

SECTION 142 Silverstream

Owners & Settlers = 1840s / 1856 Archibald Todd

Buildings =

Subdivisions & Streets = Township of Silverstream

1840-1850

Section No 142 Hutt Valley (Upper)

- This Section was selected by Robert PARK for Archibald TODD the original owner of Preliminary Land Order No 896.
- No Compensation issued for this Land Order there is a Correspondence in reference thereto – See correspondence Absentees – Resident Compensation given for this Land Order £150 Government Script – See minutes to Report 933

(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 142 = Deeds Index Map C Hutt District No 142 page 149 (Image 77)

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

- 23907 – 10.30am 01 May 1876 – Memorial of Proclamation – Government of New Zealand – 07 April 1876 – Reg. by deposit
- 47563 – 3pm 05 August 1884 – Crown Grant – A Todd – 10 December 1856 – 5 G256
- 47566 – 3pm 05 August 1884 – Probate & Copy Will – W Todd Decd. – 06 December 1878 – 3 W433
- 47567 – 3pm 05 August 1884 – Probate & Copy Will – A Todd Decd. – 06 January 1857 – 3 W436
- 66792 – 3pm 01 November 1894 – Probate – J C Todd – 15 March 1893 – 5 W358
- 67052 – 3pm 21 December 1894 – Conveyance – W C Todd to Cotter & Seagar – 26 November 1894 – 113 D142
- 67053 – 3pm 21 December 1894 – Mortgage – Seagar & Cotter to W C Todd – 10 December 1894 – 113 D144
- 78189 – 3pm 22 February 1900 – Receipt – W C Todd – 20 February 1900 – 127 D44
- 78190 – 3pm 22 February 1900 – Conveyance – J Cotter to C Seagar – 15 February 1900 – 127 D44
- 80328 – 3pm 08 February 1901 – Conveyance – C Seagar to W A Chote – 05 February 1901 – 131 D251 – 5/80
- 80541 – 10am 20 March 1901 – Agr. For Sale – C Seagar to W A Chote – 16 March 1901 – 132 D45 – pt.
- 83489 – 1pm 04 July 1902 – Conveyance – C Seagar to Chote & Ora. – 30 June 1902 – 137 D379 – 5/103
- 84749 – 3pm 19 December 1902 – Conveyance – C Seagar to Hutt County – 17 December 1902 – 142 D222 – 5/109

Application 3961 (part)

Certificate of Title Land Transfer 157/95 part (closed C6427)

(Reference Archives New Zealand website = Wellington Deeds Index AFH series 22394 W569 1/43 volume 3/1 page 149 scanned image 77)

Section No 142 Hutt Valley (Upper)

- Claimed by Archibald TODD Claim No 1090 Report No 996 Grant No 1104 issued to Archibald TODD dated 10th December 1856 (signed) Thomas Gore BROWNE delivered to C J PHARAZYN 18th October 1859

(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)

1860-1870

1910-1920

1910 Township of Silverstream section 97 & 101 Hutt & part section 142 Belmont

- PLAN Town of Silverstream part **Sections 97 & 101** Hutt District Block 1 Rimutaka SD Main Hutt Road, Wellington Napier Railway Gloucester Road, Pemysey Road, Marlborough Road & Chatsworth Road DP 1957 signed G V Venming 9.3.10 & WJA 9.3.10 = saved 30/08/2017 as IMG_
- PLAN Locality plan Part Block 1 Rimutaka SD – Rimutaka SD Block 1 & Belmont block IV SD - **Sections 83, 84, 85, 86, 96, 97, 100, 101, 142, 192, 193** = saved 30/08/2017 as IMG_
- 24 February 1910 from Chief Surveyor to Surveyor General – Town of Silverstream I have the honour to forward the plan of above Town for the approval if the Governor in terms of section 16 of “The Land Act 1908”. Chatsworth Road is public and is 66 feet wide. ~~Pengsey~~ Pemysey, Marlborough and Gloucester Roads are now new and are 66 feet wide. The lots with the exception of 14, 15, 16, 29, 69 and 70 are laid off at right angles to the roads and all the lots are of good proportion. Please not Lot 80 contains s3.3r.13.3p which area is in excess of that allowed by the Regulation but the inclusion of that lot adds to the compactness of the scheme. The name of the Town is I think appropriate as it lies close to the Stream and Railway Station of that name. See accompanying tracing of locality. Under the circumstances enumerated above I have to recommend the plan be submitted to the Governor for his approval as required by the above mentions section of the Land Act.
- 30 March 1910 from Surveyor General to Chief Surveyor Town of Silverstream referring to memo re 1 link west of Gloucester Road form part of subdivision No 29 – scheme and name appear suitable otherwise
- 05 April 1910 from Chief Surveyor to Surveyor General Town of Silverstream The Surveyor was interviewed with regard to the link Reserve along part of Gloucester Road and he states it was laid off in accordance with instructions. It is evidently the intention of the owner of the land being subdivided to stop be means of the link strip the owner bounding it on the south-west from in the future subdividing upon a street the expense of the formation of which was wholly born by the owner of the present subdivision
- 07 April 1910 from Surveyor General to Chief Surveyor Town of Silverstream acknowledge link reserve along par f Gloucester Road in the above Township inform you that I am not prepared to pass the plan with this link strip. It seems hard on but in the public interest I am of the opinion that it must be done in this case (partial transcription of letter)
- 12 Panama Street from Frank E Willis to Chief Surveyor Plan of Town of Silverstream Mr Hanify Surveyor has handed me your communication of the 18th April and I have interviewed Mr Gard the owner of the property comprised in the plan from which the Surveyor General has withheld the Governor’s approval. I wish to state that Mr Client Mr Gard has made several unsuccessful attempts to obtain from the adjoining owner of the link strip a contribution towards the cost of formation of that portion of Gloucester Road abutting the strip. He first approached this adjoining owner before the subdivision was actually made and has since done so after being notified of the refusal to approve but can come to no arrangement with his neighbour. Before making this subdivision by client was obliged to purchase the allotment of which this strip forms part in order to comply with the condition which require that a new subdivision must be connected with an existing road or Street my client having only a Railway Crossing to connect with the main road therefore could not subdivide his land without buying a piece of land to give him access to Chatsworth Road. By refusing to approve this plan In its present from my client will suffer great hardship and in justice as he will have to bear the total cost of forming and dedicating a road which is the street is deleted can immediately on dedication be used by the adjoining owner for subdivision purposes although such adjoining owner has had every opportunity of taking advantage of this road on payment of a small sum of money towards the costs of formation. I therefore on behalf of Mr Gard request that the Governor’s approval be no longer withheld and am instructed that as the question of public interest is not involved at all to insist on the plan being approved otherwise my instructions are to proceed further with the matter. I return the plan herewith.
- 24 May 1910 from Chief Surveyor to Surveyor General Town of Silverstream memo

- 31 May 1910 from Surveyor General to Chief Surveyor Town of Silverstream I have to acknowledge the receipt of your memorandum of the 24th instant referring to the above Town and enclosing copy of a letter received by you from Mr Wills Solicitor on behalf of Mr Gard. After due consideration of the matter I have to inform you that in view of the repeated efforts made by Mr Gard to come to terms with his neighbour who it appears is probably desirous of obtaining the advantage of Mr Gard's road dedication and construction for nothing and also on account of the road not shutting off any existing or proposed road I think that probably the question of public policy is doubtful in this case and I therefore agree to the plan now going on for the Governor's signature. Had the reserve of one link been across the end of an existing or even of a surveyed road I should not have agreed
- 31 May 1910 from Surveyor General to Minister of Lands Town of Silverstream Wellington Land District I have the honour to recommend that you exercise the power conferred upon you by Section 15 of "The Land Act 1908" and authorised the laying-off of Gloucester Road, Pemysey Road and Marlborough Road in the above Town of a width not less than 66 feet (partial transcription of letter) (2 copies of letter)
- 13 June 1910 Wellington His Excellency the Administer of the Government is respectfully advised to sign as approval the accompanying plan of Silverstream Town in terms of Section 16 of "The Land Act 1908 signed Minister of Lands
- 11 June 1910 Authorising the laying off of GLOUCESTER, PEMYSEY and MARLBOROUGH Roads in the Town of Silverstream of a width of not less than 66 feet each Department of Lands Wellington In Pursuance of the power and authority conferred upon me by Section 15 of "The Land Act 1908" I Joseph George Ward Minister of Lands do hereby authorise the laying off of GLOUCESTER, PEMYSEY and MARLBOROUGH Roads in the Town of SILVERSTREAM Wellington Land District of a width of not less than 66 feet instead of 99 feet sign Minister of Lands (NZ Gazette No 59 page 1754 16th June 1910)
- 14 June 1910 from Surveyor General to Chief Surveyor Town of Silverstream returning plan approved by the Governor
- PLAN Town of Silverstream Extension No 1 Plan of Subdivision of part **Section 142** Hutt District Block IV Belmont SD (2 Public Road but no names recorded) H P Hanify Surveyor 27/11/1916 Chief Surveyor H D McKellar approved Minister of Lands 6/3/17 Called as to portion coloured red Minister of Lands 19/12/24 saved 30/08/2017 as IMG_
- 14 February 1917 from Chief Surveyor to Secretary of Lands Town of Silverstream Extension No 1 I beg to forward herewith plan of proposed Town of Silverstream Extension No 1 duly approved for the signature of the Acting Minister of Lands. The sections conform to regulations and front existing public roads. The two strips of 100 links frontage excluded from the proposed town are still parts of section 142 the northern one being the owners present access and the southern one is retained for purpose of future subdivision.
- 02nd 05th March 1917 from Surveyor General Town of Silverstream Extension No 1 requesting approval
- PLAN of Silverstream Extension No 2 being part of **Section 97** Hutt Registration District Rimutaka SD Main Hutt Road, Wellington Napier Railway, Gloucester Public Road, Chief Surveyor 29.11.1917 Approved Minister of Lands saved 30/08/2017 as IMG_
- 29 November 1917 from Chief Surveyor to Surveyor General Proposed Town of Silverstream Extension No 2 forward scheme plan recommend approval. The only new street in the Town is an extension of Gloucester Road to connect with the Main Hutt Road the new street being 100 links wide which is a sufficient width for it. All the sections have a sufficient frontage to a public road (Main Hutt Road)
- Memo laying off of Silverstream Extension No 2 (Gloucester street)
- 03 December 1917 from Surveyor General to Minister of Lands Town of Silverstream extension No 2 laying off of Gloucester Street
- 11 December 1918 from Minister of Lands authorising laying off of Gloucester Street in the Town of Silverstream
- PLAN Extension No 3 Plan of Proposed Town of Silverstream part **section 142** Hutt District Block IV Belmont SD Dunns Road - Whitemans Valley Road – J H Fyffe – J A Dunn – Wiggins – F V Evans - Chief Surveyor 23.11.1920 Approved Minister of Lands 25.11.1920 saved 30/08/2017 as IMG_

- 23 November 1920 from Chief Surveyor to Surveyor General Proposed Town of Silverstream Extension No 3 the scheme of the above proposed town is forwarded herewith for the approval of the Minister. The land owner by Mr J M Emery except section 1 which is owned by Mr Evans the owner of the adjoining Lot 17. Mr Emery had no other land in the locality and as soon as the scheme is approved proposed to build houses for permanent residence. Dunn's Road is former and has been accepted by the Hutt County Council. As the plan has been inadvertently overlooked I should be glad if you could see your way to have it made urgent
- 23 November 1920 Town of Silverstream extension No 3
(Reference Archives NZ Wellington ACGT 18190 LS1 1808 25/508 Township Silverstream year not dated)

1920-1930

1921 Town of Silverstream Section 97 & 142 & 83

- PLAN of proposed Town of Silverstream Extension No 4 being part of Section 97 Hutt Registration District Block 1 Rimutaka Survey District Hutt County W G Gard owner – Pemysey Road – Terminus Road – Recreation Reserve – Wellington Napier Railway Chief Surveyor 23/12/1921 approved Minister of Lands 14/2/1922 (1921) saved 30/08/2017 as IMG_
- 23 December 1921 from Chief Surveyor to Surveyor General Town of Silverstream extension No 1 [sic] The land is owned by Mr Gard who was the owner of a considerable portion of the adjoining land most of which has been however disposed of. The purpose of the subdivision is residential. In order to provide a site for a library a small section equal to one chain square has been set aside out of what was originally section 1. The result of this is that the frontage to sections 1 and 6 are both under 40 feet being 33 feet each. As this cannot be avoided without recasting a portion of the scheme I recommend that the Minister should be asked to approve of these two frontages. The scheme in other respects complies with requirements and is in order for approval.
- 10 January 1922 from Surveyor General to Chief Surveyor Town of Silverstream extension No 4 (noting extension No 1 above should be extension 4) It is not in order as the original town scheme approved by the Governor in 1910 shows the Reserve (Section 82) now Terminus Road extending to the Railway Reserve. This now scheme therefore overlaps and amends a scheme already approved.
- 11 January 1922 from Chief Surveyor to Surveyor General Town of Silverstream Extension No 4 I am unable to see in what way the plan can be altered except to reproduce on the face of it the boundary of the original town of Silverstream which I have done. Plan is returned
- PLAN of Proposed Town of Silverstream Extension No 5 being part **Section 142** Hutt District Block IV Belmont SD – James Abraham Dunn Owner CT 256/159 – Wellington Wairarapa Railway – Whitemans Valley Road – Dunns Road – Public Road – 2 Proposed Road – Silverstream Brick & Tile Coy (on 3 sides) – G Baskett – Plantation Reserve – W Wakeland – C H Fyffe – T Williams – G Hallcroft – T Kirk – surveyor Martin & Dyett 03/11/1924 Chief Surveyor 08/12/1924 Surveyor General 16/12/1924 Minister of Lands 19/12/1924 saved 30/08/2017 as IMG_
- 08 December 1924 from Chief Surveyor to Surveyor General Town of Silverstream Extension No 5 forwarding plane prepared by Messrs Martin and Dyett on behalf of owner Mr James Abraham Dunn of Silverstream meets with approval of the local Authority recommend that it be submitted to Minister for approval (only transcribed some details)
- Town of Silverstream Extension No 5 Memo Surveyor General to Chief Surveyor
- PLAN Proposed Town of Silverstream Extension No 6 part of section 142 Hutt District Block IV Belmont SD – Owner CT 294/173 James A Dunn – Whitemans Valley Road – Wellington Wairarapa Railway – Public Road (Kin Street) – New Road not dedicated - C H Fyffe DP 5410 CT 298/279 – T Williams CT 294/102 – The Silverstream Brick & Tile Coy Ltd CT 294/14 – Mrs K Muire CT 256/160 – C H Ritzema CT 286/300 – Mrs E E Jones CT261/68 – C A Jones CT 313/208 approved Minister of Lands 10/04/1925 Chief Surveyor 01/04/1925 saved 30/08/2017 as IMG_
- 01 April 1925 from Chief Surveyor to Surveyor General Proposed Town of Silverstream Extension No 6 – plane prepared by Messrs Martin & Dyett on behalf of owner Mr J A Dunn of Silverstream (only transcribed some details)

- 29 April 1925 memo from Surveyor General to Chief Surveyor return plan approved by Minister
- 17 January 1930 Proposed Town of Silverstream Extension No 7 from Chief Surveyor to Surveyor General forward plan prepared by Messrs Beere & Seddon property owned by Professor C A Cotton proposed to reserve an access way to the Silverstream Railway Station form [sic] Field Street but at the request of the Railway Department the proposal was abandoned – recommend that it be submitted to Minister for approval
- 30 January 1930 Proposed Town of Silverstream Extension No 7 cover sheet
- PLAN of proposed Town of Silverstream Extension No 7 being Section 83 Block IV Belmont Survey District October 1929 – Kiln Road – Filed Street – Owner C A Cotton - County Clerk for County of Hutt approved 13/12/1929 - Chief Surveyor 17/02/1930 saved 30/08/2017 as IMG_
- 30 January 1930 from Surveyor General to Chief Surveyor memo Town of Silverstream Extension No 7 advise plan has been approved

(Reference Archives NZ Wellington ACGT 18190 LS1 1808 25/508 Township Silverstream year not dated)
