

SECTION 83 Silverstream

Owners & Settlers = 1840s John Ward - 1855 Pierce Cotter – 1880 Thomas Cotter – 1881 Charles Seagar – 1914 Evelyn May Bennington nee Cotter – perhaps Dellar -

Buildings = 1901 Silverstream Brick & Tile Co Ltd - perhaps St Patricks College – perhaps Thomas Cotters two story house - perhaps 1874 Pumpkin Cottage - perhaps Charles Seagar's Sherwood house -

Subdivisions & Streets = Hutt Road (Fergusson Drive) – perhaps part of Chatsworth Road -

1840-1850

Section No 83 Hutt Valley (Upper)

- This Section was selected by Charles CLIFFORD for John WARD the original owner of Preliminary Land Order No 399

(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

July 1851

No on plan of District [Section] 83 – By whom chosen C CLIFFORD - No of Land Order chosen under 399 – Original Purchaser John WARD –Transfers No Compensation issued for this Land under See Parcel W [sic] – Present Owners as per Company Books John Ward

(written in red pencil John Ward conveyed to Wm Jennings 02 June 1854 W Jennings

Conveyed to Robert Wainhouse 31 June 1854 The above Conveyance deposited by Clifford 07 July 1857 & Claimant by Cotton _ Claim 1113 & Nature of Mortgage of this Section by P Cotton to Wainsmith 28 November [sic] 1855No Claim made by Cotton & remainder hard to read)

(Reference Archives New Zealand Wellington R17533447 ADXS 19556 LS-W65 1 21 register of sections country districts Upper Hutt)

Section No 83 Hutt Valley (Upper)

- Part 2 of LO 399 deposited by C CLIFFORD 19 September 1856. John WARD conveyed to William JENNINGS 02 June 1854. W JENNINGS conveyed to Robert WAINHOUSE 31 July 1854. The above Conveyance deposited by Charles CLIFFORD 07 July 1857 Supplementary Land Order exchange for script issued to C CLIFFORD. Subsequently a Conveyance of Supplementary Land Ord to J SUTCLIFFE. See packet S – Notice of Mortgages of this Section by P Cotter to E MEREDITH 28 March 1855
- Claimed by Pierce COTTER in August 1855 Claim No 1113 Report No 1587 Grant No 4583

(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 83 = Deeds Index Map C Hutt District No 83 page 90 (Image 47)

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

- 474 – 1 pm 28 March 1855 – Mortgage – Cotter to Meredith – 04 January 1855 – 2 D422
- 2299 – 10 am 29 October 1860 – Re-conveyance – Meredith to Cotter – 27 October 1860 – 4 D417
- 3577 - ½p3 27 February 1863 – Mortgage – Cotter to Featherston & ors. – 25 February 1863 – 8 D271
- 4554 – 3.30 03 October 1864 – Mortgage – Cotter to Parker – 13 September 1864 – 9 D316
- 5259 – 2.20 26 June 1865 – Release – Featherston & ors. To Parker – 24 June 1865 – 9 D647
- 6986 – 3.15 07 February 1867 – Re-conveyance – Parker to Cotter – 06 August 1866 – 13 D267
- 6987 – 3.15 07 February 1867 – Mortgage – Cotter to Parker – 28 December 1866 – 14 D53
- 8173 – 11.20 27 January 1868 – Conveyance – Ward to Wilson – 13 May 1853 – 13 D544
- 8174 – 11.20 27 January 1868 – Conveyance – Wilson & anor. To Cotter – 27 July 1854 – 13 D545

- 15785 – 12 noon 27 January 1873 – Re-conveyance – Parker to Cotter – 31 December 1872 – 26 D99
 - 16097 – 2.20 20 March 1873 – Mortgage – Cotter to Coote – 28 February 1873 – 27 D385
 - 17431 – 10.30 25 September 1873 – Lease – P Cotter to T Cotter – 02 September 1873 – 26 D848
 - 23661 – 1 pm 30 March 1876 – Re-conveyance – Coote to Cotter – 28 February 1876 – 38 D466
 - 23907 – 10.30 01 May 1876 – memorial of Proclamation – Govr. Of N.Z. – 07 April 1876
 - 26291 – 11 am 12 February 1877 – Crown Grant – Pierce Cotter – 30 November 1876 – 10 G305
 - 37911 – 12 Noon 05 July 1880 – Conveyance – P Cotter to T Cotter – 30 June 1880 – 65 D246
 - 37912 – 12 noon 05 July 1880 – Mortgage – T Cotter to P Cotter – 01 July 1880 – 65 D 247
 - 53290 – 12 Noon 08 March 1887 – Acknowledge – P Cotter – 10 February 1887 – 88 D863
 - 53291 - 12 Noon 08 March 1887 – Mortgage – Cotter to Rev E H Bell & ors. – 10 February 1887 – 88 D864
 - 58647 – 10 am 20 January 1890 – Probate – re Thomas Cotter – 04 June 1889 – 04 W97
 - 80329 – 3pm 08 February 1901 – Lease – Cotter & onor. to W A Chote – 05 February 1901 – 131 D 252 pt.
 - ~~80330 – 3 pm 08 February 1881 – Mtgor of Lease – W A Chote to C Seagar – 05 February 1901 – 131 D253~~
 - 80419 – 11 am 23 February 1901 – Appt. of Trustee – E A Seagar - Cotter – 10 March 1900 – 130 D573
 - 81755 – 2 pm 01 October 1901 – Receipt – Bell & ors. – 30 September 1901 – 135 D71
 - 100681 – 2 pm 07 December 1908 – Lease – C Seagar & anor. To O S Watkins = 29 November 1908 – 179 D351
 - 108143 – 3 pm 29 February 1912 – Mortgage – L M Cotter to J Kirkcaldie – 08 February 1912 – 196 D410
 - 108944 – 11 am 03 July 1912 – Asgt. of Lease – C S Watkins to W P Pringle – 31 March 1912 – 198 D106
 - 108945 – 11 am 03 July 1912 – Mortgage – W P Pringle to L C Pharazyn – 29 April 1912 – 198 D108
 - 112343 – 10 am 30 January 1914 – Receipt – J Kirkcaldie – 28 January 1914 – 206 D211
 - 112344 – 10 am 30 January 1914 – Mortgage – E M Bennington to J Kirkcaldie – 28 January 1914 – 206 D212
 - 119238 – 3pm 06 August 1917 – Receipt – J Kirkcaldie – 05 July 1917 – 219 D738
 - 119239 – 3 pm 06 August 1917 – Mortgage – E M Bennington to T Taylor – 06 July 1917 – 219 D738
 - 126857 – 11 am 05 June 1920 – Receipt – T Taylor – 15 May 1920 – 233 D315
 - 132681 – 2 pm 17 November 1921 – Mortgage – E M Bennington to M L Rough – 01 August 1921 – 242/511
 - 136854 – 11 am 30 May 1923 – D/Appt. new Trustees – re A R Meek & anor – 26 April 1923 – 249/505
 - 11 am 22 August 1925 Proclamation 1544 11th August 1925 Defining centre – Middle line of part of Wellington- Napier Railway – W N Haire A.L.R.
- Followed by hand written information
- 147445 – 2.45pm 05 July 1926 – Re-conveyance – M L Rough to E M Bennington – 19 June 1926 – 268/546
 - 147446 – 2.45 pm 05 July 1926 Probate – re L M Cotter deceased – 09 April 1913 – 268/544
 - 147665 – 2.30 pm 27 July 1906 – Conveyance – A R Meek & ors. To the Silverstream Brick & Tile Co Ltd – 30 June 1926 – 268/692 – 3/133a
 - 149595 – 3 pm 16 June 1927 – Conveyance – A R Meek & ors. to C O'Reilly & ors. – 08 June 1927 – 280/234

Brought under the provisions of the Land Transfer Act Sec Vol 348 folio 186 (Bal) C6218

Brought under the provisions of the Land Transfer Act Sec Vol 348 folio 218 (Bal) C6250

(Reference Archives NZ Wellington website = Deeds Index AFIH series 22394 W569 1/43 vol 3/1 page 90 scanned image 47)

1860 - 1870

18 March 1863 – Section 83 Pierce Cotter

To the Commissioner of Crown Lands Wellington

25 February 1863

Please deliver to I E Featherston Esquire the Grant of Section 83 in the Hutt district to be issued in my favour dated 25 February 1863

Pierce Cotter

Witness (unable to read)

Transfer Register No 643

(Reference Archives New Zealand Wellington ADXS 19480 LS-W2 12 1863/69 Pierce Cotter 18 March 1863 authority to deliver Grant for Section No 83 Hutt district to I E Featherston 1863)

1870-1880

1880-1890

1890-1900

1900-1910

Evening Post newspaper 11 June 1901

The application of the Silverstream Brick and Tile Company for registration of its new premises at Silverstream as a factory was granted

(Reference Papers past website RGO NZ Evening Post newspaper 11 June 1901)

The Silverstream Brick and Tile Company was situated on part of section 83.

1910-1920

1920-1930

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)
