

**Chatsworth Estate Silverstream –The Sylvan Retreat of the Hutt Valley - 1907**  
Section 101



(Source Hutt City Archives reference 255\_Arch\_72728 Chatsworth Estate)

**Transcription of the Chatsworth Estate subdivision plan**

Silverstream – The Sylvan Retreat of the Hutt Valley – Charming sites for Week-End Bungalows or Permanent Residences. Situated between the Railway Station and the Golf Links – Served by 18 Trains Daily – CHATSWORTH ESTATE – To be sold at Public Auction by Geo. Thomas & Co in conjunction with McKee & Co Ltd – Chamber of Commerce, National Mutual Buildings, Customhouse Quay on Wednesday the 27<sup>th</sup> February at 8 pm.

Silverstream is generally conceded pride of place as the most Beautiful Spot in the far-famed Hutt Valley. Progress is indicated on every hand. Silverstream is destined to be the Sports Ground of the Metropolis. Already on eof the finest Racecourses in New Zealand is located there. The Rifle Range too is an attractive feature, and now the Wellington Gold Club (numbering 200 members) has bought the freehold of about 100 acres for its Links. It is untended to erect a handsome Pavilion, and not only lay down a first class eighteen hole Gold Course, but to provide the means of amusement for the votaries of Tennis, Croquest and Bowls. Silverstream offers advantages, too, to the disciples of Izaak Walton as being the centre of the best streams in the Wellington district. The centralisation of sports and athletics at Silverstream does credit to the judgment of those concerned, for a more suitable and altogether charming spot is not to be found in the environs of Wellington. A locality offering such advantages and attractions must rapidly progress. During the past fortnight over thirty sections have been sold, and it is well known that the buyers have bought not for speculation purposes, but with the intention of immediately erecting week-end Bungalows and Permanent Residences. Great improvements have recently been made by the Railway Department to cope with the increase and increasing traffic to Silverstream. No fewer than 18 Trains daily call at Silverstream, and nearly all of them are solely passenger trains, and are therefore always punctual. The straightening of the Hutt Railway line should bring Silverstream within 40 minutes of the City. The Post and Telegraph and Telephone Office, Store, &c., are close to the Chatsworth Estate. The Chatsworth Estate (vide locality plan) is situated on the east side of the Railway, and between the Railway Station and the Golf Links. The aspect, therefore, commands the maximum of sunshine. The sections numbered 1 to 7, are level, adorned here and there with native bush. The sections on the upper side of the road are level to the frontage, and a

considerable way back, running into some lovely native bush, in which, though so near the city, the song of the tui, and the cry of the quail are to be heard. The land is at a sufficient elevation to give a delightful outlook of the Hutt Valley and River, and to escape the dust of the Main Road. The charming bush and trees on the property make a fitting setting for picturesque homes. The frontage to the road being level, a carriage could be run into each section. The land at any time has never touched by flood. Our Clients, having bought cheaply, are prepared to let these sections go at prices considerable below market values as fixed by recent sales.

Title-Land Transfer – Liberal Terms have been arranged – 10 per cent Cash. 10 per cent in six months – 10 per cent in nine months – 10 per cent in twelve months. The balance may remain at 5 per cent for three years – For further particulars apply to McKee & Co Ltd, 1 Panama Street Wellington.

#### Trains Run Daily as Under

Wellington up depart

4.45am – 7.16am – 9.6am – 10.15am – 1.20pm – 2.20pm – 4.7pm – 5.26pm – 6.15pm – 9.25pm

Silverstream down depart

6.35am – 7.55am – 10.30am – 12.55pm – 3.15pm – 4.50pm – 7.25pm – 9.25pm

## **Building and Residence recorded in the Chatsworth Estate plan**

### McCook's House

### Mr Cotter's House

Thomas COTTER born about 1847-1848 died 24 May 1889 Upper Hutt New Zealand 1<sup>st</sup> married 1868 New Zealand Susannah Ann/Anne DIXON born about 1843 died 26 August 1877 Upper Hutt New Zealand 2<sup>nd</sup> married 1879 New Zealand Emma Ann/Anne HAYBITTLE born about 1859 died 16 July 1929. Thomas and Susannah's issue were Margaret Louisa Sarah born 1870, Percy Charles born 1872, Thomas Arthur born 1874, John born 1875. Thomas and Emma's issues were William Stanley born 1880 died 31 January 1884, Evalyn May born 1884 and Lilian Maud born 1886 died 15 February 1913.

### Mrs Card's Store

William George GARD born about 1849 died 1927 New Zealand married 1872 Sussex England Sarah Ann HOOKHAM born about 1853 died 07 January 1920 New Zealand. Their children were Minnie Edith born 1875, Alice Julie born 1877, Rose Elizabeth born 1880, Eva Emily born 1882, Martha Louisa born 1884, William Henry born 1885, Lily Maud born 1889 and Ernest George born 1892 in New Zealand.

Cottage (no name)

### McKee & Co board

### Tea Rooms

### Post Office

### Silverstream Railway Station

### Railway Line

## **Chatsworth Estate street name origins**

### Chatsworth Road

Chatsworth Road was perhaps named after Chatsworth House in Derbyshire England. Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962 recorded Chatsworth Road.

### Whitemans Valley Road

Whitemans Valley Road was named after the George Whiteman who discovered the valley while pig hunting. George was the first settler in the valley and George & William Whiteman established their farm in 1871-1875 in the Valley. Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962 recorded Whitemans Valley Road. The Upper Hutt Borough Council made a decision to rename Whitemans Valley Road to Bathurst Street – "Whiteman's Valley road to be called Bathurst street" reference Papers past website Evening Post newspaper 30 April 1930 page 16. The Silverstream ratepayer and Upper Hutt residents objected strongly to the Whitemans Valley road being change to Bathurst street so the Council at a meeting decided that the road would remain unchanged reference Papers past website Evening Post newspaper 05 August 1930 page 15. Whitemans Valley Road was later renamed Whitemans Road as it is the road that leads to Whitemans Valley.

## Chatsworth Estate (Silverstream) section 101

Lots 1 to 7 = Chatsworth Road (west side)

Lots 18 to 23 = Chatsworth (east side)

Lot	DP	Section	Address	Name
1		101	Chatsworth Road (west side)	[written "now a road"]
2		101	Chatsworth Road (west side)	
3		101	Chatsworth Road (west side)	[written "Dr Bell"]
4		101	Chatsworth Road (west side)	[written "Dr Bell"]
5		101	Chatsworth Road (west side)	[written "Dr Bell"]
6		101	Chatsworth Road (west side)	
7		101	Chatsworth Road (west side)	
18		101	Chatsworth Road (east side)	
19		101	Chatsworth Road (east side)	
20		101	Chatsworth Road (east side)	
21		101	Chatsworth Road (east side)	
22		101	Chatsworth Road (east side)	
23		101	Chatsworth Road (east side)	

## Chatsworth Estate Silverstream Newspaper Articles

Evening Post newspaper 16-27 February 01-07 March 29 October 1907

Preliminary Notice – Silverstream - The Sylvan Retreat of the Hutt Valley - Charming Sites for Weekend Bungalows or Permanent Residences. Situated between the Railway Station and the Golf Links, and served by 18 Trains daily. George Thomas and Co. (in conjunction with McKee and Co Ltd) have received instructions to sell by public auction, at the Chamber of Commerce, Customhouse Quay, on Wednesday Evening, 27<sup>th</sup> instant at 8 o'clock. That well-known property, The Chatsworth Estate, comprising 30 acres of almost level land, subdivided into 13 Sections, ranging in area from 1½ to 6½ acres. Several of the sections are partly adorned with native bush. Further particulars later. Plans may be had on application. McKee and Co., Ltd., 1, Panama-street.

(Reference Papers past website Evening Post newspaper 16 February 1907 page 8)

Evening Post newspaper 02 January 1908

During the holidays an individual's carelessness was responsible for much damage at Silverstream. The flames were started in a section of the Chatsworth Estate and marched onwards through a portion of the bush on the hill to the east of the railway station. A week ago there was a beautiful wooded slope now the verdure has an ugly scar. The fire swept through an orchard owned Mr McKee and ruined several acres of fruit trees. Immature apples, apricots, peaches, pears, baked saddened the proprietor when he visited the spot yesterday. The flames also devoured some of the bush on property owned by Mr F Earle and advanced to the Government Reserve and into other bush beyond the estate named before their appetite had been satiated. Yesterday several holders of land were obliged to devote their holiday leisure to the burial of smouldering logs which threatened further conflagration.

(Reference Papers past website Evening Post newspaper 02 January 1908 page 8)

Evening Post newspaper 23 January 1909

The firm also advertised a new subdivision known as Chelsea Estate Silverstream, well known as the property of Mr W G Gard to be sold at their auction room, Featherston Street on Monday 15<sup>th</sup> February next at 8 pm. This property is situated between the railway line and Chatsworth Estate.

(Reference Papers Past website Evening Post newspaper 23 January 1909 page 2)

Hutt Valley Independent newspaper 06 September 1913

A fire broke out yesterday morning about three o'clock at the residence of H A Reid the government veterinarian, on the Chatsworth Park Estate, Silverstream. The building which is owned by Dr Bell, geologist was burnt to the ground. Further particulars are not available at the time of our going to press.

(Reference Papers past website Hutt Valley Independent newspaper 06 September 1913 page 4)

