

Township of Hokowhitu & Reayville Upper Hutt – 1905

Part section 120 Block 1 Rimutaka district

The Township of Hokowhitu subdivision was submitted for approval in 1905. There was already a Township of Hokowhitu in the Palmerston North district so the subdivision was renamed “The Township of Reayville”. The Township of Reayville in Upper Hutt was developed in 1905 on part Section 120 Block 1 Rimutaka District. Messrs Mabey and Bengé were the developers.

I have located 3 plans of the subdivision [1] first was submitted under the title Township of Hokowhitu [2-3] the two other maps under the title Township of Reayville.

Township of Reayville street names and their origins

Hutt Main Road / Main Hutt Road

Main Hutt Road no longer exists and was renamed Fergusson Drive. The first road from Wellington was completed to Taita in 1843 and to Upper Hutt in 1844. The road was first known as the New Zealand Company Road, followed by Company Road, then Great North Eastern road, then Old Military Road, Main Hutt Road and/or Hutt Road, Main Road & Main Road North and/or Main Road South & and finally Fergusson Drive except for Main Street which is situated in the Central Business district of Upper Hutt. Fergusson Drive was named after His Excellency the Governor General of New Zealand Sir Bernard Fergusson. He declared Upper Hutt a City in 1966. Fergusson drive runs between the districts of Heretaunga, Trentham, Elderslea, Upper Hutt, Ebdentown, Clouston Park and ending at Brown Owl.

Fergusson Drive

Fergusson Drive was named after His Excellency the Governor General of New Zealand Sir Bernard Fergusson. He declared Upper Hutt a City in 1966. Fergusson drive runs between the districts of Heretaunga, Trentham, Elderslea, Upper Hutt, Ebdentown, Clouston Park and ending at Brown Owl. The first road from Wellington was completed to Taita in 1843 and to Upper Hutt in 1844. The road was first known as the New Zealand Company Road, followed by Company Road, then Great North Eastern road, then Old Military Road, Main Hutt Road and/or Hutt Road, Main Road & Main Road North and/or Main Road South and finally Fergusson Drive except for Main Street which is situated in the Central Business district of Upper Hutt.

Queen Street

Queen Street was named after the Queen of England. Queen Street was already established when drawn on the 1908 Plan of Upper Hutt Township Estate. Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962 recorded Queen Street.

Unnamed Street on 1 plan [later named King Street]

On the Township of Reayville subdivision plan the street was unnamed. It was later given the name King Street.

King Street [unnamed Street]

King Street was named after the King of England. King Street was recorded on the 1908 plan of the “Upper Hutt Township Estate”. Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962 recorded King Street. The Dominion Estate also recorded a King Street on their subdivision plan but the name was changed to Gibbons Street.

Township of Reayville [Hokowhitu] Upper Hutt Part Section 120

Lots 8 to 13 = Hutt Main Road / Main Hutt Road

Lot 14 = Hutt Main Road / Main Hutt Road & King Street / Unnamed Street corner

Lots 15 to 18 = King Street / Unnamed Street

Lots 19 = King Street / Unnamed Street & Queen Street corner

Lots 20 to 26 = Queen Street (east side of street)

Lots 30 to 45 = Queen Street (west side of street)

Lot 30 & 26 in Queens Street borders Section 119 Block 1 Rimutaka District

Lot	DP	Section	Address	Name
8		120 prt	Hutt Main Road / Main Hutt Road	
9		120 prt	Hutt Main Road / Main Hutt Road	
10		120 prt	Hutt Main Road / Main Hutt Road	

11		120 prt	Hutt Main Road / Main Hutt Road	
12		120 prt	Hutt Main Road / Main Hutt Road	
13		120 prt	Hutt Main Road / Main Hutt Road	
14		120 prt	Hutt Main Road & King Street corner	
15		120 prt	King Street	
16		120 prt	King Street	
17		120 prt	King Street	
18		120 prt	King Street	
19		120 prt	King Street and Queen Street corner	
20		120 prt	Queen Street on east side of street	
21		120 prt	Queen Street on east side of street	
22		120 prt	Queen Street on east side of street	
23		120 prt	Queen Street on east side of street	
24		120 prt	Queen Street on east side of street	
25		120 prt	Queen Street on east side of street	
26		120 prt	Queen Street on east side of street	
30		120 prt	Queen Street on west side of street	
31		120 prt	Queen Street on west side of street	
32		120 prt	Queen Street on west side of street	
33		120 prt	Queen Street on west side of street	
34		120 prt	Queen Street on west side of street	
35		120 prt	Queen Street on west side of street	
36		120 prt	Queen Street on west side of street	
37		120 prt	Queen Street on west side of street	
38		120 prt	Queen Street on west side of street	
39		120 prt	Queen Street on west side of street	
40		120 prt	Queen Street on west side of street	
41		120 prt	Queen Street on west side of street	
42		120 prt	Queen Street on west side of street	
43		120 prt	Queen Street on west side of street	
44		120 prt	Queen Street on west side of street	
45		120 prt	Queen Street on west side of street	

Township of Hokowhitu & Reayville Archives New Zealand Records

Lands and Survey Department records

- 12 February 1906 = Letter from Surveyor General to Chief Surveyor Referring to your memorandum of the 28th December last, I return in separate parcel, the plan of the Township of Reayville, approved by the Governor in terms of section 18 of "The Land Act 1892".
- 03 February 1906 = letter head His Excellency the Governor is respectfully advised to sign as approval the accompanying plan of the Township of Reayville, Wellington Land District, in terms of section 18 of "The Land Act 1892". Signed Minister of Lands Duncan
- 25 January 1906 = Memorandum from Chief Surveyor to Surveyor General – Township of Hokowhitu The surveyor has submitted the name "Reayville" in lieu of "Hokowhitu". If accepted will you please have the name amended on the plan with you.
- 10 January 1906 = Memorandum from Chief Surveyor to Surveyor General – Township of Hokowhitu I have the honor to acknowledge receipt of your memo No 50236 of the 5th instant in reference to the above subdivision. This is not part of the subdivision known as Hokowhitu near Palmerston North which is possibly the one you refer to. I have written to the surveyor asking him to suggest another name to avoid any confusion with the existing one.
- Plan [1] = Township of Hokowhitu Reayville Upper Hutt 1905 part of section 120.
- 05 January 1906 = letter from Surveyor General J W A Marchant to Chief Surveyor – Township of Hokowhitu referring to your memorandum of the 28th ultime forwarding plan of the Township of Hokowhitu for this approval of His Excellency the Governor under section 18 of "The Land Act 1892", I have to inform you that the plan will be recommended for approval.

Before doing so, however I should like to know if this is the Hokowhitu Township which has I understand been in existence from some years in the Wellington District, because if not another name will have to be submitted. Kindly advise me as soon as possible on subject.

- 28 December 1905 = Memorandum from Chief Surveyor to Surveyor General – Township of Hokowhitu I have the honor to herewith plan of the above Township for His Excellency the Governor's approval, in terms of Section 18 of "The Land Act 1892". It is situated at Upper Hutt its position being shewn on locality plan in margin. King and Queen Streets are 66 feet wide, which I think sufficient in this locality, and I beg to recommend plan for approval.

(Reference Archives New Zealand Wellington ACGT 18190 LS1 1790/ 25/222 Townships Reayville no date)

Archives New Zealand Records for Section 120 Upper Hutt

- May 1904 = Survey plan [2] by William S Buck for the Township of Reayville subdivision for developers Messrs Mabey and Bengel covering part section 120 of Rimutaka S.D. Block No 1 Part Section 120 on the survey plan records section 119 to the south west of Main Hutt Road. (would show north east on plan of part section 119)
Part Section 120 on the survey plan records section 127 of the Melbaville Estate south east of Main Hutt Road (would show north west on plan of part section 127 for Mebaville Estate)
 - Lot 8 to 13 Main Hutt Road
 - Lot 14 Main Hutt Road and Unnamed Street (now known as King Street) corner
 - Lot 15 to 18 Unnamed Street (now known as King Street)
 - Lot 19 Unnamed Street (now known as King Street) & Queen Street corner
 - Lot 20 to 26 Queens Street east side of street
 - Lot 30 to 45 Queen Street west side of street
- 06 September 1905 = Plan [3] regarding Inspection of W S Buck's Land transfer survey of part section 120 Upper Hutt Block 1 Rimutaka (see F Book No 2453 p35) – records main Hutt Road & Queen Street showing lot number 11 to 25 & 30 to 45.
 - fronting Queen Street are lots 20 to 25 & 30 to 45
 - corner Queens Street & unmarked Street [King Street] lot 19
 - fronting unmarked Street [King Street] lot 15 to 18
 - corner unmarked Street [King Street] & Main Hutt Road lot 14
 - fronting Main Hutt Road lots 11 to 13

Please note marked on the plan is a swamp running from corner Queen Street to Main Hutt Road. In 2016 this swamp would be under the Upper Hutt Mall which is situated at the North end of the now Main Street Upper Hutt

- 06 September 1905 = spread sheet covering measurements of the surveyed section 120 Upper Hutt Block 1 Rimutaka
- 06 September 1905 = draft letter from Inspector Surveyor to Chief Surveyor regarding survey of part section 120 Upper Hutt Block 1 Rimutaka
- 13 September 1905 = letter from Chief Surveyor to W S Buck surveyor Hutt regarding subdivision part section 120 Upper Hutt
- 12 February 1906 = letter from Surveyor General to Chief Surveyor regarding forwarding plan of the Township of Reayville approved by Governor under the Lands Act 1892

(Reference Archives New Zealand Wellington ADXS 19483 LS-W1 471 24121 Section 120 Upper Hutt 1905-1948)

Township of Reayville Upper Hutt newspaper articles

Hutt Valley Independent newspaper 08 March 1913

Unimproved Value Rate – Progress in NZ and Elsewhere – What NZ is Doing – Overtaxing the Improver so as to under-tax the Speculator - That is the question that the ratepayers of Upper Hutt have to answer on Wednesday next, and I trust that they will declare by an overwhelming majority FOR Rating on Unimproved values which is at once morally just and economically sound and AGAINST the present rating system which is both ethically unjust and economically unsound in its application. Those who oppose rating on unimproved values are the big landholders, syndicators and speculators many of them absentees.

[large article covering the subject written by A J McCurdy the Editor]

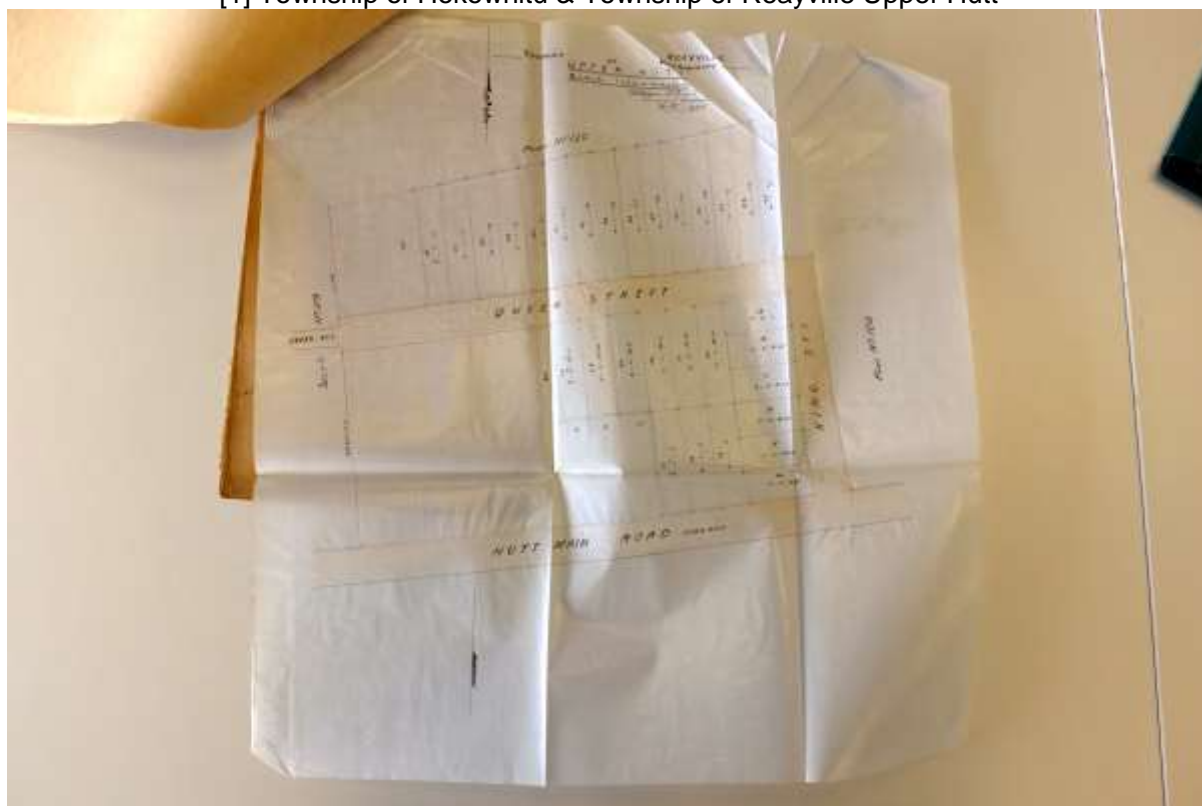
Here in round figures are some typical cases from the Government Valuation Roll

Big holdings	Acres	Per acre
C Backstrom	40	£45
P D Davis	81	19
C Benzie	60	50
M A Wilkins	93	52
J Geange	60	56
C Cudby	44	74
H C Gibbons	47	80
W Brown	27	80
J T Craig	48	87
E Martin	75	91
Building blocks cut up		Govt Value per acre
Ebdentown		£120
Bentinck extension		150 to 240
Dominion		200 to 800
Waldegrave Park		240 to 280
Bentinck		250 to 400
Palfrey		250 to 400
Keys Estate		300 to 400
Reayville		320 to 1600
Melbaville		576 to 1600

(Reference Papers past website Hutt Valley Independent newspaper 08 March 1913 page 3)

Plans of the Township of Hokowhitu & Township of Reayville

[1] Township of Hokowhitu & Township of Reayville Upper Hutt



(Image saved as "UHSection120ANZACGT18190LS11790R25222DSCF4616.jpg")

The map above had the name Hokowhitu but this had been crossed out and written above it was the name Reayville.

