

## SECTION 101 Silverstream

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Owners & Settlers = 1840/1853 John James Short (absentee) – 1861 Sarah Short (absentee), 1907 (Chatsworth Estate plan/Mr Cook, Mrs Gard, Mr Cotter)

Buildings = 1870s Silverstream Railway Station - - 1907 (Chatsworth Estate plan, Tea rooms, Store, Post Office, McKee & Co Board, Silverstream Railway Station)

Subdivisions & Streets = 1907 Chatsworth Estate, Chatsworth Road, Whitemans Valley Road

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### 1840-1850

#### Section No 101 Hutt Valley (Upper)

- This Section was selected by C E von ALZDORF for Christopher RAWSON the original owner of Preliminary Land Order No991
- Christopher RAWSON transferred to John James SHORT 25 November 1840 No Regt in England 214 A Supplementary Land Order issued in England for 75 acres to W SHORT for this Land Order

*(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)*

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### 1850-1860

#### Section 101 - Wellington Land Claims

Claim John James SHORT London (953) Crown Grant Country section No 68 Lower Hutt & No 101 & 139 Upper Hutt district & No 19 Wainuiomata also Wellington date 14 December 1853 No 854 Claim 953

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

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### 1860-1870

#### Section No 101 Hutt Valley (Upper)

- Claimed by Sarah and Alfred THIRT C 1553 Report 1226 Grant 1979 issued to Sarah SHORT and Alfred SHORT dated 12<sup>th</sup> August 1861 (signed) T Gore BROWNE delivered to John JOHNSTON 18<sup>th</sup> January 1862

*(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)*

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#### Section 101 - Wellington Land Claims

Claim Sarah SHORT (widow) of South Lambeth Surrey England and Alfred SHORT (son) of Stock Exchange London under last will of John James SHORT deceased Crown Grant Rural section No 68 Lower Hutt AND No 101 & 139 (05 July 1861) Upper Hutt AND No 19 Wainuiomata in favour of John James SHORT deceased (Report 854) dated 05 July 1861 No 1226 Claim 1558

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

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### 1870-1880

#### Section 101 = Deeds Index Map C Hutt District No 101 page 108 (Image 56)

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

- 34873 – 11am 24 June 1879 – Conveyance – Grace to Parsons – 02 June 1879 – 57 D148
- 34874 – 11am 24 June 1879 – Mortgage – Pasones to Grace – 03 June 1879 – 57 D149
- 41825 – 10.30 07 November 1881 – Conveyance – Short & anor to Grace – 28 January 1878 – 72 D218
- 42013 – 11am 03 December 1881 – Re-conveyance – Grace to Parsons – 18 November 1881 – 72 D411
- 42014 – 11am 03 December 1881 – Mortgage – Parsons to Exors. Of W B Rhodes – 19 November 1881 – 72 D412
- 42326 – 3pm 18 January 1882 – Crown Grant – S & A Short – 12 August 1861 – 13 D59

- 47785 – 2.30 09 September 1884 – Conveyance of Eq.of Redemp – Parsons & ors. To True – 04 September 1884 – 81 D768
- 48071 – 12.20 31 October 1884 – Appt. New Trustees – Rhodes & ors to Pharazyn – 13 June 1884 – 3W 82 D135 – D1816
- 50332 – 12noon 29 October 1885 – Order – Appointing Pharazyn & Tolhurst Trustees – 06 July 1885 – 3 W 553 – D1816
- 50769 – 12noon 23 January 1886 – Conveyance – Registrar S.C. to Trees of W B Rhodes – 21 January 1886 – 86 D192
- 50862 – 3pm 15 February 1886 – Conveyance – Trees. W B Rhodes to Luff – 08 February 1886 – 86 D287
- 64714 – 3pm 09 August 1893 – Mortgage – A Luff to R Hart – 07 August 1893 – 111 D61
- 66689 – 2.30 05 October 1894 – Probate – R Hart – 28 September 1894 – 5 W 325
- 72992 – 11am 01 September 1897 – Conveyance – A Luff to A Tanner – 23 August 1897 – 121 D248
- 73430 – 11am 04 November 1897 – Probate – C Hart – 07 July 1897 – 6 W 360
- 74203 – 10am 30 March 1898 – Trans. of Mtge. – Ogg & anor to H B Wilkin – 17 February 1898 – 123 D82 – D3022
- 74436 – 3pm 03 May 1898 – Receipt – H B Wilkin – 27 April 1898 – 123 D243
- 74437 – 3pm 03 May 1898 – Conveyance – A Tanner & A Luff to F Sherriff – 02 May 1898 – 123 D244
- 76269 – 2pm 29 March 1899 – Conveyance – F Sherriff & anor. To A Luff – 03 March 1899 – 124 D586
- 76270 – 2pm 29 March 1899 – Mortgage – A Luff to F Sherriff – 03 March 1899 – 124 D587
- 76459 – 11am 02 May 1899 – Mortgage – F Sherriff to A C Blackett – 01 May 1899 – 125 D150 – D3405
- 85328 – 2pm 23 March 1903 – Conveyance – A Luff to McTavish & Godber – 20 March 1903 – 142 D447
- 87267 – 11am 27 November 1903 – Receipt – A C Blackett – 26 November 1903 – 174 D531 – D3406
- 87268 – 2pm 27 November 1903 – Receipt – F Sherriff – 26 November 1903 – 147 D531
- 87662 – 11am 01 February 1904 – Mortgage- McTavish & ors. to Equit. B & I Co. Ltd. – 21 January 1904 – 148 D378 (pt.)

Under L.T. Act 127/232 W.S. – D.L.R. – APP. 3490 - Closed

(Reference Archives NZ Wellington website = Deeds Index AFH series 22394 W569 1/43 vol 3/1 page 108 scanned image 56)

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## 1900-1910

1907 Chatsworth Estate Image

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## 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 18<sup>th</sup> 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 24<sup>th</sup> 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 some 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 16<sup>th</sup> 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.
  - 02<sup>nd</sup> 05<sup>th</sup> 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)
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