

SECTION 119 Upper Hutt Central

Owners & Settlers = 1840s George Stansfield – 1847/1852 James Brown – 1852 John Downey -
Buildings = 1850s Criterion Hotel – 1870s Upper Hutt Railway Station – 1914 Explosion Benge & Pratt Store

Subdivisions & Streets = Main Hutt Road (Fergusson Drive & Main Street) – Pine Avenue – 1904 Reayville Estate (King & Queen Street) – 1908 Upper Hutt Township Estate (Exchange, Logan, Sinclair, Hay, Cairo, Park (Kowhai), Rutland (Oxford Park), Cromwell (Oxford Park) & Alexandria Street (Oxford Park)

1840-1850

Section No 119 Hutt Valley (Upper)

- This Section was selected by J W CHILD for George STANSFIELD the original owner of Preliminary Land Order No 554
- George STANSFIELD transferred to Charles IBBOTSON 13th December 1842 No Regt in England 540. Mr ALGOAF [sic] (Agent for C IBBOTSON) threw up this Section and selected in exchange No 54 Lower Hutt (see remarked 54 Hutt). This Section was given by Mr FOX to Mr J BROWN a compensation for abandoning a Section in Lower Hutt. A Supplementary Land Order issued to C IBBOTSON for 75 acres.

(Source Archives New Zealand Wellington reference ADXS 19555 LS-W65 3 43 register of Hutt Valley selections and also outwards letters October 1848 to November 1850)

1850-1860

Section 119 = Deeds Index Map C Hutt District No 119 page 126 (Image 65)

No - Receipt of Instrument – Nature of Instruction – Parties – Date of Instrument – Where recorded – Reference – Signature

- 449 - ¼p 3pm 01 March 1855 – Crown Grant – John Downey – 06 October 1853 – c 1 G27 – 3/596
- 697 - ¼p 11am 26 December 1856 – Crown Grant – James Brown – 06 October 1853 – 1 G61 – 3/623

Continued from Folio 97

(Reference Archives noon NZ Wellington website = Deeds Index AFIH series 22394 W569 1/43 vol 3/1 page 126 scanned image 65)

Section No 119 Hutt Valley (Upper)

- James BROWN claimed part of this Section Claim No 61 Report No 402 Grant No 858 issued to James BROWN dated 06th October 1853 (signed) G Grey delivered to George HART 14 October 1854.
- John DOWNEY claimed part of this Section Claim No 62 Report No 414 Grant No 875 issued to John DOWNEY dated 06th October 1853 (signed) G Grey delivered to Henry W PETIE 02 March 1855.
- [note further information regarding J Brown renting Section No 48 & 54 Hutt Valley]

(Source Archives New Zealand Wellington reference ADXS 19555 LS-W65 3 43 register of Hutt Valley selections and also outwards letters October 1848 to November 1850)

Section 128 - Wellington Land Claims

Claim James BROWN the Hutt (61) Crown Grant 100 acres part Country section 119 and 128 Upper Hutt district date 21 June 1852 No 402 claim 61

(Reference Archives New Zealand Wellington reference LS-W W68 1 1-100 Wellington Land Claims Commissioners Reports 1-100 - October 1851 – April 1852)

Section 128 - Wellington Land Claims

Claim John DOWNEY the Hutt (62) Crown Grant 100 acres part of Country section s 119 and 128 Upper Hutt district date 21 June 1852 No 414 Claim 62

(Reference Archives New Zealand Wellington reference LS-W W68 1 1-100 Wellington Land Claims Commissioners Reports 1-100 - October 1851 – April 1852)

1860-1870

1862

Upper Hutt 14 July 1862

Will you please ensure my problem you so offers. I am indeed obliged to you for the information which you have afforded me concerning the Road now if Mr Brown had told me what he must have known that there was a road reserved through his and Downings Section 119 there would have been no occasion for all this trouble and correspondence and intrusion on your time. Mr Brown must have knowingly kept Me in the dark on the Subject and as you truly state it apparently gives me access to my Section 189 which it does do and it is all that I require although it is not convenient for coming the River but I can put up with that rather than be continually annoyed in getting to my land.

Now with your permission I will make use of the road your specify there is the centre line laid out so there is no difficulty in getting the Centre if I have your consent to make me of that road which you Say is Reserves I shall feel extremely obliged by you sending the width of the same. I should have reframed from writing just now and have waited your coming up but for the fact of Mr Morgan having a quantity of timber to get out for the Post Office and Barton [sic] home and which the Contractors are writing for this must be my apology for my impatience in the matter again thanking you for you valuable information.

I remain your obedient Servant
Charles Mabey

Mr Fitzherbert Crown Lands Commissioner Wellington
Received 18 July 1862

(Reference Archives NZ WellingtonLS-W2 11 1862/236 Charles Mabey Upper Hutt 18 July 1862 Relative to a right of road through Section No 119 Upper Hutt and requests to be informed of the width of the road 1862)

14 November 1868 Mortgage George Brown and James Brown

#Dated **14 November 1868** D 1374, 1375 George and James Brown to Daniel West

#D 1374, 1375 - No 21186 Received 1 pm Thursday **15 April 1875** - Recorded 33 Volume Deeds folio 364 Index 3 Volume C folio 623

#Deposit No 1374, 1375 received in deposit 12 noon **05 August 1881** - Mortgage – Re-conveyance

This Deed made fourteenth day of November one thousand eight hundred and sixty eight Between GEORGE BROWN and JAMES BROWN the younger both of the Hutt District in the Province of Wellington Farmers of the one part hereinafter called and referred to as the Mortgagors and Daniel WEST of the Waiwetu in the said district o Farmer of the other part Witnesseth that in consideration of Four hundred pounds that by the said Daniel West to the Mortgagors (the receipt whereof is hereby acknowledged) and in order to secure the due payment thereof with interest there as hereinafter mentioned they the Mortgagors do each of them doth hereby convey assure by way of Mortgage unto the said Daniel West all that piece of land containing Fifty (50) acres more or less situated in and being part of section number one hundred and nineteen (119) on the Hutt District aforesaid Bounded on the North side by the River Hutt on the South side by the Hutt Road and on the east side by the adjoining section and on the west side by the other half of the same section and measuring on the south one thousand one hundred and eighty five (1185) links on the East side four thousand five hundred (4500) links and on the West side four thousand one hundred and seventy (4170) links by the same several measurements a little more or less respectively. As the same is delineated on the plan drawn in the margin hereof and thereon coloured With all the appurtenances thereunto belonging And it is hereby agreed between the said parties that the Mortgagors or one of them their heirs executors or administrators shall pay to the said Daniel West his executors and administrators or assigns the said sum of Four hundred pounds on the First day of October One Thousand eight hundred and seventy (1870) AND in the mean-time and until payment thereof interest thereon after the rate of Ten pounds per centum per annum by equal quarterly payments on the First days of the month of January, April, July and October in each year clear of all deductions thereon on any account whatsoever And each of them the Mortgagors Doth hereby for himself his heirs executors and administrators covenant with the said Daniel West his executors administrators and assigns that so long as any money shall remain due thereon they the mortgagors or one of

them heirs or one of their heirs executors or administrators will and shall keep all buildings on the said land hereby mortgaged in good substantial repair and conditions And that it shall be lawful for the said Daniel West his executors administrators and assigns at all

Documents 4 pages continues recording term of the mortgages in Law language

Signed by George Brown and James Brown

(Reference Archives NZ Wellington AAAR 24723 W3558 227/ 1374, 1375 George and James Brown to Daniel West part section 119 Hutt District Wellington includes No 1375 Release and Re-conveyance Daniel West to George & James Brown year 1881 – IMAGE of section saved by Lynly image IMG-2210)

1870-1880

15 April 1875

#Dated **14 November 1868** D 1374, 1375 George and James Brown to Daniel West

#D 1374, 1375 - No 21186 Received 1 pm Thursday **15 April 1875** - Recorded 33 Volume Deeds folio 364 Index 3 Volume C folio 623

#Deposit No 1374, 1375 received in deposit 12 noon **05 August 1881** - Mortgage – Re-conveyance

This Deed made thirteenth day of March one thousand eight hundred and seventy five between the within named Daniel West of the one part and the within named George Brown and James Brown of the other part witnesseth that in consideration of all principal money and interest due on and secured by the _ written deed having been fully paid and satisfied (as hereby acknowledged) He the said Daniel West doth hereby Re-convey and reassure that the said George Brown and James Brown All that the land and hereditaments mentioned and described in the _ _ written deed heed and absolutely from the said deed and all principal moneys and interest intended to be thereby secured Provided always that no covenants for title are to be herein implied as against the said Daniel West save covenants that be hath done nothing whereby the said land has or may become encumbered or prejudicially affected. In witness whereby the said parties hereto have hereunto subscribed their names

Signed by Daniel West

(Reference Archives NZ Wellington AAAR 24723 W3558 227/ 1374, 1375 George and James Brown to Daniel West part section 119 Hutt District Wellington includes No 1375 Release and Re-conveyance Daniel West to George & James Brown year 1881 – IMAGE of section saved by Lynly image IMG-2210)

1880-1890

05 August 1881 Mortgage and Re-conveyance

#Dated **14 November 1868** D 1374, 1375 George and James Brown to Daniel West

#D 1374, 1375 - No 21186 Received 1 pm Thursday **15 April 1875** - Recorded 33 Volume Deeds folio 364 Index 3 Volume C folio 623

#Deposit No 1374, 1375 received in deposit 12 noon **05 August 1881** - Mortgage – Re-conveyance

This Deed made fourteenth day of November one thousand eight hundred and sixty eight Between GEORGE BROWN and JAMES BROWN the younger both of the Hutt District in the Province of Wellington Farmers of the one part hereinafter called and referred to as the Mortgagors and Daniel WEST of the Waiwetu in the said district o Farmer of the other part Witnesseth that in consideration of Four hundred pounds that by the said Daniel West to the Mortgagors (the receipt whereof is hereby acknowledged) and in order to secure the due payment thereof with interest there as hereinafter mentioned they the Mortgagors do each of them doth hereby convey assure by way of Mortgage unto the said Daniel West all that piece of land containing Fifty (50) acres more or less situated in and being part of section number one hundred and nineteen (119) on the Hutt District aforesaid Bounded on the North side by the River Hutt on the South side by the Hutt Road and on the east side by the adjoining section and on the west side by the other half of the same section and measuring on the south one thousand one hundred and eighty five (1185) links on the East side four thousand five hundred (4500) links and on the West side four thousand one hundred and seventy (4170) links by the same several measurements a little more or less respectively. As the same is delineated on the plan drawn in the margin hereof and thereon coloured With all the appurtenances thereunto belonging And it is hereby agreed between the said parties that the Mortgagors or one of them their heirs executors or administrators shall pay to the said Daniel West his executors and administrators or assigns the said sum of Four hundred pounds on the First day of October One Thousand eight hundred

and seventy (1870) AND in the mean-time and until payment thereof interest thereon after the rate of Ten pounds per centum per annum by equal quarterly payments on the First days of the month of January, April, July and October in each year clear of all deductions thereon on any account whatsoever And each of them the Mortgagors Doth hereby for himself his heirs executors and administrators covenant with the said Daniel West his executors administrators and assigns that so long as any money shall remain due thereon they the mortgagors or one of them heirs or one of their heirs executors or administrators will and shall keep all buildings on the said land hereby mortgaged in good substantial repair and conditions And that it shall be lawful for the said Daniel West his executors administrators and assigns at all

Documents 4 pages 1868-1881 continues recording term of the mortgages in Law language

Signed by George Brown and James Brown

(Reference Archives NZ Wellington AAAR 24723 W3558 227/ 1374, 1375 George and James Brown to Daniel West part section 119 Hutt District Wellington includes No 1375 Release and Re-conveyance Daniel West to George & James Brown year 1881 – IMAGE of section saved by Lynly image IMG-2210)

1890-1900

1900-1910

1901 August 13 - Mortgage part Sections 118 & 119 [brief transcription]

No 81578 = Received for registration 1pm 09 September 1901 recorded 134 D101 Index Vol 3 Fol 125 & Vol 34 Fol 88.599

No 84273 = Received for registration 11 am 15 October 1902 recorded 140 D424 Index Vol 3 Fol 125 & Vol 34 Fol 88.599 Vol 27 Fol 234

Deposited Deed 3272 & 3271 received for deposit 15 October 1902

Dated 13 August 1901 Mr James Brown to Messrs H Beauchamp & others

Mortgage part sections 118 & 119 Hutt

Skerretts Wylie Solicitors Wellington

This Deed made the Thirteenth day of August One thousand nine hundred and one between JAMES BROWN of the UPPER HUTT in the provincial district of Wellington FARMER (who and whose executors administrators and assigns are hereinafter referred to as and included in the term the Mortgagor) of the one part and *Harold Beachamp of Wellington merchant and John Duncan of the Grove in the provincial district of Marlborough Settler and Herbert Beachamp of Christchurch Auctioneer* (who and whose executors administrators and assigns are hereinafter referred to as and included in the term the Mortgagees) of the other part Whereas the Mortgagees have agreed to lend to the Mortgagor the sum of six hundred pounds upon having repayment thereof with interest secured in manner hereafter appearing Now this deed witnesseth that in consideration of the sum of Six hundred pounds (£600) now paid by the Mortgagees to the Mortgagor (the receipt of which sum the Mortgagor doth hereby acknowledge) he the Mortgagor doth hereby convey and assure unto the Mortgagees All Those the pieces or parcels of land described in the schedule hereto Together with all buildings and erections standing or being on the said piece or parcel of land and all the rights easements and appurtenances thereunto along or appertaining to hold the hereditaments and premises hereby conveyed unto the Mortgagees their executors administrators and assigns by way of Mortgages to secure the repayment to the Mortgagees of the said sum of Six hundred pounds together with interest thereon after the rate of Seven pounds then shillings per centum per annum (reducible to Five pounds ten shillings per centum as hereinafter mentioned) on the thirteenth day of November next AND the Mortgagor doth hereby covenant with the Mortgagees that the Mortgagor will pay to the Mortgagees the said sum of Six hundred pounds together with interest thereon after the rate aforesaid computed from the thirteenth day of August 1902 on the said thirteenth day of November next and that if the said sum of Six hundred pounds shall not be paid on the said thirteenth day of November next then the Mortgagor will pay to the Mortgagees interest thereon or on so much thereof as shall for the time being remain unpaid after the rate of Seven pounds ten shillings per centum per annum (reducible as aforesaid) by equal quarterly payments on the thirteenth day of February, May, August and November in each year until the same shall be fully paid Provided always and it is

Documents 4 pages continues recording term of the mortgages in Law language

SCHEDULE

One undivided moiety or equal half share and all other estate and interest of the Mortgagor in FIRSTLY all that piece of land containing forty eight (48) acres more or less part of section 118 on Hutt district plan bounded on the North by Hutt River on the South by other part of said section 300 links and by lots 4 to 11 on plan of subdivision of section 118 Hutt District deposited in the Deeds Register Office at Wellington Number 135, 854 links and 334 links on the East by other part of said section 118, 4066 links and on the West by Section number 119 on the said plan, 4110 links. SECONDLY that piece of land containing forty (40) acres more or less being lots 41, 42, 43, 44, 45, 46, 47 and 48 on subdivision plan of section number 119 Hutt district deposited in Deeds Register Wellington Number 235. THIRDLY all that piece of land containing forty five (45) acres Two (2) rood thirty (30)perches more or less being other part of said section number 119 on the plan of Hutt district bounded on North by Hutt River South by other part of said section 119, 300 links by the Hutt Road 885 links on East by a public road 2504 links and by other part of said section 119, 1666 links on the West by Section number 118 on the plan of said district 4360 links BE all the said several admeasurements and each of them a little more or less As the said several pieces or parcels of land are more particularly delineated and described on the plan hereof drawn hereon and therein outlined in red.

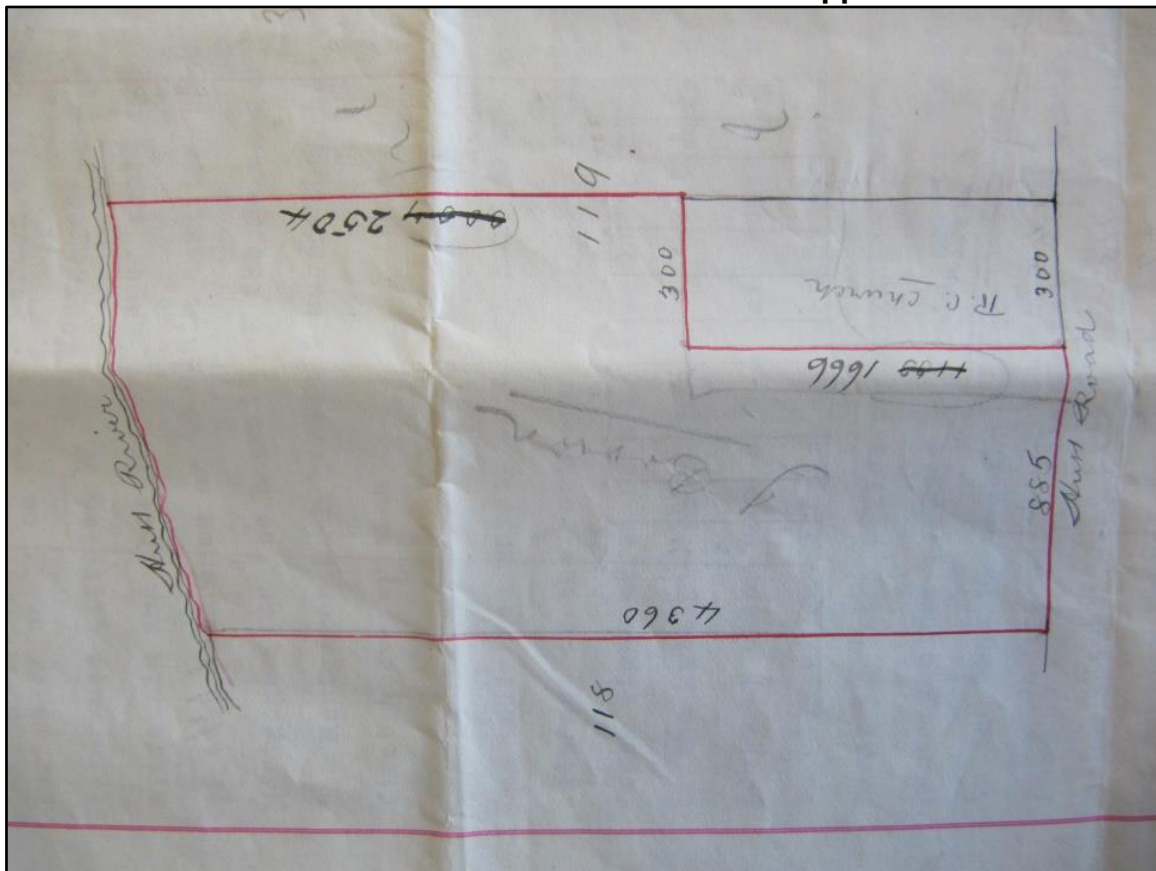
Signed by the said *James Brown* in the presence of *H P Richmond* Law Clerk Wellington

We *Harold Beauchamp*, *John Duncan* & *Herbert Beauchamp* the Mortgagees within named acknowledge to have received all principle and interest moneys intended to be secured within written deed of Mortgage Reg No 81578 dated this 15 September 1902

Signed by all three Mortgagees *Harold Beauchamp*, *John Duncan* & *Herbert Beauchamp*

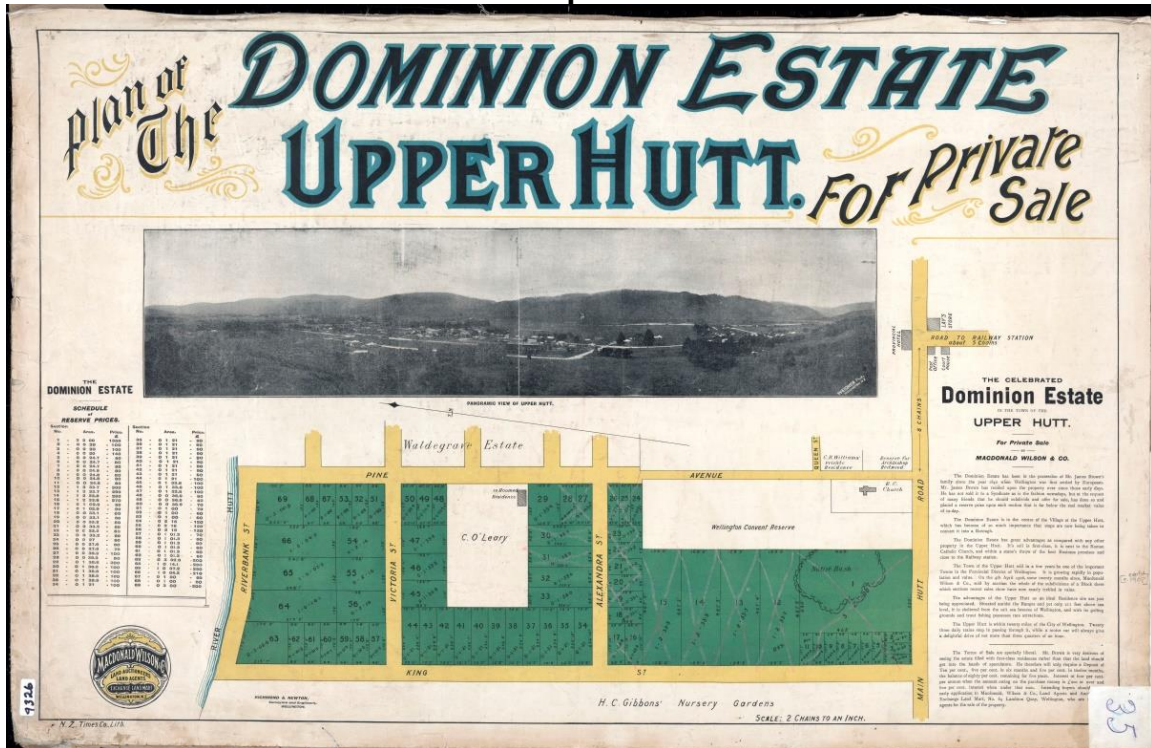
(Reference Archives NZ Wellington AAAR W3558 24723 box 236 3271, 3272 Mortgage *James Brown* to *Harold Beauchamp* & *Others John Duncan* & *Herbert Beauchamp* part Section 118 and parts Section 119 Hutt District Wellington Provincial District [includes No 3272 discharge/release] *Harold Beauchamp*, *Herbert Beauchamp* & *John Duncan* to *James Brown*)

Section 119 Block I Rimutata – Central Upper Hutt



(Reference Lynly Yates images saved as IMG_2209 – Source Archives NZ Wellington AAAR W3558 24723 box 236 3271, 3272 Mortgage *James Brown* to *Harold Beauchamp* & *Others John Duncan* & *Herbert Beauchamp* part Section 118 and parts Section 119 Hutt District Wellington Provincial District [includes No 3272 discharge/release] *Harold Beauchamp*, *Herbert Beauchamp* & *John Duncan* to *James Brown*)

1907 The Dominion Estate part section 119 Hutt District



(Reference Hutt City Archives Dominion Estate LHCC255_Arch_72738)

[15 June 1909-20 August 1915] The Waldegrave Park Land Company

1909 Waldegrave Park Land Company agreement made between

William Scott agent Wellington

Francis McParland Hotel Keeper Wellington

George Nicholas Gallate Caterer Wellington

Georgia Constance Wilford wife of Thomas Mason Wilford Solicitor Wellington

George Cudby Gentleman Lower Hutt

Arthur Edwin Haywood Hotelkeeper Wellington,

Margaret McParland wife of Francis McParland

Alfred George Saunders Cordial Manufacturer Wellington

Mary Ryan wife of Martin Ryan Hotelkeeper Wellington

Arthur Law Agent Wellington

Falk Cohen Mercer Wellington

Robert Hunt Hotelkeeper Marton

Thomas Mason Wilford Wellington

(hereafter called the owners) of the one part and The Waldegrave Park Land Company Limited a duly incorporated Company registered under the Companies Act 1908 (hereinafter called the Company) of the other part whereas the said William Scott and Francis McParland are duly registered under the Land Transfer Act 1908 as the proprietors in fee simple as tenants in common in that piece of land containing thirty acres ((30a) more or less being part of Section 119 Hutt District and being all the land comprised in Certificate of Title Register Book Volume 161 Folio 292 Wellington Registry subject to mortgage Number 57858 to James Brown of the Upper Hutt Settler to secure the principal sum of One thousand five hundred pounds (£1500) with interest as therein appearing and of the principle sum the sum one thousand two hundred and seventy five pounds remains owing (1275) and whereas by deed poll or declaration of trust dated the 02nd day of August 1906 the said William Scott and Francis McParland did acknowledge and declare that the purchased money paid for the said parcel of land was the proper money of themselves and certain other person being the owners and one Edwin Thomas Taylor in certain shares and propertied therein set out and that they should and would seized of and uninterested in I stopped transcribing the document but went to the end where the shareholders are listed

First Schedule

William Scott (5 thirtieths)	Francis McParland (3 thirtieths)
Harry Martindale (5 thirtieths)	George Nicholas Gallate (1 thirtieths)
Efstathios Nicholas Gallate (2 thirtieths)	Georgia Constance Wilford (1 thirtieths)
George Cudby (1 thirtieths)	Arthur Edwin Haywood (1 thirtieths)
Margaret McParland (2 thirtieths)	Alfred George Saunders (1 thirtieths)
Mary Ryan (1 thirtieths)	Arthur Law (3 thirtieths)
Flak Cohen (1 thirtieths)	Robert Hunt (1 thirtieths)
Thomas Mason Wilford (2 thirtieths)	

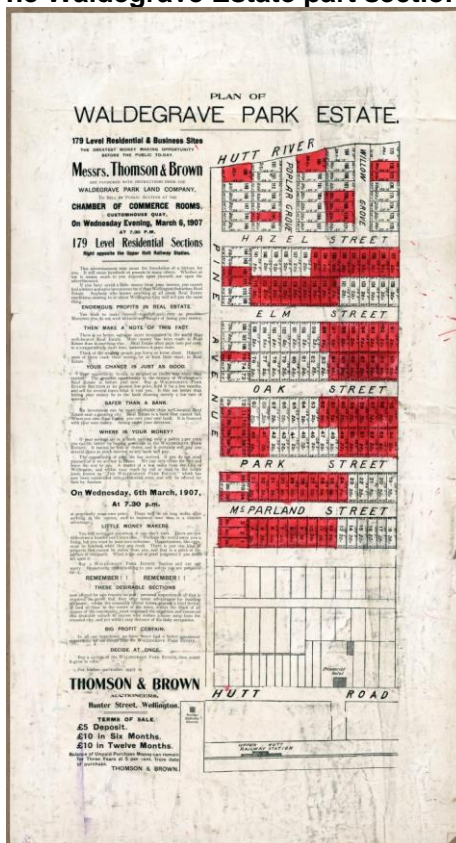
Second Schedule (Purchaser No of Allotments Price/price paid)

A Butler 118 to 120	J Brown 1 to 3
W W Bennett 8 and 9	O Carlsen 30
P D Davis 40 and 41	D Duncan 10 and 11
C Garner 25	J Gillies 116
J Henderson 38 & 39, 70 & 71	J A Hazelwood 113 and 114
W Johnston 12	E Jacobsen 29
A W Knapp 163	R G Meyerscough 26
A McMillan 27	F McParland 28 and 75
J H Mabey 176 to 179	C Phillips 4
A G Saunders 34	W J Wilkie 5 to 7 & 31 to 33
Whittaker 37	W Watkinson 117
T M Wilford 155	

I have only transcribed part of the file but each year lists the various shareholders
 (Reference Archives NZ Wellington ADSn 17631 W3445 CO-WW345 136 1909/29 Waldegrave Park Land Company Ltd year no dated but was 1909-1915)

17 December 1917 Waldegraves Limited – Winding up - Voluntary Liquidation
 Charles Edward Waldegrave of Palmerston North gave notice signed by three fourths of the members to wind up Waldegarve Limited Charles was appointed Liquidator.
 (Reference Archives NZ Wellington ADSN 17631 W3445CO-WW3445 211 1917/59 Waldegraves Ltd year not dated but was 1917)

06 March 1907 The Waldegrave Estate part section 119 Hutt District



(Reference Hutt City Archives The Waldegrave Estate LHCC255_Arch_72869)

1907 to 1910 Township of Keyville & Upper Hutt Township Section 121, 120, 119, 88, 91 & 92

- 03 July 1907 from Chief Surveyor to Surveyor General Township of Upper Hutt – old road on **Section 121** bit does not exist on ground – Henry Street is a new one - (brief transcription)
- 08 July 1907 from Surveyor General to Chief Surveyor return tracing of proposed Township of Keyville submitted for approval. I shall recommend the width of Henry Street be restricted to 66 feet. Better be styled "Upper Hutt Extension" - (brief transcription)
- 16 July 1907 from Chief Surveyor to Surveyor General Upper Hutt Extension No 1 new tracings (brief transcription)
- 19 July 1907 from Under-Secretary to Hon Minister of Lands Township of Upper Hutt Extension No 1 recommend Governor approve plan and laying off of Henry Street and Main Streets (2 copies)
- 19 July 1907 Authorizing the laying off of Henry Street in Township of Upper Hutt Extension No 1 – Robert McNab Minister of Lands signed
- 19 July 1907 memo His Excellency the Governor is respectfully advised to sign as approved (brief transcription)
- 25 July 1907 from Surveyor General to Chief Surveyor Upper Hutt Extension No 1 Township plan approved by Governor
- 19 July 1907 Documentation from Minister of Lands authorizing laying off of Henry Street etc.
- 04 October 1907 from Chief Surveyor to Surveyor General Township of Upper Hutt Extension No 2 forward plan for approval
- PLAN of proposed Upper Hutt Extension No 2 part **sections 120 & 121** Block 1 Rimutaka SD copy of plan approved by Governor 16/10/1907 – Exchange Street – Cairo Street – King Street – Queen Street – Sinclair Street – Hay Street Hutt Main Road - Park Street – McParland Street – Closed Road (Old Company/Old Military Road) saved 30/08/2017 as IMG_
- 16 October 1907 Authorising the laying off of certain street in Township of Upper Hutt Extension No 2 authorised by Robert McNab Minister of Lands – Park Street – Exchange Street – Cairo Street – Sinclair Street – Hay Street – King Street – Logan Street
- 14 October 1907 from Surveyor General to Minister of Lands Upper Hutt Extension No 2 recommendation to Governor (2 copies)
- 17 October 1907 from Minister of Lands Authorising the laying off of certain streets as above
- 14 October 1907 His Excellency the Governor is respectfully advised to sign Upper Hutt Township Extension No 2 (form)
- 19 October 1907 from Surveyor General to Chief Surveyor memo plan approved by the Governor
- PLAN Upper Hutt Extension No 3 – Hutt River – Pine Avenue – Willow Grove – Poplar Grove – Hazel Street – Elm Street – Oak Street – Park Street – McParland Street – Hutt Road saved 30/08/2017 as IMG_
- PLAN of all sections in the Upper Hutt district from Silverstream to Te Marua saved 30/08/2017 as IMG_
- PLAN Locality Plan of Upper Hutt Extensions – image of streets extension No 2 in **Section 120** part Park Street, Logan Street, Sinclair Street, Queen Street, King Street, Cairo Street, Exchange Street, Main Hutt Road – image of streets extension No 3 in part **Section 119** part Park street, McParland Street, Pine Avenue, Oak Street, Elm Street, Hazel Street, Poplar Grove, Willow Grove, Hutt Main Road – image of street marked extension No 4 in park **Section 119** Riverbank Street Victoria Street, Alexandra Street, Royal Street, King Street (Gibbons Street), Hutt Main Road saved 30/08/2017 as IMG_
- 23 September 1908 from Chief Surveyor to Surveyor General Plan of Town of Upper Hutt Extension No 3 forward plan for above town state that Willow Grove, Poplar Grove, Hazel. Elm, Oak, Park and McParland Street are new streets. Pine avenue is an old public road recommend approval from Governor
- 28 September 1908 from Surveyor General to Minister of Lands Proposed Township of Upper Hutt Extension No 3 request for approval laying off of Willow,Grove, Poplar Grove, Hazel Street, Elm Street, Oak Street, Park Street And McParland Street in above Township (2 copies)

- 28 September 1908 (official form) his Excellency the Governor is respectfully advised to approve plan
- 05 October 1908 from Surveyor General to Chief Surveyor Upper Hutt Extension No 3 Township plan approved by Governor
- 28 September 1908 from Minister of Lands Robert McNab authorise paying off of Willow Grove, Poplar Grove, Hazel Street, Elm Street, Oak Street, Park Street and McParland Street for Township of Upper Hutt Extension No 3
- 17 June 1909 from Chief Surveyor to Surveyor General Upper Hutt Extension No 4 (Mr R R Richmond Surveyor) plan for approval – King Street is a public Road – Pine Avenue is also a Public Road – Alexandria, Victoria and River Bank Streets are new streets – allowed for widening of Pine Avenue
- 28 June 1909 Surveyor General to Minister of Lands Town of Upper Hutt Extension No 4 request authorise the laying off of RIVERBANK, VICTORIA AND ALEXANDRA streets in above town (3 copies)
- 30 June 1909 from Chief Surveyor to Surveyor General Upper Hutt Extension No 5 forward plans for approval – King Street is a public road – Pine Avenue is a public road and has been widened – Royal Street is a new street and runs between Main Hutt Road and Alexandra Street which is included in a former Town Upper Hutt extension No 4
- Note on scrap paper re Upper Hutt Township Extension No 5
- 03 July 1909 from Survey General to Chief Surveyor Town of Upper Hutt Extension No 5 laying off of Royal Street
- 30 June 1909 (official form) Minister of Lands sign for approval extension No 4
- 03 July 1909 from Surveyor General to Chief Surveyor Town of Upper Hutt Extension No 5 recommendation to Governor to approve plan laying off of Royal Street (2 copies)
- 03 July 1909 from Surveyor General to Chief Surveyor Upper Hutt Extension No 4 return plan approved Riverbank, Victoria and Alexandra Streets
- 30 June 1909 Authorising the laying off of Riverbank, Victoria and Alexandra Streets in Town of Upper Hutt Extension No 4 noted Gazette No 57 page 1800 08 July 1909
- 07 July 1909 Minister of Land (official form) advised to approve
- PLAN **Section 119** – Main Hutt Road - King Street - Alexandra Street – Royal Street – Convent land – Roman Catholic Church saved 30/08/2017 as IMG_
- 12 July 1909 from Surveyor General to Chief Surveyor Town of Upper Hutt Extension No 5 Royal Street to be approved
- 07 July 1909 from Minister of Lands Authorising laying off of Royal Street in Town of Upper Hutt Extension No 5 as authorised by David Buddo acting Minister of Lands
- 04 October 1909 from Chief Surveyor to Surveyor General Plan of Town of Upper Hutt Extension No 6 forward plan for approval
- 27 October 1909 from Survey General to Chief Surveyor Town of Upper Hutt Extension No 6 refer memo for approval
- 19 November 1909 from Chief Surveyor to Surveyor General Town of Upper Hutt Extension No 6 subdivision for weekend Country Cottages overlooking gold links (no streets mentioned)
- Memo hand written re Town of Upper Hutt Extension No 6
- 15 December 1909 from Surveyor General to Chief Surveyor Town of Upper Hutt Extension No 6 subdivision (plan returned)
- PLAN of proposed new Town of Upper Hutt Extension No 6 part of **section 88** Hutt Block 1 Rimutaka SD – formed Road cutting – Mawaihakona Stream – Back of old Orchard – lots 2, 3, 4, & 5 saved 30/08/2017 as IMG_
- 21 March 1910 from Surveyor General to Chief Surveyor Town of Upper Hutt Extension No 6 tracing prepared by Mr Inspector Climie who visited the ground – Mawaihakona Stream
- 24 March 1910 from Commissioner of Crown Lands to Surveyor General Town of Upper Hutt Extension No 6 cannot see way to alter proposal at this point the business now stands
- 02 August 1910 from Chief Surveyor to Surveyor General Upper Hutt Extension No 7 – Main Hutt Road is public – Nimrod Street, Sievwright Avenue abd Shackleton Crescent are new roads – (Also Mr Barton has abandoned his Upper Hutt Extension No 6)
- 29 August 1910 from Survey General to Minister of Lands Town of Upper Hutt Extension No 7 laying off of NIMROD street, SHACKLETON Crescent and SIEVWRIGHT Avenue

- 16 September 1910 His Excellency the Governor is respectfully advised to sign as approved (official for)
- 16 September 1910 from Minister of Lands (official form) Authorizing laying off of NIMROD STREET, SHAKLETON CRESCENT & SIEVWRIGHT AVENUE I Joseph George Ward do hereby authorise the laying off Upper Hutt Extension No 7
- 21 September 1910 from Surveyor General to Chief Surveyor Town of Upper Hutt Extension No 7 plan approved by Governor

(Reference Archives NZ Wellington ACGT 18190 LS1 1798 25/349 Township Upper Hutt years not dated)

1910-1920

1912 Part Section 119 Hutt District [no plans in file H P Hanily or Hanily]

- 13 February 1912 = Examiner Report part Section 119 Block I Hutt Survey District Rimutaka Registration District Surveyors name or firm H P Hanily Survey Office No 28106 Provisional No 142/890 L.B.P. 6/672 Trav. Redtns. LVII page 194 Field Book 47 page 02 or 62 Ref Plan A/1800 D.LR. (4/735) Received 1 plan 1 Trans Sheet 1 Field Note 23 December 1911 W.H.H. – Mr Mackay The values are from Mr Climieo Hutt _ _ Standard Survey which is not yet approved OR 13.2.12 – No Surveyor 9-1-1 4/672 – Also notice sent to Fitzgibbon & Perry solutions Returned 10-2-12 – Notice of approval sent to Surveyor 21-2-12 4/736
- 09 December 1911 2a Panama Street Wellington to James MacKenzie Chief Surveyor Wellington - Dear Sir I beg to transfer plans of part section 119 Hutt district the survey was made for the Rev Father Daly for whom Messrs Fitzgibbon & Percy Robson are acting. Yours faithfully H P Hanily Licensed Surveyor [142/890]
- 08 February 1912 Land & Survey schedule Part Section 119 Hutt District surveyor H P Hanily Wellington [1] please amend title [2] please supply bearing on plan from peg IV to S W corner [3] Please supply all adjoining owners on the plan [4] Note you are claiming adverse occupation on the Southern boundary also that you are running through a building on the north boundary [5] Please supply deeds measurements on the plan [plan No 142/890 File 28100] NOTE although it states enclosed 1 plan, 1 traverse sheet and 1 field notes none of these are enclosed

(Reference Archives NZ Wellington ADXS 19483 LS-W1 572/ 28106 H P Hanily plan of part Section 119 Hutt District year 1912)

1912-1913 Part Section 119 Hutt Block 1 Rimutaka lane taken to widen Pine Avenue

- 11 September 1912 = Letter from Lands and Surveys Wellington to Chief Survey Wellington Proposed proclamation taking land for widening of Pine Avenue Upper Hutt – I forward herewith plan tracing in duplicate schedule and traverse sheet in connection with the above for examination and approval. Will you please return the tracing and schedule after examination to Messrs Wilford & Livi Barristers and Solicitors Wellington who are acting on behalf of the Upper Hutt Town Board signed Surveyor General.
- 21 August 1912 = Schedule of plan document widening Pine Avenue refer to Mr Collins – Deeds plan 135 Lot 16 of sec 112 – shown on plan 1071 – Upper Hutt Town Board
- 17 September 1912 = Schedule Widening Pine Avenue Upper Hutt part section 119 Block I Rimutaka survey district received plan number 1071 19.9.12 reported 16 October 1912 examined and found correct referred to Mr Collins for exam signed by Chief Surveyor 17/9/1912
- 26 November 1912 = Memo plan being examined for approval
- 25 November 1912 = Schedules Public Works Act Upper Hutt Town district shown on plan marked 1071 Hutt – Upper Hutt Town Board
- Memorandum Lands and Surveys
- 27 November 1912 = Letter from Chief Surveyor to Wilford & Levi Solicitors Wellington re tracings and plan schedule
- 10 April 1913 = New Zealand Gazette page 1254 Proclamation part section 119 – Land taken for the Purpose of a Road in Block I Rimutaka Survey District Upper Hutt Town Board – Liverpool Governor – A Proclamation – Whereas the land described in the schedule hereto is required to be taken under the Public Works Act 1908 for the purpose of a road in Block Rimutaka Survey District Upper Hutt Town Board. And whereas an agreement had been entered into with the owner of the said land to take the said land for the purpose above

mentioned. And whereas the Upper Hutt Town Board had laid before the Governor a memorial together with a map in duplicate as required by the Public Works Act 1908. Now therefore I Arthur William de Brito Savile, Earl of Liverpool, the Governor of the Dominion of New Zealand in pursuance and exercise of the powers and authorities vested in me by the the Public Works Act 1908, the Town Board Act 1908 and of every other power and authority in anywise enabling me in ths behalf and being satisfied of the sufficiency of the agreement hereinbefore referred to do hereby proclaim and declare that the land described in the schedule hereto taken for the purpose of a road ad I do also declare that this Proclamation shall take effect and after the twenty sixth day of April one thousand nine hundred and thirteen – Schedule 10 perches Lot 16 of section 119 DP 135 Upper Hutt Town District Hutt R.D. Block I Rimutaka survey district plan P.W.D. 33083 (red) & 20 perches Section 119 Upper Hutt Town District Hutt R.D. Block I Rimutaka survey district plan P.W.D. 33083 (blue) & 1 rood 6.7 perches Section 119 Upper Hutt Town District Hutt R.D. Block I Rimutaka survey district plan P.W.D. 33083 (Green) – All in the Wellington Land District as the same are more particularly delineated on the plan marked and coloured ass above mentioned and deposited in the office of the Minister of Public Works at Wellington in the Wellington Provincial District. – Given under the hand of His excellency the Right Honourable Arthur William de Brito Savile, Earl of Liverpool, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Member of the Royal Victorian Order, Governor and Commander in Chief on and over His Majesty’s Dominion of New Zealand and its Dependencies, and issued under the Seal of the said Dominion at the Government House at Wellington tis third day of April in the year of our Lord one thousand nine hundred and thirteen – W Fraser – Minister of Public Works – God Save the King

(Reference Archives NZ Wellington ADXS 19483 LS-W1 582/28514 Widening Pine Avenue Upper Hutt part section 119 Hutt Block 1 Rimutaka 1912-1913)

1940-1950

1947- Upper Hutt Township & Section 121, 119, 120, 121, 122, 217 & 218

- 26 May 1947 Minister of Lands to Mrs MGF Benge Ebden Town Upper Hutt acknowledge letter (2 copies)
- 03 June 1947 Ebden Town Upper Hutt Surveyor to Chief Surveyor enclosed latter from Mrs MGF Benge regarding old subdivision
- PLAN Part Old Military Road closed on SD plans 15766 x 18145 on **sections 120 and 121** – Exchange Street - Hutt Road – Ebden Town Road saved 05/09/2017 as IMG_
- PLAN Old Military Road Hemi Parai Grantee 1875 **Section 119, 120, 121, 122 217 & 218** saved 05/09/2017 as IMG_
- PLAN Part Old Military Road May Olive Francis Benge **Section 121** lots 19, 17, 15, 13 from Keys 6/3/1924 conveyance 139325 & W Ebden to J Munro Purchaser 7/12/1876 conveyance 25866 Lots 13, 15, 17, 19, 21 on plan 23830 saved 05/09/2017 as IMG_
- PLAN of Street to be closed through **Section 121** Hutt Registration District Block I Rimutaka SD Borough of Upper Hutt – Cairo Street, Exchange Street, Ebden Town Street – E E Jenkins & Agnes McCallan & J R Wyeth & M O Benge & A W Jones & A Southee & E J Beavis saved 05/09/2017 as IMG_
- Letter 19 May 1947 written by May Olive Francis Benge to Mr Skinner (3 pages) saved 05/09/2017 as IMG_
- 13 June 1947 from Chief Surveyor to Surveyor General about Ebden Town Upper Hutt Mrs MOF Benge - Referring to your memo of the 3rd instant I enclose therewith a photocopy of SO plan 21393 which shows the areas referred to by Mrs Benge which are parts of **Section 121** Hutt District. I also enclose two paper tracings of searches made in connection with the questions raised. The position is a s follows:
By Crown Grant dated 1875 a public road (bearing) 100 links wide was excepted from Section 121. This road is shown on a number of plans and was known as “*Old Military Road*”. Since the issue of Crown Grant several portions have been closed to the north and south of areas on SO 21393. In December 1875 part of Section 121 was acquired (by Deeds Conveyance) by W Ebden who subdivide the area shown on tracing attached to Conveyance 23830 dated 1876 – see paper tracing. The access for the numerous lots is shown on tracing as a “Private Road 33 feet wide” whilst the conveyance refer to “Right of Way”. “Old Military Road” is also

thereon and area (0-1-04) of each lot would include portions of this Crown Grant Road. By Conveyance 25866 dated 1876 W Ebden sold lots 13-15-17-19 and 21 to J Munro containing 1ac 1rd 20 per. The diagram on this conveyance shows "Old Military Road" and wording states "Subject to the public road coloured yellow". Some subsequent conveyances have not by diagram or wording referred to Old Military Road. Finally on 06/03/1924 Mrs Benge acquired Lots 13, 15, 17 & 19 by Conveyance No 139325 and no reference was made to Old Military Road. (Pt 13 was subsequently sold) – See paper tracing. On 02/03/1929 CT 352/27 Limited issue in the name of MOF Benge excluding Old Military Road as shown by diagram on tracing. As there is no evidence of closing Old Military Road it would appear from the search that the conveyance from Keys to Benge dated 06/03/1924 erroneously included a public road. This was not the fault of any Government Department. It was a mistake on the part of private conveyance who drew the deeds up. At that time title to the land was not guaranteed not being under the L.T. Act. It would also appear that the original Ebden Town Road 50 Links wide has not been legalized. Note in several places it has been widened by dedication and proclamation and at the present time SO plan 21412 lodged on 14/05/1946 which shows further proposed widenings is under check. The question of Old Military Road and the adjoining titles was raised by Mr H P Hanify in November 1945 and SO 21393 was lodged on the 05/03/1946 in this office for the purpose of closing this part of the street. Messrs Mazengarb Hay & Macalister who are apparently Mrs Benge's Solicitors made verbal enquiries as to the procedure for closing the street coloured green on SO 21393. This office advised closing in pursuance of Section 175 (H) 5th Schedule Clause 12 Municipal Corporation's Act 1933 for until the street was closed by formal operation of law neither Mrs Benge nor any other person could acquire any title to it. This plan was checked and approved on 07/10/1946 some delay being due to requisitions on plan and shortage of staff and pressure of work. This was explained to I believe Mr Dunstan who made enquiries as to what progress was being made at that time. The closing of the street was effected on 07/10/1946 when SO plan 21393 was noted as required by the above mentions Section and the evidence numbered K26349 has been registered on CT 352/27. At the time of survey the Surveyor placed several pegs shown on SO 21393 indicating street widening and a subdivision of CT 352/27 and the adjoining parts of Old Military Road for which it would be necessary for Mrs Benge to acquire title. This matter at the time was referred to the District Land Registrar when the Solicitors made enquiries as to requirements for the issue of a Certificate of Title for the purchaser of part of Mrs Benge's land. He advised that firstly evidence under seal (accompanied by a sketch) by the Upper Hutt Borough Council certifying that Ebden Town Road 50 links wide was a street within the meaning of Section 174 Municipal Corporations Act 1933 should be lodged. Secondly the strip approximately 5 links wide along the western side of Street should be dedicated and at the same time an Order In Council exempting from widening in pursuance of the Public Works Act 1928 was necessary. (Note original width is only 33 feet). This O.I.C. Numbered 2056 was lodged on 13/05/1947 but awaits the transfer for Street widening. The O.I.C. and transfer by way of dedication will be registered simultaneously. Thirdly the Upper Hutt Borough Council should apply for a Certificate of Title for the part of Old Military Road closed by K26349 to be followed by transfers from the Council of the separate portions to adjoining owners one of whom is Mrs Benge. Forthly a Land Transfer Plan compiled from the survey date on SO 21393 should be lodged showing he final subdivision as is intended this plan to be the basis of any new C.T.'s to issue. Subdivision of course requiring the Borough Council's consent. To sum up – Mrs Benge was apparently occupying a legal public street and although only a paper road it was nevertheless a legal highway and she has apparently paid the rates accordingly. The four matters referred to above require completion. This Department was only concerned with street closing which was effected on 07/10/1946. The other matters are questions of complying with the law and the requirements of the District Land Registrar in connection with issue of new titles and are therefore the concern of the Borough Council the owners and their solicitors who I understand are preparing the necessary documents for registration.

- 04 July 1947 from Minister of Lands to Mrs Benge Further to my interim reply to your letter dated the 19th ultimo I have now fully investigated the question raised therein. The land he by you is part of **Section 121** Hutt District for which the original Crown Grant was issued in 1875 to a public road 100 links wide. This road is shown on several old plans and was known as

“Old Military Road”. In December 1875 W Edben purchased part of Section 121 and subdivided the area as show in a tracing attached to Conveyance 23830 providing access by a private road 33 feet wide but the old Military Road is also plainly shown diagonally crossing most of the sections. W Edben in 1876 sold five of these sections numbers 13, 15, 17, 19, and 21 to J Munro subject to the public road shown on the conveyance the old Military Road. In 1924 you acquired by conveyance the first four of the above sections but no reference was made in such document to the Old Military Road which was erroneously included in your title. This was not the fault of any Government Department but a mistake on the part of the Solicitor who drew up the document. As the land was not under the Land Transfer Act dealings were not subject to rigid check in the Lands and Deeds Department. When in 1929 Certificate of Title 352/27 (Limited) was issued in your name in place of your Deeds Title the Old Military Road which though unformed had never been legally closed was correctly shown crossing your sections. This road has now been closed both through your land and adjoining sections but its disposal to the various owners is a matter for the Upper Hutt Borough Council as it lies within that Borough. I understand that Solicitors acting on your behalf have made enquiries at the Lands Office in Wellington and have been advised of the steps necessary to finally clear the matter up. I regret that I am unable to give you any further assistance on this question which has undoubtedly caused you much inconvenience.

(Reference Archives NZ Wellington ACGT 18190 LS1 1798 25/349 Township Upper Hutt years not dated)
