

## Wilford Settlement

Block V	Section 1	A. C. Ferguson	30 Oct 1919	Application for Crown Land approved – 15.6 perches D.P.
Block VI	Section 1	Henry Rose	27 Oct 1916	Application for Crown Land approved – 16.5 perches L.S.D.P. – Price £65
Block VI	Section 3	Jack May	27 Oct 1916	Application for Crown Land approved – 14.7 perches L.S.D.P. – Price £60
Block VI	Section 7	A. F. Bond	30 Oct 1919	Application for Crown Land approved – 14.69 perches D.P.
Block VI	Section 9	C. G. Bond	30 Oct 1919	Application for Crown Land approved – 14.69 perches D.P.
Block VI	Section 11	H. F. Bond	30 Oct 1919	Application for Crown Land approved – 14.69 perches D.P.
Block VI	Section 13	Daisy M. Minifie	27 Nov 1919	Application for Crown Land approved – 18.69 perches
Block VI	Section 17	E. J. W. Finn	30 Oct 1919	Application for Crown Land approved – 14.1 perches D.P.
Block VI	Section 19	L. E. Upton	30 Oct 1919	Application for Crown Land approved – 14.69 perches D.P.
Block VI	Section 29	J. T. Glover	30 Sep 1916	Application for Crown Land approved – 14.69 perches Cash – Price £60
Block VI	Section 31	J. T. Glover	30 Sep 1916	Application for Crown Land approved – 15.6 perches D.P. – Price £60
Block VI	Section 43	C. D. Campbell	30 Sep 1916	Application for Crown Land approved – 15.6 perches D.P. – Price £65
Block X	Section 1	Ada M. B. Cochrane	30 Oct 1919	Application for Crown Land approved – 18 perches D.P.
Block X	Section 2	M. F. McGee	30 Oct 1919	Application for Crown Land approved – 18 perches D.P.
Block XI	Section 1	Henry J. Palmer	30 Sep 1916	Application for Crown Land approved – 20.55 perches D.P. – Price £80
Block XIII	Section 3	Advertised for sale	13 Dec 1924	14.68 perches
Block XIII	Section 6	Olive E. Toon	25 Feb 1916	Application for Crown Land approved – 15.9 perches L.S.D.P. – Price £67
Block XV	Section 9	M. J. Collett	30 Oct 1919	Application for Crown Land approved – 14.6 perches D.P.
58 acres		P. Sharpe	25 Feb 1916	Application for Crown Land approved – Temporary permit – Annual rent £190

*Evening Post 31 Aug 1901*

Messrs Macdonald, Wilson and Co. desire to call special notice to-day to the announcement of the sale by public auction on the 12<sup>th</sup> September of the well-known Mudgway estate in the town of Petone. This property is in the very heart of the town, the main street (Jackson-street) running through it, and the other streets that border it making it admirably adapted for subdivision. The property contains 24 acres, and will be offered in one lot on most liberal terms.

*Evening Post 13 Sep 1901 Local and General*

Twenty-five acres in Petone, belonging to the Mudgway estate, were withdrawn at £150 per acre, and are now open for private sale.

*Evening Post 15 Jul 1902 Petone Borough Council*

Plans submitted by Messrs Mason and Richmond of the proposed subdivision of the Mudgway estate, together with plans and specifications for roading the same, were approved.

*Evening Post 16 Mar 1904 Petone Borough Council*

Mr A. Coles wrote asking that as he had given instructions to Messrs Mason and Richmond (surveyors) to continue Jackson-street through Mudgway's Estate and the main street of the borough would then terminate at the nightsoil depot, the depot should be removed. The Mayor remarked that this opened a very large question, and, on his motion, the matter was referred to the Engineer to report.

*Evening Post 14 Feb 1905 Petone Borough Council*

Messrs Mason and Richmond wrote on behalf of owners objecting to the suggestion of the Council that the streets on the proposed subdivision of Mudgway's estate should be brought into line with existing streets. It was decided that the Council sees no reason to alter its decision.

*Evening Post 04 Apr 1905*

A special meeting of the Petone Borough Council was held last night, the Mayor (Mr G. London) presiding. There were also present Councillors Castle, Macfarlane, Kidd, Hill, Piper, Wakeham, Cook and Nicholson. Messrs Mason and Savage waited on the Council to request a modification of the Council's requirements in the details of the subdivision of the Mudgway Estate. They asked that the Council should not require a dedication of a 6ft strip running from Jackson-street alongside the stopbank to the end of the subdivision, but should have all its needs met by an easement giving right of entry to the strip for all time. The Council was disinclined to grant the request made, but ultimately consideration was deferred.

*Otago Daily Times 17 May 1905*

The Government has been offered the Mudgway Estate, Petone, for workmen's homes. The fine block of land extends from Jackson street to White's Line, and is equally suitable for Hutt or Petone workers. The estate, which has just been subdivided for sale, consists of nearly 500 sections, and is considered to be specially suited for workmen's homes.

*Evening Post 10 Jul 1905*

Mr Wilford, M.H.R., informs us that the Government has made an offer for the Mudgway Estate, Petone, for the purpose of workmen's homes.

*Evening Post 14 Sep 1905*

The Government has acquired a further area of the Mudgway Estate at Petone for subdivision into sites for workmen's homes. The total area purchased comprises 64 acres, all lying between Heretaunga-street and White's Line.

*Evening Post 09 Oct 1905 Local and General*

The subdivision of the Mudgway Estate, between Petone and the Hutt, acquired by the Government for workmen's homes, has been completed, and the plans were lodged in the Land Transfer Office to-day. The work of surveying the property was expeditiously carried out by Messrs Mason and Richmond. The survey was started under Mr A. P. Mason's direction on the 25<sup>th</sup> ultimo, and was finished on the 4<sup>th</sup> instant. The estate has been subdivided into 439 lots, the minimum area being 40ft by 100ft, and no fewer than 700 pegs with numbers upon them had to be driven into the ground.

*Evening Post 21 Dec 1905 Hutt Borough Council*

The Department of Lands and Survey wrote, that the request of the Council in the matter of purchasing an acre of the Mudgway Estate had been forwarded.

*Evening Post 26 Jan 1906 Local and General*

The amount paid by the Government for the Mudgway Estate, Lower Hutt, acquired under the Land for Settlements Act, was £30,240 together with £125 for incidental expenses.

*Evening Post 06 Feb 1906 Local and General*

A firm stand is being taken by the Petone Borough Council against the endeavours of the Hutt Council to secure a portion of the Mudgway Estate in Petone as a site for a septic tank. Last night the Hutt Clerk wrote to the Petone Council in reply to the latter's protest, stating that the point made by Petone that the Masterton septic tank system had been a failure had been referred to the Masterton Council for a report thereon. The Petone Town Clerk, in reply, has placed before the Hutt Council the following excerpt from the Minister of Public Health's annual report with regard to the septic tank at Masterton:- "In place of the old filter beds, which were practically useless, the effluent is now distributed over some five acres of specially prepared land in the immediate vicinity of the tank. This system is working well. It is to be hoped that the Council will acquire another five acres at least for the purpose of irrigation." In face of the foregoing the Hutt Council would understand the Petone Council's action in determining to stop at all hazards the establishment of a septic tank within the latter borough.

*Evening Post 01 May 1906*

The Government is being urged by the Petone Borough Council to reserve areas for recreation and school purposes on the Heretaunga and Wilford settlements.

*Otago Daily Times 10 May 1906*

The Government has decided that in future the Mudgway estate, Petone, upon which workers' dwellings are to be erected, shall be known as the Wilford Settlement.

*Evening Post 05 Oct 1906 The Education Board's Proposals Criticised*

"... Both the Petone and Hutt schools are overcrowded and additional primary school accommodation is required in each place..." The Inspector-General favoured a site at Wilford Settlement ahead of a site on Maori land at Petone.

*Public Accounts 1907-1908 - Appendices to the Journal of the House of Representatives (AJHR) 1908 Section B1 page 71*

Class XXI Department of Lands and Survey - Vote 115 Payment to Land for Settlements Account of capital value of reserves:- Wilford Settlement £843.

*Public Accounts 1907-1908 - Appendices to the Journal of the House of Representatives (AJHR) 1908 Section B1 page 103*

Expenditure under Acquisition of Estates: Wilford (Mudgway Estate Company, Limited)  
 1906-1907 £649 3s 8d  
 1907-1908 Purchase money £36; incidental expenses £56 12s 6d – total expenditure £92 12s 6d

*Evening Post 10 Sep 1907 Suburban Councils – Last Night's Meetings – Petone*

Recently the council advised the Minister of Labour that drainage for the Wilford settlement could be obtained only by pumping, and that course must be followed before houses could be erected on the land. The Minister, in reply, stated that he was making inquiries into the subject, and obtaining a report thereon. He further said that he would be pleased to receive a deputation from the council on the matter. It was decided to forward further information asked for.

*Evening Post 04 Dec 1907 Petone and Hutt – Suburban News Items – Eastern Drainage*

At the meeting of the Petone ratepayers regarding the bridge approaches, the Mayor stated that the Government had formally advised him that it had granted up to £1000 towards the borough's eastern-end drainage scheme. The scheme will serve the Government's Wilford settlement.

*Evening Post 11 Aug 1908 At Loggerheads – Government v. Petone Borough Council*

At the request of the Mayor, the Town Clerk submitted the following statement, setting forth the different amounts that would be payable by private as against State ownership of the Heretaunga and Wilford settlement... In the Wilford settlement the total rates payable under private ownership was equal to £298 14s 4d during 1906-7, and £333 6s 11d the next year. The amount paid by the Government on the lands held in this estate was nil.

*Evening Post 27 Apr 1909 Petone and Hutt items – Petone Borough Council*

The Commissioner of Crown Lands drew attention to the fact that he had not yet received the purchase money (£307 11s 3d) of a section of land in the Wilford settlement, acquired by the council for a pumping station. The account was passed for payment.

*Dominion 17 Sep 1909 Hutt and Petone News – School matters in Petone*

Mr D. McKenzie, chairman of the Main School Committee "was going to move that the committee ask the Education Board if it has secured three acres of land in the Wilford Settlement, which was set aside for a school in the eastern portion of the borough..."

*Land for Settlements Acts: Estates purchased during 1906, 1907, 1908, 1909 and 1910 – AJHR 1910 Session I Section C5c*

Wilford Settlement. Area acquired, 63 acres 1 rood 21 perches; not yet subdivided.

*Evening Post 29 Oct 1909 Education Board*

Sections 1 to 13 on the Wilford Settlement have been made available for a school site.

*Dominion 01 Mar 1910 Hutt Borough Council*

Permission was given by the Commissioner of Crown Lands for carrying the diversion of Everest's drain through a corner of the Wilford Settlement.

*Dominion 15 Mar 1910 Hutt Borough Council*

The Hutt River Board wrote granting permission to the engineer to put a culvert through the stop-bank in connection with the Everest Creek diversion. The Commissioner of Crown Lands wrote granting permission to carry the culvert across the Wilford Settlement.

*Evening Post 12 Jan 1911 Hutt Borough Council*

The estimated cost of filling in Everest's Creek from Victoria-street along Wakefield-street, to the junction of Moran's Creek in the Wilford Settlement, including the removal of old culverts, was £85.

*Evening Post 26 Mar 1912 Suburban Councils*

The Under-Secretary of the Lands Department wrote denying that the Wilford Settlement was fouled with noxious weeds. The department had always done its best to keep the land free.

*Evening Post 27 Aug 1912 Workers' Dwellings*

Some time ago the Petone Borough Council drew the attention of the Government to the vacant land on the Wilford and Heretaunga Estates, and urged that it should be opened up and offered as sections for workers' dwellings. In reply, the Minister of Labour (Hon. W. F. Massey) has stated that the Wilford Settlement was handed back to the Lands Department in April last, so that the only remaining lands available for workers' dwellings were the unoccupied sections in the Heretaunga settlement.

*Dominion 30 May 1913 Land Board*

The Commissioner submitted proposals for dealing with unselected sections in the Normandale and Wilford Settlements. It was further realized that all lots in Wilford Settlement between Heretaunga Street and High Street, be offered for public competition, the prices and grouping to be submitted to a future meeting.

*Evening Post 14 Oct 1913 Suburban Councils*

The Commissioner of Crown Lands notified that an estimate of the cost of forming the street on the Wilford settlement had been submitted to the Department for approval.

*Evening Post 23 Oct 1913*

The Government has notified the Petone Borough Council that the council's estimate and the cost of the formation of streets in the Wilford Settlement has been accepted. Consequently the Borough Engineer, Mr A. Cowie, has been instructed to proceed with the work in accordance with the council's resolution on the matter. The object of the Government is to dispose of all lands which will eventually become rate-paying.

*Dominion 30 Oct 1913 Petone Borough Council*

In reference to the Wilford Settlement a letter was received from the Commissioner of Crown Lands stating that the estimate of £37 10s per chain for roading had been approved, and asking that the work be put in hand as early as possible. Instructions were given to the engineer to proceed with the work.

*Dominion 27 Jan 1914 Petone Borough Council*

The Commissioner of Crown Lands wrote re formation of William Street (Wilford Settlement). The letter stated that there was no engineer at present available to prepare the plans, but it was hoped that one would be available shortly. Resolved that a reply by the Mayor to the effect that every means should be taken to expedite the matter be confirmed.

*Evening Post 17 Mar 1914 Petone Borough*

Engineer's Department. In the course of his usual report, the engineer (Mr A. Cowie) stated that pipes at Moran's Creek had been laid through the sections on which there were buildings, from the boundary of the Wilford Settlement westward to Upton's boundary, which was as far as was originally intended, but having sufficient pipes in hand he intended continuing to the western side of Cuba-street.

*Evening Post 08 May 1914*

That workers' homes are keenly sought after at Petone is proved by the fact that during the past few days the Town Clerk (Mr W. J. Gardner) has been inundated with applications for land on the Wilford Settlement, about to be opened up by the extension of William-street. This work was recently undertaken by the council, in conjunction with the Lands Department, and is being done in accordance with the plans and under the supervision of the Borough Engineer (Mr A. Cowie).

*Evening Post 19 May 1914 Workers' Homes in Petone*

At the eastern side of Petone, within a short distance of the Hutt River, lies the Wilford Settlement, comprising some of the finest land in the district. At present this large area is practically unoccupied, and, being Government land, is, of course, non-ratepaying. It will not be long, however, before the settlement will be covered with houses, the Petone Council having undertaken to extend William-street, which will result in the opening up of a large portion of the land. On this will be erected workers' homes, and that most of the available sections will be taken up is evident from the fact that there has been a constant stream of applications from residents desirous of obtaining homes under the Workers' Dwellings Scheme. When the entire settlement is opened up there will be something like a thousand sections altogether!

*Evening Post 07 Sep 1914*

For some time past residents of Petone have been curious to know something of the Government's intentions in regard to the erection of workers' homes in the suburban town. It is the intention of the local council to deputationise the Prime Minister on the subject, but so far a date has not been arranged for the interview. Meanwhile the council is proceeding with the extension of William-street, which will open up a large area of land in the Wilford Settlement. This work, with the exception of the tarring of the footpaths, should be completed in about a fortnight's time.

*Appropriations chargeable on the Consolidated Fund and other accounts for the year ending 31<sup>st</sup> March 1916 - AJHR 1915 B7 page 163*  
Vote 19 Land for Settlement Expenses 1915-1916 Item 36 Wilford Settlement – Additional cost of roads £124

*Dominion 11 Sep 1915 Wilford Settlement*

NOTICE is hereby given that 31 lots in the above Settlement, situated at eastern end of Petone Borough, will be offered for cash and deferred payment by public auction, on THURSDAY, the 28th OCTOBER, 1915, at 2.30 p.m., at the District Lands Office, Wellington. Areas range from 14 to 20 perches; upset prices, £55 to £80. Also, that applications will be received up till 4 p.m. on WEDNESDAY, 27th OCTOBER, 1915, for Renewable Leases of 20 lots in the same Settlement. Annual rents from £2 0s 6d to £5 8s. Plans with full particulars may be obtained at the principal Post Offices, and from the District Lands Office, Wellington. T. N. Brodrick, Commissioner of Crown Lands.

*Dominion 14 Sep 1915 Petone Borough Council*

The Prime Minister acknowledged receipt of letter from the council inquiring if the Government is prepared to sell the Wilford Settlement, and stated that a definite answer will be forwarded later.

*Evening Post 12 Oct 1915 Suburban Councils*

In acknowledging receipt of a letter from the council suggesting that ten acres of the Wilford Settlement should be set aside as a reserve, the Department of Internal Affairs advised that the matter had been referred to the Lands Department to deal with.

*Evening Post 27 Oct 1915 Petone Borough*

Regarding the question of the sale of the Wilford Settlement to the council, the Under-Secretary of the Lands and Survey Department wrote stating that the matter would be considered when the result of the coming sale of sections was made known.



*Dominion 27 Oct 1915 Petone Borough Council*

The Under-Secretary, Department of Lands and Survey, advised that the council's application to have 10 acres of the Wilford Settlement set aside as a recreation reserve cannot be granted unless the council is prepared to pay the value of the proposed reserve. It was resolved that the matter be brought directly under the notice of the Prime Minister.

*Evening Post 16 Nov 1915 Petone Affairs*

A reply was received from the Under-Secretary of Lands stating that the Minister could not see his way to grant the request of the council for a reserve on the Wilford Settlement, except by payment for same. In answer to a question, the Mayor stated that the cost of purchasing, say, ten acres would be approximately £4500.

*Dominion 25 Feb 1916 Crown Lands – Applications for Land*

The following applications for land were approved:-

Section 6, Block XIII, Wilford Settlement, 15.9 perches, L.S.D.P., Olive E. Toon. Price, £67; Part Wilford Settlement, 58 acres. Temporary permit, P. Sharpe. Annual rent, £190.

*Dominion 03 Jul 1916 Land Board*

With regards to the lots in the Wilford Settlement, which were recently withdrawn from sale as required by Section 43 (2) of the Land Laws Amendment Act, 1913, it was resolved to reoffer them for sale and lease on the same terms as previously fixed. Sections 4 and 5, Block XIII, to be grouped as one lot.

*Dominion 21 Jul 1916 Local and General*

The current Gazette notifies that 19 residential sections in the Wilford Settlement, Petone, are available for lease at ground rentals set forth in the notice. The Wilford Settlement is situated one mile from the Petone Railway Station.

*Dominion 28 Jul 1916*

Nineteen lots in the Wilford Settlement will be open for application on renewable lease on August 30. On September 9, 28 lots in the Wilford Settlement will be sold.

*Freelance 11 Aug 1916 Sale and Lease of Crown Lands – Wilford Settlement*

Notice is hereby given that 28 lots in Wilford Settlement, Petone, will be offered by Auction for cash or deferred payment at the Oddfellows' Hall, Petone, on Saturday 9th September, 1916, at 3 o'clock p.m. Areas 14.68 to 29.36 perches; upset prices £55 to £110. Also, that 19 lots in Wilford Settlement will be open for application on renewable lease at the District Lands Office, Wellington, on Wednesday, 30th August, 1916. Areas 14.69 to 26.05 perches. Annual rents £2 0s 6d to £5 8s. Plans and particulars can be obtained from the District Land Office, Wellington. G. H. M. McCQUIRE, Commissioner of Crown Lands.

*Dominion 30 Sep 1916 Crown Lands*

The following applications for land were approved:- Section 31, Block VI, Wilford Settlement, 15.6 perches, D.P., J. T. Glover, price £60; Section 43, Block VI, Wilford Settlement, 15.6 perches, D.P., C. D. Campbell, price £65; Section 1, Block XI, Wilford Settlement, 20.55 perches, D.P., Henry J. Palmer, price £80; Section 29, Block VI, Wilford Settlement, 14.69 perches, cash, J. T. Glover, price £60.

*Dominion 27 Oct 1916 Land Board*

The following applications for land on deferred payment and under other tenures were approved:- Section 1, Block VI, Wilford Settlement, 16.5 perches, L.S.D.P., Henry Rose, price £65; Section 3, Block VI, Wilford Settlement, 14.7 perches, L.S.D.P., Jack May, price £60.

*Evening Post 28 Aug 1917 Petone Borough Council*

The District Health Officer notified that the Lands Department had been instructed to place a house on the Wilford Settlement in a thorough state of repair. The council decided to serve the lessee with fourteen days' notice to do the work required by the Health Department.

*Evening Post 05 Dec 1917 Ways and Means – Technical Education at Lower Hutt*

... The Mayor mentioned that the Government already owned an excellent site in White's-line, on the Wilford Settlement...

*Dominion 22 Dec 1917 Crown Lands*

... The question of re-offering sections in Hawtrey and Wilford Settlements recently withdrawn from sale was considered. It was resolved to re-offer for cash and deferred payments by public auction at recent upset prices the withdrawn sections in these settlements which were recently offered on these tenures, and also to re-offer on renewable lease at former rentals the sections in Wilford Settlement lately withdrawn, and formerly offered on renewable lease...

*Evening Post 16 Feb 1918 Crown Lands*

Notice is hereby given that the undermentioned Lots will be offered for Sale at this office by Auction, for cash or deferred payments at 2.30 p.m. on Wednesday, 27<sup>th</sup> March 1918:- 23 Lots, Wilford Settlement, Borough of Petone. Also, to be open for Renewable Lease, up to 4 o'clock p.m. the same day, 17 Lots, Wilford Settlement. Particulars at Post Offices and on application here. G. H. M. McClure, Commissioner of Crown Lands, District Lands Office, Wellington, 12<sup>th</sup> February 1918.

*Evening Post 26 Feb 1918 Suburban Affairs*

The Commissioner of Crown Lands notified an auction sale of sections on the Wilford Settlement. It was decided to request that the sale be held on the land in question.

*Dominion 12 Mar 1918 Petone*

The Hutt River Board wrote asking the council to join it in taking legal proceedings to test the question as to whether the occupier of part of the Wilford Settlement was liable for rates. No action was taken in the matter.

*Evening Post 26 Mar 1918 Meeting of Petone Borough Council*

The Commissioner of Crown Lands stated, in reply to a request of the council, in reply to a request of the council, that the experiment of holding the auction sale of sections of the Wilford Settlement on the ground had already been tried and was not a success. He did not think it wise to make a further trial. After the auction had been held the sections would remain open for selection for six months.

*Evening Post 08 Aug 1918 Government Lands – Are they Rateable?*

A case of considerable "interest to local bodies was heard yesterday at the Lower Hutt Magistrate's Court, before G. A. Chapman and A. Y. Lees, J.P.'s. For some years past local bodies have suffered severely from the fact that Government lands are not rate-bearing. This burden has been most severely felt by the local bodies in the lower part of the Hutt Valley, where the Government acquired large areas of land for workers' homes. It is true that immediately the land is occupied it becomes rate-bearing, but unfortunately large tracts which were acquired some thirteen years ago have not yet been built on, and the local bodies in consequence are losing about £1200 per year in rates from these lands. To save the lands in question from being non-revenue bearing, the Government sought to let them for grazing purposes, and had it done so under the ordinary conditions of lease, the lessees would have been liable to pay rates, but apparently it was realised that, were the lessees liable for rates as well as rent, no one would take up the land, and so a system was devised of letting the land under grazing permits, the holders of such permits being considered to be free from liability to pay rates. Though the local bodies continually chafed at what was considered an injustice, and many representations were made to the Government, they took no steps to ascertain the position from a legal point of view until recently, when the Hutt River Board decided to make a test, the case chosen being against Mr. Peter Sharpe, of Petone, who occupies about 60 acres, comprising what is known as the Wilford Settlement. Mr. E. P. Bunny appeared for the River Board, and Mr. H. E. Evans for defendant Sharpe. The case bristled with fine points of law and occupied the whole afternoon in argument. More than once a member of the Bench acknowledged that he was "in a fog" regarding the matter. The property appears on

the valuation roll with a capital value of some £27,000, but with a note that rates are collectable on only £3800, though how the Valuation Department arrived at the latter figure no one could say. The prosecution relied on the evidence of the valuation roll as conclusive proof that the property was rateable, and on the fact that Peter Sharpe was in occupation and that his name appeared on the valuation roll. Mr. Evans, for defendant, denied that the roll was conclusive proof, and quoted a recent judgment in support. The case, he said, hinged on two points: Was the land rateable? and was Peter Sharpe the occupier? He alleged that as the land had been let under a grazing permit, as before mentioned, it was free from rates. Mr. Bunny combated this argument by saying it was not the intention of the Legislature to allow these permits to continue to be issued, and the period during which they could be issued was covered by the time taken to prepare the property for being put on the market by roading, etc. Mr. Evans alleged that though Peter Sharpe lived on the property and used the land he could not be said to be the legal occupier, as he was not the holder of the permit, and legally the only person who could be termed the occupier was the person holding the permit. At this point further complications arose as to who was the holder of the permit. Originally the permit was held by John Sharpe, but some two years ago a new permit with altered conditions was issued, and this, it was alleged, was by a clerical error issued to Peter Sharpe. Mr. Bannister, Chief Clerk in the Lands and Survey Department, stated that though the permit was issued in the name of P. Sharpe, the Land Board only recognised John Sharpe, and held that the permit was not valid. The Bench, after a retirement of five minutes, gave judgment for the amount claimed by the board, on the ground that the valuation roll was evidence of the rateability of the property, and that Peter Sharpe was correctly described as the owner. Leave to appeal was granted on the application of defendant's counsel.

*Evening Post 30 Sep 1918 A Rating Problem – Question of Occupation*

A case affecting rating on Crown land in the occupation of a farmer holding it under a grazing permit issued by the Wellington Land Board came before the Chief Justice (Sir Robert Stout) in the Supreme Court to-day. The case was that of Peter Sharpe, farmer, Petone, v. the Hutt Road Board, and it was an appeal from the decision of Messrs. G. A. Chapman and A. Y. Lees, Justices of the Peace, given in the Magistrate's Court, Lower Hutt, on 7th August last. On that occasion the board claimed from Sharpe £4 5s 6d, alleged to be owing for rates due on 1st December, 1917, on part of section 8, Hutt district, portion of the Wilford Settlement which was acquired by the Government. Sharpe, who was in occupation before the Crown acquired the land, was allowed to continue in occupation of the unsold portions of the land at a rental of 30s per week; a weekly tenancy. Then, on 22nd December, 1915, the Wellington Land Board granted Sharpe a permit to graze, and to occupy the house on the property at a rental of £190 per annum; a yearly tenancy, subject to six months notice of determination. It was contended on behalf of Sharpe that, for the purposes of the Rating Act, 1908, he was not the "occupier" of the land for the reasons: (a) That the said land being Crown land, Sharpe was not the lessee or licensee thereof, and (b) if Sharpe was duly holding the land under the grazing permit, then, under section 40 of the Land Laws Amendment Act, 1914, he was not the "occupier" within the meaning of the Rating Act of 1908. The justices gave judgment for the board for the amount claimed, and against this decision appeal was lodged. Mr. H. E. Evans appeared for Sharpe, the appellant, and the respondent board was represented by Mr. E. P. Bunny. (Proceeding.)

*Evening Post 01 Oct 1918 Local and General*

His Honour the Chief Justice, Sir Robert Stout, has reserved his decision in the appeal case of Peter Sharpe v. the Hutt River Board, a case concerning the Wilford Settlement.

*Dominion 01 Oct 1918 Supreme Court – Rating Problem – Wilford Settlement Land*

In the Supreme Court in Banco yesterday His Honour the Chief Justice (Sir Robert Stout) heard the case of Peter Sliarpe, of Petone, farmer, appellant, and the Hutt River Board, respondent. Mr. H. E. Evans appeared for the appellant, and Mr. E. P. Bunny for the respondent. This was a case on appeal from the judgment of Messrs. George Albert Chapman and Andrew Yates Lees, Justices of the Peace, given in the Magistrate's Court, Lower Hutt, on August 7 last. In the Lower Court the plaintiff, the Hutt River Board, claimed from the defendant Sharpe the sum of £4 5s 6d., for rates due to the plaintiff board on December 1, 1916, and the sum of £4 11s 6d for rates due on December 1, 1917, by the defendant as occupier of part section 8, Hutt district, particulars of which had been supplied to the defendant in two demands on the respective dates. At the hearing it was proved or admitted that all matters incident to the compilation of the valuation roll, and the making of the rates referred to had been duly carried out in accordance with law. The appellant's name was entered in the ratebook as the occupier of the land. The land in question is part of the Wilford Settlement, which was acquired by the Government. Sharpe, who had been in occupation of the land prior to the acquisition by the Crown, was allowed to remain in occupation of the parts unsold, at a rental of 30s per week, from week to week. On December 22, 1915, Sharpe was granted by the Wellington Land Board a permit to graze, and to occupy the house on the land at a rental of £190 per annum, on a yearly tenancy, subject to six months' notice of determination. It was contended on behalf of Sharpe that he was not the "occupier" of the land for the purposes of the Rating Act, 1908, in that either (a) the said land being Crown land, Sharpe was not the lessee or licensee thereof, or (b) if Sharpe was duly holding the said land under the grazing permit, then under section 46 of the Land Laws Amendment Act, 1914, he was not the "occupier" of the said land within the meaning of the Rating Act, 1908. The Justices of the Peace gave judgment in favour of the Hutt River Board for the amount claimed, with costs, and held that Peter Sharpe was the occupier, inasmuch as he not only occupied the land, but was also the person to whom the permit was granted. After hearing argument His Honour reserved his decision.

*Dominion 05 Oct 1918 Rating Crown Lands – An Interesting Judgment*

In the Supreme Court yesterday His Honour the Chief Justice (Sir Robert Stout) gave judgment in the case of Peter Sharpe, of Petone, farmer, appellant, and the Hutt River Board. This was a case on appeal from a decision of two Justices of the Peace, given in the Magistrate's Court, Lower Hutt. The Hutt River Board claimed from the defendant Sharpe two sums, £4 5s 6d and £4 11s 6d for rates due for the years 1916 and 1917, on land in the Wilford Settlement, which had been acquired by the Government. On December 22, 1915, Sharpe was granted by the Wellington Land Board a permit to graze, and to occupy the house on the land at a rental of £190 per annum, subject to six months' notice of determination. On behalf of Sharpe it was contended that he was not the "occupier" of the land for the purpose of the Rating Act, 1908 in that either (a) the said land being Crown land, Sharpe was not the lessee or licensee thereof, or (b) if Sharpe was duly holding the said land under the grazing permit then under Section 46 of the Land Laws Amendment Act, 1914, he was not the "occupier" of the said land within the meaning of the Rating Act, 1908. In the Lower Court judgment was given for the River Board. His Honour, after reviewing the matter at some length, dismissed the appeal with £6 6s costs. At the hearing Mr H. E. Evans appeared for the appellant, and Mr F. P. Bunny for the respondent River Board.

*Evening Post 30 Oct 1918*

... Wilford Settlement of 63 acres, subdivided into 426 sections, ranging from 13 poles to one rood 21 poles, reserved for residential sites...

*Dominion 12 Mar 1919 Petone District High School*

... The chairman (Mr D. McKenzie) moved: "That the Wellington Education Board be requested to communicate with the Hon. J. A. Hanan, Minister of Education, so that he may negotiate with the Hon. Minister of Lands to arrange for the transfer to the Education Department of a suitable area of land as a site for the Hutt Valley Secondary College, situated on the Wilford Settlement, which is on the boundary line of the Hutt and Petone. The Wilford Settlement comprises 61 acres, and it should be part of a town-planning scheme for educational requirements. The land is good and the environment could be made beautiful with very little outlay. The Council of Education, the Education Board, and the District High School Committee having approved and decided upon the Secondary College for the Valley, the committee would be pleased if the board would ask the Minister for a grant for the immediate erection of the building. The Wellington Colleges being overcrowded, the committee suggest that before any additions are made to the Wellington institutions the erection of the Hutt Valley College be given preference." The resolution was seconded by Mr Abrahall and carried.

*Dominion 10 Apr 1919 Petone District High School*

... The Education Board, in reply to the committee's recommendation for the setting aside of sufficient area in the Wilford Settlement for a secondary college to serve the needs of the Hutt Valley, advised that after considering the matter the board had decided to refer it to Messrs London and Rishworth, with a view to their conferring with representatives of the school committees interested in the matter, and subsequently report to the board...

*Evening Post 24 Sep 1919 Wilford Settlement*

Notice is hereby given that 21 building sites in Wilford Settlement will be offered, by public auction, for cash or on deferred payment, at the Borough Council Chambers, Petone, on Wednesday 22<sup>nd</sup> October, 1919 at 7.30 p.m. Wilford Settlement is about a mile from Petone Railway Station. The Sections for sale are all in grass; they abut on formed and metalled streets, and are desirable residential sites, being dry and within easy distance of school and beach. G. H. M. McClure, Commissioner of Crown Lands. District Lands and Survey Office, Wellington, 20<sup>th</sup> September 1919.

*Evening Post 23 Oct 1919 Wilford Settlement*

A successful sale of building sections on the Wilford Settlement – which is situated at the east end of Petone – was held in the Municipal Chambers, Petone, last evening. The sale was conducted by Mr W. S. Hardy, of the Lands Department, on behalf of the Lands Board. Hitherto the sales have been conducted in Wellington and have not been successful. On this occasion the board followed the advice of the local borough council and held the sale in the evening, and at Petone, the result being that over 100 prospective buyers assembled, and in some cases, the bidding was very keen. The upset prices of the sections varied from £45 to £80. Twenty-three out of the forty sections offered were disposed of, and in a large number of cases the upset price was exceeded, the largest advance being on a section the upset price of which was £78 and which brought £91. The balance of the sections are now open for selection at the upset price.

*Dominion 28 Oct 1919 Local and General*

At Petone there has been for many years an area of land acquired by the Government for a workers' settlement, to be called the Wilford Settlement, but there seemed to be no demand for the land, and it has lain unoccupied, paying no rates to the local body for many years. Mr Wilford, in the House of Representatives, last night drew the attention of the Minister to the fact that last week forty of these sections were offered at auction, and all of them were sold either under the hammer or after the auction. He suggested to the Minister that a hundred of these sections should be offered forthwith. Mr Guthrie said that the Department had held on to these sections for a long time, at considerable loss. All the time the Department had been anxious to dispose of them, and he was glad to hear that now there seemed to be good prospect of doing so. As soon as arrangements could be made more of the land would be placed on the market.

*Dominion 30 Oct 1919 Land Board*

The following applications for land were approved... Section 2, Block X, Wilford Settlement, D.P., 18 perches, M. F. McGee; Section 1, Block V, Wilford Settlement, D.P., 15.6 perches, A. C. Ferguson; Section 17, Block VI, Wilford Settlement, D.P., 14.1 perches, E. J. W. Finn; Section 1, Block X, Wilford Settlement, D.P., 18 perches, Ada M. B. Cochrane; Section 9, Block XV, Wilford Settlement, D.P., 14.6 perches, M. J. Collett; Section 11, Block VI, Wilford Settlement, D.P., 14.69 perches, H. F. Bond; Section 9, Block VI, Wilford Settlement, D.P., 14.69 perches, C. G. Bond; Section 7, Block VI, Wilford Settlement, D.P., 14.69 perches, A. F. Bond; Section 19, Block VI, Wilford Settlement, D.P., 14.69 perches, L. E. Upton...

*Dominion 27 Nov 1919 Land Board*

Applications to acquire land under other Acts were approved as follow:- Section 13, Block VI, Wilford Settlement, 18.69 perches, Daisy M. Minifie

*Evening Post 31 Aug 1920 Petone Affairs*

The Lands Department wrote regarding the delays which had occurred in roading the Wilford Settlement, which had been urged forward by the council. The council again urged that the sale of these sections be expedited.

*Evening Post 04 Sep 1920 Wilford Settlement*

The member for Hutt (Mr T. M. Wilford) again urged the Government last night in the House of Representatives, to put up for sale the balance of the Wilford estate at Petone. The land was of excellent quality, and most suitable for building sites, and it was a crime that it should be kept idle. In reply, the Minister of Lands said Mr Wilford would be pleased to hear that he had only this week authorized expenditure for the opening of the settlement.

*Evening Post 27 Oct 1920 Suburban Affairs – Petone Borough Council*

Re Wilford Settlement: The Public Works Department having authorized certain expenditure in connection with the roading of the Wilford Settlement, the engineer was instructed to proceed with the preparation of the necessary plans and specifications.

*Dominion 28 Oct 1920 Local and General*

The Works Committee reported to the Petone Borough Council on Tuesday evening that advice had been received authorizing the preparation of plans for the extension of Patrick Street, thus giving access to another 45 sections in the Wilford Settlement.

*Evening Post 16 Nov 1920 Local and General*

The work of surveying the extension of Patrick-street, Petone in the Wilford Settlement has been put in hand by the Petone Borough Engineer. The cost is being borne by the Government, which owns the property, and which will shortly be placed on the market.

*Evening Post 24 Mar 1921*

“Your Mayor tells me that you will shortly be opening up some new streets in the Wilford Settlement. I suggest to him that two of these be named Slater and Lynskey streets respectively, in perpetual honour of the guests of the evening.” – Mr T. M. Wilford, M.P., at the Slater-Lynskey farewell at Petone last evening.



*Evening Post 06 Sep 1921 Position in Hutt Valley – Acting Prime Minister approached – Roothing Wilford Settlement*

There are at the present time about fifty men in the Hutt Valley who are unemployed, and this morning Mr T. M. Wilford, M.P. for Hutt, and Mr J. W. McEwan, Mayor of Petone, waited on the Acting Prime Minister (Sir Francis Bell) with a request that arrangements should be made for completing the roading of the Wilford Settlement in order to provide employment for those in necessitous circumstances. Mr Wilford said that if the roading work on the Wilford Settlement, which belonged to the Government, lasted until the middle of November, when operations at the meat works would probably begin, it would provide employment for a number of the men. In regard to the question of finance, Mr Wilford suggested that consideration might be given to the adoption of the Guernsey market plan, under which the wage warrants would be backed by the Government. The local storekeepers were quite prepared to accept these warrants in order to keep the men going. The speaker made it clear that he did not propose that the Government should enter into competition with the whole of the banks in the country by adopting the system generally, but desperate cases required desperate remedies. The bulk of the men employed in the Hutt Valley were willing to accept a reasonable wage, and the suggestion he had made might be tried in a small way. Mr McEwan said that most of the men were employed in the summer months at the meat works. Hitherto they had been able to get a certain amount of work in the off season, but they had not been able to do so this year, and some of them were "feeling the pinch." In regard to the roading of the Wilford Settlement, Mr McEwan said that a grant of £2000 had been authorized, but a change in regard to the plotting of the sections and the roading had been decided upon. A new plan had been prepared, and he understood that the work was to be started as soon as certain arrangements in regard to specifications could be made. The Petone Borough Council was prepared to give the services of its engineer to take levels. Mr Wilford pointed out that plenty of metal was available close at hand. Mr McEwan stated that he felt sure that once the roading was completed all the sections would soon be sold. In reply, Sir Francis Bell stated that he must repeat that he could not do for one locality what he would not do for another. In April it had been determined to provide £300,000 per month for the purpose of keeping men employed. A great deal of that money was unauthorized, and it was a great deal more than they had really got to spend. The Government could not find any more. In regard to the Wilford Settlement, he would ask the Minister of Lands whether he had any funds available to enable the roading work to be done. The funds of the Minister of Lands were limited, and he might not have any left for opening up lands, but if he (the speaker) could do anything to enable the work at Wilford Settlement to be done he would do it. With respect to the wage warrants, Sir Francis Bell said that he had not the power to give a guarantee at all. How long would the warrants last? They must be paid before the end of the year, so it would not help him a bit to guarantee them, if he had the power to do so, but he had not. Mr Wilford: "I know that, but Parliament will be meeting shortly." Sir Francis Bell: "You suggest asking them for the power. I would sooner take an easier power than that if I was in the position of having to find money. But, I think I must say, on behalf of the Government, that, of course, I shall consider what you have said, but it does not attract me at all to begin with."

*Appropriations chargeable on the Consolidated Fund and other accounts for the year ending 31<sup>st</sup> March 1923 - AJHR 1922 B7 page 213*  
Vote 70 Land for Settlement Expenses 1922-1923 Item 30 Wilford Settlement – Removal of house from Patrick Street £240

*Evening Post 26 Aug 1922 Wanted to Sell*  
Section, Wilford Settlement, Petone, £100, cash £45, balance by instalments half yearly. Write 391, Post Agency, Petone

*Appropriations chargeable on the Consolidated Fund and other accounts for the year ending 31<sup>st</sup> March 1924 - AJHR 1923 B7 page 208*  
Vote 71 Land for Settlement Expenses 1923-1924 Item 31 Wilford Settlement – Completion of roading and drainage £1,650

*Evening Post 13 Feb 1923 Petone Borough Council*  
The Public Works Department notified that every endeavor was being made to complete the roading of the Wilford Settlement. As soon as the 6-inch water main arrived there would be no delay in completing the work.

*Evening Post 15 May 1923 Suburban Affairs*  
The Mayor reported that he had urged the Government to proceed with the roading of the Wilford Settlement so that the sections could be made available, and the surplus labour employed during the winter.

*Evening Post 12 Jun 1923 Petone Borough Council*  
A letter was received from the Commissioner of Crown Lands, Wellington, stating that it was hoped that the roading of a portion of the Wilford Settlement would be completed within six weeks from the 1<sup>st</sup> June. Some forty odd sections will be offered for sale as soon as the sale plan and valuations are completed. The future policy regarding the further development of the settlement roads would depend largely upon the demands shown for the sections about to be offered. The Mayor said he was not at all satisfied, and thought a conference with the Commissioner would be beneficial. It was decided that the Mayor and Councillor Brockelbank confer with the Commissioner on the matter.

*Northern Advocate 23 Jul 1923 Wilford Settlement*

(To the Editor) Sir, I notice in your paper of the 13<sup>th</sup> July in dealing with a statement made by the Minister of Agriculture you use the words:- "He challenged the achievements of the Liberal Party in regard to the settlement of the people and cited the Hall-Jones' settlement... concluding with "Mr Wilford's settlement." This article of yours conveys the implication that, the Wilford Settlement was in some way or other my personal property or the property of someone of my name. The facts are as follows:- Mr Seddon, some time after he had purchased the block of land for workmen's homes in Petone from the Mudgway estate, decided to name the block the "Wilford Settlement" in compliment to the member for the district. The property was never mine; I never had any interest in it, nor had any of my relations, and I ask you, therefore, to insert this letter in your paper, giving it as much prominence as you have given the statement to which I have taken exception – I am, etc., Thomas M. Wilford, Wellington, July 18, 1923.

*Evening Post 31 Jul 1923 Petone Borough Council*

Correspondence... from the Commissioner of Crown Lands, advising that the sale of Wilford Settlement sections would be held in the Council Chambers, Petone, on 5<sup>th</sup> September...

*Evening Post 09 Aug 1923*

Notice is hereby given that 46 Sections in the Wilford Settlement, in the Borough of Petone, will be offered for Sale by Public Auction at the Petone Borough Council Chambers on Wednesday, 5<sup>th</sup> September, 1923, at 7.30 p.m. Further particulars may be obtained at the District Lands and Survey Office, Wellington. Thomas Brook, Commissioner of Crown Lands.

*Evening Post 28 Aug 1923 Petone Borough Council*

Councillor Brockelbank asked if the council could not request the Lands Department to cut up the Wilford Settlement into smaller sections, as in the present subdivision the sections were too costly for the average working man. It was decided to wait and see if the sale to be held on 5<sup>th</sup> September was successful.

*Evening Post 29 Aug 1923 The Estimates*

Completion of roading and drainage on the Wilford Settlement entails an additional charge of £550.

*Evening Post 06 Sep 1923 Local and General*

An auction sale of sections in Wilford Settlement, Petone, was held by the Lands Department in the Petone Borough Council Chambers last evening. The sections varied in size from something over one-eighth of an acre to over half an acre, the majority being about a quarter-acre each. Altogether 46 were sold, and prices, which varied according to size, situation and conditions of the sections, were from £76 to £255 each. In a few cases the sections were sold at the bare upset price, but in most cases the bidding was spirited, and prices soared as high as £50 above that fixed by the Department. Some criticism was offered prior to the sale that the sections were too large for the average working man, but the sale proved that the criticism was hardly justified, as a large number of sections over a quarter-acre found ready buyers. The dearest of the sections was also the largest, and this was marked at £290, but the frontage was below the road level. A small section, which was level with the road, sold at £255.

*Evening Post 18 Sep 1923 Petone Affairs*

The formal consent of the council was given to an amended plan of the roading of the Wilford Settlement... The action of the Mayor and Town Clerk in recommending that in future subdivisions of the Wilford Settlement the section should be made smaller, and also asking for the early roading of the balance of the settlement, was approved.

*Appropriations chargeable on the Public Works Fund and other accounts for the year ending 31<sup>st</sup> March 1925 - AJHR 1924 B7a page 65*

Vote 60 Wellington Road District Expenses 1924-1925 Item 1594 Wilford Settlement £143

*Evening Post 26 Feb 1924 Petone Borough Council*

In connection with the roading of the balance of Wilford Settlement, it is first necessary that a settlement be effected in the matter of the condition of the sewer in Patrick street, and the taking over of that street by the council. The committee has instructed the town clerk to write asking that an official of the Public Works Department inspect the sewer with the borough engineer as soon as possible.

*Evening Post 16 Sep 1924 Local and General*

The progress of the borough of Petone was indicated by the Mayor, Mr J. W. McEwan, in the following statement:- ... The following figures concerning our two Government settlements purchased specially for workers' homes twenty-one years ago, will be of interest:- ... Wilford settlement, 201 sections; sold, 91 sections; built upon, 38 sections. Not an impressive result after twenty years of State ownership.

*Evening Post 30 Sep 1924 Petone Affairs*

An amended plan – doing away with a proposed objectionable right-of-way - for a subdivision of a portion of the Wilford Settlement was approved.

*Evening Post 12 Dec 1924 Local and General*

Matters are progressing in connection with the intention of the Government to duplicate the railway in the Hutt Valley by constructing a line which will branch out from the present main line near Lower Hutt and run under the range of hills on the eastern side of the Valley until it joins up with the main line again near Silverstream. The "Gazette" notice defining the course of the railway was published last night, and shows that the line will traverse the Wilford Settlement, portion of the Lower Hutt Borough, and Belmont. Before the scheme can be much further advanced, however, it will be necessary to decide how the land through which the railway will pass and which has been acquired by the Government, shall be thrown open to the public for selection. A report on that aspect of the question is now being prepared.

*Evening Post 13 Dec 1924*

Notice is hereby given that the undermentioned Section will be offered for Sale, for cash, or on deferred payments, at the District Lands and Survey Office, State Fire Insurance Buildings, Wellington on Wednesday, the 7<sup>th</sup> January, 1925, at 10.30 a.m. :- Section 3, Block XIII, Wilford Settlement. Area 14.68 perches. Section is situated in William street, in the Borough of Petone. Full particulars may be obtained at the above office. Thomas Brook, Commissioner of Crown Lands.

*Evening Post 22 Apr 1925 Petone-Hutt Gas Board*

The owner of a section on the Wilford Settlement inquired how soon the board intended to pipe Moran's Creek. The secretary reported that he had replied that the piping of the creek was really a matter for the Petone Borough Council.

*Evening Post 13 Oct 1925 Suburban Affairs*

Permission to subdivide a section in the Wilford Settlement was granted to Mr G. T. Spillard.

*Evening Post 28 Oct 1925 Petone Affairs*

The Railway Department forwarded a plan of proposed alterations to streets on the Wilford Settlement in view of the proposed railway. The Department asked for the permission to make the proposed alterations. It was decided to ask the Department to make an effort to continue, at least South street, in a straight line instead of having a kink in it as proposed.

*Evening Post 01 Dec 1925 Petone Borough Council*

Plans for the roading of Wilford Settlement were referred to the Borough Engineer for his report.

*Evening Post 07 Dec 1925 Local and General*

In addition to the lands recently purchased in the Hutt Valley, the Government will shortly be offering about 140 residential sections in the Wilford Settlement, which is now being roaded.

*Evening Post 26 Jan 1926 Petone Affairs*

The Public Works Department requested authority to lay a 3in water main along North street from Ava street in the Wilford Settlement. The request was granted, subject to the approval of the borough engineer.

*Evening Post 02 Mar 1926 Petone Affairs*

The Crown Lands Department asked the council to lay twenty chains of road in the neighbourhood of General Motors, Ltd. It was decided to carry out the work at actual cost, plus 10 per cent for supervision, provided the Department would also allow the council to carry out the roading of the Wilford Settlement on the same terms. It was pointed out that this would enable the council to employ a trained gang of men with a supervisor for a long period.

*Evening Post 16 Mar 1926 Petone Affairs*

The Department of Lands and Survey requested the council to undertake the roading of the Wilford Settlement. It was decided to undertake the work at cost, plus 10 per cent, and the Engineer was given authority to engage an assistant engineer in order to cope with the work.

*Evening Post 27 Apr 1926 Petone Borough Council*

The Lands and Survey Department gave the council authority to proceed with the roading of the Wilford Settlement.

*Evening Post 18 May 1926 Petone Affairs*

The Engineer, Mr A. Cowie, reported that the "Laykold" had arrived for the surfacing of Cuba street. A start had been made with the General Motors road, and a commencement would be made next week with the Wilford Settlement roads. The widening of Hector's lane had commenced.

*Evening Post 27 Jul 1926 News of the Day – New Street Names*

In honour of the Deputy-Mayor of Petone (Councillor C. P. Brockelbank), the Petone Borough Council last evening decided to name the new street which gives access to the property of Porcelains Ltd and the General Motors Ltd., Bouverie street, which will perpetuate the name of the ship in which Councillor Brockelbank's family arrived in New Zealand. It was decided, on the motion of Councillor Campbell, to request the Government to name one of the streets on the Wilford Settlement Bracken street, after the New Zealand poet of that name.

*Evening Post 17 Aug 1926 Petone Affairs*

The work on the Wilford Settlement roads was progressing, but it was intended to leave the sewer work until the summer. The engineer had conferred with the Public Works engineer with a view to having motor turning places on the narrow streets in the Wilford Settlement. The reservoir was being cleared, and it was found that the accumulation of silt was much greater than in previous years. It was hoped to install the new pump during the coming week. During the installation the town would depend on the reservoir supply only.

*Evening Post 07 Sep 1926 Auction Advertisement*

Sale of Government Sections – 26 Ideal Building Sites in the well-known Wilford Settlement. To be submitted to Public Auction at the Oddfellows' Hall, Petone, at 7.30 p.m. on Tuesday, 21<sup>st</sup> September 1926. All sections within few minutes of the new Cuba street Railway Station. Streets already formed and channelled. Terms include deferred payments over 34½ years. Plans and all particulars now available at the District Lands Office, State Fire Buildings, Wellington. H. W. C. Mackintosh, Commissioner of Crown Lands.

*Evening Post 15 Sep 1926 Petone Borough Council*

The Borough Engineer (Mr A. Cowie) reported that Nelson street extension, part of Udy street, and Islington street, were being prepared for surface coating with tar. The General Motors road (Bouverie street) was practically finished, and would be metalled immediately. The work on the roads on the Wilford Settlement was in progress. Several footpaths were being prepared for laying down cold-mix. The maximum and minimum water pressures during the month were 70lb and 40lb respectively.

*Evening Post 22 Sep 1926 Good Results – Wilford Settlement Sections – Twenty-six Lots Sold*

Excellent results attended the auction sale held last night of sections in the Wilford Settlement at Petone. Twenty-six sections were sold, very satisfactory prices being obtained. The total upset value of the sections was £5695, and the total amount realized was £7674. There was an attendance of nearly 500 people at the sale, which was held at the Oddfellows' Hall, Petone. Wilford Settlement is situated in the eastern part of the Borough of Petone, and is only two or three minutes' walk from the new Cuba street railway station, which will be about fifteen minutes' journey from Wellington by rail. The sections sold last night are well suited for residential purposes, and the soil is of a nature suitable for all classes of gardening. It is intended to develop the settlement on up-to-date town-planning methods, and a site of five acres has been provided for a school, which it is intended to erect almost immediately. Following is a list of the purchasers of the various sections, with the prices paid, the upset prices being given in parentheses:- A. Cometti (Petone), £292 (£200); P. V. Manning (Petone), £270 (£185); T. G. Caldwell (Petone), £316 (£240); N. H. Lawrence (Petone), £279 (£200); W. C. Southee (Petone), £276 (£215); William Pere (Petone), £312 (£230); A. E. M. Salamito (Petone), £316 (£230); G. Bentley (Taita), £292 (£240); K. P. Brown (Petone), £292 (£215); R. S. S. Stead (Brooklyn), £292 (£215); J. T. MacDonald (Wellington), £296 (£215); S. F. Towning (Petone), £302 (£215); J. I. L. Hewitt (Wellington), £287 (£210); E. A. Jones (Petone), £277 (£200); J. G. Newell (Petone), £277 (£200); W. A. Langley (Petone), £278 (£200); E. G. Ferguson (Wellington), £266 (£195); M. J. Barry (Wellington), £284 (£210); F. S. Winnie (Lower Hutt), £283 (£215); A. W. Clark (Petone), £300 (£240); M. MacDonald (Petone), £306 (£210); J. Kruse (Petone), £292 (£210); H. G. Bush (Petone), £293

(£210); E. G. Tregurtha (Wellington), £290 (£210); E. Price (Petone), £350 (£275); A. Izzard (Petone), £356 (£310). If cash is paid for the sections one-fifth of the purchase money must be paid on the fall of the hammer and the balance within thirty days. Deferred payments are to be made under the amortization principle, the payments extending over a period of 34½ years. The Commissioner of Crown Lands (Mr H. W. C. Macintosh) stated today that the pick of the Hutt Valley sites would be sold by auction on 30<sup>th</sup> September.

*Evening Post 05 Oct 1926 Sales in Wilford Settlement*

Attention is drawn to the sale of 36 building sites in the Wilford Settlement, advertised in this issue, by public auction on the 19<sup>th</sup> October. Following this sale there will be two further offerings, which will then dispose of all available sections in this settlement. This subdivision must not be confused with the area available under the Hutt Valley lands settlement scheme, of which sales will be held this month and from time to time.

*Evening Post 05 Oct 1926 Advertisement – Petone Borough – Wilford Settlement – 36 Perfect Building Sites*

Government Sections on Government Terms. The next sale of Sections in the Wilford Settlement will be held in the Oddfellows' Hall, Petone at 7.30 pm on Tuesday 19<sup>th</sup> October 1926. Nothing better to be obtained in Petone. Only two minutes' walk from new Cuba Street Station. Trains will be running here before the end of the year. Right alongside school site, and only a few minutes' walk from beach. Special terms to suit all purchasers, including Special Deferred Payments over period of 34½ years. Clear land transfer document of title given on payment of deposit. For Sale Plan and Full Particulars apply District Lands Office, State Fire Building, Lambton Quay. H. W. C. Mackintosh, Commissioner of Crown Lands.



*Evening Post 20 Oct 1926 All Offerings Sold – Wilford Sections – Railway with the New Year*

Although the Crown's Wilford Settlement, near Gear Island, Petone, dates back some time so far as its acquisition by the Government is concerned, it may be considered part of the Hutt Development scheme, and the success of last night's sale of Wilford Sections shows that this part of the Hutt Valley is meeting with its share of popular support, in common with the Riddiford Block sections (on the outskirts of Lower Hutt). The Commissioner of Crown Lands (Mr H. W. C. Mackintosh) offered 36 Wilford Settlement sections. He sold them all, and he sold all but two at prices higher than the upset figure. The net result was a realization of £9356, which is £1226 above the total of the upsets. These results speak for themselves, and show the keenness with which the Government's series of land sales is being followed. The areas, prices, and purchasers of the sections are as follow:-

19.28 perches	£263	H. Corner, Brooklyn	24.89 perches	£231	G. Findlay, Petone
19.28 perches	£265	H. Siddall, Brooklyn	25.97 perches	£237	G. Findlay, Petone
19.28 perches	£271	B. W. J. Marris, Petone	25.63 perches	£285	C. E. Bentley, Lower Hutt
19.28 perches	£273	J. Garner, Petone	25.31 perches	£320	A. Morris, Karori
19.28 perches	£268	R. C. Orr, Petone	25.31 perches	£300	C. A. Whitmore, Petone
19.28 perches	£270	R. E. W. Chapman, Lower Hutt	25.63 perches	£290	G. D. Spillard, Petone
19.28 perches	£269	H. C. Lawrence, Petone	25.63 perches	£250	G. T. Spillard, Petone
18.96 perches	£297	R. G. Hayward, Petone	25.63 perches	£247	W. J. Greaves, Petone
25.74 perches	£268	C. J. Cousine, Petone	25.63 perches	£244	W. H. Daniel, Lower Hutt
25.74 perches	£272	A. T. Bond, Lower Hutt	25.63 perches	£246	W. T. Black, Petone
25.74 perches	£269	H. Hudson, Petone	25.63 perches	£249	R. J. Walsh, Petone
25.74 perches	£257	P. R. Stempa, Petone	25.63 perches	£249	S. W. Jones, Petone
25.74 perches	£255	W. A. Russell, Petone	25.63 perches	£248	Mrs M. T. Boyd, Petone
25.74 perches	£246	L. T. Baker, Petone	25.63 perches	£248	J. C. E. Caldwell, Petone
25.74 perches	£247	J. W. Packard, Petone	25.63 perches	£247	J. W. Higgins, Wellington
23.4 perches	£234	I. Walsh, Lower Hutt	25.63 perches	£244	S. W. Jones, Petone
23.4 perches	£229	R. A. Dewar, Petone	25.32 perches	£245	J. C. Wright, Petone
23.4 perches	£223	Mrs J. R. Wood, Petone	34.46 perches	£300	L. C. Drummond, Petone

*Evening Post 18 Jan 1927 Petone Affairs*

Several residents in Tennyson street petitioned the council, asking that attention be given to the footpaths. Councillor Edwards said he had visited the street, which was in a deplorable condition. The Government should bear the expense, as it was part of the Wilford Settlement, and it was its responsibility.

*Evening Post 01 Feb 1927 Petone Affairs*

The engineer reported that the streets on the Wilford Settlement would be completed at a cost within the original estimate.

*Evening Post 15 Feb 1927 Petone Borough Council*

The Wilford Settlement roads were proceeding satisfactorily.

*Evening Post 16 Feb 1927 News of the Day – New Schools*

... the board was authorized to invite tenders for the erection of a new school for the Wilford Settlement, Petone East.

*Evening Post 26 Mar 1927 Wellington Education Board*

Tenders will be received at the Education Board, Mercer street, Wellington, until Noon of Friday, 8<sup>th</sup> April, 1927 for the Erection of a School and Outbuildings at Petone East (Wilford Settlement). Plans and specifications may be seen at the Board Office. The lowest or any tender will not necessarily be accepted. Tenders are to be delivered in sealed envelopes, endorsed "Tender for Petone East School." G. L. Stewart, Secretary.

*Evening Post 14 May 1927 Building Sections – Petone Borough – Wilford Settlement*

38 Perfect Building Sites. The next Sale of Building Sections in the Wilford Settlement will take place in the Oddfellows' Hall, Petone, at 7.30 p.m. on Thursday 2<sup>nd</sup> June 1927. Nothing better to be obtained in Petone. Only two minutes' walk from the New Cuba Street Station. The new railway opens this month. Terms to suit all purchasers, including Special Deferred Payments over 34½ years, with a deposit of 5 per cent only. Clear land transfer document of title given on payment of deposit. For sale plan and full particulars apply at the District Lands and Survey Office, State Fire Buildings, Lambton Quay, Wellington.

*Evening Post 01 Dec 1927 Another School opened at Lower Hutt*

The new Wilford School, which was recently erected to serve the western district of Petone, was opened yesterday afternoon by Mr T. M. Wilford, M.P. Mr Wilford was introduced by Mr G. London, that district's representative on the Wellington Education Board. He traced the history of the district which was now known as the Wilford Settlement, and expressed his gratification at the fact that the school had been named after his family. He was sure that before long it would be necessary to double the accommodation already provided by the school. He then paid tribute to the School Committee. People were inclined to belittle the work done by school committees, but it should not be forgotten that theirs was self-sacrificing work, and in most cases excellent work. After a few words to the children Mr Wilford formally declared the school open. Other speakers included Mr G. London, Mr E. A. Ransom (M.P. for Pahiatua), Mr J. H. C. Hiddlestone, acting-headmaster, Mr Jackson Hughes, and Mr D. McKenzie (Mayor of Petone). Little Miss Hazel Hughes presented Mrs Wilford with a bouquet. The visitors, among whom were many parents, were then entertained at afternoon tea in the school. Others present were Messrs C. H. Nicholl, J. Stonehouse, H. Baldwin, and D. Bedingfield, and Mesdames Bird and Cowles. The classrooms of the new building have a total area of 2010 square feet, and the total cost was £2839. The grounds are about four acres in area.

*Evening Post 11 Feb 1928*

Wanted to Buy, Section, good locality, Wilford Settlement preferred. Send full particulars 749, Post Agency, Petone.

*Evening Post 07 Apr 1928 For Sale by Public Auction*

19 Residential Sections in Wilford Settlement, Petone. To be offered for Sale by Public Auction, at the Oddfellows' Hall, Petone, on Tuesday, 1<sup>st</sup> May 1928 at 7.30 p.m. The Sections are the last to be offered in the Settlement, and are excellent residential sites, within two or three minutes from the new Ava Railway Station. Sewerage, storm-water drainage, high-pressure water supply, gas and electric lighting are now available. School nearby. In addition a Section at the corner of Jackson street and the Esplanade, Petone, will be auctioned. Terms: 5 per cent cash, and balance 34-year term. Plans and full particulars on application to H. W. C. Mackintosh, Commissioner of Crown Lands. District Lands and Survey Office, State Fire Insurance Buildings, Wellington.

*Evening Post 17 Apr 1928 Petone Borough*

The Borough Engineer reported that the principal work for the last month had been in connection with the tar-sealing of footpaths. Work on the streets in the Wilford Settlement had been completed except for the tarring of the footpaths. The report was adopted.

*Evening Post 29 May 1928 Petone Borough Council*

Permission to make a subdivision in the Wilford Settlement with a frontage to Wakefield street was granted, and it was decided to notify the Lower Hutt Borough Council of the decision.

*Evening Post 11 Aug 1928 Petone*

Sections from £200 and other specially good Building Sections in size and prices to suit; Kensington-av and Wilford Settlement. Kirkland and Co., National Bank Buildings, Petone (Tel. 601), or Lower Hutt

*Hutt News 27 Sep 1928 Hutt Borough Council*

The Department of Lands and Survey wrote forwarding a plan of the Wilford Settlement, Petone, and pointing out that sections 1 to 14, fronting on Wakefield Street are separated from the rest of the area by the railway line, which makes it almost impossible for the Petone Borough Council to give services such as sewerage and water, and asking if the Lower Hutt Borough Council would consider granting permission to the joining up with the services already provided by this Council along Wakefield Street and if so, under what conditions. The Engineer stated that a good many of the houses could be connected, and he was enquiring into the others. Councillor Grierson said the Council should make the connection if at all possible in the interests of health. Councillor Mitchell thought that the cost should be borne by the Petone Borough Council. The Mayor stated that the Petone Borough Council had benefitted a good deal from that locality and should bear the cost. The matter was one of policy. Councillor Mitchell moved that the Lands and Survey be notified that the Council is agreeable if satisfactory terms can be made with the Petone Borough Council.

*Evening Post 16 Oct 1928 Appeal Succeeds – Petone Bylaws – Subdivision Case*

A case of interest to owners of land was heard in the Magistrate's Court yesterday afternoon, when Robert John Walsh, of Petone, builder, appealed against the decision of the Petone Borough Council in refusing to consent to the subdivision of two sections in William street, Petone into three allotments. Mr W. G. Riddell was on the Bench, with two assessors (Mr H. Sladden for the Petone Borough Council and Mr T. Dyett for the applicant). Mr W. E. Leicester appeared for Mr Walsh, and Mr R. E. Harding for the Petone Borough Council. In opening the case for the appellant Mr W. E. Leicester said the appeal was made under section 335 of the Municipal Corporations Act, 1920, to a board approved by the Governor-General. Mr Walsh was the equitable owner of the two sections in the Wilford Settlement Block and on 13<sup>th</sup> July 1928 applied to the council for permission to subdivide them into three allotments, which would have frontages of 45ft 11in to William street by a depth of 101ft 8in along Bracken street. The council refused its consent without assigning any reasons. Counsel contended that the proposed subdivision did not contravene the borough bylaws, and was an inconsistent exercise of discretion in that it had granted similar subdivisions shortly before and approved one on the opposite corner. Mr Leicester submitted that the council had not considered the application on its merits, not treating applicants alike, that there was no sound reason for the refusal of the subdivision, which was not contrary to the council's own schemes, and that the council being a body having judicial powers should act judicially and not by caprice. Mr Harding submitted that no case had been made out by the appellant, the onus being on him to satisfy the Court that the subdivision was unreasonably refused. Mr Walsh had applied at the turn of the tide, when the policy of the council was being changed and no further subdivisions of this character were being allowed. None had been granted since. The discretion exercised by the council was not open to question so long as it was part of its policy to refuse similar subdivisions, and this particular subdivision was deemed undesirable. For the Petone Borough Council Mr R. B. Hammond, the former Director of Town-planning, gave evidence that he did not approve of the res-subdivision of original subdivisions, and that subdivision into allotments of less than one-eighth acre should not be allowed, in his opinion. After a short retirement the Court gave judgment allowing the appeal. Mr Riddell stated that the board considered that the appeal should succeed because the subdivision as proposed

was in conformity with the borough bylaws, and the remedy was for the council to change the bylaws to cover cases where it believed subdivisions to be too small.

*Evening Post 16 Oct 1928 Hutt Valley Affairs*

A petition was received from residents in the Wilford Settlement requesting the council to remedy the nuisance of wandering stock. The Borough Inspector said that since the petition had been received twelve horses had been impounded and one owner was being prosecuted. The action of the inspector was approved.

*Evening Post 30 Jan 1929 Properties for Sale*

Section, Wilford Settlement, fenced two sides; price £320; deposit about £70. Write 501, Evg. Post, Petone.

*Evening Post 31 Jan 1929 News of the Day – Numbering a Borough*

The numbering of houses in every street in Petone is at present being carried out under the direction of the Petone borough building inspector (Mr M. L. Elliott). Many of the new streets in the borough, particularly in the Wilford Settlement, have never had numbers assigned to them, and the numbers in the old streets are in many cases confusing. In a great many cases the present numbers are correct, but when a house is incorrectly numbered or not numbered at all, the correct one is given, and the occupier is required to fix it to his house (in figures not less than three inches high) within one month. Already Kensington avenue and North, Graham, Bracken, Ava, Byron, Atiawa, Huia, Bouverie, Tennyson, and South streets have been attended to.

*Evening Post 13 Apr 1929 Government Grants approved by Cabinet*

After a meeting of Cabinet yesterday afternoon the Prime Minister (the Right Hon. Sir Joseph Ward) announced that the following grants had been approved:- A vote of £1057 for roading work in the Wilford Settlement...

*Evening Post 03 May 1929 Hutt River Board*

The engineer reported that as the result of a complaint received, he had inspected the bridge between Gear Island and the end of North street in the Wilford Settlement, and found it to be out of repair. The bridge was a temporary one, erected about two years ago by the Public Works Department to give access to the island when the construction of the railway cut off the old access. It was about 40 feet long, and built of old timber, the stringers (ironbark and Oregon) being carried upon cribwork of old sleepers. The cribwork was tending to collapse, and the decking partly rotten, was broken in places. Probably a culvert and filling would be the best form of permanent work. The engineer stated that he had taken the matter up with the Public Works Department, with which, presumably, the responsibility rested. The board decided that the engineer and the clerk should continue the matter with the Department, with a view to having proper and serviceable access provided.

*Evening Post 08 Jun 1929 Land Agents please note*

I, Mrs L. Lusty, wish to state my Property in Tennyson-st., Petone, known as Section 5, Wilford-settlement, has been Sold.

*Evening Post 30 Oct 1929 Petone Borough Council*

At a recent meeting of the council a letter was received from P. Parkinson requesting the council to go into the matter of the rates demanded by the Hutt River Board from the residents of Tennyson and William streets and others in the Wilford Settlement. The writer stated that no rules or regulations appeared to be followed in regard to the levying of the rates, and the anomalies led him to believe that the matter needed thorough investigation. The council gave the question serious consideration, and decided that as the rating area had been fixed by statute it had no power to accede to the request.

*Evening Post 20 Dec 1929 River Board Rates – Petone Residents Complain*

Residents of the eastern part of the Petone borough, better known, perhaps, as the Wilford settlement, have for some time been dissatisfied with what they consider is an injustice to them, inasmuch as they had to pay rates to the Hutt River Board, whereas other residents of Petone, equally affected by the River Board's works, paid no rates. The "Petone Payers of Hutt River Board Rates Committee" was set up, Councillor V. A. Noble, of Petone, being appointed chairman. The committee considers that the whole of Petone benefits from the work of the River Board, although only the eastern residents pay rates. It therefore wishes the Petone borough to pay to the River Board a sum equal to the total amount collected from the eastern ratepayers, and take it out of the general fund, so that the whole borough should pay. The eastern residents object, not so much to the rates, as to their unfair distribution of the rates.