964-1971 (R18427255)

BAAI 11466 A353 393/h 8348 Alienation file Whakapouaka C, 1971-1972 (R18427327) *Digital copy in document bank #T19*

BAAI 11466 A353 393/i 8349 Alienation file Whakapouaka B, 1971-1972 (R18427328) *Digital copy in document bank #T19*

BAAI 11466 A353 393/j 8350 Alienation file Karikari 1B2B1B, 1971-1972 (R18427329) *Digital copy in document bank #T19*

BAAI 11466 A353 393/k 8351 Alienation file Karikari 1B2B1A, 1971-1972 (R18427330) *Digital copy in document bank #T19*

BAAI 11466 A353 393/l 8352 Alienation file Karikari 1B2A4, 1971-1972 (R18427331) *Digital copy in document bank #T19*

BAAI 11466 A353 393/m 8353 Alienation file Karikari 1B2A2, 1971-1972 (R18427412) *Digital copy in document bank #T19*

BAAI 11466 A353 393/n 8354 Alienation file Karikari 1B2A1, 1971-1972 (R18427413) *Digital copy in document bank #T19*

BAAI 11466 A353 394/a 8355 Alienation file Karikari 1B1A, 1971-1972 (R18427414) *Digital copy in document bank #T19*

BAAI 24043 2– 123M Mangonui Court applications – Whatuwiwi 1874-1955 (R23265745)

BAAI 24043 A131 3 141M Mangonui Court applications Karikari, 1875-1955 (R23265749)

BAAI 24043 A131 3 130M Mangonui Court applications Muruwhenuatika, 1874-1952 (R23265747)

BAAI 24043 A131 7 160M Mangonui Court applications Taumatawiwi, 1875-1955 (R23265758)

BAAI 24043 A131 7 165M Mangonui Court applications Okahu, 1874-1955 (R23265759)

BAAI 24043 A131 9 172M and 172AM Pt 1 Mangonui Court applications Maimaru and Kareponia, 1875-1950 (R23265762)

BAAI 24043 A131 10 172M and 172AM Pt 2 Mangonui Court applications Maimaru and Kareponia, 1951-1956 (R23265763)

BAAI 24043 A131 15 228M Pt 1 Mangonui Court applications Parengarenga, 1900-1948 (R23265776)

BAAI 24043 A131 16 228M Pt 2 Mangonui Court applications Parengarenga, 1926-1950 (R23265777)

BAAI 24043 A131 17 228M Pt 2B Mangonui Court applications Parengarenga, 1926 (R23265778)

BAAI 24043 A131 17 228M Pt 3 Mangonui Court applications Parengarenga, 1949-1956 (R23265779)

BAAI 24042 A131 20 293M Mangonui Court applications Perukai [Perukia?], 1875-1914 (R23265790)

BAAI 24043 A131 20 297M Pt 1 Mangonui Court applications Pakohu 1, 1898-1953 (R23265791)

BAAI 24043 A131 20 297M Pt 2 Mangonui Court applications Pakohu 1, 1953-1954 (R23265792)

BAAI 24043 A131 21 298M Pt 1 Mangonui Court applications Pakohu 2, 1899-1924 (R23265793)

BAAI 24043 A131 21 298M Pt 2 Mangonui Court applications Pakohu 2, 1925-1934 (R23265794)

BAAI 24042 A131 22 298M Pt 3 Mangonui Court applications Pakohu 2, 1925-1953 (R23265795)

BAAI 24042 A131 22 320M Mangonui Court applications Moturoa and Pukeputianga, 1907-1909 (R23265798)

BAAI 24043 A131 22 1032M Mangonui Court applications Parengarenga Topu, 1956-1957 (R23265807)

BAAZ: Lands and Survey Office Auckland
BAAZ 1108 A25 166/c 5329 Survey files Kareponia block, 1904-1914 (R19671703)

BAAZ 1108 A25 187/c 6184 Survey files Perukia block, 1904-1914 (R19671828)

BADY: Department of Conservation, Auckland Conservancy
BADY 1109 224/b 3/109 Moturoa Island off Cape Karikari, 1967-1977 (R21461328)

BAFO: Mangonui Magistrate Court
BAFO 10852 A760 2/a Mangonui outwards letterbook, 1860-1869 (R21531218) *Digital copy in document bank #T19*

BAFO 10852 A760 3/a Mangonui outwards letterbook, 1879-1882 (R21531219) *Digital copy in document bank #T19*

BAFO 10852 A760 4/a Mangonui outwards letterbook, 1882-1883 (R21531220)

BAFO 10852 A760 1/a Mangonui outwards letterbook, 1883-1886 (R21531221)

BAIE: Department of Survey and Land Information Auckland District Office

BAIE 4309 A646 1/b-83 1868/2031 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Orders of Court etc forwarded relating to blocks Kaitaia, Okahu, Tawhati, 1868 (R10506134)- includes:

-BAIE 4309 A646 1/b-84 1868/2030 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Native Land Court Session Report on at Ahipara, 1868 (R10506133)

-BAIE 4309 A646 1/b-86 1868/1906 From: Maning FE, Judge Native Land Court, Hokianga

-BAIE 4309 A646 1/b-104 1868/1276 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Native Land Court Session relative to at Ahipara, 1868 (R10506064) *Digital copy in document bank #T19*

BAIE 4309 A646 1/c-11 1868/2262 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Crown Land Grants forwarding cheque for fees Haratai and Okahu, 1868 (R10506148) – includes:

-BAIE 4309 A646 1/c-35 1867/364 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Crown Grant Fees forwarding cheque Rangaunu, 1867 (R10505853) *Digital copy in document bank #T19*

BAIE 4309 A646 1/e-11 1868/88 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Survey Plans and Applications forwarded for Kaitaia, Okahu, Tawhati, 1868 (R10505933) – includes:

-BAIE 4309 A6464 1/e-21 1867/2028 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Survey Plans and other papers forwarded for Whakateterekia, Parapara, Haratai, 1867 (R10505909) *Digital copy in document bank #T19*

BAIE 4309 A646 1/f-88 1871/1030 From: Maning FE, Judge Native Land Court, Hokianga - Subject: Native Land Court Session papers re blocks of land disposed of at Ahipara Waipapa, Oharae Nos. 1 To 5, Te Kuihi, Parangiora, Paua, Te Kopanga Nos. 1 and 2, Whangakea, Muriwhenua, 1871 (R10506253) *Digital copy in document bank #T19*

BAJZ: Land Information New Zealand Auckland Regional Office

BAJZ 23656 779/a H1 Deeds register book H1 [Mangonui (Mongonui), Whangaroa Counties], 1854-1879 (R22764160) *Digital copy available on ANZ Website*

BAJZ 23662 811/a 1H pt 1 Deeds index 1H [Mangonui (Mongonui), Whangaroa Counties - reconstruction of original folio numbers given in the entry e.g. 1H.51 is on new folio 17], c. 1852 – unknown, (R22764192) *Digital copy available on ANZ Website*

BAJZ 23641 40/a R21 pt 2 Deeds register book R21 [Auckland] - Folio 478-954 (R22763421) *Digital copy available on ANZ Website*

BAJZ 23641 49/a R26 Deeds register book R26 [Auckland] (R22763430) *Digital copy available on ANZ Website*

BAJZ 23663 998/a 2GH BK50 Crown grants 2GH - Folio 211-463 [Mangonui (Mongonui), Whangaroa Counties], 1865-1870 (R22764364)

BAJZ 23760 A1709 160/q 16 Islands - Cape Maria Van Diemen to Hokianga Harbour - Matapia Island, island just east Ruakawa Bay, Island just round cape from Maria Van Diemen, Island just east of Otoi Rock, The Bluff, c. 1983 (R22917141) *Digital copy in document bank #T19*

BAJZ 23760 A1708 160/r 17 Islands - Top of Spirits Bay to Cape Maria Van Diemen - Motuopao, Island east of Ngatangawhiti Bay, Island east of Tapotupotu Bay, Ngaupoko Rocks, c.1983 (R22917142) *Digital copy in document bank #T19*

BAJZ 23760 A1708 160/s 18 Islands - North Cape to top of Spirits Bay - Pananehe, Kaurahoupo Rocks, Unnamed island East of Kerr Point, c. 1983 (R22917143) *Digital copy in document bank #T19*

BAJZ 23760 A1708 160/t 19 Islands - North Cape to Grenville Point - Murimotu, Kaipohue and adjacent island, Dog Island (Motuwhangaikirehe), Small unnamed island in Parengarenga Harbour, 3 small unnamed islets around Murimotu Island, c. 1983 (R22917144) *Digital copy in document bank #T19*

BAJZ 23760 A1708 160/u 20 Islands - Grenville Point to Blackney Point - Unnamed island in Waimanone Creek, Omaia Islands (3), Unnamed islands (7) in Rangaunu Harbour, Small islands in Waimanone Creek, Unnamed island in Waipapakauri Creek, Unnamed island in Waipapakauri Creek, Kaitino Creek Island, Unnamed island in Rangaunu Harbour, Tokoroa Island, Motuotuna, Unnamed island in Rangaunu Harbour entrance, Simmonds Island consisting of Motupuruhi Island and Terakautuhaka islands and islets, 1983 (R22917145) *Digital copy in document bank #T19*

BAJZ 23760 A1708 160/v 21 Islands - Blackney Point to Osprey Head - Moturoa Islands: Green, Moturoa, Whale, Rocky; Sugarloaf Island and Islets around Moturoa Island; Motutara Rocks; Puketutu [Puketu]; Unnamed islands in Blocks I, V and VI Karikari Survey District; Paewhenu, c.1983 (R22917146) *Digital copy in document bank #T19*

BAJZ 23760 A1708 160/w 22 Islands - Osprey Head to Camp Bay - Cone Rock (Horoiwi), Wekarua Island, Pa (Matanohinohi), Bird Rock, Te Kura Rocks and Motutara Island, Small island off OLC 290, c. 1983 (R22917147) *Digital copy in document bank #T19*

BAJZ 23760 A1708 161/e 30 Moturoa Island and adjacent islets and rocks, c.1983 (R22917155)

BAJZ 23978 A1708 438/d 39 Plan of Karikari peninsula showing land status at June, 1963-1983, (R22923787) *Digital copy in document bank #T19*

BAJZ 23962 A1708 412/f Maori land claims, Karikari, c1987 (R22923521) *Digital copy in document bank #T19*

BAJZ 23968 A1708 421/g Maori land claim overlay, Karikari, c1987 (R22923593) *Digital copy in document bank #T19*

BAJZ 23978 A1708 443/b 55 Plan of Kareponia, Maimaru, Waimanone, Matarau, Rangiranginga and Whiwhero, c1925-c1983 (R22923844)

BAPP: Land Information New Zealand Hamilton Office
BAPP 24556 A1721 280 2107 Consolidation Schemes, Survey Lien Schedules and compromised survey liens (Tokerau, Waikato-Maniapoto & Waiariki Maori Land Court Districts), c1893-c1938 (R23818962) *Digital copy in document bank #T19*

BAPP 24556 282 2114 [Papers of the Trust Commissioners, particularly Colonel T M Haultain, Auckland] - Applications to Trusts Commissioners under the Native Lands Frauds Prevention Act 1881 [and including] Whakamaru Mangaiti [Maungaiti] papers. Box 1, 1883 (R23818999)

BAPP 24556 283 2114 [Papers of the Trust Commissioners, particularly Colonel T M Haultain, Auckland] - Applications to Trusts Commissioners under the Native Lands Frauds Prevention Act 1881- Box 2, 1883 (R23819000)

BAOY: NZ Timberlands Ltd, Northland District Office
BAOY 4429 85/c 9/4/5 pt 1 Land Acquisition - Te Kao 76 and 77 B Blocks, 1973-1982 (R21420420)

BBAD: Ministry of Works, Auckland District Office
BBAD 1054 2345/a 50/18/59/0 Whangarei District - Post Offices - Automatic telephone exchange - Te Kao, 1960-1963 (R22463364)

BBAD 1173 67/d 50/15/10/0/47174 Local Bodies - Mangonui County Council - land taken for harbour works at Parengarenga - SO 47174, 1971-1973 (R25107818)

BBDL: Te Puni Kokiri Tai Tokerau
BBDL 1030 386/b 21/29 pt 3 Ngatikahu Development Scheme General, 1966-1972 (R21665140)

BBDL 1030 386/c 21/29 pt 4 Ngatikahu Development Scheme General, 1972-1973 (R21665141)

BBDL 1030 1814/b 21/B/18 pt 7 Mangōnui Development Scheme – Tamati Poharama, 1968-1969 (R21673020)

BBDL 1030 1814/c 21/B/18 pt 6 Mangōnui Development Scheme – Tamati Poharama, 1966-1968, (R21673019)

BBDL 1030 1814/d 21/B/18 pt 5 Mangōnui Development Scheme – Tamati Poharama, 1964-1966, (R21673018)

BBDL 1030 1815/a 21/B/18 pt 4 Mangōnui Development Scheme – Tamati Poharama, 1963-1964, (R21673017)

BBDL 1030 1815/b 21/B/18 pt 3 Mangōnui Development Scheme – Tamati Poharama, 1959-1962 (R21673016)

BBDL 1030 1815/c 21/B/18 pt 2 Mangōnui Development Scheme – Tamati Poharama, 1956-1959 (R21673015)

BBDL 1030 1815/d 21/B/18 Mangōnui Development Scheme – Tamati Poharama, 1939-1956 (R21673280)

BBDL 1030 1978/b 21/B/6 Land Development - Schemes and Rural Lending - Mangonui - Mangonui Development Scheme, 1957-1959 (R21673010)

BBDL 1030 1978/c 21/B/6 Land Development - Schemes and Rural Lending - Mangonui - Mangonui Development Scheme, 1952-55 (R21673011)

BBDL 1030 2402/a 29/564 Pt 1 Vested land Parengarenga 3G, 1988(R21673779)

BBDL 1030 2402/b 29/564 Pt 2 Vested land Parengarenga 3G, 1988-1989 (R21673780)

BBDL 1030 2432/b 28/3/12 Pt 1 Abolition of Conversion Fund Parengarenga B3 and A, 1982-1988 (R21673349)

BBDL 1030 2751/a 21/29 pt 1 Ngatikahu Scheme, 1983-1993 (R21673281) Restricted until 2033

BBDL 1030 2751/b 21/29 pt 5 Ngatikahu Scheme, 1973 (R21673282)

BBDL 1030 2752/a 21/29 pt 6 Ngatikahu Scheme, 1974-76 (R21673283)

BBDL 1030 2752/b 21/29 pt 7 Ngatikahu Scheme, 1976-81 (R21673284)

BBDL 1030 2752/c 21/29 pt 8 Ngatikahu Scheme, 1981-83 (R21673285)

BBDL 1030 2882/a 17/7/70 pt 1 Maori Trust - Leases - Okahu 4B, 1958-1975 (R21669783) Restricted until 2045

BBDL 1030 2883/d 15/7/102 pt 1 Maori Trust leases Parengarenga 5B1, 1960-1969 (R21669796) Restricted until 2039

BBDL 1030 2883/e 15/7/102 pt 2 Maori Trust leases Parengarenga 5B1, 1969-1971 (R21669797) Restricted until 2041

BBDL 1030 2884/a 15/7/102 pt 3 Maori Trust leases Parengarenga 5B1, 1971-1981 (R21669798) Restricted until 2051

BBDL 1030 2906/b 15/8/12 pt 1 Maori Trust – Compensation and Land Takings – Parengarenga Topu Road, 1966-1968 (R21669860)

BBDL 1030 2907/i 15/8/31 pt 1 Maori Trust- Compensation for land – Parengarenga, 1972-1984 (R21670165)

BBDL 1030 3080/a 21/A/47 pt 2 Land Development - Schemes and Rural Lending - Mangonui - M N Hetaraka, 1969-1976 (R21672918)

BBDL 1030 3080/b 21/A/47 pt 1 Land Development - Schemes and Rural Lending - Mangonui - M N Hetaraka, 1969-1976 (R21672919)

BBDL 1030 3081/c 21/A/47 pt 1 Land Development - Schemes and Rural Lending - Mangonui - M N Hetaraka, 1969 (R21673086)

BBDL 1030 3098/a 21/B/2 pt 1 Mangonui Development Scheme – P Hetaraka, 1958-1973 (R21673008)

BBDL 1030 3098/b 21/B/2 pt 2 Mangonui Development Scheme – P Hetaraka, 1963-1989 (R21673009) Restricted until 2029

BBDL 4997 79/c 21/B/6 pt 3 Waitai Raharuhi, 1958-1991 (R1192305) Restricted until 2031

BBDL 4997 79/d 21/B/6 pt 4 Waitai Raharuhi, 1961-1973 (R1192306)

BBDL 4997 80/a 21/B/6 pt 5 Waitai Raharuhi, 1962-66 (R1192307)

BBDL 4997 80/b 21/B/6 pt 6 Waitai Raharuhi, 1963-1975 (R1192308)

BBDL 5063 1/a Report on Ngatikahu compiled by E.M Clifford (includes copies of Maori Land Court minutes etc), 1992 (R1007706)

BBEE: Department of Conservation, Northland (former Lands and Survey Files)
BBEE 15336 221/a 8/3/668 Recreation Reserve, Mangonui County, 1978-1985 (R12189657)

BBEE 15336 294/j 8/5/668 Cape Karikari Lighthouse Reserve 1966-77 (R12189870)

BBEE 15336 467/c 20/1206 Karikari 2K Block [includes references to Karikari 2J, 1B, 1B1A, 1B1B, 1B2B2, 1A2], 1918-1988 (R12190582)

BBEE 15336 301/c 8/5/746/1 Matai Bay - ministerial representations, 1972-1982 (R12189894)

BBOP: Maori Land Court Auckland
BBOP 4309 8/a-333 1877/2337 From: Hapaira Hui, Trustee - Subject: Mereri Te Hara, Wira, Te Arainga and Wi Tamihana (Minors) Muriwhenuatika, 1877 (R10507230)

BBOP 4309 8/a-333 1877/2337 From: Mihaka Kingi Wiremu, Trustee - Subject: Mereri Te Hara, Wira, Te Arainga and Wi Tamihana (Minors) Muriwhenuatika, 1877 (R10507234)

BBOP 4309 8/a-338 1877/2337 From: Mere Peka, Trustee - Subject: Ruiha Kuruwini, Te Herewini Kuruwini and Hone Kuruwini (Minors) Muriwhenuatika, 1877 (R10507233)

BBOP 4309 8/a-338 1877/2337 From: Wairemu Tamihana, Trustee - Subject: Ruiha Kuruwini, Te Herewini Kuruwini and Hone Kuruwini (Minors) Muriwhenuatika, 1877 (R10507235)

BBOP 15358/2 Letters and applications to the Native Trust Commissioner TCR 75/1 - TCR 75/132, 1875, (R20551719)

BBOP 28443 A53 1/d General Correspondence - T.T Ropiha - Mangonui Consolidation 1936-1938 (R26220067) *Digital copy in document bank #T19*

BAAA: Education
BAAA 1001 500/b 44/4 pt 1 Maori Schools - Building and Site Files – Rangiawhia, 1895-1904 (R20392087) *Digital copy available on ANZ Website*

BAAA 1001 500/c 44/4 pt 2 Maori Schools - Building and Site Files – Rangiawhia, 1904-1908 (R20392088) *Digital copy available on ANZ Website74/c*

BAAA 1001 574/c 44/4 pt 1 Maori Schools - Building and Site Files - Te Hapua, 1873-1898 (R20392296)

BAAA 1001 575/a 44/4 pt 2 Maori Schools - Building and Site Files - Te Hapua, 1898-1903 (R20392296)

Archives New Zealand, Wellington

AAMK: Department of Māori Affairs Head Office
AAMK 869 452/d 15/1/793 Development Units - Land Settlement - Aperahama, Heka, deceased - Te Kao Dairy Scheme - Section 7, 1935-1977 (R11837462) Restricted until 2035

AAMK 869 455/c 15/1/810 pt 1 Development Units - Land Settlement - Hetaraka, Mu and Nellie - Te Kao Dairy Scheme - Section 17, 1935-1964 (R11837473) Restricted until 2035

AAMK 869 455/d 15/1/810 pt 2 Development Units - Land Settlement - Hetaraka, Mu and Nellie - Te Kao Dairy Scheme - Section 17, 1964-1974 (R11837474) Restricted until 2064

AAMK 869 456/a 15/1/810 pt 3 Development Units - Land Settlement - Hetaraka, Mu and Nellie - Te Kao Dairy Scheme - Section 17, 1974-1979 (R11837602) Restricted until 2074

ABKK: Works Consultancy Services Head Office
ABKK 889 332 50/910 pt 1 Land Miscellaneous - Kaitaia Town Board, Water Supply and Sewerage, 1916-1981 (R17300991)

ABKK 889 332 50/910 pt 2 Land Miscellaneous - Kaitaia Town Board, Water Supply and Sewerage, 1981-1983 (R17300992)

ABWN: Land Information New Zealand, National Office, Crown Purchase Deeds
ABWN 8102 300 AUC 4360 Pakoha [Pakohu] No. 2A Block 3 - Muriwhenua Survey District [Certificate of Title reference: 392/148], 1905 (R23440621) *Digital copy available ANZ website*

AAMK, ACIH, AAVN & ABJZ: Department of Maori Affairs, Head Office; Iwi Transition Agency, Head Office; and Te Puni Kokiri, National Office

Yearly number files
AAMK 18191 3 MLA 1904/90 From: H Rapihana, Pukepoto, Mangonui Date: 13 September 1904 Subject: Renewing his claim for horse hire travelling to Parengarenga in connection with Aupouri lands Former refs: ADYU 18191, Box 3; MA-MLA1, Box 3; MA61; W245, 1904 (R24196723)

ACIH 16036 869 MA 1 1906/68 Received: 5th June 1906 - From: L. Busby, Health Inspector, Kaitaia - Subject: That doctor visit native fever patients in Hapua, 1906 (R22400337)

ACIH 16036 881 MA 1 1906/396 Received: 11th July 1906. - From: Chief Judge Native Land Court, Wellington. - Subject: Karikari block. Recommends issue of O and C under sec. [section] 14 sub-sec [sub-section] 10 Native Land Court Act '94. Merita block, does not recommend issue, 1905-1906 (R22400517) *Digital copy in document bank #T20*

ACIH 16036 896 MA 1 1906/1009 Received: 3rd October 1906. - From: C.A. Young, Oakleigh, Symonds St, Auckland. - Subject: Parengarenga Lands. Wants information as to leasing, 1901-1914 (R22400876) *Digital copy in document bank #T20*

ACIH 16036 921 MA 1 1907/400 Received: 1st August 1907. - From: Isaac Sylva and Mrs Sheriff, Parengarenga. - Ask if any legal objection can be raised to their keeping a store on Native Lands, 1907 (R22402053)

ACIH 16036 953 MA 1 1908/429 Received: 12th August 1908. - From: Native Affairs Committee, House of Representatives. - Subject: Petition No. 220/08 for report. Eparaima Mutu Kapa and 10 others. For rehearing re Parengarenga No. [Number] 5. (Mr. Heke), 1908 (R22409409) *Digital copy in document bank #T20*

ACIH 16036 963 MA 1 1908/670 Received: 20th November 1908. - From: Stipendiary Magistrate Russell. - Subject: Indigent native. Moko Aperama of Te Hapua, Parenga. Recommends allowance in lien of pension, 1908 (R22402411)

ACIH 16036 963 MA 1 1908/671 Received: 20th November 1908. - From: Stipendiary Magistrate, Russell. - Subject: Indigent Native. Maria Heta of te Hapua Parenga. Recommends allowance in Lieu of pension, 1908 (R22402412)

ACIH 16036 1014 MA 1 1910/4496 Received: 12th July 1910. - From: L. Busby (Riapo Puhipi), Pukepoto. - Subject: Reports epidemic at Hapua, 1910 (R22403173)

ACIH 16036 1076 MA 1 1912/1900 Received: 26th June 1912. - From: Raiha H. Paraone, Waimanoni, Auckland. - Subject: For information as to her interests in Parengarenga, Pakohu Ohao and Te Kao Blocks, which she wishes to sell, 1912-1913 (R22404347) *Digital copy in document bank #T20*

ACIH 16036 1078 MA 1 1912/2341 Received: 3rd August 1912. - From: Stipendiary Magistrate Russell. - Subject: Indigent Native. Paraone Hatarana of Parenga. Recommends that assistance be granted as soon as possible, 1912 (R22404389)

ACIH 16036 1095 MA 1 1913/322 Received: 5th February 1913. - From: J. Gordon Coates Member of Parliament, Waihungarua. - Subject: Parengarenga No. [Number] 5 Hemo Kareama and others wish to exchange for land in Whangape or Rotokakaki No. [Number] 9 and 11, 1913 (R22404733) *Digital copy in document bank #T20*

ACIH 16036 1098 MA 1 1913/974 Received: 31st March 1913. - From: Marara Ratima or Aperahama, Kaitaia. - Subject: Te Konoti A4 and Perukia B etc. Wishes application for partition heard, 1913 (R22404804) *Digital copy in document bank #T20*

ACIH 16036 1101 MA 1 1913/2345 Received: 27th May 1913. - From: Paratene Kapa and 9 others, Te Kao. - Subject: Parengarenga 5B. For inclusion in title, 1913 (R22404898) *Digital copy in document bank #T20*

ACIH 16036 1105 MA 1 1913/2952 Received: 15th July 1913. - Fromm: Waima, per Waata Aporo, Tangiteroria. - Subject: Okahu 1 and 2. Land bought from European, Mary Hort or Fort. Maoris wish to know why any delay should occur in sale by them, 1913 (R22404975) *Digital copy in document bank #T20*

ACIH 16036 1106 MA 1 1913/3185 Received: 31st July 1913. - From: Wairama Maihi, Ahipara. - Subject: Parenga No. [Number] 5 and Pakohu No. [Number] 1. That certain names be included in Papakainga of Te Kao etc, 1913 (R22405011) *Digital copy available ANZ website #T20*

ACIH 16036 1106 MA 1 1913/3042 Received: 21st July 1913. - From: Hepa, Parenga. - Subject: Muriwhenuatika Block. Asks what enabled Tokerau Board to confirm sale, 1913 (R22404996) *Digital copy in document bank #T20*

ACIH 16036 1139 MA 1 1915/984 Received: 13th April 1915. - From: registrar Tokerau District, Auckland. - Subject: Okahu 3A. Amount of £11.5.4 paid to Mr Seen as Survey Charges and not accounted for. Asks how lien is to be discharged, 1915 (R22405655) *Digital copy in document bank #T20*

ACIH 16036 1142 MA 1 1915/2150 Received: 19th July 1915. - From: Native Affairs Committee, House of Representatives. - Subject: Petition No. [Number] 54/15 Murupaenga Rewiri and 111 others. That leases of Parengarenga, Pakohu and Ohao Blocks be terminated at the end of the year, 1915 (R22405702) *Digital copy in document bank #T20*

ACIH 16036 1153 MA 1 1916/1165 Received: - From: Te Paerata and others, Kareponia, Mangonui. - Subject: Flag for Patukoraha at Kareponia, Mangonui, 1916 (R22406000)

ACIH 16036 1153 1916/1693 Received: 19th May 1916. - From: Honourable Native Minister. - Subject: Flag to be supplied for Meeting House "Whatuwhiwhi" belonging to Ngatikahu on application of Tau Henare for Pene Ngatote of Rangiawhia, Mangonui, 1916 (R22405976)

ACIH 16036 1157 MA 1 1916/3902 Received: 9th August 1916. - From: Tokerau District Maori Land board, Auckland. - Subject: Kareponia 1A Section 3. Mortgage Wiremu Taua to Mrs. M.J. Bergham. Board recommends consent under Section 280/1909, 1916-1925 (R22406123) *Digital copy in document bank #T20*

ACIH 16036 1165 MA 1 1917/31 Received: 3rd February 1917. - From: Director of Education, Wellington. - Subject: Additional land for Native School Site at Te Hapua, Parenga. That the Native Land Court be asked to secure title to the Crown, 1917-1920 (R22406290) *Digital copy in document bank #T20*

ACIH 16036 1174 MA 1 1917/406 Received: 2nd October 1917. - From: Clerk, Native Affairs Committee, House of Representatives, Wellington. - Subject: For report on Petition No. [Number] 428/1917 of Mïrei Marupo and another for relief in connection with the sale of Kareponia No. [Number] 2B2 to Mr. T.G. Fleming, 1917 (R22406520) *Digital copy in document bank #T20*

ACIH 16036 1175 MA 1 1917/431 Received: 10th October 1917. - From: Clerk, House of Representatives, Wellington. - Subject: Order. House of Representatives. Petitions of Marupaenga Rewiri and others that the Australian Gum diggers be not interned nor allowed to dig gum on lands at Parengarenga which are leased to the Parenga Gum Company. Referred to Government for consideration. [Includes: 1916/3874], 1916-1917 (R22406536) *Digital copy in document bank #T20*

ACIH 16036 1185 MA 1 1918/131 Received: 3rd May 1918. - From: Registrar Tokerau District Maori Land Board, Auckland. - Subject: Parengarenga and Pakohu Gum Leases. Encloses leases and asks that opinion of Crown Law Officers be obtained as to right of Board to refuse renewal of same, 1915-1925 (R22406693) *Digital copy in document bank #T20*

ACIH 16036 1277 MA 1 1921/493 Received: 24th November 1921. - From: Murupaenga Rewiri, Te Hapua. - Subject: Asking that a portion of Pakohu No. [Number] 1 Block be cut off for him. [Includes: 1908/496, M 1908/2765, 1912/42], 1908-1921 (R22408043) *Digital copy in document bank #T20*

ACIH 16036 1296 MA 1 1922/318 Received: 11th august 1922. - From: Clerk, Native Affairs Committee, House of Representatives, Wellington. - Subject: For report on Petitions Nos. [Numbers] 214 and 215/1922 of Eru Ihaka and others that Parengarenga and Pokohu Blocks be revested in them free of encumbrances. [Includes: 1917/218], 1917-1925 (R22408268) *Digital copy in document bank #T20*

ACIH 16036 1323 MA 1 1923/343 Received: 1st November 1923. - From: R.D. McCully, Native School, Whatuwhiwhi. - Subject: Reihana Poharaura. Incapacitated Native requires assistance, 1923 (R22408625)

ACIH 16036 1358 MA 1 1925/102 Received: 17th April 1925. - From: R.D. McCully, Native School Teacher, Whatuwhiwhi. - Subject: Asking that the Natives of Whatuwhiwhi Settlement be granted assistance to purchase a Bull re their dairying operations, 1925-1926 (R22409006) *Digital copy in document bank #T20*

ACIH 16036 1384 MA 1 1926/139 Received: 6th April 1926. - From: President, Tokerau Maori Land Board, Auckland. - Subject: Glass Sand. Parenga Harbour. Complaint as to removal from Native Land, 1926 (R22409777) *Digital copy in document bank #T20*

ACIH 16036 1408 MA 1 1927/16 Received: 12th January 1927 - From: President, Tokerau Maori Land Board, Auckland - Subject: Forwarding request by the Natives of the Rangiawhia Peninsular that a bridge by built across the Karikari River, 1927 (R22410059)

ACIH 16036 1408 MA 1 1927/17 Received: 12th January 1926 - From: President, Tokerau Maori Land Board, Auckland - Subject: Natives on the Rangiawhia Peninsular ask that representations be made to the Post and Telegraph Department for the erection of a Telephone at Whatuwhiwhi, 1926 (R22410060)

ACIH 16036 1420 MA 1 1927/208 Received: 19th July 1927 - From: President, Tokerau Maori Land Board, Auckland - Subject: Karikari 1A 1 and other Blocks - Rangiawhia Peninsula: That application be made to the Court under Section 6/23 for the preparation of a Scheme of Consolidation, 1927 (R22410196) *Digital copy in document bank #T20*

Multiple number subject files
ACIH 16036 89 MA 1 5/5/216 Pakohu 2B 2S - Crown purchase, 1967 (R19524947) *Digital copy in document bank #T20*

AAMK 869 48j 5/5/227 Maori Trust Mortgages - Karikari 1B1B1 and 1B1B2, 1968 (R11835530) *Digital copy available ANZ website #T20*

AAMK 869 77a 5/9/199 part 1 Maori Trust Mortgages - Te Hapua Lands - Pakohu Number 1 and other Blocks, 1957-1973 (R11835719)

AAMK 869 77b 5/9/199 part 2 Maori Trust Mortgages - Te Hapua Lands - Pakohu Number 1 and other Blocks, 1974-1977 (R11835720)

ACIH 16036 109 MA 1 5/13/19 Karepaonia IA 3 Maimaru D 3C 2B and Maimaru D 3C 1 - Application for compensation for damages and land taken - Whakatane Spillway, 1928-1937 (R19525077) *Restricted for unspecified period*

ACIH 16036 145 MA 1 5/13/225 Investigation regarding sale of Muriwhenua Tika South, Kaimaumau, Houhorahora, Werahi, Kapowairua and Parengarenga Nos. 5B1, B2 and B3 Blocks, 1949 (R19525284) *Digital copy in document bank #T20*

15/- Development Schemes
AAMK 869 421a MA 1 15/1/52 Development Units - Land Settlement - Hati Rutene - Parapara A3A - Ko Te Ahua A1 - Mangonui Development Scheme, 1931-1971 (R11837325) *Restricted until 2031*

AAMK 869 421a MA 1 15/1/66 part 1 Development Units - Land Settlement - Raharuhi, Waitai - Karikari 1A2 - Mangonui Development Scheme, 1931-1963 (R11837321) *Restricted until 2031*

AAMK 869 421b MA 1 15/1/72 part 4 Development Units - Land Settlement - Karikari Development Scheme - Merita B2B etc. - Karikari 1A1, 1968-1972 (R11837322) *Restricted until 2068*

AAMK 869 421c 15/1/72 part 5 Development Units - Land Settlement - Karikari Development Scheme - Merita B2B etc. - Karikari 1A1, 1972-1975 (R11837323) *Restricted until 2072*

AAMK 869 423c 15/1/108 Development Units - Land Settlement - Matthews, Francis - Kareponia 1A5A - Mangonui Development Scheme, 1934-1978 (R11837330) *Restricted until 2034*

ACIH 16036 287 MA 1 15/1/70 Renata Hetaraka - Whatuwhiwhi IBI and 2B2, 1931-1961 (R19525740) *Restricted until 2061*

AAMK 869 426b 15/1/173 Development Units - Land Settlement - Tamaho, Parore - Thomas P. Ngawaka now Mike Leef - Whakakoro D9 - Mangonui Development Scheme, 1933-1980 *Restricted until 2033*

AAMK 869 450d 15/1/775 part 1 Development Units - Land Settlement - Subritzky, Rapata - Te Kao Dairy Scheme - Section 44, 1935-1974 (R11837454) *Restricted until 2035*

AAMK 869 451a 15/1/775 part 2 Development Units - Land Settlement - Subritzky, Rapata - Te Kao Dairy Scheme - Section 44, 1974-1978 (R11837454) *Restricted until 2074*

AAMK 869 453d 15/1/801part 2 Development Units - Land Settlement - Wiki, Hone Rapata - Te Kao Dairy Scheme - Section 5 - Account amalgamated with Henare Pako, 1964-1967 (R11837466) *Restricted until 2064*

AAMK 869 460e 15/1/892 Development Units - Land Settlement - Reihana, Ratahi (Eric Reihana) - Taumatawiwi Lot 1 (Part) - Mangonui Development Scheme, 1935-1978 (R11837626) *Restricted until 2035*

19/-
ACIH 16036 194 MA 1 W2459 19/1/660 part 1 Judge Acheson, Tokerau Native Land Court, Auckland for assistance to Natives of Te Hapua - Parenga Harbour, 1925-1937 (R21530671)

21/- Reserves
ACIH 16036 424 MA 1 21/1/68 Kareponia 1A5D1 - Reserved as church site and burial ground, 1961 (R19526573)

AAMK 869 723 j 21/1/275 Burial Ground Reserves, Reservations and School Sites - Parengarenga 5A2 Block (Burial Ground), 1973-1974 (R11838612)

ACIH 16036 453 MA 1 21/3/395 Pakohu RR Block - Maori Reserve, 1961-1962 (R19527011)
ACIH 16036 453 MA 1 21/3/407 Pakohu 2B2K2 2B2Q and 2B2X Blocks - Te Hapua 41 Block and Te Hapua 2 Block - Maori Reservation, 1962-1966 (R19527009)

AAMK 16036 456 MA 1 21/3/353 21/3/453 Karikari 1A 2B1 - Reservation (Section 439), 1960-1961 (R19527052)

ACIH 16036 239 MA 1 W2459 21/3/551 Kareponia No 1A, Section 4 - Maori Reservation, 1966-1967 (R21530981)

ACIH 16036 242 MA 1 W2459 21/3/612 Moturoa Islands - Maori Reservation, 1968-1970 (R21531042)

ABJZ 869 60 21/3/817 part 1 Reservations - Parengarenga B3a - Maori Reservation, 1973-1976 (R22155547)

ABJZ 869 60 21/3/832 part 1 Reservations - Parengarenga 5b2a - Maori Reservation, 1977 (R22155553)

22/- Roads
ACIH 16036 510 MA 1 22/2/277 Parengarenga 5B 2B Part and 5B 3 - Parengarenga No.3 Part, Te Kao No.2 Part – Roading, 1950-1951 (R19527717)

38/-
ABJZ 869 170 38/2/10 part 1 Maori Lands Required For Public Works - Individual Cases - Whakapouaka - Taking Of Land For Light House, 1980-1986 (R22156808) *Digital copy in document bank #T20*

61/- Development Schemes
AAVN W3599 320 61/37 part 1 Parengarenga Development Scheme – Titles, 1956-1966 (R17215623)

AAMK 869 1378c 61/37 part 2 Maori Land Development Schemes - Parengarenga Development Scheme – Title, 1966-1978 (R11842021) *Restricted until 2048*

AAMK 869 1378d 61/37/1 part 1 Maori Land Development Schemes - Parengarenga Development Scheme - Reports and Estimates, 1956-1966 (R11842022) *Restricted until 2036*

AAMK 869 1379a 61/37/1 part 2 Maori Land Development Schemes - Parengarenga Development Scheme - Reports and Estimates, 1966-1970 (R11842023) *Restricted until 2040*

AAMK 869 1388b 61/54 part 1 Maori Land Development Schemes - Karikari Development Scheme - Merita B2B2 (etc.) Karakari 1A1, 1931-1960 (R11842058)

AAMK 869 1388c 61/54 part 2 Maori Land Development Schemes - Karikari Development Scheme - Merita B2B2 (etc.) Karakari 1A1, 1960-1963 (R11842059)

AAMK 869 1388d 61/54 part 3 Maori Land Development Schemes - Karikari Development Scheme - Merita B2B2 (etc.) Karakari 1A1, 1963-1968 (R11842060)

ACIH 16085: Royal Commission on Native Lands and Native Lands Tenure
ACIH 16085 11 MA 78 19 Papers relating to the work of the Commission; correspondence, schedules, reports - Whangarei, Hokianga, Bay of Islands, Whangaroa, Mangonui, 1906-1908 (R12777834)

ACIH 16085 5 MA 78 6 Papers relating to the work of the Commission; correspondence, schedules, reports - North Auckland, 1906-1908 (R12777849) *Digital copy in document bank #T20*

ACIH 16085 13 MA 78 21a Various reports, together with other papers relating to the Commission, 1906-1908 (R12777856)

ACIH 16085 13 MA 78 21b Various reports, together with other papers relating to the Commission, 1906-1908 (R12777857) *Digital copy in document bank #T20*

ACIH 16085 MA 78 2/2 Minute book containing notes on proceedings and evidence by Sir Robert Stout (Stout Ngata Commission). March 23-April 30, 1908 (R12777853)

AAFV: Department of Survey and Land Information, Head Office
AAFV 3 N. 7/5 Whatuwhiwhi, map/plan, 1958 (R24405209)

AAFV W3784 3 17/314/N7/5 NZMS [New Zealand Mapping Society] 2 – Whatuwhiwhi, 1957 (R1719432)

AAFZ: Ministry of Agriculture and Fisheries, Head Office
AAFZ 7910 12 AGW1711 2/12/678 Sea Fisheries Parengarenga District - Maori Petition re Preservation of Fish and Shellfish, 1955-1963 (R22108908)

AAMX: Landcorp Faming Limited, Head Office
AAMX 6095 95 36/2608 [Small Farms Land Development Blocks] - Parengarenga Maori Land Development Scheme, 1961-1972 (R1413333)

ABKK: Works Consultancy Services Ltd. Head Office
ABKK 889 54 33/1259 North Auckland Road District - Access to Whatuwhiwhi Native Settlement, Access to Wilkin, 1928-1954 (R17294528)

AANS: Department of Conservation, Head Office
AANS 815 9/1/431 part 1 Acquisition of Private Lands - Acquisition of Maori Land - Tekao 76 & 77 Blocks - Muriwhenua S.D. [Survey District] - S.F. [State Forest] 187 (Aupouri) - Auckland Conservancy, 1974-1976 (R16134195) *Digital copy in document bank #T20*

ABWN 8102: Land Information New Zealand, National Office, Crown Purchase Deeds
ABWN 8102 159 AUC 185 Okahu - Kaipara, 1858 (R12153789) *Digital copy available ANZ website*

ABWN 8102 224 AUC 1688 Te Kao [Certificate of Title Reference: 29/298], 1883 (R23285927) *Digital copy in document bank #T20*

ABWN 8102 300 AUC 4360 Pakoha [Pakohu] No. 2A Block 3 - Muriwhenua Survey District [Certificate of Title reference: 392/148], 1905 (R23440621) *Digital copy available ANZ website*

ABWN 8910: Land Information New Zealand, National Office, Certificates of Title and Memorials of Ownership for Maori Land
ABWN 8910 9 1051 Certificate of Title - KAREPONIA at Awanui in the District of Mangonui in the Province of Auckland Owner/Owners: Wiremu Taua, Hare Mikara, Timoti Popata, Wiremu Paratene, Te Waru Neho, Hare Peka, Hare Matenga, Hauri Popata, Nopera Kuka and Mihi Matenga Rutene, Bounded by Mangatete Block, Oinu Block, Maimaru Block, 1867-1868 (R25285520) *Digital copy in document bank #T20*

ABWN 8910 9 1052 Certificate of Title - MANGATAWA at Awanui in the District of Mangonui in the Province of Auckland Owner/Owners: Wiremu Taua, Bounded by Kareponia Block, Kungaeki Creek, Mangatawa Creek, 1867-1868 (R25285521) *Digital copy in document bank #T20*

ABWN 8910 9 1062 Certificate of Title - OKAHU at Kaitaia in the District of Mangonui in the Province of Auckland Owner/Owners: Hehi Te Pa, Hohaia Te Wakaroa, Meinata Te Kiripango, Timoti Puhipi, Rameka, Hoera, Heremaia Te Ara, Aperahama, Te Harawira and Natima, Bounded by Kaitaia Block, Kaiawe Block, 1868 (R25285531) *Digital copy in document bank #T20*

ABWN 8910 9 1063 Certificate of Title - TAWHATI at Kaitaia in the District of Mangonui in the Province of Auckland Owner/Owners: Tamaho Te Huhu, Kaperiere Haumea and Hapakuku, Bounded by Kaitaia River, Te Wai Potaka, Te Kani, Manurewa, Tewai Uku, 1868 (R25285532) *Digital copy in document bank #T20*

ABWN 8910 9 1082 Certificate of Title - WAIPAPA at Pukepoto in the District of Mangonui in the Province of Auckland Owner/Owners: Timoti Puhipi, Bounded by Ahipara Block, 1871 (R25285551) *Digital copy in document bank #T20*

ABWN 8910 9 1085 Certificate of Title - PERUKIA at Kaitaia in the District of Mangonui in the Province of Auckland Owner/Owners: Rutene Te Wa, Te Whitu, Nopera Kuka, Hauri Popata, Rameka Pautu, Arama Paora, Hopa Toamia, Ruka Hetaraka, Himeona Popata and Herewini Kuka, Bounded by Konoti Block, Victoria River, Oharae Block, Orakiroa Block, Kaitaia Block, 1871 (R25285554) *Digital copy in document bank #T20*

ABWN 8910 9 1100 Certificate of Title - WHATUWIWI at Mangonui in the District of Mangonui in the Province of Auckland Owner/Owners: Timoti Ngatote, Riwhi Taniwha, Heta Te Hinake, Timoti Te Kawau, Poharama Ihaia, Manuera Houtai, Ihaka Kahoe, Kingi Wiremu Te Ngaga and Peri Reweti, Bounded by Parakerake Block, Doubtless Bay, Native land, 1873 (R25285569) *Digital copy in document bank #T20*

ABWN 8910 9 1103 Certificate of Title - MURIWHENUATIKA at Muriwhenuatika in the District of Mangonui in the Province of Auckland Owner/Owners: Pene Korako, Maihi Te Huhu, Te Pana Taurere, Rameka Wahapu, Rawiri Taringa, Rawiri Kaiwaka, Makaore Te Kakati, Inoka Tangiora, Keremenata and Mita Te Wharewhiti, Bounded by Waitangi Creek, Te Hore, Sea Coast, Native land, 1873 (R25285572) *Digital copy available ANZ website #T20*

ABWN 8910 23 3331 Memorial of Ownership - KARIKARI at Karikari in the District of Mangonui in the Province of Auckland Owner/Owners: Timoti Ngatote, Pene Te Kaitoa, Riwhi Taniwha, Mata Ngakina, Te Ra Papera, Ihaka Kahoe, Raharuhi Ihaia, Matiu Paekoi, Haki Wi Kaitaia, Te Kingi Rakena, Herepeti Kingi, Te Kihiringi Te Morenga and Miriama Tipene, 1877 (R25292421) *Digital copy in document bank #T20*

ACGO: Department of Internal Affairs, Head Office

ACGO 8333 103 IA 1 1852/709 From: George Grey, Governor in Chief, Wellington To: Robert Henry Wynyard, Lieutenant Governor Date: 15 April 1852 Subject: Acknowledging report on Parengarenga Coal Enclosed: - 1851/2451 From: H Bergen, Kawau Date: 6

December 1851 Subject: Report on Parengarenga coal - 1851/2356 From: W B White, Resident Magistrate, Mongonui [Mangonui] To: Colonial Secretary, Auckland Date: 24 November 1851 Subject: Specimen of coal from Parengarenga - 1851/2327 From: James Busby, Victoria To: Colonial Secretary, Auckland Date: 18 November 1851 Subject: Respecting coal at Parengarenga - 1851/2283 From: W B White, Resident Magistrate, Mongonui [Mangonui] To: Colonial Secretary, Auckland Date: 13 November 1851 Subject: Reporting on the site required by W Butler for the purpose of working a coal mine [map included] - 1851/1998 From: James Busby Date: 8 October 1851 Subject: Reporting coal at North Cape - 1851/1807 From: W B White, Resident Magistrate, Mongonui [Mangonui] To: Colonial Secretary, Auckland Date: 16 September 1851 Subject: Forwarding a letter from W Butler requesting to be allowed to lease land at Mongonui [Mangonui] on which Coal is believed to exist, 1851-1852 (R23521502)

ACGS: Justice Department

ACGS 16211 697m J1 1903/850 From: Dr [John S] Reekie, Kaitaia Date: 7 July 1903 Subject: Forwarding report of Teacher of Native School at Te Hapua regarding sickness among natives, 1903 (R24618118)

ACGS 16211 732bc J1 1905/767 From: Pita Tehara and others, Pukepoto Date: 19 May 1905 Subject: For re-hearing of Okahu Block, 1905 (R24620573) *Digital copy in document bank #T20*

ACGS 16211 737o J1 1905/1163 From: Native Affairs Committee, House of Representatives Date: 26 July 1905 Subject: For report on petition of R Kanara and others for re-hearing of Parengarenga and Pakohu Blocks, 1905 (R24620909) *Digital copy in document bank #T20*

ACHL: Public Works Department, Wellington

ACHL 19111 W1 1295 54/674 Miscellaneous - Gravel Pits - Quarry at Te Kao, 1937-1947 (R21068723)

ACCO: Ministry for Primary Industries, National Office

ACCO 828 15 9/1/252 part 1 Maori Owners Land - Leasing for Afforestation - Parengarenga Blocks - Northland - Auckland Conservancy, 1966-1970 (R23260799)

ACCO 828 15 9/1/252 part 1 Maori Owners Land - Leasing for Afforestation - Parengarenga Blocks - Northland - Auckland Conservancy, 1980-1986 (R23260800)

ACCO 21680 190 LEG/V08/7.9 part 2 Maori Forestry Development: Lease Sale: Parengarenga A&B2B, 1995-1996 (R15930012)

ACCO 21680 190 LEG/V08/7.10 part 1 Maori Forestry Development: Lease Sale: Parengarenga 3G, 1994 (R15930013)

AECZ: Maori Land Purchase Department

AECZ 18714 1/cy MA-MLP1 1873/223. From: Lt Col McDonnell, Auckland Date: 22 December 1873 Subject: Report upon Parengarenga (with Takahue enclosures), 1873 (R23829999) *Digital copy in document bank #T20*

AECZ 18714 3cd MA-MLP 1 1875/261 From: H T Kemp, Auckland Date: 20 June 1875 Subject: Land purchase return, 1875 (R23830270) *Digital copy in document bank #T20*

AECZ 18714 3ck MA-MLP 1 1875/274 From: Edward L Green, Auckland Date: 3 July 1875 Subject: Forwards 17 deeds of Mr Brissenden's purchases, Enclosed 1875/173, 1875/179, 1875/188, 1875/170, 1875/164, 1875/153, 1875/138, 1875 (R23830283) *Digital copy in document bank #T20*

AECZ 18714 4c MA-MLP 1 1875/279 From: E T Brissenden, Auckland Date: 3 July 1875 Subject: Has forwarded a return of land purchases for past financial year, Enclosed 1875/265, 1875/105, 1875/67, 1875/69, 1875/71, 1875/70, 1874/468, 1874/454, 1874/435, 1874/448, 1874/451, 1874/388, 1874/361, 1874/317, 1874/323, 1874/289, 1874/274, 1874/221, 1874/212, 1874/211, 1874/183, 1874/170, 1874/198, 1874/162, 1874/171, 1874/158, 1874/152, 1873/205, 1873-1875 (R23830294) *Digital copy in document bank #T20*

AECZ 18714 4k MA-MLP 1 1875/300 From: Edward L Green, Auckland Date: 17 July 1875 Subject: With six incomplete deeds of Mr Brissenden, 1875 (R23830334) *Digital copy in document bank*

AECZ 18714 36af MA-MLP 1 1895/29 From: From: C F Maxwell, Auckland Date: 15 January 1895 Subject: Tawhati block offered for sale to Government, 1895 (R23905054) *Digital copy in document bank #T20*

AECZ 18714 37aj MA-MLP 1 1895/166 From: C F Maxwell, Auckland Date: 7 March 1895 Subject: Muriwhenuatika No. 1 block under offer of sale to Government [Written in Maori with translation], 1893-1895 (R23905128) *Digital copy in document bank #T20*

AECZ 18714 42f MA-MLP 1 1896/223 From: Registrar, Native Land Court, Auckland Date: 29 July 1896 Subject: Forwards land transfer certificate for Okahu Native School site, 1896 (R23905521) *Digital copy in document bank #T20*

AECZ 18714 53d MA-MLP 1 1899/53 From: C F Maxwell, Auckland Date: 4 April 1899 Subject: Forwarding deed of Pakohu or Hapua school site, 1899 (R23907626) *Digital copy in document bank #T20*

AECZ 18714 180c MA-MLP 1 1917/97 From: Atama te Haara & Others, Mangonui Date: 19 October 1917 Block: Te Pakohu No.3 Subject: Owners wish to sell land to the Crown, 1917 (R23910196) *Digital copy in document bank*

AECZ 18714 235m MA-MLP 1 1921/30 From: W E Goffe, Native Land Purchase Officer, Auckland Date: 8 April 1921 Subject: Okahu 4 C sec 1 - As to acquisition of freehold by the Crown, 1921 (R23910861) *Digital copy in document bank #T20*

AECZ 18714 235n MA-MLP 1 1921/31 From: W E Goffe, Native Land Purchase Officer, Auckland Date: 8 April 1921 Subject: Ohao no 1 - As to acquisition of freehold by the Crown, 1921 (R23910862) *Digital copy in document bank #T20*

AECZ 18714 251l MA-MLP 1 1925/26 From: John Caughley, Director of Education, Wellington Date: 8 December 1925 Subject: As to acquiring an area of 15 acres of section P Parengarenga Block 5 B No. 3 for a school site, 1925-1929 (R23911048) *Digital copy in document bank #T20*

AECZ 18714 255l MA-MLP 1 1927/12 From: President, Tokerau Maori land Board, Auckland Date: 19 July 1927 Subject: Taumatawiwi Block - Rangiawhia Peninsula - As to enabling the resident owners to acquire the interests of the non-resident owners, 1927 (R23911119) *Digital copy in document bank #T20*

Tokerau District Māori Land Court

(accessed through Pātaka Whenua: māorilandcourt.govt.nz/)

Northern Minute Books (N)

Tokerau Minute Books (TOK)

Kaitaia Minute Books (KT)

Historic Records Sheets

Historic Memorial Schedules

Historic Ownership Schedules

Official Records

Appendices to the Journals of the House of Representatives (AJHR)

New Zealand Gazette (NZG)

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Geiringer, Claudia, ‘Subsequent Maori Protest Arising from the Crown land purchases in Muriwhenua 1850-1865’, 1993 (Wai 45 #H7)

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APPENDIX: COMMISSION

OFFICIAL

Wai 45, #2.948

IN THE WAITANGI TRIBUNAL

Wai 45

CONCERNING the Treaty of Waitangi Act 1975

AND the Renewed Muriwhenua Land Inquiry

MEMORANDUM-DIRECTIONS COMMISSIONING RESEARCH INTO POST-1865 LAND BLOCKS, REPORT FOUR

11 June 2025

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1. Pursuant to clause 5A of the second schedule of the Treaty of Waitangi Act 1975, the Tribunal commissions Heather Bassett, contract historian, to prepare Post-1865 Block Narratives – Report Four, for the Renewed Muriwhenua Land Inquiry (Wai 45).

2. The Report will cover the 25 blocks listed in **Appendix A**. The researcher will examine the following research issues to the extent existing sources allow:

   (a) Details of individual land blocks that were subject to purchase activity, including:

      i. Investigations of title and any other relevant Native/Māori Land Court proceedings (e.g. partition hearings), focusing on details of Māori who participated in the process (such as their names, iwi and hapū affiliations or who they represented, if recorded), and details of any restrictions on alienation;

      ii. The Native/Māori Land Court's efforts to inquire into and/or make provisions for reserves or order restrictions on alienation; whether the landowners requested blocks or parts of the blocks be made inalienable; and the nature, extent, location and fate of any land set aside as reserves;

      iii. Any evidence of opposition to the Native/Māori Land Court's decisions or processes, including petitions or complaints, by Māori and any response to it.

   (b) Details of any Crown or private purchases and other transactions, including details of:

      i. Māori who participated in the transaction process (including their names, iwi and hapū affiliations, or who they represented, if recorded);

      ii. Crown officials who participated in the process, and the price paid for the land;

      iii. Whether the Crown or private purchaser made any efforts to inquire into the need, and make provisions for Māori reserves; whether requests were made by the landowners to retain certain areas of land; the extent of any provisions that were made to ensure this land remained in Māori ownership and the fate of any reserved lands;

      iv. Any evidence of opposition to Crown and private purchase transactions, including petitions or complaints, by Māori and any responses;

   (c) Details of land alienation and administration relating to each of the blocks, including:

      i. The involvement of Crown officials and land administration agencies such as the Native Department, Native/Māori Land Court, Māori Land Boards, and Māori Trustee;

      ii. Māori who participated in these processes (including their names, iwi and hapū affiliations, or who they represented if recorded);

      iii. Any other types of land alienation, including compulsory takings (such as for public works or road takings); administration by Māori Land Boards; land included in Māori land development schemes; leasing information (where it relates to an alienation by purchase); land subject to rates charging, receivership or vesting orders, survey liens, or any other title changes such as amalgamation or Europeanisation of title;

      iv. Any evidence of opposition, including petitions or complaints, by Māori to the administration or alienation of their land and any responses.

3. The completed report draft will be made available to parties for feedback by 13 March 2026 to be followed by quality assurance and final revision with the final report filed by 29 May 2026. An electronic copy of the report and supporting documentation should be submitted to the Registrar in Word or PDF file format.
4. The report may be received as evidence and the author may be cross-examined on it.
5. The Registrar is to send this direction to:
   (a) Heather Bassett;
   (b) Claimant counsel, Crown counsel, and unrepresented claimants in the Renewed Muriwhenua Land Inquiry;
   (c) Chief Historian, Waitangi Tribunal Unit;
   (d) Principal Research Analysts, Waitangi Tribunal Unit;
   (e) Manager Research Services, Waitangi Tribunal Unit;
   (f) Manager Inquiry Facilitation, Waitangi Tribunal Unit;
   (g) Principal Inquiry Facilitators, Waitangi Tribunal Unit;
   (h) Solicitor General, Crown Law Office;
   (i) Chief Executive, Te Arawhiti;
   (j) Chief Executive, Crown Forestry Rental Trust; and
   (k) Chief Executive, Te Puni Kōkiri;
   (l) and those on the distribution list for Wai 45, the Renewed Muriwhenua Land Inquiry.

DATED at Auckland this 11th day of June 2025



Judge C M Wainwright
Presiding Officer
WAITANGI TRIBUNAL

Appendix A: Preliminary list of relevant land blocks for the Muriwhenua Post-1865 Block Narratives – Report Four

	Block name
1	Kareponia
2	Karikari
3	Lake Tangonge*
4	Mangatawa
5	Mapere*
6	Moturoa
7	Muriwhenua Tika
8	Ohao 1
9	Ohao 2
10	Okahu
11	Otu
12	Pakohu 1
13	Pakohu 2
14	Pakohu 3
15	Pakohu 4
16	Pakohu 5
17	Perukia
18	Takapaukura
19	Takini
20	Taumatawiwi
21	Tawhati
22	Waipapa
23	Whakapouaka
24	Whatuwhiwhi
25	Parengarenga / Te Kao

* Land block included in settlement legislation. Researcher to determine the extent to which the block has been vested in a Post Settlement Governance Entity, and therefore whether to include any part of the block in the report.