

**Public Works File 24/1258/3 – Archives NZ R21066098****Government Buildings – Housing – Hutt Valley – Land****Public Works Department Plan 94157**

Letter to The Law Draughtsman dated 22 October 1936 – Land required for housing purposes, Hutt Valley – by J. Wood, Engineer-in-Chief and Under-Secretary

A memorandum has just been received from the Director of Housing advising me that on 26<sup>th</sup> September Cabinet approved of action being taken in accordance with the following recommendation: “That the lands in the Hutt Valley as shown hatched red and green on the accompanying plan be taken under the Public Works Act and that Proclamations be issued accordingly.”

There does not at present appear to be any power to compulsorily take land under the Public Works Act for housing purposes – please see Sections 9 and 10 of the Housing Act, 1919. The existing Government valuations of the properties in question amount to approximately £130,000, so that it will be seen that the matter is one of considerable magnitude and importance. Section 29 of the Housing Act, 1919, provides that all moneys required may from time to time be paid out of the Housing Account without further appropriation than the said Act.

Draft legislation authorising the compulsory taking of land for housing purposes under the Public Works Act, and also providing that land so taken shall be deemed to be set apart for the purposes of the Housing Act, 1919, is enclosed herewith. Will you kindly arrange to have this legislation included in any appropriate Bill which has yet to be passed, so that effect may be given to Cabinet’s direction hereon.

Position of Titles as at 23 Nov 1936 and coloured on Plan 94157 according to the colour shown in the left column

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
1	63			53a 3r 17.83p	97/199	George Ball Alice	August August	Dairy Farmer Wife of George Ball	Taita	Mortgage No.117669 to Euphemia Johnston Dixon wife of George Graham Burney Dixon of Feilding, Bank Officer; Bank of Aust. Paeroa  Nil  Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
2	63			26a 1r 36p	348/98	George	Hooper	Settler	Taita	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
3	63			1r 9p	348/99	Mona Charlotte	Ronning	Widow	Taita	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
4	62-63, 187			57a 3r 35p	135/282	John Clarence Edgar	Bentley Bentley	Dairyman Dairyman	Petone Petone	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Mortgage No.221052 to the State Advances Superintendent
5	62			5a 3r 34.04p	348/97	Edith	Peck	Married woman	Taita	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
6	62			40a 2r 20p	348/96	Philip Victor Edwin	Walters Bradstock	Farmer Clerk	Taita Wellington	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Mrs E. Peck, lessee
7	62			34a 1r 2.8p	65/5	A. J. A. R.	Banks Barnes	Lessee Lessee	Taita Taita	Proprietor: Public Trust; Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
8	61			12a 28p	85/161	Emily Kate	Roy	Widow	Taita	Executrix; Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
9	61-62			34a 2r 10p	81/227  348/95	Edward Walter	Sanders	Farmer	Taita	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Mortgage No.151570 to the State Advances Superintendent  Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Outstanding Mortgage No.139553 to the State Advances Superintendent
10	60-61			111a 15.5p	441/167	John Edward Herbert Lewis	August August	Farmer Farmer	Lower Hutt Lower Hutt	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
11	59			58a 3r 10.36p	438/246	Charles Leonard Leonard Thomas John	Harris Harris Harris	Farmer Farmer Farmer	Martinboro... Martinboro... Martinboro...	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; K.8856 Authorises laying off of Cooper Street subject to building line conditions
12	59	10059	1	1r 2.41p	423/135	Arete	Harris	Spinster	Martinboro...	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
13	59	10059	2	1r 2.41p	423/147	Lulu	Harris	Spinster	Martinboro...	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
14	59	10059	3	1r 2.41p	423/148	Annie	Harris	Spinster	Martinboro...	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
15	59	10059	4	1r 2.41p	423/149	Sophia	Harris	Spinster	Martinboro...	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
16	59			59a 3r 31p	348/87	David	Dickie	Merchant	Wellington	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Outstanding Mortgage No.137916 to Walter Dalrymple of New Plymouth, Bookseller and Dorothy Dalrymple a spinster and Annie Stace a married woman both of Wellington; Outstanding Mortgage No.145787 to the Bank of New South Wales; K. No.8856 authorising the laying off of Harding Square, Riverside Avenue, Harding Street and Harbury Street subject to building line conditions.
17	59			1a 9p	348/88	The Wellington Diocesan Board of Trustees, 20 Mulgrave Street				Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
18	58		1	3a 2r 16p	157/221	Mawene Atanatui	Hohua Te Puni	Aboriginal Native Aboriginal Native		Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Caveat No.4269 by Annie Deckston as lessee

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
19	58		2A 2B	5a 2r 22.7p	DI 3/65	Native Owners – The title has not been investigated A. Deckston lessee				DI = Deeds Index
20	58		3	3a 34p	31/229	Annie	Deckston	Wife of Max Deckston, Pawnbroker	Wellington	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Subject to the restrictions imposed by Part XIII of the Land Act 1908 and Section 74 of The Native Land Amendment Act 1913.
21	58		4	7a 1r 17p	30/54	Aboriginal Natives – A. Deckston, Lessee				Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
22	58		5	6a 1r 22p	192/298	Aboriginal Natives – G. R. Kells, Lessee				Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Caveat No.4274 by the District Land Registrar
23	58		6	4a 1r 22p	30/57	Hohaia Tukotohi	Rangiauru Tokotaua	Aboriginal Native Aboriginal Native		Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; G. R. Kells, Lessee
24	58		7	6a 2r 19p	30/43	Aboriginal Natives – G. R. Kells, Lessee				Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
25	58		8-9	8a 2r 14.3p	415/27	Margaret Alexandra	Arcus	Wife of Laurence Arcus, Builder	Wellington	Subject to the restrictions imposed by Section 74 of the Native Land Amendment Act 1913; Mortgage No.219661 to His Majesty the King (now State Advances 26/7647); Mortgage No.219662 to Wellington Mortgages Ltd.

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
26	58		8-9	3a 37.7p	415/26  257/237	George Robert	Kells	Farmer	Taita	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Subject to the restrictions imposed by Section 74 of the Native Land Amendment Act 1913; Mortgage No.231565 to Edith Reeve Collie wife of Edward Collie of Levin, Retired.  Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Subject to the provisions of Part XIII of the Land Act 1908; Mortgage No.231565 to Edith Reeve Collie wife of Edward Collie of Levin, Retired.
27	58		10	4a 2r 27p	DI 3/65	Native Owners – The title has not been investigated A. Deckston lessee				
28	58		11	2a 3r 15p	30/53	Paki Koura	Taura	Aboriginal Native Aboriginal Native		Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Caveat No.4269 by Annie Deckston, Lessee; Crown Grant fees

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
29	58		12	3a 2r 23p	30/52	Henare Patera	Te Puni Te Rangiatea	Aboriginal Native Aboriginal Native		Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Caveat No.4269 by Annie Deckson, Lessee; Crown Grant fees
30	58		13 14 14A	3a 3r 24.36p	437/244	James Henry	Butler	Gardener	Taita	Subject to restrictions imposed by Section 248 of The Native Land Act 1931; Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
31	58		15	1a	30/32	Aboriginal Natives - A. Deckston lessee				Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway
32	188			55a 3r	23/46	William Frederick Alfred de Bathe	Ward Brandon	Solicitor Solicitor	Wellington Wellington	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; G. R. Kells, Lessee
33	188			53a	344/79	Alice Mary William Matson Whitewood Marjory	Bennett Buck  McKenzie	Married woman Farmer  Married woman	Reikorangi Mangapehi  Wellington	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; D., P. & F. DeMenich, Lessees
34	188			7a 23p	344/84	Alice Mary William Matson Whitewood Marjory	Bennett Buck  McKenzie	Married woman Farmer  Married woman	Reikorangi Mangapehi  Wellington	Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Caveat No.9384 by the District Land Registrar; Mrs J. R. Buck, G. R. Kells and L. D. Balls - lessees

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
35	56			1a 3r 14p	344/81	The Public Trustee				Proclamation No.1544 defining the middle line of part of the Wellington-Napier Railway; Outstanding rent charge created by Conveyance No.81772 (135/80) in favour of Julia Kate Pike (deceased) for her life then for Leila Selden Pike, c/o F. E. Dale 141 Hereford Street, Christchurch, for her life (if she shall survive the said Julia Kate Pike) and after the death of both to Noaline Angela Seldon Pike for her life (all of Taita, Spinsters); Lessee – D. Zanini
36	53 55-56	9788	1-3	33a 3r 25.7p	426/36 426/37 426/38	Mary Ann	McKenzie	Widow	Lower Hutt	Now deceased – Public Trustee; CT 426/36 Nil; CT 426/37 Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; CT 426/38 Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; Mortgage No.219705 to Arthur Welch Percy of Petone, Settler, Joseph William Percy of Te Ore Ore, Farmer and John Hewlett Percy of Fitzherbert West, Farmer in unequal shares – c/o Young, Courtney, Bennett & Virtue, National Mutual Building Cus. Quay
37	53			16a 1r 13.87p	348/83	Frederick Seymour	Hewer	Gardener	Taita	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
38	53			21a 2r 17.19p	348/78  348/80	Frank	Ferretti	Market Gardener	Taita	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; Outstanding Mortgage No.146165 to The State Advances Superintendent; Mortgage No.204536 to Wellington Mortgages Ltd; Mortgage No.220033 to The Public Trustee  Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; Outstanding Mortgage No.146994 to The State Advances Superintendent; Mortgage No.205463 to David John Sheppard of Taita, Settler
39	53	9788	4	5a 14.6p	426/39	Job Charles Grace	Mabey Mabey	Farmer Spinster	Taita Taita	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway
40	55			24.68p	133/286	Job Charles	Mabey	Farmer	Taita	Caveat No.3320 by Mary Ann Buck of Wellington, Widow
41	53			5a 3r 0.6p	161/272  348/85	Henry John	Colson	Farmer	Taita	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; Mortgage No.205236 to The Grand Lodge Druids North Island  Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; Mortgage No. 205236 to The Grand Lodge Druids North Island
42	53			4a 1r	348/82	Albert John James	Haynes	Milk Vendor	Taita	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway



No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
43	53			8a 30p	348/81	Frederick	Westbury	Farmer	Lower Hutt	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; R. Bartosh, occupier
44	53			8a	348/79	Richard	Bartosh	Settler	Taita	Outstanding Mortgage No.130475 to Constance Rose Field of Lowry Bay, Widow
45	50,53			18a 2r	348/40	Robert James	Wilson	Farmer	Taita	Later of Seacliffe Avenue, Takapuna, Auckland; Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; Outstanding Agreement for Sale and Purchase to James Robertson of Taita, Farmer
46	50,53			5a 2.3p	153/226	Jane John Campbell	Chittick Peacock	Widow Solicitor	Taita Wellington	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway
47	50	6907	1	16a 2.6p	318/299	Edward Charles	Adams	Shipping Clerk	Wellington	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; G. E. Gorrie, Lessee
47 a	50			6a	318/298	The Wellington Rugby Football Union (Incorporated)				Mortgage No.156583 to The New Zealand Rugby Football Union Incorporated
48	50			8a 1r 7p	427/130	Philip	Walters	Market Gardener	Taita	Mortgage No.221760 to the Bank of NZ
49	50	5140	1	11a 3r 37p	283/124	John Francis	Walters	Farmer	Taita	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway
50	50	5140	2	8a 3r 36p	283/125	Charles	Walters	Farm Labourer	Taita	Nil
51	50	10863	3	3a	446/137	Harry	Wong	Market Gardener	Lower Hutt	Mortgage No.226803 to George Thomas & Company Ltd
52	47 49-50			44a 15p	13/74 348/43	Isabella Mabel Isabel John Alexander	Gordon Pescini Gordon	Widow Married woman Farmer	Lower Hutt Lower Hutt Taita	Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway
53	49			4a 2r	348/42	Catherine	Cleland	Widow	Kaponga	Nil; F. Bertelson, Lessee
54	45			1r 32.11p	438/273	Henry	Glover	Monumental Mason	Wellington	Nil; SO Plan 255/36

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
55	44			3a 2r	391/241	Richard Henry	Slacke	Contractor	Lower Hutt	Mortgage No.190255 to Robert James Wilson of Seacliffe Avenue, Takapuna, Auckland, Farmer; Mortgage No.190256 to James Robertson of Taita, Market Gardener
56	44			13a 2r	DI 3/679 DI 6/566	Title not investigated – Taita Cemetery Trustees				
57	44	1680	8-9	6a 14.5p	397/77	Alexander	Doull	Farmer	Nae Nae	Fencing Agreement contained in Transfer No.94847
	44	1680	11		231/122					Nil
	44	1680	10		313/175					Fencing Agreement contained in Transfer No.77571
58	44	1680	12 13	5a 3r 27p	242/165	William Baird	Hutchison	Accountant	Wellington	Mortgage No.184694 to The Public Trustee; Mortgage No.184695 to Byron Paul Brown of Wellington, Gentleman
	44	1680	14 15 Pt 16		259/147					Fencing covenants contained in Transfers 73573 and 93853; Mortgage No.184694 to The Public Trustee; Mortgage No.184695 to Byron Paul Brown of Wellington, Gentleman
59	43	1680	26- 28	3a	232/13	Arthur George D'Oyley	Bayfield	Clerk	Wellington	Nil
60	43	1680	31- 34	4a	196/109 148/296	Alfred	Green	Salvation Army Officer	Wellington	Fencing covenant contained in Transfer No.74067 (as to CT 196/109); Mortgage No.184843 to His Majesty the King (Discharged Soldiers Loan)
61	43	1680	30	1a	209/220	Arthur	Gooch	Plasterer	Wellington	Nil
62	43	1680	Pt 29	2r 1.9p	148/298	David Leonard	Souter	Clerk	Rona Bay	Mortgage No.128155 to His Majesty the King (Discharged Soldiers Loan)
63	43	1680	Pt 29	2r 1.9p	153/185	William	Whitworth	Railway Employee	Lower Hutt	Mortgage No.218560 to The Trustees Court Epuni No.7314 A.O. Foresters
64	43	1680	7	6a 3r 16p	248/186	Alexander	Doull	Farmer	Nai Nai	Nil
	44	915	5		95/285					

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
65	43-44	9062	1	2a 1r 31.8p	394/212	Arthur Agnes	Hill Hill	Farmer Wife of Arthur	Taita Taita	Fencing agreement contained in Transfer No.77569; Mortgage No.193004 to The Metropolitan Permanent Building and Investment Society
	43-44	9062	3-6							Mortgage No.211215 of Lots 3-5 to Terence James McKee of Petone, Labourer
	43-44	9062	7		394/214					Fencing agreement contained in Transfer No.77569; Mortgage No.211215 of Lots 3-5 to Terence James McKee of Petone, Labourer
	43-44	9062	9			Is vested in His Majesty the King under Section 16 Land Act 1924				
66	43	9062	8	27p	415/139	Horace	Childs	Bricklayer	Lower Hutt	Fencing agreement contained in Transfer No.77569; Mortgage No.205552 to The State Advances Superintendent; Mortgage No.209168 to Arthur Hill and Agnes Hill; SubMortgage No.211215 of Mortgage No.209168 to Terence James Mckee
67	43	9062	2	32.4p	394/213	Madeline Veronica	Humphreys	Nurse	29 Ariki Street Lower Hutt	Mortgage No.197872 to The Metropolitan Permanent Building and Investment Society; Mortgage No.215876 to Arthur Hill and Agnes Hill
68	44	1680	5-6	2a 17.9p	186/22	Charles Sidney	Brandon	Barrister at Law	Rata Road Nai Nai	Fencing agreement contained in Transfer No.73309
69	43	915	1 Pt 2	11a 2r 30p	95/286 96/75	Frederick	Westbury	Farmer	Hutt	Nil; R. Bartosh, occupier
70	43	915	3-4	11a 1r 22p	98/241 146/74	The Public Trustee – Estate of Robert Hannah				Lessee: F. J. Wilkinson, Rata Road, Taita

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
71	42			109a 2r 10.6p		The Public Trustee – Estate of Robert Hannah				Subject to the provisions of Section 74 of the Native Land Amendment Act 1913 and Part XIII Land Act 1908
			2A	19a 2r 4.2p	228/32					
			2B	18a 0r 3.8p	228/33					
			3D	No.1 7a 33.8p	293/100					
			3D	No.2 7a 32.5p	274/31					
			3D	No.3 7a 32.3p	293/99					
			3D	No.4 7a 32p	157/94					
			3C	11a 0r 16p	274/32					
			3E	6s 2r 16p	293/97					
			3A& 3B	25a 2r	370/203					
72	49			9a 3r 29p	5/106	The Public Trustee – F. H. Futter deceased				Mortgage No.165315 to The Public Trustee; Lessee: Francis Eales Jnr, Main Road, Taita – Mrs Futter living on property
73	49			9a 3r 24p	5/105	Charles Kerr	Drummond	Carpenter	Lower Hutt	Mortgage No.158209 to The State Advances Superintendent; Mortgage No.203867 to Lucy May Leighton wife of Herbert Ernest Leighton, Estate Agent, Wellington
74	49			14a 1r 9p	94/215 348/45	Arthur	Gadsby	Butcher	Taita	Mortgage No.212150 to The Bank of NZ
75	49			2r	348/44	Leonard Walter Allen Samuel George	Pike Pike Pike	Farmer Farmer Farmer	Masterton Masterton Masterton	Nil; c/o James McKenzie, Te Whiti, Masterton; Lessee L. Kennington

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances	
76	49			31a 24p	423/99	Stephen John	Avery	Farmer	Sandon	1/8 <sup>th</sup> share; Mortgage No.46650 to His Majesty the King (Government Life Insurance); Mortgage No.212228 to Jane Avery (mother) of Sandon, Widow and Charles Egbert Vile of Ohakea, Farmer; Lease No.20003 to Robert Thomas Davies of Taita, Farmer. Term 5yrs from 1 Sep 1933	
					355/171	Harriett Charlotte	Kilmister	Wife of William Kilmister, Settler	Taita	1/8 <sup>th</sup> share; Mortgage No.46650 to His Majesty the King; Mortgage No.164932 to Lavinia Martha Gadsby of Lower Hutt, Married woman; Lease No.20003 to Robert Thomas Davies of Taita, Farmer. Term 5yrs from 1 Sep 1933	
77					135/157	Bertha Sarah	Gillies	Wife of James Gillies, Grocer	Upper Hutt	Mortgage No.46650 to His Majesty the King; Lease No.20003 to Robert Thomas Davies of Taita, Farmer. Term 5yrs from 1 Sep 1933	
						Lillian Maud	Brechin	Married woman	Mangamatu, Pahiatua		
						Mary	Brown	Wife of James Brown, Settler	Mangamatu, Pahiatua		
						Eliza	Brown	Wife of William Brown, Settler	Trentham		Address now Otaihanga Road, Paraparaumu per K. W. Brown as at 29 Apr 1937
						Ellen	Brown	Wife of David Brown, Settler	Konini		
						Constance	Burrell	Wife of Ernest Burrell, Settler	Mungaroa		
78	49	8585		3a 3r 24p	405/227	The Hutt Golf Club Incorporated			Mortgage No.216368 to The Bank of NZ		
79	53			28.01p	348/84	The Hutt Valley Electric Power Board			Fencing agreement contained in Conveyance No.147272 (271/680)		

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
80	55	5560	1	16.32p	314/51	Jane Mary	Stupples	Wife of George Henry Stupples, Gardener	Taita	Mortgage No.179196 to Henry Charles Jefferies, Farmer, 15 Haybittle Street, Feilding; Mortgage No.219606 to Henry Charles Jefferies and The Feilding Loan and Investment Company Limited in shares
81	52-53, 55	5560	2	5a 3r 3p	261/160 245/134 124/238	Frederick Seymour	Hewer	Market Gardener	Taita	Part Certificate of Title 245/134; Proclamation No.1482 defining the middle line of part of the Wellington-Napier Railway; CT 295/251 Mortgage No.181575 to Job Charles Mabey of Taita, Farmer
82	52	2162 2163 5560	46-49 1-3	20.13p	348/74	James  Robert  Bertie Richard Ransford  Crawford Ernest Fraser Bertram Hollard	Stonehouse  August  Burdan  Mullan Jones Frethey	Storekeeper  Milkman  Settler  Gardener Printer Civil Servant	Taita  Taita  Taita Taita Lower Hutt	Trustees under Wesleyan Methodist Model Deed 1887
83	44	1680	1-4	4a 6.9p	195/293 259/143 193/146	Mary	Bentley	Wife of Joseph Henry Bentley, Farmer	Wellington	Mortgage No.157225 to His Majesty the King (Discharged Soldiers Loan); Mortgage No.230134 to Crawford Mullan of Lower Hutt, Market Gardener; Fencing agreement in Transfer No.74067 as to CT 259/143
84	43	915	Pt 11	2a 3r 3.4p	280/81	George	Hall	Bootmaker	Nai Nai	Nil
85	43	915	Pt 11	2a 3r 3.2p	273/200	Elizabeth	Anderson	Spinster	Masterton	Nil; c/o Mrs J. Nicholas, Ngahauranga
86	43	915	Pt 12	3a	304/170	George Edward	Chapman	Settler	Wellington	Nil; deceased; Public Trust advise no lessees
87	43	915	Pt 12	2a 2r 25p	312/283	Henry Brodie	Robb	Clerk	Wellington	Nil

No	Sec	DP	Lot	Area	CT	Forename	Surname	Occupation	Abode	Encumbrances
88	43	2507	1	3a 2r 5.2p	312/284	Alfred William Stanley	Brice	Foreman	Lower Hutt	Mortgage No.190007 to Thomas Charles Atkinson Hislop of Wellington, Solicitor; Mortgage No.202883 to Barbara Ann Reith of Wellington, Spinster, c/o Brandon, Ward & Hislop; Mortgage No.213438 to William Peddie of Wellington, Chemist, c/o A. B. Croker, Brandon House, Featherston Street
89	43	2507	2	2a	243/151	James John	Toomer	Salvation Army Officer	Wellington	Mortgage No.159664 to His Majesty the King (Discharged Soldiers Loan)

## Some transcripts of correspondence

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### February 1937 David Dickie

This refers to 59 acres two roods 31 perches.

I hereby give you notice that I object to the taking for Public Works purposes of my land, namely part Section 59, Hutt, Block IX, Belmont Survey District for the following reasons:-

[1] That the said land contains a quarry from which stone is taken for roading purposes.

[2] That the same land contains buildings, yards and gardens.

[3] That the same land is in bona fidei occupation as a "pleasure ground" in as much as the game of golf is regularly played there.

I would further point out that in view of the vast area proposed to be taken for the above purposes that it is essential that some part be set aside for a play area, and seeing that I have established public golf links and intend to keep the land for the same purpose PERMANENTLY, I would suggest that my land be deleted from the scheme.

I may further point out that I am now of the advanced age of 63 years and having passed through financial stresses, have at last secured a home for my wife her mother myself and my two boys who are still young and am only now making a reasonable living.

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### February 1937 Estate of G. Chittick deceased, Cemetery Road, Taita

Dear Sir, As a trustee of the above estate I wish to place our position before you. Three sons of the deceased were given their choice of a College Education or free use of their father's land until the youngest son attained the age of 30 years. They chose the land and they worked hard through the depression to pay their way in hopes of better times and now they are to be thrown out of work. They all had a free pass to College and one was Dux of the Taita School but its too late now and their compensation will be gone. You will find the Will in the office of my co-trustee Mr Peacock. The sons will not receive the money the youngest is 22 years of age. Since your publication I have been offered one acre for £500 this being the price paid and I can get a section to build a house for £300 so the quicker we are told our fate and the better I have no wish to stop New Zealand's progress. PS Chittick Brothers have had a ring on the phone to take delivery of their spring cabbage seed so please state the date we have to leave.

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**5 Feb 1937 Mrs Jane Mary Stupples, Taita, Lower Hutt****Lot 1 DP 5560 Part Section 55 – 16.32 perches**

Dear Sir, Replying to your letter of today re land for housing purposes. I wish to let you know that I have absolutely no intention of selling my property. It is only a small piece of land about an 1/8 of an acre. I have had it for 19 years and planted shrubs etc and besides the shop is a living for myself and family. The house has only been built 4½ years and what purpose would it serve to take a small piece of land like mine with a house and shop situated thereon. Besides there is only a small piece of land next to me and then the church which surely could not be pulled down. The whole thing is an absurdity.

25 Feb 1937

Dear Sir, I hope you will pardon me writing directly to you but I am very worried about my home which has been included in the land which has been taken for the new housing scheme. I have no other property other than the 1/8<sup>th</sup> of an acre on which is situated my home, and I cannot understand what is the object in trying to take this from me. It has only been built 4½ years and is situated on the Main Road next to Cemetery Road (but one) and is not in the way of either railway or road. I wrote to “The Public Works Department” and they said they would consider, but I do not know what they mean by this. Also the shop which is situated on my property is kept by my daughter as I have no husband and it is our living. My property is mortgaged for £650 and all through the “Depression” I denied myself things to keep my home.

I can quite understand large tracts of land being required for building purposes, but whatever sense is there in asking for a small piece of land which already has a home on it only 4½ years old. Four of my family voted “labour” and we all know what serious blunders the past Government made, but they did leave my home alone, and surely there is fairness in all things. I hope you will pardon my being obliged directly to you but I have had no alternative and am very worried. Would you kindly let me know at your earliest, as I am still waiting a reply on those who are “considering.”

10 Mar 1937 Assistant Under-Secretary to Mrs Jane Mary Stupples, Taita, Lower Hutt

Dear Madam, With further reference to your letter dated 25<sup>th</sup> ultimo, addressed to the Minister, the position in which you are placed is noted. I may say, however, that further investigations will be necessary before it is decided exactly what land will be acquired, and when these investigations are being made the facts as set out in your letter will be kept in mind. In any case, I may say that it is considered that it will be at least six months before the Department requires possession of any of the land in connection with this scheme, and quite possibly it may be longer. There is therefore no prospect of your being disturbed in the near future, even if it is finally decided to take your land. I trust this information may relieve your anxiety to some extent.

28 Jul 1937 Mrs Jane Mary Stupples, Taita, Lower Hutt

Dear Sir, As my mortgage expires in about ten days time I am writing to ask you if you would please send someone out to see my property as my lawyers are willing to re-finance me if the property is safe, and you wrote stating that my home which was included in “The Taita Land Scheme” was being considered by you. As I mentioned before it is mortgaged for £650 and there is only an 1/8 of an acre of land on which is situated the house which has only been built 4½ years. The shop also is part our living and we are not in the way of the railway and why the place was ever included is past my comprehension. We have denied ourselves for years to keep our home (I am a widow) and I think it is most unfair to put me to all this worry. Would you kindly send someone out at your earliest and see for yourselves the absurdity of the whole thing as I understand it is your aim to have people in good homes not put them out, and I am perfectly satisfied with the one I have. Thanking you in anticipation.

**6 Feb 1937 James Robertson, Cemetery Road, Taita, Lower Hutt**

Dear Sir, Re your enquiry for Mr R. J. Wilson's address, owner of land Part Section 50-53 Block XI Survey District of Belmont. R. J. Wilson, Sea Cliff Avenue, Takapuna Belmont, Auckland will find him.

14 Mar 1937

Dear Sir, With reference to the Government's intention to take my land (Part Section 50-53-44 Belmont) under the Public Work's act for building purposes and Railway extension, I protest only if the price paid for it is unfair and the compensation for the loss of my land, business, and home, is too inadequate for my family and myself to make a new start elsewhere. Until I have something more definite to work on I prefer to leave it at that.

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**8 Feb 1937 Henry Brodie Robb, Post Office, Pukekohe**

**Lot 12 DP 915 Part Section 43 – 2a 2r 25p**

Dear Sir, Your registered letter dated 3 February 1937 received. The reference number is PW 24/1258/3. Will you please advise me as soon as possible how much your Department intend to offer me for the section as I may wish to buy another. My original intention purchasing it was to build on it when I retired. I have owned the section for 12 years. However, if you are prepared to make me a reasonable offer I will not argue about it. My section was regarded by the previous owner (W. Shires) of the one above mine as the best in the street from the point of view of soil and situation. I consider him the person most able to judge the value of the property up there for market gardening purposes. Are you negotiating with each section owner or putting one price on the whole area...

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**8 Feb 1938 James John Toomer, Rata Road, Nai Nai, Lower Hutt****Lot 2 DP 2507 Part Section 43 – 2 acres**

Dear Sir, Re land for housing purposes. I beg to acknowledge the receipt of your letter of the 3<sup>rd</sup> instant having regard to the intention of the Government to take land required for the erection of houses in the Hutt Valley. Your letter came as a shock to me, and I am anxious to know what it will mean to me. I desire to acquaint you with certain facts, and to obtain from you information of what is the Government's intention is in consideration of the effect upon me. About four years ago I purchased this property, paying £900 in cash and taking over the balance of a Government Mortgage amounting to £270 totalling £1270. Since then I have made improvements that have cost me £60 (mainly cost of materials, labour not included) making a total of £1330. When the balance of the Government loan is paid off, which I have every hope of doing in about three years, naturally I expect that this at least will be made good to me and I am anxious to receive word from you regarding this. I feel too that I should receive some compensation for what it will mean to me to obtain another home to replace the property I now have. I would like to let you know that every penny of my lifes savings was spent in the purchase of this property, my object being to provide a home for my wife and myself for our old age, we are both over 70 years and it means more than I can explain to have our plans for our last years upset and until we hear to what extent the Government will meet us, our minds are much disturbed. Will it be possible for you to give me some idea as to how long we will be staying here; and what notice you will give us to make arrangements to move out?

13 Mar 1937

Dear Sir, I beg to acknowledge your letter of the 8<sup>th</sup> instant and thank you for the information contained therein. It doesn't appear to us that the Government has definitely decided whether my property will be taken, or not; this unsettles our minds with regard to making arrangements for the future and I should be grateful if you will let me know the Government's decision.

31 May 1937 F. R. Jamieson, Branch Manager, State Advances Corporation of New Zealand to James John Toomer, Rata Road, Nai Nai, Lower Hutt  
My Head Office advise that notice has been received of your Department's intention to take for housing purposes the whole of the above mortgagor's land (described as Lot 2 DP 2507 part Section 43 Hutt District) which is subject to a Discharged Soldiers Settlement mortgage. Upon completion of the transaction would you kindly ensure that the Corporation's mortgage is repaid and any correspondence should be addressed to the Branch Office, which is administering ex Discharged Soldiers Settlement mortgages.

11 Nov 1937 James John Toomer, Rata Road, Nai Nai, Lower Hutt

Re Property (Housing Scheme). My Dear Sir, Would it be possible for you to let me know the intentions of the Government as to when it is decided to take over my property. There are some improvements I would like to make, but you will know that this would not be worth my while if action is to be taken soon. In my last communication with your department, I was informed that it would be six months or more, before my property would be required: this was last March. I am making bold therefore to write you.

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**12 Feb 1937 Henry Glover by his Agent Jn. Dale****Part Sections 50 and 53 – 5a Or 23p**

Notice of Objection Pursuant to Section 22 of the Public Works Act 1929. I hereby give notice of my objection to the taking of the land described in the Schedule hereto upon the grounds following:

[1] The said land is situate on a corner opposite the cemetery gates. Most of it is below the road level, and is not a suitable site for houses.

[2] On the said land I have established a monumental mason's business because of the site.

[3] There is no other site suitable for the purpose within easy distance of the cemetery.

[4] To leave me in possession of the site will not interfere with or be a detriment to any houses built on the adjoining land.

Schedule – approximate area of land required to be taken 1 rood 32.11 perches being Section 45 (SO Plan 255/36) situated in Block X Belmont Survey District more particularly delineated on the plan marked P.W.D.94157 desposited in the office of the Minister of Public Works at Wellington and thereon coloured blue.

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**12 Feb 1937 Gawith, Biss and Griffiths, Martinborough**

Sir, We act for Miss Lulu Harris, Miss Arete Harris, Miss Annie Harris and Miss Sophia Harris, all of Martinborough, and have been directed by them to acknowledge receipt of the Notice dated 3<sup>rd</sup> February 1937 stating your intention to take their lands in the Belmont Survey District, being Lots 1, 2, 3 and 4 on Deposited Plan 10059. The Misses Harris desire to object to the taking of their lands on the following grounds:

Their ages are as follows:- Miss Sophia Harris (50yrs); Miss Lulu Harris (34); Miss Arete Harris (30); Miss Annie Harris (36). At present they are provided with a home by their brother, Charles Harris on his farm at Pukio near Martinborough. They purchased the lands proposed to be taken for the purpose of providing themselves with a home in their old age and not for speculative purposes. They desire to retain this land for the above purpose and consider that an injustice will be done to them if it is taken by the Government. They have no guarantee of the continuation of the present arrangement under which they live with their brother who is a bachelor.

25 Feb 1937 C. L. L. and T. P. Harris by their Solicitors Card and Lawson, Martinborough

Dear Sir, We hereby give notice that we object to the taking of part Section 59 Hutt District containing 58 acres 3 roods 10.36 perches for the purposes set out in your notice dated 18<sup>th</sup> November 1936 and advertised in the "Dominion" on the 5<sup>th</sup> February 1937, on the grounds (inter alia) that the said land is required for subdivisational purposes on our own account as trustees.

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**16 Feb 1937 Alexander Doull, Nai Nai, Lower Hutt**

Sir, I beg to offer a strong objection from being evicted off my property. I am 62 and worked hard to get a home when I am not so able to do it. I milk about 11 cows and get a living and employment. It has cost £4250, and improvements extra.

This refers to [1] 6a 3r 16p part Sections 43 and 44 being Lot 7 DP 1680 and part Lot 5 DP 915, [2] 6a Or 14.5p part Section 44, being also Lots 10, 11 and parts 8 and 9 DP 1680.

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**24 Feb 1937 H. E. McBain, Secretary, The Hutt Valley Electric Power Board, Lower Hutt**

Dear Sir, I am directed by my Board to enter a formal protest to the taking of land as indicated in your letter PW 24/1258/3. The Board's reason for this formal protest is that the land it is proposed to take is the site of one of the Board's main distribution substations of 600 K.V.A. capacity, forming a very important link in the high tension network. If this were to be removed very considerable capital expenditure would be entailed, together with the removal of a number of 11,000 and 6,000 volt cables.

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**27 Feb 1937 Duncan and Hanna, 140-150 Lambton Quay, Wellington**

Sir, We have been instructed by Mr Alfred Greene, of 39 Kainui Road, Hataitai, Wellington to notify you, as we now do, that he objects to the taking of his land, being four acres, part Section 43 Lots 31, 32, 33 and 34 DP 1680 Block X, Belmont Survey District, being part of the land included in the Notice of Intention to take land for housing purposes in Blocks IX and X, Belmont Survey District, published in the New Zealand Gazette of 19<sup>th</sup> November 1936, an extract from which has only just been brought to his notice.

The property in question consists of four acres with a six-roomed house and outbuildings. At the present time the property is let to a tenant, Mr T. S. Nicolle, who has a wife and ten children. He is running a cow on part of the property, and the rest of it is under cultivation. They have taken greater care of the property than any other tenant, and have made themselves very comfortable there, and our client would be very sorry to see them disturbed. Our client has been the owner of this property for ten years, and he feels that it might well be excluded from the land being taken by you for housing purposes.

Note: Thomas Shaw Nicolle (1883-1967)

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### March 1937 Mary Bentley, Nai Nai Road

In the matter of “The Public Works Act 1928” and in the matter of that piece of land containing four acres 0 roods 6.9 perches more or less being part Section 44 Hutt District and being also Lots 1,2,3 and 4 on Deposited Plan Number 1680 TO the Hon. Minister of Public Works

Take notice that I **Mary Bentley** of Nai Nai Road, Lower Hutt, married woman, object to the taking of the above-mentioned land as set out in the Notice of Intention to take lands for housing purposes in Hutt Valley and dated the eighteenth day of November 1936 upon the following grounds.

[1] I purchased the property at the beginning of May 1936 for the purposes of a home for myself and my husband.

[2] My husband had previously been engaged as an employee in a Cheese Factory but owing to medical advice given him that he should leave such occupation and get light outdoor work he ceased his occupation in the Cheese Factory and after a considerable amount of time expended in inspecting various places which would enable my husband to engage in the class of occupation he was advised to take, the above-mentioned property was purchased. Since the purchase my husband has cultivated the land and has been carrying on the business of a market gardener and the growing and selling of flowers and keeping of poultry of which there are now approximately one hundred head.

[3] As a result of the occupation adopted by my husband his health has improved considerably.

[4] The property which I purchased is a convenient size to keep my husband employed and to enable sufficient moneys to be earned for the livelihood of him and myself. I assist my husband with some of the work on the property.

[5] The taking of my property in pursuance of the Notice above-mentioned will throw my husband out of work and particularly out of the class of work in which the property enables him to engage.

[6] I believe that my property is not essential for the full and proper use by the Crown of the block of land (of which my property forms part) in Hutt Valley proposed to be taken for housing purposes.

[7] I respectfully suggest that my property in effect meets what I believe to be the scheme of the Government in placing persons on small areas of land sufficient to enable them to earn a livelihood therefrom.

[8] I had no knowledge that it was intended to take my land until the 5<sup>th</sup> day of February 1937 when I received from the Assistant Secretary for Public Works his letter of the 3<sup>rd</sup> February 1936 enclosing copy of the Notice published in the Gazette on the 19<sup>th</sup> November 1936.

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### 3 Mar 1937 Charles Kerr Drummond, Western Hutt Road

Whereas I Charles Kerr Drummond of Western Hutt road, Lower Hutt, Carpenter am the registered proprietor in fee simple of that piece of land containing nine acres three roods 24 perches more or less being part of Block IX of Section 49 Hutt District **AND WHEREAS** there has been given Notice of Intention to take (inter alia) the said piece of land under the provisions of the Public Works Act 1928 and Section 32 of the Statutes Amendment Act 1936 **NOW THEREFORE** I hereby give notice of objection to the taking of the said land for the following reasons namely:-

[1] I purchased the said land in August 1920 on the open market from the Public Trustee for approximately £2,220. The said land was then and still is subject to a mortgage to (now) the State Advances Corporation of New Zealand, the principal sum at present owing thereunder being £1643 4s 2d. My equity in the said property represents my life savings and the provision I have made for my wife and family.

[2] I have leased the said land to one Primo Menara of Taita, Market Gardener, for the term of seven years from 1 July 1936 at the weekly rental of £3 5s. The said Primo Menara has always been a very satisfactory tenant. The taking of the said land will upset this lease.

[3] It is my intention to resume possession of the said land when the abovementioned lease has expired and to retire thereon. By applying the whole of the rent received from the said Primo Menara in payment of the outgoings in respect of the said land and in reduction of the principal sum owing on the said mortgage, my equity in the said land will have been greatly increased by the time the said lease expires. By working the said land myself I will then be able to obtain sufficient return to pay the outgoings on the reduced mortgage and provide for my wife and myself. If the said land is taken it will result in the certain loss of my equity therein and will leave my wife and myself without means of support in our old age.

10 Mar 1937 Assistant Under-Secretary to Messrs Leicester, Jowett & Rainey, Barristers and Solicitors, PO Box 689 Wellington  
Gentlemen, With further reference to your letter dated 27<sup>th</sup> ultimo, addressed to the Minister, enclosing objection by Primo Menara to the taking of land for the Hutt Valley Housing Scheme, the matter will receive consideration, but in the meantime I am able to advise you that it is considered that it will be at least six months before the Department requires possession of any of the land in connection with this scheme, and quite possibly it may be longer. It is desired, therefore, that the owners or occupiers should proceed in the ordinary way with their plans for the working of the property for the next season, and should proceed with the manuring, cropping, etc., of the land for such season exactly as they would have done if they had not received a notice that it is proposed to take the land with the exception, of course, that no buildings or other permanent improvements should be constructed. Will you kindly advise your client accordingly.

26 Mar 1937

Whereas I, Primo Menara of Main Road, Taita, Lower Hutt, Market Gardener am the lessee in possession of that piece of land containing nine acres three roods 24 perches more or less being part of Block IX of Section 49 Hutt District. And whereas there has been given Notice of Intention to take (inter alia) the said piece of land under the provisions of the Public Works Act 1928 and Section 32 of the Statutes Amendment Act 1936 now therefore I hereby give notice of objection to the take of the said land for the following, namely:-

That I hold the same land under lease from Charles Kerr Drummond of Lower Hutt, Carpenter for the term of seven years from 1 July 1936 at a weekly rental of £3 5s for the purposes of a market garden. I have been tenant of this property since May 1931 and during the period of my tenancy I have spend considerable moneys in manuring and improving the property as a market garden to enable me to obtain a living therefrom. I now employ two men constantly and live on the property with my wife and two children. In the busy season I also employ casual labour for fruit picking. If the property is taken it will be impossible for me to obtain other land suitable for market gardening purposes within a reasonable distance of the Wellington Market. The only other locality suitable for the Wellington market is Otaki but all the available market gardening land there is being worked. The Wellington market cannot be supplied from gardens further away than Otaki. The taking of the said land will deprive my family and myself of the means of a livelihood and will put out of work the abovementioned employees.

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**5 Mar 1937 A. E. Neilson, Secretary, Wellington Rugby Football Union, Room 6, Fletcher's Buildings, Willis Street, Wellington**

Dear Sir, I am directed by my Committee to object to the taking of the Union's land at Taita, being six acres in Block IX Belmont Survey District, part of Section 50 Hutt District, Lot 2 on deposited plan No.6907 on the following grounds:-

- [1] That the area was acquired in 1924 at the request of the members of the Hutt County Council and residents of the Taita district for the purposes of a Rugby Football Ground.
  - [2] That it has been used ever since by the local Club for Rugby during the winter months, and frequently for cricket in the summer months.
  - [3] That if this part of the District is to be closely settled in the future the need for this as well as other grounds for the purpose of recreation will be more urgent than ever.
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**8 Mar 1937 David Leonard Souter, Rata Road, Nai Nai, Lower Hutt**

Dear Sir, I have received your communication (PW 24/1258/3) concerning your intention to take my land for housing purposes, and I wish as owner of part section 43, being part Lot 29 DP 1680 in Block X in the Survey District of Belmont, to enter a strong protest. As a returned soldier totally incapacitated from any work, I have been settled on this land since my return from the war, and I find its upkeep within the means of my pension, my sole support. Should you continue to see fit to claim my land, I can see no prospect of finding another home. My home, because of its position, is reasonable in upkeep and enables us to live in moderate comfort which, in view of your intention will be denied to us.

By reason of my war disabilities my health suffers greatly, if I am forced to live in a town, on a small house section and my financial position is such that I will not be able to find another home on the same terms and conditions as I have now arrived at in respect with this one. It is not convenient to go further out on account of the children, one of whom is attending the Secondary School and the other nearing same.

I have endeavoured to improve my land and to keep the house in good repair; and I ask that an exception should be made so that I may keep my home. I am sure that my case is worthy of the utmost consideration, and I ask that you should give it such.

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**9 Mar 1937 Arthur Gooch, Rata Road, Nai Nai, Lower Hutt**

Refers to 1a Lot 30 DP 1680 part Section 43

Dear Sir, I have received your communication of the 3 February 1937 concerning your intention to take my land for Building Homes for Workers. Well Sir, I would like to protest on the grounds that when I was working I bought the acre of ground and erected a small dwelling to live in also to partly live off the proceeds of the ground in this my old age. The place is now freehold and with the little I have saved I am able to manage to live without the help of the pension, but I am sure my means would not enable me to buy a home as suitable elsewhere.

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**11 Mar 1937 Frederick Bertelsen, Park Avenue, Lower Hutt**

Dear Sir, Your letter dated March 8<sup>th</sup>, 1937 re intention to take for housing purposes, part section 42 and held by me as lessee. I hereby lodge my objection as the said land has been the means of my living and employment of two sons for the past 25 years, and we would find it a hardship to lose same as we use this land for market gardening.

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**12 Mar 1937 Adrian Fraser Sadgrove, Hon. Secretary, Main Road, Taita**

Dear Sir, At a meeting of about eighty owners last evening, the enclosed motion was carried unanimously.

This meeting of owners of land at Taita which the crown has notified its intention to acquire for housing purposes desires to voice its strong objections to the taking of the lands. In the first place, we desire to point out that the notice of intention to take our lands was first published in the New Zealand Gazette on 19<sup>th</sup> November last. This notice required any persons having objections to the taking of the lands to lodge the objections within 40 days of the 19<sup>th</sup> November. It was not, however, until early in February (five weeks after the expiry of the 40 days within which objections should be made) that the Public Works Department thought fit to notify us of the Government's intention. Our objections to the proposals are:

[1] These lands comprise one of the few areas reasonably close to Wellington City and entirely suitable for market gardening purposes. Their high market value and use for market gardening purposes for many years past show that this is the case.

[2] The lands at present have no transport facilities by rail and no sewerage. To provide these will require a considerable capital expenditure which could be avoided, as regards rail transport in any case, by taking land elsewhere.

[3] If these lands are taken an industry of value to Wellington City will be seriously affected and the market gardeners concerned will have difficulty in finding suitable areas anywhere reasonable close to Wellington City.

[4] For housing purposes ample areas are available at Tawa Flat, Upper Hutt and the Wainui Valley. The first two of these areas are served by railways, and, in the case of all three areas, lands could be obtained without disturbing any man from his home or place of business.

We strongly object to the taking of these lands. Notice only of the Government's intention to take them has so far been given. It is not too late for the Government to give up this project and to acquire land more cheaply elsewhere, which will give equal or even better facilities for the erection of homes. Residents in the district feel very strongly about this matter.

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**11 Mar 1937 William Whitworth, Rata Road, Nai Nai, Lower Hutt**

Dear Sir, I wish to protest to your notice re the taking of my land for your Housing Plan. I want it for a home of my own, and is in use, for no other purpose. The section is situated in Belmont District, Block 10, two roods, 1.9 Poles, part Section 43 Part Lot 29 DP 1680.

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**18 Mar 1937 Mazengarb, Hay & Macalister, Barristers and Solicitors, 21 Brandon Street, Wellington**

Re D., P. & F. De Menich. We have been consulted by the De Menich Brothers, the lessees and occupiers of 53 acres at Taita, being part Section 188. Notice has been given to our clients of the Crown's intention to take this land for housing purposes. Our clients are placed in a most awkward position in regard to this matter. They conduct the business of market gardeners on the property, and have already planted a considerable amount of produce, which will be marketable in the forthcoming Spring. They desire to enquire from you as to

(a) whether it is proposed to take this land immediately.

(b) If you can indicate a certain definite date to which at least our clients can remain in possession so as to be able to market their produce with as little loss to them as in the circumstances will be possible.

We may mention that this particular piece of land is of great value for market gardening purposes, and it seems in our clients' opinion most unfortunate that the Crown should desire to take it when by doing so at least 16 people will be put out of employment unless our clients can find suitable new ground close to Wellington in which to recommence their operations. This they state is most difficult to obtain. We shall be glad if you will let us have an immediate answer to this communication.

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**26 Jun 1937 William Jacob, c/o Post Office, Uruti, Taranaki**

Dear Sir, In reply to your letter I am writing about land owned by me which is required for housing purposes by Public Works and have no objections whatever of them taking it but I would like to know what the purchase money is per acre or let me know a little more about it when they are settling things up just answer this letter and let me know if this is right Block Subdivision 11 of Section 58 situated Hutt Valley.

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**26 Jul 1937 Komene Patara, Pungarehu, Parihaka**

Re Gazette No.77, 19<sup>th</sup> November, 1936 page 2268. Friend greetings. I am in receipt of your letter of the 13<sup>th</sup> June, 1937 and in reply I have to advise that I object to any alienation of the blocks named therein except by lease.

16 Aug 1937 Assistant Under-Secretary to Komene Patara, Pungarehu, Parihaka

Hutt Valley Housing Scheme. Dear Sir, I acknowledge receipt of your letter dated 26<sup>th</sup> ultimo objecting to the alienation of land in which you are interested except by lease. I regret to inform you that it would not be satisfactory from the Government's point of view to obtain only a lease of land which is required for housing purposes. It is not considered that your objection is well grounded within the meaning of the Public Works Act 1928.

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**13 Sep 1937 “Fernlands,” Mangapehi, King Country, Main Trunk Line**

Dear Sir, Having had notice on the 8<sup>th</sup> of March that some of my land at Taita was being taken by the Government I think it is now time I had further information on this subject. On account of this Act one of my tenants has already left and I am finding it hard to get anyone to take up this land under the circumstances. I am dependent on the rents to pay interest on mortgages so would be pleased to know the intention of your department in this matter. I should appreciate an early reply.

May 1939 William Matson Whitewood Buck, Mangapehi

Dear Sir, I have been patiently waiting to hear further to my letter of the 13<sup>th</sup> September 1937 re Housing scheme at Taita, Hutt Valley. I beg to inform you that owing to the uncertainty as to the time the Government are starting the scheme my tenant is not renewing his lease which ends next month. Is your Department prepared to take over the land from that date? Shall we be permitted to retain a portion of this land to build our future home or could I have one built by the State.

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**14 Mar 1937 Mrs Letitia Hammington, Main Road, Taita**

Dear Sir, Re your letter of the 8<sup>th</sup> instant to hand. I am an old lady 82 years of age and I have no desire to give up this property. You of course will understand Sir, that this is a severe blow to me, I have no means other than the Old Age Pension. Might I ask Sir in what manner you intend to compensate me for this drastic action, as I am deeply concerned for the welfare of my future at my time of life. I cannot stand to make grave alterations.

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**17 Nov 1937 To the Hon. Minister of Public Works – Hutt Valley Housing Scheme**

In connection with the acquisition of land at Lower Hutt for housing purposes, as you know, a notice of the Government's intention to take the land under the Public Works Act was gazetted in November 1936. At that time it was anticipated that the necessary surveys would be carried out and the land taken as indicated in the Notice of Intention. Owing to the fact that the Director of Housing Construction has been unable to advise me what land would ultimately be taken or when possession would be required, the Department has been unable to give satisfactory replies to the numerous residents in the Hutt Valley who are making enquiries as to when and to what extent the Government's proposals will affect them.

The position is very worrying for these people. For instance, market gardeners have not known whether to carry on with the cultivation of their land, and the position at present is that sales of property, re-financing of mortgages, letting of property and erection of buildings are practically impossible under the circumstances. We have informed enquirers from time to time that the land would no be required for probably six months or even longer, and have advised them to go ahead with any proposals concerning the land, such as the sowing of crops, etc., as if the Notice of Intention to take the land had not been issued, but this is, of course, anything but satisfactory.

Upon enquiring recently from the Director of Housing Construction as to whether he could give any indication when he would be in a position to have the land taken, he advised that he was unable to give any satisfactory reply as the future policy of his Department in respect of this scheme depends entirely on the question as to whether the existing railway will be extending through the area, and when. He informed me that on the 23<sup>rd</sup> July last, Cabinet was asked for an indication of the Government's policy in this respect but that no decision had been communicated to him as at 7<sup>th</sup> ultimo.

In view of the very unsettling effect on residents in the Hutt Valley, and the impossibility of giving them any definite indication as to whether or when their land will be required, it would greatly assist me if you could give me some indication as to when Cabinet is likely to make a decision regarding the suggested extension of the railway.

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**R. Campbell**

23 Mar 1938 R. Campbell, Taiporohenui, Hawera

Dear Sir, I received a letter from you on 18<sup>th</sup> June last in which was enclosed a Notice of Intention, number of which was PW 24/1258/3. As I had no objection to the sale of the said land, I did not send a reply. The Section comprises two acres three roods 15 perches being Subdivision 11 of Section 58 situated in Block IX in the Survey District of Belmont, and as I am part-owner I would like to know full particulars. The Section was wanted by the Public Works Department for housing purposes in the Hutt Valley. Thanking you in anticipation.

**Reply**

Dear Sir, Referring to your letter of 23<sup>rd</sup> instant hereon, I have to advise that before the land required for the above scheme can be taken it will be necessary to carry out further surveys. Consequently, at this stage, I am unable to give you any definite information on the matter, but if and when your property is required application will be made to the Native Land Court to assess the amount of compensation payable.

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### **John Francis Walters (1881-1966)**

15 Mar 1937 Cottles Lane, Taita, Lower Hutt

Dear Sir, Referring to your letter of 3<sup>rd</sup> ultimo enclosing Notice of Intention to take Lot 1 on Deposited Plan No.5140 for housing purposes, I now make the following objections to the taking of such land.

- [1] That I am a market gardener by occupation and am cultivating the above land to provide my living and that of my family.
- [2] That I cannot procure other suitable land for market gardening within a reasonable distance of the City of Wellington.
- [3] That the market gardeners in the Hutt Valley are carrying out an important public service to the people of the City of Wellington.
- [4] That it is uneconomic to use such fertile land for the purpose of building houses.
- [5] That there is ample less fertile land available for housing purposes which has better facilities than this land proposed to be taken.

15 Mar 1937 Charles Walters, Park Avenue, Lower Hutt – same letter as above – but for Lot 2 DP 5140

27 Mar 1938 John F. Walters, Cottle's Lane, Taita, Lower Hutt

Hutt Valley Housing Scheme. I am desirous to know when you be taking my land under the Act as its twelve months since I objected, as I intend to build a glass house of some size costing about £900 which will be a permanent improvement and to have this in production next year. I think you are very unfair to me this uncertainty of not being able to improve my property and hindering increased production. I would like some information when do you intend to take this land or not within the next few weeks. I intend leaving for Sydney at the end of April to see different glass houses built over there.

31 Mar 1938 Engineer-in-Chief and Under-Secretary to John F. Walters, Cottles Lane, Taita, Lower Hutt

Dear Sir, I have to acknowledge receipt of your letter of 27<sup>th</sup> instant, and in reply I regret to say that the Government is still not in a position to indicate when the taking of land in the Hutt Valley for housing purposes will be completed. In the meantime, I would strongly advise you not to proceed with the erection of a glass house or make any other permanent improvements to your property, for in the event of your property being acquired, the value of any improvements effected after the notice of intention was publicly notified in the newspapers will be deducted from the amount of compensation awarded. I regret that I am unable to give you more definite information at this stage.

15 Mar 1939 John F. Walters, 35 Boulcott Street, Lower Hutt

Hutt Valley Housing Scheme. I wrote to you about this time last year in regards to your intention of taking my land and that I was desirous of building a glass house and that I am still of that opinion to go on with it. I have the money waiting to go with it and now I have lost twelve months production and as far as I can see you intend to go on as you are doing for years and years. Now don't you think that you should look at this matter from my point of view and consider what it means to me, as the average production and gross turnover from a glass house of the size I intend to build is about £500 to £1000 a year and with the Centennial Exhibition in view in six months time, the returns my glass house would have given me a good return for my labour and progressiveness and surely you are not going to hold me up as you have done the last twelve months. Surely you don't expect me to buy land elsewhere, seeing I have worked all my life to make the freehold of this land my own without a penny owing on it. Now I want you to consider this matter, as I think and consider you are very unfair, which is putting in very mild, that I am to be the loser, because of the position you have taken up. I would like a reply from you next week, as I have just returned from Sydney at the beginning of this month as other things may call me back to that place at the end of the month.

29 Mar 1939 Memorandum from Assistant Under-Secretary re Hutt Valley Housing Scheme

I attach hereto for consideration a copy of a letter dated 15<sup>th</sup> instant which has been received from Mr J. F. Walters of 35 Boulcott Street, Lower Hutt. Mr Walters is the owner of an area of eight acres three roods 36 perches, being part Lot 2 DP 5140 of Section 50, Hutt District, which is included in a Notice of Intention to take land for housing purposes, published in New Zealand Gazette of 19 Nov 1936. Mr Walters' position is typical of that of many of the land owners who are affected by the Notice of Intention and as it is now almost 2½ years since the notice was issued, it is considered that they should be given some definite indication of the Government's future policy. Will you kindly enable me to reply to Mr Walters' representations.

11 May 1939 Reply from Director of Housing Construction

With reference to your memorandum of the 29<sup>th</sup> March last and reminder of the 21<sup>st</sup> ultimo in connection with the property owned by J. F. Walters, I have to advise that steps will be taken in the near future to commence negotiations for the purchase of the area, which will probably be required for inclusion in a comprehensive scheme of subdivision and development. I am communicating direct with Mr Walters regarding the matter.

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