

## PENINSULA OR GOVERNMENT FARM

The Peninsula Farm was included in the Suburban Lands of Stanley.

In August 1848 construction of the fence across the Peninsula was started as well as some small buildings, corrals and enclosures; the total cost being £163. [S3; 38; S4; 38]

On 10 August 1849 **John Bull WHITINGTON** took out a special tenure at an annual rent of £15 being *“Nine thousand acres of land on the north shore of Port Harriett, including the Peninsula on the south shore of Port William.”* [BUG-REG-2; 34]

In August 1849 construction of a dairy at the Peninsula was started and it was completed by the end of the year at a cost of £155. [S4; 38]

Construction of a cowshed and completion of the dairy roof on the Peninsula was started April 1851 and completed that year at a total cost of £246. The same month building of the fence at Port Harriet commenced as well as a hut for the cattle keeper. [S6; 36]

*“The Peninsula farm comprises all the land along the north shore of Port Harriet, from a line (parallel with the coast) from the summit of Mount Harriet over the top of Mount William to the top of Sapper Hill and thence to Cape Pembroke bounded on the west by a line from Mount Harriet to the head of Port Harriet, including the Peninsula.*

*Boundary Wall – This farm is enclosed towards the west by a turf wall 6 feet high extending from the shore of Port Harriet (about a mile from the head) north to the first ridge then NNE to the base of Mount William and thence following a ridge of rocks to the top being upwards of 3 miles in length. It was built at a total cost of £442-4-4, on which a rental of 10 per cent per annum or £44-4-5 is paid by the tenant.*

*Loris’ Hut – At the north termination of the wall there is built in a convenient situation on the eastern slope of Mt William a hut for the cattle keeper which is also included in Mr Whittington’s construction...*

*The other constructions occupied by Mr Whittington are situate on the Isthmus between the east end of Stanley Harbour and the sea. They consist of two walls, one at each end of the Isthmus.*

*Walls – The first wall is built of posts & rails strengthened by a double ditch. The second is of turf also strengthened by a ditch. These two walls and a hut near the outer one cost in all £120-10-0.*

*Dairy – Between these two walls is a house for the man in charge with a dairy attached to it, containing besides the dairy a kitchen and loft. It cost £155-11-5.*

*Cowshed – Near the Dairy there is a large wooden cowshed constructed at Mr Whittington’s request at an expense of 70£.*

*The Hooker’s Point – A point of land jutting out from The Isthmus into the sea, named “Hooker’s Point” has also been enclosed at an expense of 15£.*

*Sheep pen Cow Point &c &c – finally the cost of two turf huts and corral on Cow Point (near the Isthmus) and of materials, amounts to £37-3-1.”* [E1; 185; 186; 187]

On 19 September 1854 a special agreement was entered into with **Thomas HAVERS**, Colonial Manager of the **Falkland Islands Company Ltd**, to rent the Peninsula Farm at an annual rent of £10. Being: *“The North shore of Port Harriett extending Eastward from the Government Wall to the Sea – bounded by a line from Mt William over Sappers Hill to Hookers Point including the Peninsula”.* [E1; 123; BUG-REG-2; 36]

In May 1855 the Peninsula Farm was still leased by the **Falkland Islands Company Ltd**. *“It comprises the land on the south side of a line drawn from Hooker’s Point over the summits of Mount William and Sappers’ Hill to the western boundary wall, with the “Peninsula” near Stanley*

from which it takes its name. There are some exceptions noted in the agreement. 1. Cape Pembroke Lighthouse. 2. House at Do for Keeper. 3. Stone Corral on south side of Sappers Hill. 4. Sign post known as "Jomny Dettleff"...

Dairy, Cowshed and Peninsula Fences.

All these constructions are situate on the Isthmus between the east end of Stanley Harbour , and the sweep of the Ocean called "Surf Bay".

The Dairy is a wooden building about [space] feet long by [space] wide, divided into a living room for the occupant, a dairy, and a sleeping room overhead. There is a fireplace but no fixtures. The garden attached is private property. The rainwater butts belong to Government.

On the shore of Stanley Harbour, near the Dairy is the Cowshed a long building, [space] feet, open on the east side to a corral made of posts and rails, the shed is paved.

The outer side of the Isthmus towards Stanley is fenced off with a low wall surmounted by posts and a rail, and having a broad deep ditch on each side. When the gate is shut, it is secure.

The north end of the Isthmus towards the peninsula is fenced by a turf wall, with is secure, but towards the west end it is made of poles some of which through rottenness or cattle pushing have given away and left a gap.

Hooker's Point is a piece of land covered with Tussac projected into the sea from the eastern shore of the Isthmus with which it is connected by a low sandy neck. A small turf wall is from the nature of the ground a sufficient fence.

There are one or two other small sheds or ruined turf houses which are not now regarded.

The work on Cow Point is private.

The Dairy, Cowshed, Corral and three enclosing walls are chargeable with a rent of 10 per cent on £357. May 1855." [E1; 123;125; 126]

The Western Boundary Wall. "This wall extends, broken only by impassable stone runs, from the Bridge at the West end of Stanley Harbour over the south summit of Mount William to Port Harriet, a distance of [space] miles and [space] yards. It is for the most part constructed of turf 6 feet wide at bottom and 6 feet high, in the stone runs of stone walls 5 feet high and 3 feet thick and in water-runs of posts and rails. The present condition of the wall, although the subject of controversy, is believed to be generally good. Nearly on the top of the North end of Mount William is a small cottage for the herdsman, the expense of which is included in the wall. The chargeable cost of the wall is 610£. May 1855." [E1; 127]

Corral on the south side of Sapper Hill. "Although included in the Land known as the Peninsula Farm, it is not chargeable with rent by the Tenant...It is in good repair. May 1855." [E1; 154]

On 13 September 1858 **James LANE**, Colonial Manager of the **Falkland Islands Company Ltd**, wrote "The animals lose flesh if kept long on the Government farm – there is very little pasture on it, but there are some 200 Cattle...The Government Farm, per se, is far from being worth the Rent paid – a small part of the Peninsula can be said to give food, & that only for a few cattle – but there is no alternative, as the Coy must have a temporary feeding place, close to Stanley for the Cattle for slaughter..." [FIC/E1; desp 1]

On 1 December 1858 the **Falkland Islands Company Ltd** leased the Government Farm for 7 years at an annual rent of £10 bounded "on the South by the sea & Port Harriett on the west by the Govt wall extending from Port Harriett to the summit of Mount William & on the North by a line from the Summit of Mt William to the Summit of Sappers Hill & thence to Hookers Point excluding the suburban land already alienated by the Crown...The Company to be a liberty to erect a wooden or stone dwelling for herdsman on the land & to take away the same at any time – if of stone the Govt will contribute Fifteen pounds towards its erection but it is then to be the property of the Crown at the termination of the tenancy.

The Peninsula & Hookers Point & the Dairy & buildings thereon now in the occupation of the Company are to be delivered up to the Governor within five weeks to be preserved in order that

*the herbage & Tussac may recover its growth:- at the expiration of Two years (or at an earlier period with the Govrs consent) the Company to be at liberty to resume possession thereof & of the Dairy & buildings, paying for the same the additional rent of Twenty five pounds per annum".* The Governor reserved the power to grant licences for the grazing of 20 animals inside the Government wall on an abatement of 10% per annum from the rent for each animal licensed. [BUG-REG-2; 86]

On 11 December 1858 **James LANE** wrote that he had hired **Captain SMYLEY**'s schooner at £2 a day to bring away the house at 2<sup>nd</sup> corral as well as a quantity of wood and iron. *"The materials will be more than enough to erect the Dwelling so urgently wanted on the Government Farm and the residue will be useful for the Dairy and fencing."* On 5 February 1859 **James LANE** wrote that the cottage at the outgate of the Government Farm had been erected and that the **GLEADELL** family were in residence. [FIC/E1; desp 8; 9; 12]

On 19 September 1865 the **Falkland Islands Company Ltd** were granted a monthly tenancy of the Peninsula farm under the following conditions:

- 1<sup>st</sup> *That the Falkland Islands Company shall offer for sale in Stanley, weekly, or oftener, a sufficient quantity of beef fit for human food at a price not exceeding three pence per pound; but this condition shall not restrain the Company from charging a higher price for beef especially prepared for the market of superior quality.*
- 2<sup>nd</sup> *The Dairy House to be removed by the Government when convenient.*
- 3<sup>rd</sup> *Hookers Point to be reserved and fenced in by the Government when convenient.*
- 4<sup>th</sup> *The Company to provide, at their own expense the keeper of Cape Pembroke Lighthouse with one ton of Tussac Grass during the first week of every month of the winter half year, viz in April, May, June, July, August and September the Tussac to be landed at Cape Pembroke above high water mark.*
- 5<sup>th</sup> *That only oxen and sheep are to be permitted to graze on the isthmus. Horses especially excluded, except those belonging to the Government.*
- 6<sup>th</sup> *The tenants to keep the outside Fence in proper repair and order at their own expense.*
- 7<sup>th</sup> *Free ingress & egress to be allowed to all persons either on foot or on horseback.*
- 8<sup>th</sup> *The rent to be 30 s/- a month payable monthly in advance, the first payment to be made on the 1<sup>st</sup> of January 1866, when this monthly occupation will commence.*
- 9<sup>th</sup> *That this tenancy is determinable at pleasure by either party giving to the other a month's previous notice in writing.*

[BUG-REG-2; 157]

On 17 June 1875 **James SMITH** was granted a 4 year lease at an annual rent of £10 payable in advance of a portion of suburban land known as the Peninsula and bounded *"on the West by a wall running North and South from the Carenage to Hookers Point"*. All persons either on foot or on horseback would have free access or egress and the horses belonging to the Government would feed on the Peninsula. [BUG-REG-2; 349]

On 23 December 1880 the lease of the Peninsula Farm was put up for auction and **James SMITH** offered the reserved annual rent of £15 which was accepted. He was also allowed to run a fence due north and south from the North West end of his present fence to the south coast. [P2; 131; 138]



Farm boundaries 1883 – part of Hudson Chart, JCNA

On 28 December 1883 **James SMITH** was granted a pastoral licence for 3 years at an annual rent of £15 commencing 23 December 1883 of a portion of suburban land known as the Peninsula Farm at present occupied by him and bounded “*on the West by a wall running North and South from the Carenage to Hookers Point*”. Free access was allowed to people on foot or on horseback or in any cart, carriage or other vehicle or conveyance to pass to and from to Cape Pembroke Lighthouse by the usual track or by any other Track appointed or approved by the Governor. That Government horses not exceeding four in number would be allowed to graze over all the land for which the licence was granted. [BUG-REG-2; 436: P2; 231]

On 18 January 1887 approval was given for the renewal of the lease of the Peninsula Farm to **James SMITH** for 3 years; this was renewed every three years for a further 3 years. [P2; 289: P3; 15; 165; 299]

On 22 April 1904 **James SMITH** was granted a lease of the Peninsula Farm from 23 December 1904 to 22 December 1907 inclusive at an annual rent of £15 consisting of one suburban section containing 1,800 acres more or less bounded “*on the West by the Common Fence and on all other sides by the sea and Stanley Harbour*”. [BUG-REG-6; 192]

On 30 October 1906 **James SMITH** was granted a reduction of his annual rent from £15 to £10 from 23 December 1906 on surrender to Government of one third of the Peninsula Farm; the one third bounded “*on the East by Cape Pembroke and on the North and South by the sea*.” [BUG-REG-6; 192]

On 23 December 1907 approval was given for the renewal of the lease of the Peninsula Farm to **James SMITH** for three years. Approval was again given 21 November 1910 for renewal for another three years on the same conditions [P4; 172: P5; 64]

On 12 December 1913 approval was given for the renewal of the lease of 1,800 acres of Peninsula land by **James SMITH** from its expiry 22 December 1913 and three years later he applied for the renewal of his lease of 1,800 acres on the Peninsula from 23 December 1916 at an annual rent of £15. [P6; 40; 140]

**James SMITH**, age 76, died 23 December 1917 and the lease of the Peninsula Farm reverted to the Falkland Islands Government. **Governor YOUNG** advised letting the farm to lie fallow before re-leasing; 14 months later it was decided in December 1919 to lease the farm for one year to **John Wright McGILL**, the only competitor to the Falkland Islands Co Ltd butchery and already on the farm on a monthly tenancy. He was still leasing the Peninsula in 1928. [P6; 168; 196: F71; 246]