

Historic Heritage Evaluation

Glenside Milk Stand
Corner of Middleton and Glenside Roads, Wellington



February 2023

Historic Heritage Evaluation	
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Executive Summary

The Glenside Milk Stand on the corner of Middleton and Glenside Roads, was nominated for addition to the Wellington District Plan Schedule of Historic Heritage Buildings by the Glenside Progressive Association. The evaluation of heritage values shows the Glenside Milk Stand to be a significant example of a rural milk stand erected for the purpose of supplying and collecting milk by the Wellington Municipal Milk Supply, and for possessing **historic, physical** and **social** significance, relating in particular to its representativeness, integrity and historic social values.

Glenside, earlier known as the Halfway, is associated with the history of the Wellington region since its earliest days. Located on the traditional ara from Te Whanganui-a-Tara northwards, it was also the halfway point on the only road between Wellington and Porirua in the mid-nineteenth century. The Glenside area was settled in the early days of the establishment of Port Nicholson and quickly became associated with agricultural production. From 1919, the small rural settlement fell within the collection area of the Wellington Municipal Milk Supply scheme initiated by the Wellington City Council to ensure a steady supply of healthy milk for its residents. This scheme was the first of its kind and lauded nationally and internationally. The concrete Glenside Milk Stand was likely constructed in the 1920s by local farmer Jesse Taylor as the collection point for milk to be taken to the Wellington Milk Depot. It was also a local gathering point for the community's household supply, and was likely in use from the 1920s to 1960s. The Milk Stand still forms part of many fond memories of former Glenside residents both far and wide.

It is recommended that the Glenside Milk Stand is added to the Schedule of Historic Heritage Buildings. As the milk stand is located in the road reserve, the extent of the place is recommended to include a curtilage of one metre on each side of the stand. The structure has historic significance for its association with the Wellington Milk Supply scheme; social values as a testament to the way of life in small rural communities; and physical values for its representativeness and integrity.

Summary Statement of Significance

The Glenside Milk Stand is a significant example of a twentieth century farm structure. The following summarises the fundamental values of the place identified against the heritage significance criteria:

The Glenside Milk Stand, located at the corner of Glenside and Middleton Roads, has **historic values**. It is associated with the important **historical theme** of farming, in particular with the importance placed on supplying quality milk to the New Zealand public in the twentieth century. The stand is associated with the Wellington Municipal



Milk Supply scheme, which was lauded nationally and internationally. The Glenside Milk Stand has important **social values** for the part it played in the everyday experiences of a small farming community.

The stand has significant **physical values**, including some **technological** merit as an unusual example of a concrete stand, when most others in New Zealand were constructed in timber. Within the Glenside community it forms part of a **group** of buildings, many of which are already recognised for their historic significance. If cleared of obscuring vegetation, the stand also has the potential to add **townscape** value to the settlement, particularly as it retains its original **surroundings**.

The historic **social values** of the milk stand are well **recognised** in the local community, to which it contributes a **sense of place** and **continuity**. The stand has retained much of the **integrity** of its form, despite losing both its original canopy and function. It is a **rare** surviving example of the multitude milk stands which were once commonplace along rural back roads of New Zealand.

Purpose

The purpose of this document is to evaluate the farm structure, the Glenside Milk Stand, located in the road reserve at the corner of Glenside and Middleton Roads, against Wellington City Council's criteria for inclusion on the District Plan Schedule of Historic Heritage Buildings.

The document has been prepared by New Zealand Heritage Properties Ltd for the Wellington City Council. It is intended solely for use by Wellington City Council in accordance with the agreed scope of work.

Scope

This assessment is a desktop study and is based on documentary sources and images. No site visit was undertaken.

Values are considered against Wellington City Council and Greater Wellington Regional Council criteria for inclusion on the District Plan Heritage Schedule.

As with any heritage assessment, there were some constraints experienced in the preparation of this report. As milk stands are not a focus of any particular archival collection or research project, nor well documented in the photographic record, gaining information was difficult. However, sufficient information was available to assess the structure given its connection with the Wellington Municipal Milk Supply scheme, and



because of the fine work of Clair Bibby and the Glenside Progressive Association in gathering oral histories of the area.

Newspaper sources were also used to understand the wider context of the milk stand. It should be noted that the Optical Character Recognition (OCR) software, which converts these sources into digitised word searchable text, creates some errors in translation. This limits a researcher's ability to accurately identify all contemporary information.

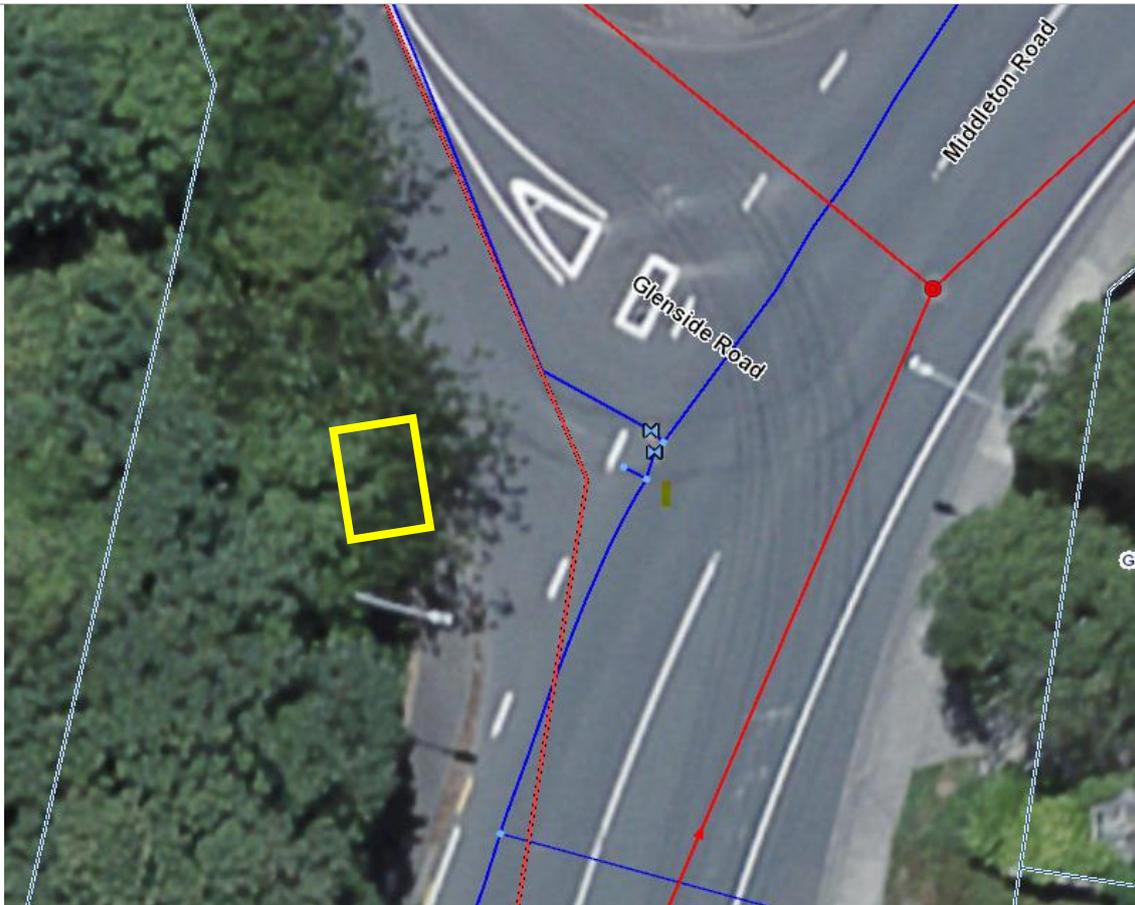


Heritage Inventory Report

Site Detail	
Site address or address(es) and/or location	Corner of Glenside Road and Middleton Road, Glenside.
Property Name	Glenside Milk Stand
Other names	
Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gate notice information	Road reserve
NZTM grid reference	1751847, 5436820
District Plan Reference Number	N/A
Sites of significance to Māori	None
WCC Heritage Area	None
HNZPT listed	Not listed
HNZPT category	None
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Unknown
New Zealand Archaeological Association (NZAA) site record number(s)	
Constructed	1920s
Significant alterations or additions	None
Architect	N/A
Builder	Jesse Taylor
Former uses	Agriculture - Dairy
Current uses	None
Earthquake-prone Building Status at the date of assessment.	



Extent: WCC Onemap, accessed 15 November 2022¹



Historical Summary

This section provides the results of documentary research into the historical background of the Glenside Milk Stand on the corner of Glenside and Middleton Roads. This research provides context and informs our understanding of the heritage values of the structure.

Land history

Wellington's nearly circular harbour (about 10 kilometres in diameter) began as a shallow basin between two tilted land blocks. Repeated uplifting along the Wellington Fault raised the block on the western side, creating a cliff from Thorndon to the Hutt Valley. The block to the east tilted down towards the fault, creating a depression that later filled with water. Matiu (Somes Island) and Mākaro (Ward

¹ As the milk stand is obscured by vegetation, this extent is only approximate.



Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.

The area which became Wellington, Te Whanganui-a-Tara (or Port Nicholson as the New Zealand Company called it) had been occupied for centuries by various Māori groups (Waitangi Tribunal Report, 2003). Two tribes of Ngāi Tara (in the Wellington area from c1405-1650) and Ngāti Ira (in the Wellington area until 1829) amalgamated and became known as Ngāti Ira. Ngāti Ira were the inhabitants of Te Whanganui-a-Tara and its environs including Porirua and the area up to the Kāpiti Coast (Murray, 2014). The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Wellington near Porirua Harbour.

Incoming tribes from far to the north of Wellington area began to push out Ngāti Ira and they faced consistent pressure as an influx of people continued from western Waikato and Taranaki (Waitangi Tribunal Report, 2003). Many war parties and migration of other tribes, such as Ngāpuhi, Ngāti Whatua, and Ngāti Toa, drove the last remaining Ngāti Ira out of the area (Murray, 2014). Ngāti Toa and its allies defeated Ngāti Ira and gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to live at Porirua (Murray, 2014). By 1840, the groups holding customary rights within the Porirua and Port Nicholson blocks were complex, with Te Ātiawa, Taranaki, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa all claiming rights established through conquest, occupation, and use of resources.

There were a series of tracks through the densely forested landscape, where Glenside would be settled. One of these walking tracks was established by Māori as a route from Te Whanganui-a-Tara to the harbour at Porirua. It started around the mouth of the Korokoro Stream near Petone, and continued to the junction of the Kenepuru and Takapu streams (the approximate location of the present-day Takapu Road railway station). From there it followed the route of the Kenepuru Stream to Porirua (The Heritage Practice & Wellington City Council, 2022). Another walking track diverted towards Pito-one. While no physical remnants of occupation have yet been found, the many resources offered from the river and surrounding forest would have been well utilised over the centuries (Cox, 2018).

Glenside locals recall Māori using the long-established tracks and making their way through Glenside and on to Porirua. Len Stebbings, who grew up in Glenside in the 1920s, recalled that “we used to see a lot of Maoris walking from Makara, over a track from Ohariu, through our property [Part Section 22]. This track wound around by the bush and came around the hill down the northern side of the stream. They followed around the stream to the old Porirua road and headed into Porirua that way” (Glenside Progressive Association Inc, 2013b).



European settlement and the development of Glenside

Glenside is at the northern boundary of the Port Nicholson Block that was purchased by the New Zealand Company in 1839. In 1839 Section 22 Porirua District (north of the Port Nicholson Block boundary) was offered for sale by the New Zealand Company. Ngati Toa disputed the sale of the Porirua land to the New Zealand Company. Governor Grey, however, used the disputes as a reason to proclaim martial law and cut a military road through from Wellington to Porirua and the north. It followed the line of the Māori track from Kaiwharawhara to Porirua (Glenside Progressive Association Inc, 2013a). In April 1841 the assistant-surveyor reported that the road was “half-done”: Persons may now walk there by this route, and in six weeks’ time may ride there” (Carman, 1970, p. 8).

As the Glenside area was halfway between Wellington and Porirua, it soon became known as the Halfway (sometimes denoted The Halfway). The Halfway was first settled around 1841 when Anthony and Susannah Wall settled on a small eight acre block on Section 24, Porirua District. The couple provided accommodation for passing travellers and their home became known as the Halfway House (Claire Bibby & Glenside Progressive Association Inc, 2018). In 1843, the rest of Section 24 was sub-divided into smaller blocks ranging in size between five and ten acres encouraging further settlement (Carman, 1970, p. 75).

In 1843 tensions halted the progression of the road to Porirua, just passed the Halfway. Ngati Toa, under the leadership of Te Rauparaha’s nephew Te Rangihaeata, challenged The New Zealand Company’s land purchases in the Porirua Basin as illegal. The Ngāti Toa Rangatira Deed of Settlement notes the work of William Spain, who was appointed Land Claims Commissioner by the British Government in January 1841 (Ngāti Toa Rangatira, 2012). Commissioner Spain’s preliminary report upheld Ngati Toa’s claims, finding that they “had not consented to the alienation of their pa, cultivations, and burial grounds.” (Ngāti Toa Rangatira, 2012, para. 2.19). His final report concluded that the District of Porirua (north of Halfway/Glenside) had not been purchased “pursuant to the Kapiti deed” and the Company was not issued a Crown Grant for the land (Ngāti Toa Rangatira, 2012, para. 2.35). This led to disputes between Māori (who had not sold or alienated the land) and settlers who tried to occupy land sold to them by the New Zealand Company (Nelson Examiner and New Zealand Chronicle, 1853; The Heritage Practice & Wellington City Council, 2022).

As tensions rose, Governor Grey “developed a strategy for the Crown to secure effective control over the Wellington Region.” (Ngāti Toa Rangatira, 2012, para. 2.64). This included the purchase of the Porirua District, the establishment of a garrison at Paremata, and of military stockades along the Porirua Road. Martial law



was proclaimed across the Wellington region south of Wainui (Paekakariki) and Castle point. There were various military actions including at Wairau and Nelson (1843), Boulcott's farm in Upper Hutt (1846), and Battle Hill in Pauatahanui (1846) (The Heritage Practice & Wellington City Council, 2022).

Additional troops were also dispatched to establish Middleton's Stockade in response: one of the first defensive positions north of Johnsonville. It was named after Ensign F. Middleton of the 58th Regiment, the officer in charge of the post. The stockade was established in the vicinity of present-day 329 Middleton Road (Cox, 2018; Ministry for Culture and Heritage, 2022). In late 1845 the government reinforced the two companies of soldiers in Wellington with six hundred more troops (Cassells, 1988, p. 9; Secker, 1978).

Ngāti Toa Rangitira (including Te Rauparaha) were arrested, and others such as Te Rangihaeata withdrew in 'exile' to the Horowhenua. The Porirua purchase was completed between the Crown and Ngāti Toa Rangitira in 1847 (Ngāti Toa Rangitira, 2012, paras. 2.64 to 2.74, 2.79 – 2.85). Works on the Porirua Road progressed and by the end of 1847, a visitor found "great changes" had been made to the road that had been known as "so bad and dangerous" (Carman, 1970, p. 22). It was now a "pleasant ride, and in the course of the month will be open all the way through for carriages and carts" (Carman, 1970, p. 22).

The Halfway opened up to more settlement once the road was completed. Houses were built on both sides of the road, and small farms were established. Sheep farming took hold in the area, when farmers purchased more than one section to create larger farms. By the 1870s progress had been made on clearing the land and fencing, although here was still a good covering of native bush (Cox, 2018).

In 1928 the Public Works Department established a camp in the area, and a Post & Telegraph Office was opened to serve the larger community (Cox, 2018). The name of the settlement was changed to avoid confusion with Halfway Bush in Dunedin. As a result of a competition, the name became Glenside (Glenside Progressive Association Inc, 2013a, 2013e).

In 1951 the stretch of motorway between Porirua and Johnsonville was opened, and Glenside was bypassed (Glenside Progressive Association Inc, 2013a). Today the suburb is described as a "rural place beside streams in the folds of hills. The green space between Johnsonville and Tawa along the old Porirua Road" (Glenside Progressive Association Inc, 2013e). Today there are several houses and farms that are scheduled as heritage buildings in the Wellington District Plan including Nott House (1860), Greer House (1865), Braid Cottage (1867), and the Halfway House (1880).



The short original section of the old Porirua Road has since been renamed Middleton Road. It is on the edge of this old road, that a small milk stand is hidden in overgrowth.

Rural Dairy Farming

While dairy farmers originally supplied their own milk, butter and cheese direct to the consumer, in the last decades of the nineteenth century dairy factories were built to process milk (Tolerton, 2010). One of the main problems faced by rural dairy farmers was getting their product to these factories:

...they had to contend against a formidable difficulty which seriously affected operations and militated against complete success. The labour and expense involved in the daily delivery of milk, at even short distances, to a factory are so considerable in a hilly district that many farmers who otherwise would have gladly contributed supplies were deterred from doing so. (Otago Daily Times, 1888).

As a partial solution, small skimming stations were built where farmers could bring their cans of milk each morning. The milk was weighed and separated to extract the cream. The cream from several farms was then collected by truck and transported to the central dairy (Clark, 1961b). Despite the time involved in making the trip on poor rural roads “the time spent at the skimming station gave farmers the opportunity to discuss farming ideas and methods, politics, and, no doubt, the weather” (Stringleman & Scrimgeour, 2008a). This system operated from about 1880 to 1920 when it became clear that shortcomings in the system were inhibiting the growth of the dairy industry (Stringleman & Scrimgeour, 2008b). Wellington, however, already had a new system underway.

Wellington Municipal Milk Supply

By the early years of the twentieth century, the milk supply to householders in Wellington city was described as “unsatisfactory” (Wellington City Council, 1920). In 1910 the Wellington City Council attempted to ensure a quality supply through the Wellington City Milk Supply Act (Wellington City Council, 1920). During the First World War, however, the cost of fresh milk soared due to a spike in export prices for dairy products. Concerns also continued over the quality of milk being supplied to Wellington citizens, and whether it was hygienic and healthy. This lack of a plentiful supply of “good, wholesome milk”, of “supreme importance to any city”, was described as a “public scandal” (Otaki Mail, 1919).

At the impetus of Councillors Charles Norwood and Peter Fraser (later Prime Minister of New Zealand), in 1918 the Wellington City Council set up a Municipal Milk Department, apparently the first local authority in the world to do so (Wellington



City Council, 1920). A Council monopoly was established under the Wellington Milk Supply Act (1919) which also made provisions for the Council to distribute free milk to the poor. After the passage of the Act it was illegal for anyone but the Council (and its contractors) to sell milk, deliver milk, or bring milk into the city, although farmers were allowed to continue supplying directly to near-by consumers. The Council was also enabled under the Act to supply money to dairy farmers to erect buildings and structures necessary for milk supply (Wellington City Council, 1920). The Council purchased the premises of the Fresh Food and Ice Company Ltd in Dixon Street for use as the Corporation City Milk Supply. Under the scheme milk would be collected from within the district and suppliers would receive an increased price for their milk (Otaki Mail, 1919).

The scheme received steady praise and its progress was documented in the newspapers of the day. The Council was lauded, as “they would not stop short of the very best milk service in Wellington”. The importance of a healthy milk supply was also emphasised:

I was not surprised to find, all over the world, that the health authorities regarded the milk supply of the first and greatest importance in the well-being and health of the respective communities. (New Zealand Times, 1921; Sun (Christchurch), 1920).

Praise for the scheme was universal, until 1922 when the tabloid newspaper *Truth*, in an article titled “Municipal Milk Muddlement”, attacked the Department for not achieving the delivery of pure and cheap milk to the public as promised. The purity of the milk was cast into doubt:

...the mixing of fresh milk with stale milk and the retailing of milk when it has attained the ripe old age of three days does not seem to the mind of this paper to make for a healthy article. (NZ Truth, 1922b).

The Milk Department’s pasteurising process was also described as more akin to a “preservatising process, to enable an imperfect and long drawn out system of milk collection to be carried out” (NZ Truth, 1922b). The Milk Department had also purchased a separator to create gallons of cream, but as the newspaper argued, “in many Wellington homes it is a luxury that can be seldom enjoyed” (NZ Truth, 1922b). As a result, thousands of gallons of skim milk was said to be poured down the drains in Dixon Street (NZ Truth, 1922b). A few months later *Truth* was again decrying the scheme, particularly road side collection:

The sources of supply and methods of milk collection are unhygienic... Railway transport is slow and infrequent, with no proper provision for the carriage of milk, while road transport is difficult and in the winter very expensive. (NZ Truth, 1922a).



There may have been some truth to the tabloid's allegations. The Department originally allowed "vendors" to collect milk from the farms and deliver to the Corporation within six hours, while "deliverers" were allowed to still use the "can and dipper" method of distribution to household. In June 1922, however, the Council assumed complete control of milk supply, from farm gate to the consumer, and also introduced milk bottles (New Zealand Times, 1922; Wellington City Council, 2022). This move led to the purchase of the Council's first dairy factory at Rahui on the outskirts of Otaki (Wellington City Council, 1920). The Council also signed supply contracts with dairy farms within a 25 mile radius of the city, removing the middle man and dealing directly with the farmer (Wellington City Council, 2022).

Milk Collection

The collection of milk for town supply was a quick and simple matter. Farmers placed milk cans on a raised platform from which they could be loaded on to flatbed trucks by the driver. Empty cans could be left in return for the full one (Baker, 1973). The pick-up points were usually near main rural roads or at major intersections, so milk stands "laden with churns, which may be full or empty" became a familiar sight on public roadways (Baker, 1973). The routes had to be carefully planned so that the farms were not reached too early in the day before the milk was ready, but not so late that the heat of the day would affect the milk on the stand or in the unshaded lorry (New Zealand Journal of Agriculture, 1948). Given the changing quantity of milk to be picked up and the geographical spread of the milk stands, it became a matter of "nice calculation to work out the route and timetable that will best serve the interests of convenience and economy" (Baker, 1973). This calculation was constantly changing based on farmers going out of production, new dairy farmers, changes in the number of cows being milked and seasonal variations (Baker, 1973). The Wellington Municipal Milk Supply scheme, for example, incorporated different districts during different seasons to ensure a steady supply (Wellington City Council, 1920).

Milk was received by Wellington's Milk Depot once a day, except in the summer when it was received twice daily:

...when milk is received once daily the practice is for the evening's milk to remain at the farm dairy over night, and such milk is transported to the Milk Station the next morning along with the morning's milk. All the milk is usually in the Depot by noon of each day. (Government Film Studios, 1947; Wellington City Council, 1920).

After the morning's milk was received it was tested, weighed, pasteurised, cooled and bottled and was usually in the cool store by 2pm. It remained there until midnight. Then it was loaded up and delivered "in time for breakfast" (Wellington City Council, 1920). All milk distributed to householders, as opposed to retail



outlets, came bottled in one pint or one and a half pint clear glass bottles. Around 3,000 gallons of milk (13, 638 litres) were bottled daily (Wellington City Council, 1920).

The Municipal Milk Supply Committee promoted its milk on the basis of improving children's health which, in turn, underpinned the welfare of the nation. It used slogans like "The healthy child is the cream line of a nation", "The most healthful nation is one whose children have plenty of milk" and "The most efficient nation is one whose people use plenty of milk" (Wellington City Council Milk Committee, 1930). The nationalistic philosophies behind these slogans were reinforced by the new Labour Government who introduced free milk to schools in 1937. As part of a raft of social welfare provisions, the milk in schools policy was a world first. Designed to improve the health of young New Zealanders, it was an example of supporting families with children and concern for the role of the family in society (Ministry for Culture and Heritage, 2017). Underpinning this state benevolence, was the perceived need "to maintain a healthy nation: one capable of providing robust workers and, if necessary, soldiers for defence" (Ministry for Culture and Heritage, 2016). Wellington was well placed to meet this new demand. The Milk Department delivered milk on the morning of each school day to each school – where it sat in the warming sun waiting for school children who were not always convinced of its benefits (Evening Post, 1934; Ministry for Culture and Heritage, 2017).

The Envy of the Whole World

This Municipal Milk Supply scheme...

...became the model for the rest of New Zealand and it introduced many innovations such as a guaranteed system of milk supply, payment to farmers on a quality rather than quantity basis (based on the percentage of milk-fat per gallon), pasteurisation, the introduction of milk tokens, zoning of milk rounds, and developing a tanker transport system. (Wellington City Council, 1920).

Throughout the 1920s and the 1930s the Department continued to garner acclaim nationally and internationally. For example, Invercargill City Councillor Glass reported on the Wellington Municipal Milk Supply in 1923, deciding that the Wellington Council was "doing a great work for the benefit of the people and particularly for the children of that city" (Southland Times, 1923). In 1934, literary great George Bernard Shaw visited New Zealand. In a broadcast talk in April, Shaw praised the Wellington municipal milk supply:

I want to say a word," he said, "about a very excellent institution you have here in' Wellington. You have a remarkable milk supply, which is the envy, as it were, of the whole world. I believe that an intelligent German town like Nuremberg- has copied it. (Ashburton Guardian, 1934).



Shaw also drew an important link between this plentiful supply of healthy milk and the work of Sir Truby King and the Plunket Society: “You have this wonderful municipal milk supply and Sir Truby King looking after what is done with the milk” (Ashburton Guardian, 1934). Truby King had by this time established the Karitane Products Society factory which manufactured infant milk formula near his house in Melrose – now a Category I Historic Place, and scheduled in the Wellington District Plan.

In 1939 the American Farm Economic Association’s *Journal of Farm Economics* announced the problem of a “workable and efficient system” of milk collection and distribution had been “satisfactorily solved” by the Council’s Milk Department (Kling, 1939). They knew of only one other municipal milk operation: a small scale operation in the town of Tarboro, North Carolina. They lauded the efficient, low cost and workable system for both farmers and consumers and recommended the system to their U.S readers (Kling, 1939).

Wellington’s Milk Department continued to operate as a branch of the Wellington City Council until 1987 when it became a Local Authority Trading Enterprise, known as Capital Dairy Products Ltd (CDP). In 1991 the Council sold its shares in CDP to Tui Milk Products. Tui merged with Kiwi Cooperative Dairies in 1996 and in 2001 the resulting company amalgamated with the NZ Dairy Group to form Fonterra (Wellington City Council, 2022).

The Glenside Milk Stand

Providing the platform on which the much lauded Wellington Municipal Milk Supply scheme rested, were much smaller supports: the small rural farms, the lorry drivers, and the roadside collection points. Glenside, or the Halfway as it still was in 1919, fell within the collection area which supplied milk to the scheme (Wellington City Council, 1920). The local farm needed a milk stand to leave their cans for collection.

Glenside Milk Stand was built on road reserve which bordered the Taylor farm on Part Section 22 Porirua Registration District (Block VI Belmont Survey District). Section 22 had been originally issued in 1840 to John Temple Leader as a shareholder of the New Zealand Company. He transferred the section in April 1845 to Edward Jeningham Wakefield, who sold the property to John Toft Wingfield in 1847. Ten years later William W. G. Garret, a surgeon of London, purchased the section and it was to Garrett that the Crown Grant was issued to in 1861. However, in 1858 Garrett had sold the Section to Thomas Barrow and William Swafford. In 1866 Section 22 was divided in half, and Barrow took 57 acres bordering Section 20. Barrow died in 1874 and his widow Olive married William Harrison of Johnsonville. In 1898 Lot 1 was subdivided from Section 22 (DP 950). Olive then



transferred Lot 1 to William Alfred Wilson. William was Olive and Thomas' adopted son and commonly went by the name Barrow. Indeed the first certificate of title was issued to him under the name Barrow, rather than Wilson (WN97/118). William worked for the neighbouring Stebbing farm. When he left the area in 1903, he sold the property to Jesse Taylor (Carman, 1970, pp. 62–64).

Jesse Taylor was born in 1867 in Wexcombe, Wiltshire, the youngest of twelve children. By 1889 Jesse had immigrated to New Zealand and married Emma Fiddler of Wellington. They had five sons and a daughter. Their third-born (William Albert) Bruce Taylor (1899-1980) would eventually take over the Glenside family farm. The Taylor farm was bordered to the east by the Wellington to Porirua Road (now Middleton Road). On the western boundary sat the Stebbings Farm, for whom Glenside Road was originally named. An 1898 plan of the farm recorded two buildings on the property, including a dwelling (DP 905, Glenside Progressive Association Inc, 2016).

When the Wellington Municipal Milk Supply Department was established, Jesse was still the owner of the farm. Certainly by the 1920s the Taylor farm fell within the supply scheme area. Older locals later remembered that across the road from the Taylor farm was the paddock which

...at one time it was the boundary for supplying milk to Wellington Town Supply. It was the last paddock north for town supply on the main road. North of that paddock, you could only supply cream. (Glenside Progressive Association Inc, 2013d).

Although a contract likely existed earlier, in 1929 the Milk Department advertised a tender for Makara County, which included Glenside. The tender was for the "Collection and Delivery by Motor vehicle of Road-borne Milk from producers farm gates and country stands" (Dominion, 1929, A2839). The contract was likely won by the Dairy Farmers' Association (New Zealand Times, 1924). Certainly from this date, if not earlier, the Taylor farm was brought into the collection scheme.

Given that milk stands were simple structures, no tenders for their construction can be found. The Glenside Milk Stand was no exception. Nevertheless, it was likely constructed in the 1920s for the purpose of supplying the Municipal Milk Supply scheme. It was likely built by Jesse Taylor as owner of the farm that bordered that portion of the road. Certainly older Glenside locals remembered "Taylor's milk stand" dating to the 1920s (Glenside Progressive Association Inc, 2013c). It may also have been constructed with help from neighbouring farmers. Len Stebbings, born in 1909, grew up in Glenside in the 1920s and remembers the milk stand being used by several farmers:



A milk lorry used to call in there. Narain's used it, and also Hunters. They also picked up Tullochs milk. Mexted's collected the milk from Halfway to Porirua. There was a lot of milk, they had three tiers on the lorry. We boys used to get up for a ride. Our family didn't supply for Town Milk, we only milked one house cow" (C. Bibby, 2021a).

Local resident Gwen Silvester (nee Rowell) also remembered the milk stand during the 1920s. She recalled that at the end of the First World War, brothers Charles and Jock Fisher moved into the local residence known as "The Halfway House" and, despite being just outside the collection area, made use of the milk stand during the 1920s: "They grazed 30 to 40 cows on their golf links paddocks [outside of the collection area]. You should have seen the amount of milk that was put out on the stand – supposedly all from that little scruffy paddock beside the main road!" Several families on Stebbings Road, now Glenside Road, also put cream out on the stand (Glenside Progressive Association Inc, 2013d).

The Glenside Milk Stand was built in concrete which appears to have been somewhat unusual in New Zealand. The photographic record of milk stands is scant, but the images that do exist show timber milk stands. These timber stands were also often attached to farm buildings (National Publicity Studios, 1940; Riverbank Co-operative Dairy Company, 1930; S P Andrew Ltd, 1885; Sparrow Industrial Photographers, 1962). Concrete milk stands appeared to be more common in the United Kingdom, where the majority were built from stone, brick or concrete blocks. Images of UK milk stands bear a strong resemblance to the Glenside stand and may reflect Jesse Taylor's Wiltshire upbringing (Chorely, 2021; Llanteg History Society, 2010; Unknown, 2010a; Wikipedia, 2022).

The Glenside Milk Stand was built to a height that made transferring the heavy cans to the flatbed collection trucks relatively easy (National Publicity Studios, 1940; Riverbank Co-operative Dairy Company, 1930). The stand was a sizeable rectangular platform, approximately 1.3 metres by 2.4 metres (C. Bibby, 2021a). It also had a canopy or cover over the platform to shade the milk (C. Bibby, 2021a; Glenside Progressive Association Inc, 2016). This addressed concerns from the Department of Health who feared the level of "coli content" was too high in milk. This was largely due to milk cans

...left at the corners of main roads or on platforms from which motor-lorries collect the cans, and the latter have been unduly exposed to the sun and dust. In the same way milk-cans on being returned by lorries to the farms have been deposited at corners of roads, to be later removed by farmers. These cans have been washed and sterilized in the city before being returned, and are liable to injurious effects due to dust and the heat of the sun. (AJHRs, 1929)



The Glenside Milk Stand 1930s-1950s

In 1933 Jesse Taylor retired to Lower Hutt and sold the farm to David Hunter. Hunter was only there for a few years, and advertised the farm for sale in 1936. The farm was described at the time as “55 acres, milking 20 cows all year round; suitably situated for city milk round” (Evening Post, 1936). The farm returned to family hands when Bruce Taylor purchased the property in 1937 (CT WN111/114).

During this period, the Perry family lived at nearby Braid cottage (DP 26/373) and were neighbours to the Taylors/Hunters. Mr Perry worked for the Council’s Milk Department, collecting rural milk and distributing it. His son Barney remembered his father’s duties:

Dad worked for the Wellington City Council...a job, which was to last 28 years.... He used to go as far north as Otaki collecting milk. There was a receiving vat at Otaki where the milk was collected from the surrounding farms and poured into this ice cold vat. Dad used to collect it from there where it was taken back to Tory Street by horse and cart to be pastuerised. One of his jobs was to deliver crates to a base at Karori where the horses and carts delivering milk would collect them. (Claire Bibby, 2021).

He also delivered milk: “Dad worked at night, driving a milk cart and a milk tanker, delivering milk... Dad used to set off for work at one o'clock in the morning. He worked shift work and there were a lot of call backs” (Claire Bibby, 2021). Barney also remembered that his father was not responsible for collecting the milk from the Glenside Milk Stand: “He didn’t collect milk from that stand on the corner. I don’t know who collected that milk. Mexted’s had a run”(C. Bibby, 2021a). Gwen Silvester also remembered the “Mexteds of Tawa”, but noted there were a number of different carriers over the years (Glenside Progressive Association Inc, 2013d).

Barney Perry also remembered the Taylors supplied milk directly from the stand to Glenside locals, and perhaps house to house: “If we were short of milk, we would put our can out down the bottom of our road with some coins and he would fill it. Dad used to walk down there and have a yarn with him” (C. Bibby, 2021a). Other local residents also recollected that there was a ready supply of milk direct from the billy cans on the Glenside Milk Stand (Glenside Progressive Association Inc, 2013c). Catherine Richardson remembers as a child she would collect milk from the stand, and cream at Christmas:

On Christmas Day it was my job to go over and pick up the cream. I was running down the steep gravel driveway with my full billy and fell over, cutting my knees very well. Of course the cream spilled and I went home crying because of the blood and cuts. I had a good telling off for spilling the cream while I was being patched up. I still have those scars on my knees! There



was a little cream left for the trifle. (Glenside Progressive Association Inc, 2017).

Destyn Stoebener (nee Allen) was born around 1930 and her family moved to Glenside in the early 1940s. As a young teenager she had a job on Bruce Taylor's farm, cleaning the cowsheds. Her recollections of the Glenside Milk Stand were particularly detailed:

Every day they [the Taylors] put four cans out for collection. They were milking about 35 cows. A guy from Tawa used to come and pick the milk cans up. As youngsters we used to hang onto the back of his truck and hitch a ride into town. I watched the men loading the milk cans onto the milk stand. They had one 20 gallon can in each hand and swung them back and forward then swung them up [onto the stand]. I copied them and you could do it if you didn't break your back! (Claire Bibby, 2021).

During the mid-1940s, if a young boy's memories are correct, Bruce Taylor also supplied milk directly to Wellington households. Bud Savage was about eight years old in 1946 and lived in Fifeshire Avenue near the Municipal Milk Supply's Tory Street depot. He later recalled becoming "old" Mr Taylor's helper: "I don't know how it happened" (C. Bibby, 2021a). As Jesse was no longer running the farm and living in Lower Hutt, "old" Mr Taylor was likely Bruce who would have been in his mid-forties. Bud remembers Bruce sold directly to Wellington customers: "Mr Taylor used to drive his '36 V8 truck into town and deliver milk... I used to take a small billy and go from door to door and pour the milk from his cans into the customer's" (C. Bibby, 2021a). Under the Wellington Milk Supply Act (1919), selling directly to consumers was illegal. The Milk Department had a monopoly, in part to ensure that the milk was hygienic. Obviously neither Bruce nor Bud were overly concerned. In 1955 Nigel Irving Savage, a Glenside local and no doubt Bud's relative, purchased Bruce Taylor's farm (CT WN 111/114, Auckland Museum, 2022).

The Savages ran the farm throughout the 1950s and continued to supply the Wellington Milk Department. Peter Molloy remembered the milk stand during the Savages' occupation of the farm. He moved to Glenside as a child in 1954 and remembered the Savage's "big cans" being collected from the stand: "They had bought Taylor's place. They had to bring their milk down to there" (C. Bibby, 2021b).

But the technology was changing. The Wellington Milk Department began using refrigerated tankers in the late 1950s rather than flatbed lorries (Evening Post, 1957). By the 1960s, many farmers stored milk in large holding tanks and collection involved pumping milk directly into refrigerated tankers (Argosy Industrial Photos, 1962; Calder Stewart, 2017; Feiereisel, 2017; Nancy Swarbrick, 2015). As milk



cans fell out of use in the 1960s, so did milk stands (Sparrow Industrial Photographers, 1962). Some were dismantled, and others left to decay.

Today

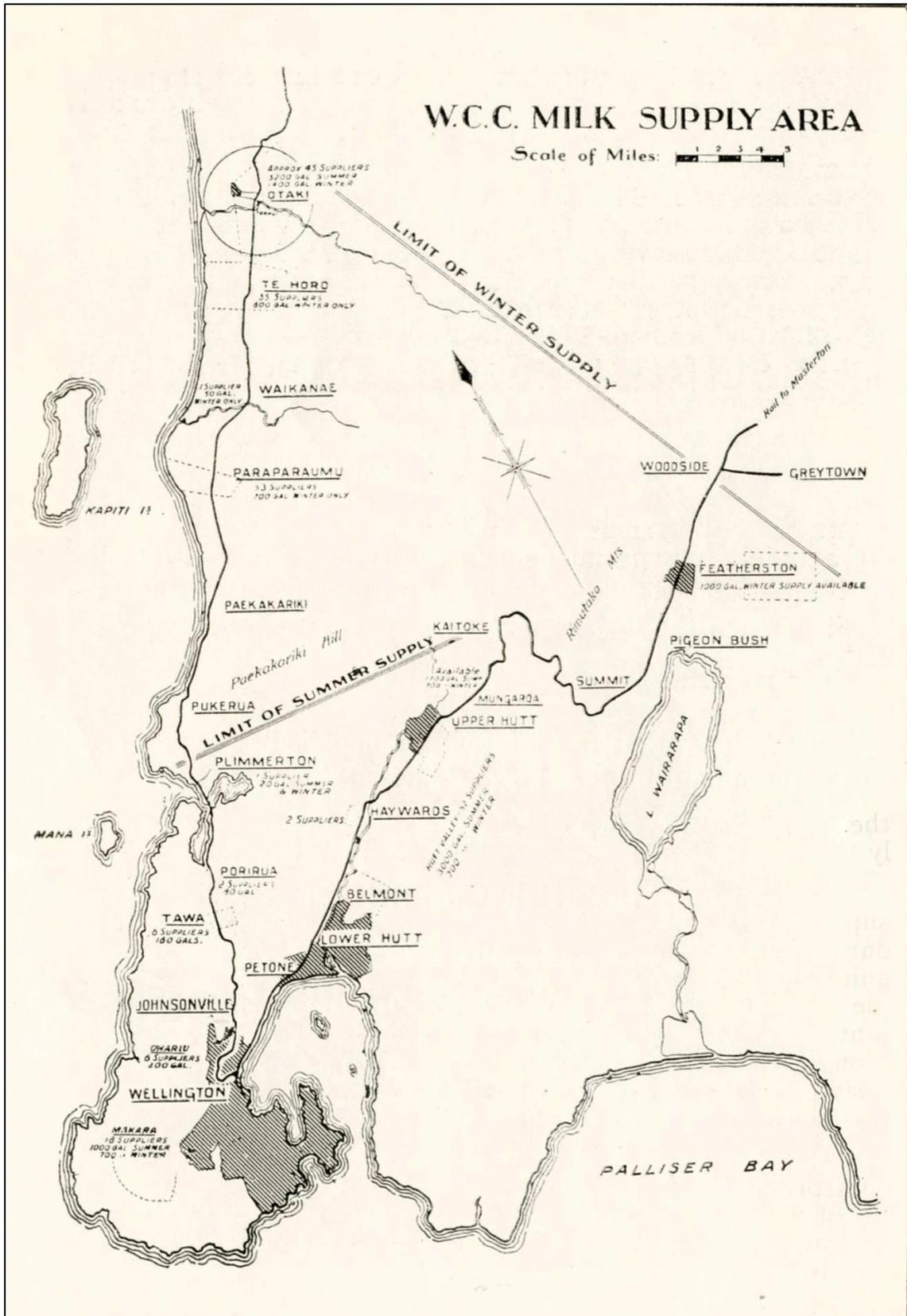
Although no longer used for its original purpose, the Glenside Milk Stand remains in situ on the corner of Glenside and Middleton Roads. Glenside locals remain proud of the milk stand, and in 2004 the community began a programme of clearing vegetation and planting native trees and ornamentals around it. This was enhanced further with ornamental cherry tree plantings in 2008 (C. Bibby, 2021a). The Glenside Progressive Association actively promotes the heritage of the area, including the milk stand. Their research indicates it is the most southern milk stand surviving in situ in the North Island (C. Bibby, 2021a). Although hidden from view, the Glenside Milk Stand is a reminder that it's the little things that make the big things possible.



Photographs and Images



"Retail Distribution Carts: waiting outside the Wellington Municipal Milk Supply depot to distribute milk to Wellington city (Wellington City Council, 1920)



Map showing the area from which the Wellington Municipal Milk Supply Department drew its milk supply (Wellington City Council, 1920)





Front cover of a pamphlet produced by the WCC's Milk Committee, 1930. Various slogans appear on the bottle: "The healthy child is the cream line of a nation"; "The most healthful nation is one whose children have plenty of milk"; and "The most efficient nation is one whose people use plenty of milk" (Wellington City Council Milk Committee, 1930).



Map showing location of milk suppliers: A = McPherson farm; B = Taylor farm; C = Tulloch farm; D = Narain farm; E = Fisher farm, X = milkstand (C. Bibby, 2021a).





Murray Henderson (1928-2008) on the Glenside Milk Stand in 1947. Note the concrete platform is cut into the steep bank behind, and the photo was taken before the timber canopy was constructed (C. Bibby, 2021a).



Kerry Lawton on the milkstand in 2001: Photo, Claire Bibby (C. Bibby, 2021a).



A view of the milk stand in November 2013 (Google Street view).



The milk stand impacted by encroaching vegetation, 2021 (C. Bibby, 2021a).



Old infrastructure associated with the mik stand (C. Bibby, 2021a).

Chronologies and Timelines

Timeline of events, including modifications

1920s	Milk stand constructed
1960s	Milk stand fell out of use

Occupation history

The Glenside Milk Stand is located on road reserve, but the occupation history of the adjacent farm is listed here.

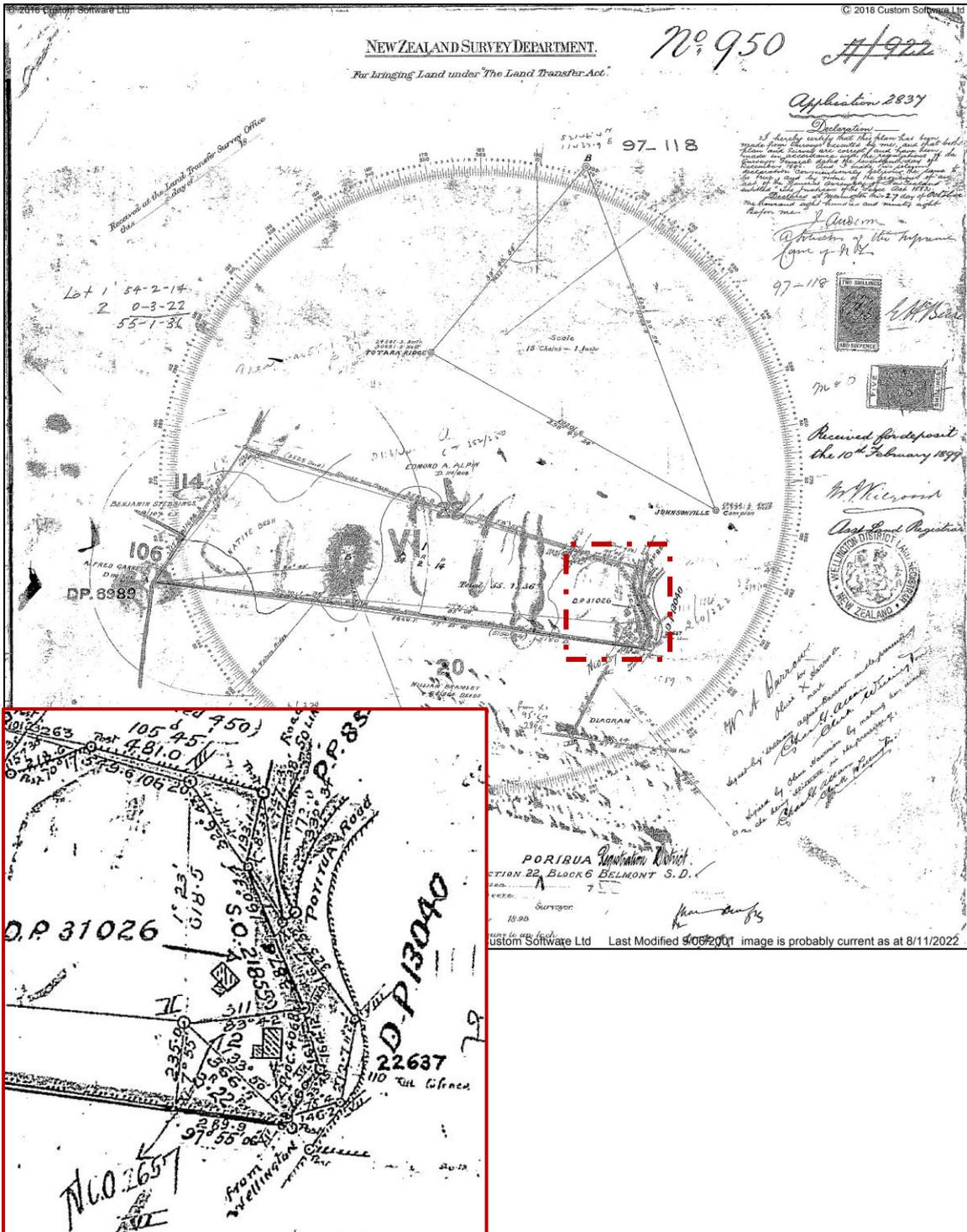
1858-1866	Thomas Barrow and William Swafford
1866-1874	Thomas Barrow
1874-1898	Olive Harrison
1898-1903	William Barrow
1903-1933	Jesse Taylor
1933-1937	David Hunter
1937-1955	William Albert Bruce Taylor



1955-1964	Nigel Savage
1964-1970	Hawtley Development Ltd
1970-1980	John Dick Walker
1970-1980	Barbara Ann Walker
1981-2001	Jillian Mary Elliott
2001-2003	Trustee Executors as executor
2003-2004	Michelle Judith Macrae and Keryn Jillian Carran
2004-2014	Andrew Wotton and Judith Watson
2014-	Barry and Maria Osborne

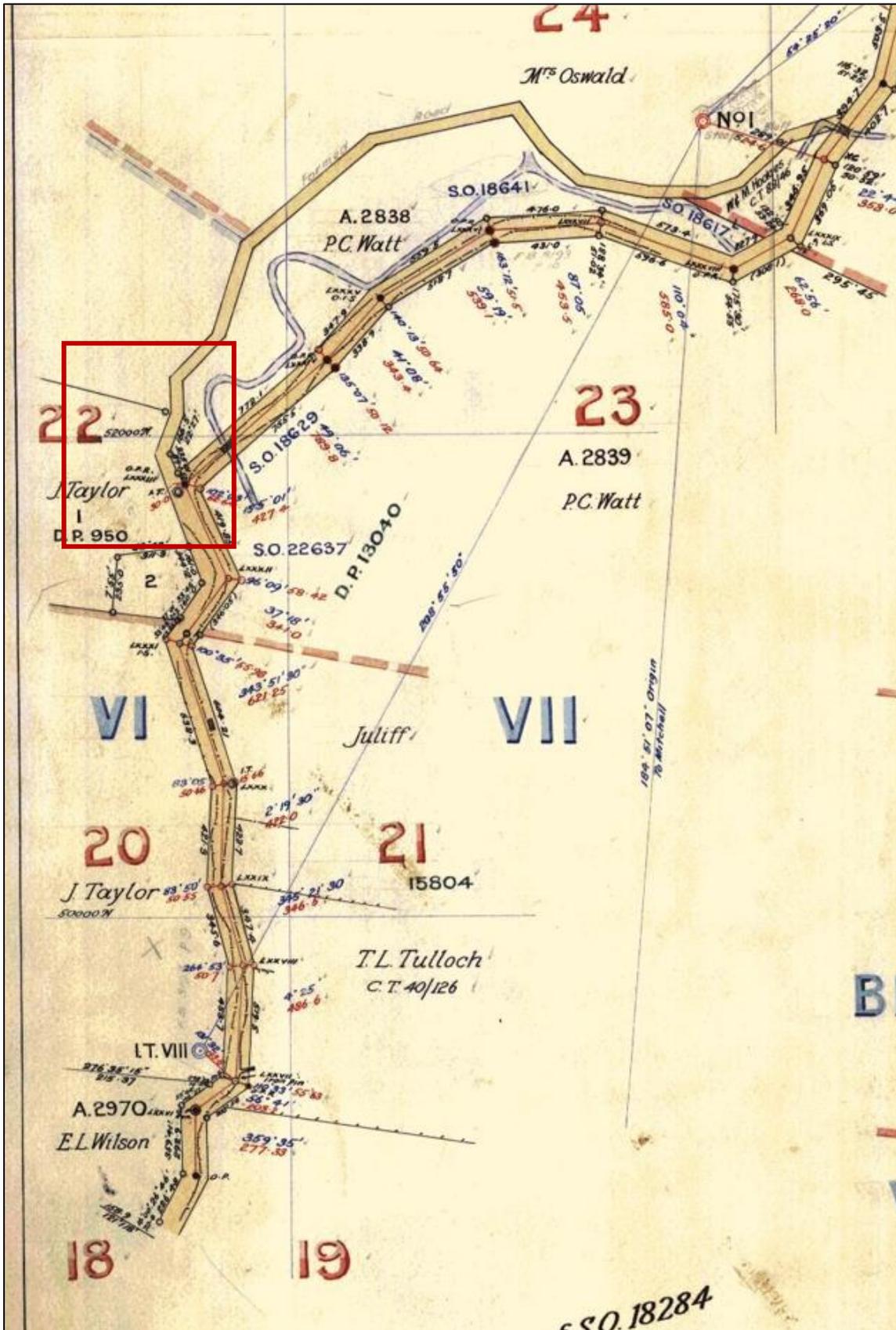


Plans



DP 950 showing subdivision of Lot 1 from Part Section 22. Also detail from DP 950 showing two buildings. The building on the corner was the farmhouse (Glenside Progressive Association Inc, 2016).





Detail of SO 18284 showing Jesse Taylor's farm and surrounding farms, 1926.



Physical Description

Setting – geographical / physical context

The wider landscape setting of the Glenside Milk Stand includes folds of hills, some filled with native bush, and natural springs and streams. Glenside has remained a small semi-rural settlement between Wellington and Porirua. Glenside takes in a section of the old Porirua Road (renamed Middleton Road). The townscape of this area has not greatly changed for decades, and new homes are largely hidden from view from the road. There are a number of heritage buildings in the surrounds and the Glenside area retains a high level of authenticity both in its landscape and buildings.

Buildings or structures

The Glenside Milk Stand is a concrete pad measuring approx. 2430mm x 1300mm. At a height of approximately 800mm it was designed to enable easy access to a flatbed truck. Associated with the concrete pad are remnants of a timber canopy or platform cover.

Materials

- Concrete
- Timber

Setting – surroundings / site description

The milk stand is at the bottom of a cliff bank and set back from the road. It is obscured by overgrown vegetation, but the corner site is prominent and overlooked by the popular local café. The site is also on an important recreational walk from Glenside village to Stebbings Dam (C. Bibby, 2021a). Proximal plantings have the potential to damage the structure (C. Bibby, 2021a).

Comparative Analysis Summary

Researching the existing archival and photographic record for extant milk stands in the rural New Zealand context provides little result. Not only are the structures small, and vulnerable to decay and neglect, but their aesthetic invites little interest in the public at large.

Only one other milk stand was found in the Wellington area to serve as a useful comparison. Remarkably, it was also located in Glenside on Middleton road. The



milk stand served Nott House, also known as Ivy Bank Farm. Unlike the concrete Glenside Milk Stand, it was a wood and iron structure. Moved from its original location in 2004, the stand was later destroyed by a falling tree (C. Bibby, 2021a; Wellington City Council, 2017).

Only one other example of an extant milk stand was found, although no doubt many more undocumented structures remain. Located in a rural valley in the King Country, it is timber with a corrugated iron roof. Most New Zealand milk stands appear to have been simple timber and corrugated iron structures like this one.. The concrete milk stand at Glenside appears to have been less common (National Publicity Studios, 1940; Riverbank Co-operative Dairy Company, 1930; S P Andrew Ltd, 1885; Sparrow Industrial Photographers, 1962).

Evaluation Criteria

A. Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.

(i) Themes: the place is associated with important themes in history or patterns of development.

The Glenside Milk Stand is associated with several important historical themes including Māori migration and pathways, as well as early colonial roads. Perhaps most significantly it is associated with the historic theme of small rural farms, dairy ventures, and the importance placed on supplying quality milk to the New Zealand public in the twentieth century. The milk stand therefore has **regionally significant** values.

(ii) Events: the place has an association with an important event or events in local, regional or national history.

Unknown.



(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation

The Glenside Milk Stand is associated with the work of the Wellington Municipal Milk Supply Department set up by the Wellington City Council. This unique venture, which was heralded both nationally and internationally, was a long standing success and made a significant contribution to the health and wellbeing of the city's residents. Simple milk stands such as the example at Glenside underpinned the town supply. The milk stand is therefore **significant regionally**.

(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.

The Glenside Milk Stand is associated with the period when small rural farms supplied milk from the farm gate to the town gate, as well as to the local community who did not have home milk delivery and did not own a cow. It was part of rural communities social interaction: where people met while waiting for milk deliveries and collection. For these reasons, the milk stand serves as a **significant** testament to this everyday experience in the **region**.

B. Physical values: these values relate to the physical evidence present.

(i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.

Unknown.

(ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values



The Glenside Milk Stand is a concrete construction. The majority of the country's milk stands appeared to be timber structures. The construction of the milk stand is more akin to stands constructed throughout the United Kingdom. The Glenside Milk Stand has **some** significance at a **national** level.

(iii) Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.

The Milk Stand is associated with the wider heritage values of the small rural settlement of Glenside. As it is obscured behind vegetation it has **little** townscape value to the **local** community, but it has potential to make a more significant contribution to the townscape.

(iv) Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.

The Milk Stand is part of a group of heritage buildings and structures within the wider Glenside community. These are also places that contribute to our understanding of the history and development of the small rural community. These include, but are not limited to Braid Cottage (DP 26/ 373), Halfway House (DP 26/ 439), Nott House (DP 26/ 211), and Greer House (DP 26/ 360). It is also part of an apparently small group of extant milk collection stands across the country. For these reasons the milk stand has **significant local** value.

(v) Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.

Glenside has retained much of its original small rural settlement ambience. There are numerous green spaces, bird life and free flowing streams. The state highway has replaced the old Porirua Road, on which the milk stand sits, as the main route north. This rural landscape and now quiet rural route contribute **significantly** to the understanding of the history of the milk stand at a **local** level.



(vi) Scientific: The area or place has the potential to provide scientific information about the history of the district or region

Unknown.

(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.

The Glenside Milk Stand has **some** potential to provide technological information. it reflects the level of available technology in the early to mid-twentieth century for milk collection and distribution. It serves as a contrast to modern refrigerated collection and distribution.

(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.

As a concrete structure, the Glenside Milk Stand is relatively impervious to relocation and alteration. The remnant of the timber canopy is also in situ. The milk stand then has a **good degree** of integrity which has **significance** on a **regional** level.

(ix) Age: the place is particularly old in the context of human occupation of the Wellington region.

While the original road and farm land is old in the context of the occupation of the Wellington region, the Glenside Milk Stand is also an early testament to the emergence of a regional dairy supply scheme culminating in the vast exports of Fonterra.

C. Social values: these values relate to the meanings that a place has for a particular community or communities.

(i) Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual,



political, social, religious, ethnic, national, symbolic or commemorative reasons.

Unknown.

- (ii) ***Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.***

The Glenside Milk Stand is held in **high** public esteem by the **local** community and the Glenside Progressive Association, in particular. It contributes to the community's sense of identity and if it was damaged or destroyed would cause a sense of loss.

- (iii) ***Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community***

The Glenside Milk Stand provides evidence of the historical continuity of the small rural settlement. It is a testament to the contribution of the local farms to the Wellington Municipal Milk Supply scheme. For this reason the milk stand makes a **significant** contribution to a sense of place for the **local** community.

D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.

Tangata whenua values have not been assessed.

E. Rarity: the place is unique or rare within the district or region.

The Glenside Milk Stand appears to be the southern-most milk stand surviving in situ in the North Island. There is no extensive record of extant milk stands around New Zealand, but it seems to be an increasingly rare example. Further, the milk stand is a concrete structure, when the majority appear to be of timber construction. For these reasons the Glenside Milk Stand has **significant** rarity value at a **regional** level.

F. Representativeness: the place is a good example of its type, era or class it represents.



The Milk Stand is a **fine example nationally** of the milk stands that once dotted rural roadsides and farm gates. It represents the typical platform erected for drivers to swing milk cans directly on to horse carts and flatbed trucks, and where locals might gather to exchange the news of the day while collecting a supply of household milk. It is therefore a good example of its type and era.

Recommendations

The Glenside Milk Stand meets the threshold for eligibility as a Historic Heritage Building and it is recommended that it is added to the District Plan Schedule of Historic Items. The structure has significant **historic, physical** and **social** values, which relate in particular to its representativeness, integrity, and historical connection with the Wellington Municipal Milk Supply scheme. The milk stand contributes to our understanding of small rural farms and settlements, and the importance attached to the ready supply of quality milk to the New Zealand public. The milk stand also has some technical and rarity values for its concrete construction. Overall the Glenside Milk Stand is assessed to have **significant historic heritage values** at a **regional** level.

Other recommendations:

It is also recommended that Glenside Milk Stand is nominated for inclusion on the Heritage New Zealand Pouhere Taonga List/Rārangī Kōrero. Further, NZHP recommends that the milk stand is cleared of vegetation to promote its townscape values.

Extent of the Place

As the Glenside Milk Stand stands on road reserve the extent of the place is recommended to include a curtilage of one metre on each side of the milk stand.

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Appendices

Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013

Appendix 3 Supplementary historic research

Appendix 4 Supplementary images

Appendix 5 Records of title



Appendix 1 Comparative analysis

Rural milkstands				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
Nott House and Milk Stand	Adjacent to 400 Middleton Road, Glenside, Wellington	WCC District Plan Reference 26/ 211	 <p><i>Nott house is circled. The milk stand apparently sat adjacent to the house on the road (Prover 2022)</i></p>	<p>The Nott House milk stand was built in the same settlement, and possibly around the same time as the Glenside Milk Stand.</p> <p>Nott House was built around 1860 by William Nott. From 1919 the Rowell family ran dairy cows and sheep on the land, which comprised 241 acres. In 1929 part of the farm was taken for railway purposes. The new railway line cut across the farm's access road, so the Railways Department constructed a footbridge to allow the Rowells to carry cans of cream (and later milk) from their milking shed, across the railway line and over the bridge to their milk stand on the main road. The milk stand was relocated two</p>

				<p>metres south to accommodate alterations to Middleton Road in 2004 (Wellington City Council, 2017). No images have been found of the milk stand but, unlike the Glenside Milk Stand, it was constructed of wood and iron. The milk stand was destroyed around 2018 by a tree falling on it as the result of a storm (C. Bibby, 2021a).</p>
--	--	--	--	--



Mokauiti
Valley. King
Country

E 333843 N
5728631



*A timber milk stand in the King Country
(Unknown, 2010b).*

Situated on a back county road, this is a timber version of a rural milk stand. Possibly built around 1940, the simple structure sat at the end of the farm driveway. It is a small wooden shed with a door and a corrugated iron roof, raised off the ground on a stand. This timber structure appears to have been more of the norm in rural New Zealand and is a contrast to the solid concrete cube construction of the Glenside stand (Unknown, 2010b).



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

<https://wellington.govt.nz/~media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>

Select the themes & subthemes which apply to the place		Yes / some
A	MIGRATION/ IMMIGRATION	
A1.1	Māori migration	
A1.1G	Pathways	Some. The road on which the milk stand sits was once a traditional Māori track.
A2.2	Colonisation	
A2.2G	Roads	Some. The road on which the Milk stand sits was part of the old Porirua Road built in the early 1840s
A4.9	Farming	
A4.9A	Farm buildings, fences, sheds, tracks	Yes. The milk stand is a farm-related structure

Appendix 3 Supplementary historic research

This appendix shows examples of UK milk stands, which are more akin to the Glenside Milk Stand than the typical timber platform in New Zealand.



Milk churn stand for Cwmhwylog . This bears a strong resemblance to a n image of the Glenside Milk Stand as it appeared in 1947 (See appendix C. Bibby, 2021a) (Unknown, 2010a).



Example of a milk stand in Giggleswick, North Yorkshire, England (Chorely, 2021)



Llanteg Milk Stand (Llanteg History Society, 2010).

Requiem for a milk stand

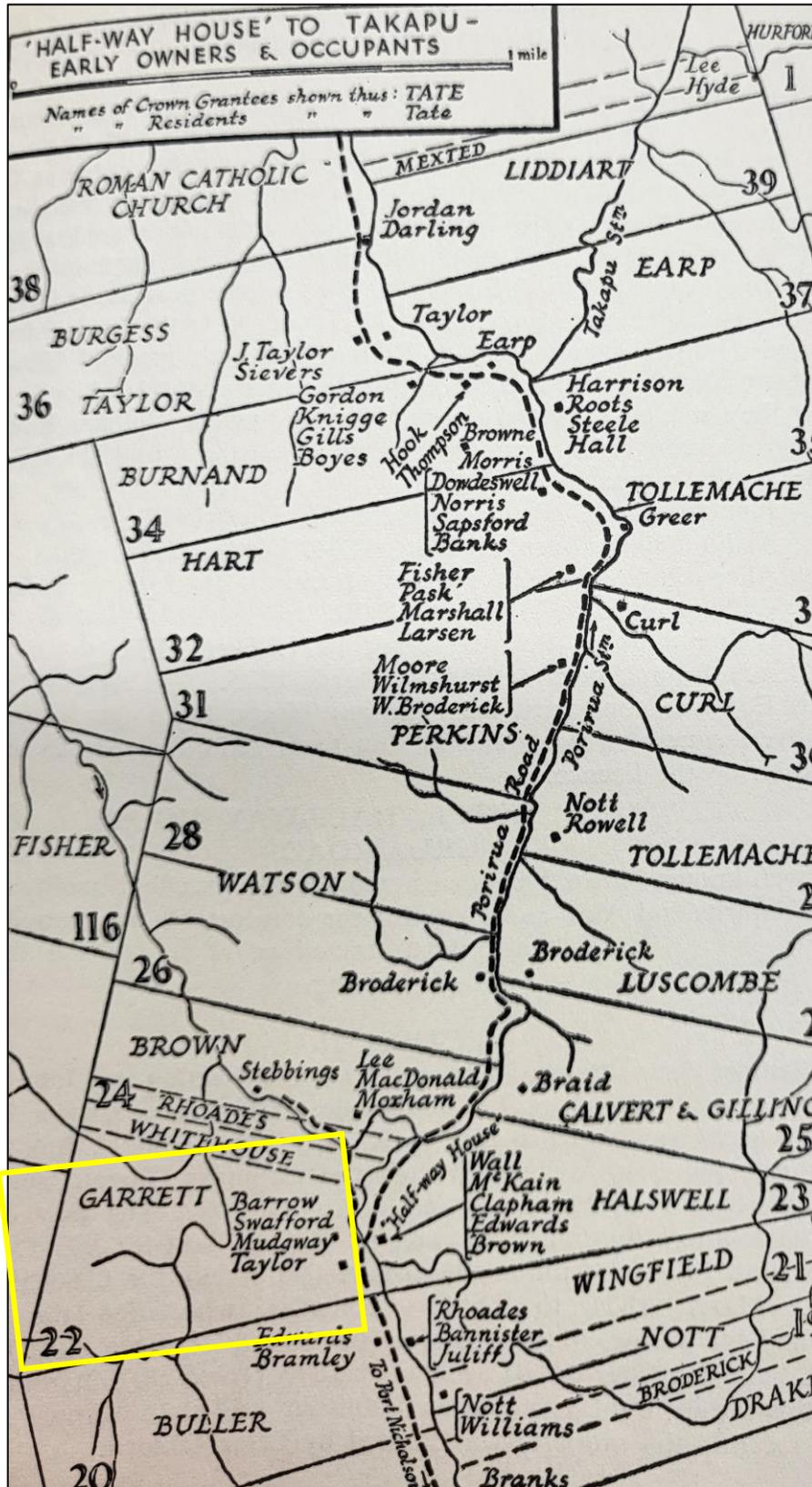
Milk stand standing by the side of the road
Unremarked as a disused chapel, though
Plain as plain, bearing no signs of the sacred
Yet how the churns rang out in the rimey air
Of a dark dawn, turning the silence to singing

Daisy and crumplehorn hightail down the lane
Bumpfff, the low moan of the pump, the tickety
Tack, techno pop beat of the clusters suck
Drawing the white stuff from tight uddered cows
Munching oats in the echoey parlour

Oh milk of human kindness, how did you
Become another commodity traded
On the global market like oil or steel
Family farm, disused like the milk stand
Still standing by the side of the road
Plain as plain, bearing no sign of the sacred
Ghost churns ringing (Llanteg History Society, 2010).



Appendix 4 Supplementary images



Annotated map showing the early owners and occupants of Glenside and its surrounds (Carman, 1970, p. 59)





Farmers waiting at the Tūākau creamery in the early twentieth century. Typically in the nineteenth and early twentieth century, farmers delivered directly to the factory (Price, 1900).



Transporting milk cans on horse-drawn carts in Northland, 1910 (Northwood brothers, 1910).





View looking south towards the intersection of Middleton Road and Glenside), 1947. Taylor's farm and farm house in are on the hill above the road. The small structure, indicated by the yellow arrow, is the milk stand. It includes a cover or canopy (Glenside Progressive Association Inc, 2016).



Collection of milk cans, 1940. Note the simple timber milk stand. (National Publicity Studios, 1940).





Wellington Municipal Milk Supply Department trucks at the Tory Street depot (Barker, 1947).



Refrigerated milk collection truck labelled "Milk Department No. 10" (Evening Post, 1957).





“Collection of Milk. 2150 Gallon Berry Tanker at the Company Farm, Te Rehunga”. Note the milk is being pumped from the holding tank directly to the truck (Argosy Industrial Photos, 1962)



This photograph dates to 1962 and shows milk cans and a timber milk stand still in use (Sparrow Industrial Photographers, 1962).





Municipal Milk Department, 133 Tory Street, 1979 (Fearnley, 1979).

Appendix 5 Records of title

The Glenside Milk Stand sits in road reserve but the certificates of title for the adjacent farm are provided here.

1007188

ORDER TITLE	<h1>Quickmap Title Details</h1> <p>Information last updated as at 06-Nov-2022</p> 
RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD	
Identifier	1007188
Land Registration District	Wellington
Date Issued	21 December 2021
Prior References	WN21A/935
Type	Fee Simple
Area	7897 square metres more or less
Legal Description	Lot 1 Deposited Plan 564838
Registered Owners	Barry Antony Osborne and Maria Andreas Osborne



WN21A/935

	<p>RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD Historical Search Copy</p>	  R.W. Muir Registrar-General of Land
Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018		
Identifier	WN21A/935	Cancelled
Land Registration District	Wellington	
Date Issued	30 April 1981	
Prior References	WN20C/576	
<hr/>		
Estate	Fee Simple	
Area	1.1453 hectares more or less	
Legal Description	Lot 1 Deposited Plan 51904	
Original Registered Owners	Jillian Mary Elliott	
<hr/>		
Interests		
	Subject to a right to drain sewage over parts marked A & B and a right to drain water over parts marked F and G on DP 51904 specified in Easement Certificate 428291.2 - 30.4.1981 at 11.35 am	
	616127.3 Settled under the Joint Family Homes Act 1964 - 30.3.1984 at 12.06 pm	
	699153.6 Partial Surrender of the sewage and stormwater drainage rights over the part herein marked A, B and G on DP 51904 as appurtenant to part Lot 1 Plan 53215 (CT WN25D/990) as set out in Easement Certificate 428291.2 - 1.7.1985 at 2.24 pm	
	933137.4 Partial Surrender of the sewage and water drainage right over parts herein set out in Easement Certificate 428291.2 as appurtenant to the land in DP 63920 - 12.7.1988 at 2.37 pm	
	B345062.3 Partial Surrender of the sewage drainage rights marked A and B on DP 51904 and water drainage rights marked G on DP 51904 as specified in Easement Certificate 428291.2 over the parts herein appurtenant to part of the land in CT WN43B/102 being formerly contained in CT WN19A/1213 - 25.2.1994 at 12.04 pm	
	5084983.1 Transmission to The Trustees Executors and Agency Company of New Zealand Limited as Executor - 18.9.2001 at 1:22 pm.	
	5084983.1 Cancellation of Joint Family Home Settlement 616127.3	
	5776910.3 Transfer to Michelle Judith Macrae (1/2 share) and Keryn Jillian Carran (1/2 share) - 24.10.2003 at 9:00 am	
	5776910.4 Mortgage to The National Bank of New Zealand Limited - 24.10.2003 at 9:00 am	
	6008031.1 Discharge of Mortgage 5776910.4 - 17.5.2004 at 9:00 am	
	6008031.2 Transfer to Andrew Stace Wotton and Judith Hayes Watson - 17.5.2004 at 9:00 am	
	6008031.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 17.5.2004 at 9:00 am	
	Subject to a right of way over part marked A on DP 477843 created by Easement Instrument 9873052.1 - 31.10.2014 at 11:42 am	
	Appurtenant hereto is a right of way created by Easement Instrument 9873052.1 - 31.10.2014 at 11:42 am	
<hr/>		
<small>Transaction ID</small>	<small>170186</small>	<small>Historical Search Copy Dated 10/11/22 11:28 am, Page 1 of 4</small>
<small>Client Reference</small>	<small>zrvme001</small>	



Identifier **WN21A/935**

9873052.2 Discharge of Mortgage 6008031.3 - 31.10.2014 at 11:42 am
 9873052.3 Transfer to Barry Antony Osborne and Maria Andreas Osborne - 31.10.2014 at 11:42 am
 9873052.4 Mortgage to ASB Bank Limited - 31.10.2014 at 11:42 am
 12236935.1 Records of Title issued - 21.12.2021 at 2:40 pm

Legal Description	Title
Lot 1 Deposited Plan 564838	1007188
Lot 2 Deposited Plan 564838	1007189
Lot 3 Deposited Plan 564838	1007190
Lot 4 Deposited Plan 564838	1007191
Lot 5 Deposited Plan 564838	1007192
Lot 6 Deposited Plan 564838	1007193

CANCELLED



WN20C/576

References

Prior C/T 8B/776, 19A/1213, 19B/327

Land and Deeds 69

Transfer No.
N/C. Order No. 406182.4



REGISTER

No. 20C/576

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of July one thousand nine hundred and eighty under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that BARBARA ANN WALKER of Johnsonville, Married Woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.3147 hectares more or less situate in the City of Wellington being Lot 1 on Deposited Plan 51351

M. Walker
Assistant Land Registrar

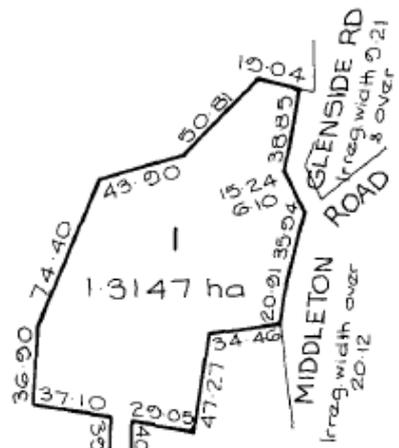
Fencing Covenant in Transfer 406182.3 - Registered 23.7.1980

Mortgage 372447.1 to Phillips Shayle-George Nominees Limited - 19.12.1980 at 2.25 p.m.

M. Walker
A.L.R.
M. Walker
for D.L.R.

CE 408011-1 } Cancelled and the
20.11.1981 } following new cot
issued in terms of
Plan 51504
CE 219/935 for Lot 1
CE 219/936 for Lot 2

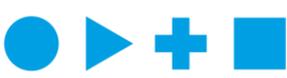
J. A. R.



DUPLICATE DESTROYED 3

No. 20C/576

HALSWATER DR
irreg. over 20
Measurements are Metric



WN8B/776

Reference
Plan C/T03/1430
Transfer No. 538841
N/C. Order No.

Land and Deeds 69

No. 8B/776



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st day of August, one thousand nine hundred and seventy under the seal of the District Land Registrar of the Land Registration-District of WELLINGTON

WITNESSETH that JOHN DICK WALKER of Johnsonville, Company Director

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 ROOD 33.8 PERCHES more or less situate in Block VII Belmont Survey District being part Section 22 Porirua District and being also Lot 1 on Deposited Plan 31026



Mortgage 863613 to Mr Donald Cooper - 18.3.1975 at 9.09 a.m.

DISCHARGED
23/11/1979
Judith A. Smith
A.L.R.

Settled under the Joint Family Homes Act 1964 on John Dick Walker above named and Barbara Ann Walker his wife - 22.9.1974 at 12.14 p.m. Application, 59111. See T. 292565.1

Transmission 129276.1 of Mortgage 863613 to Warren Benge and Hector Nisbet Burns as executors - 23.9.1975 at 9.25 a.m.

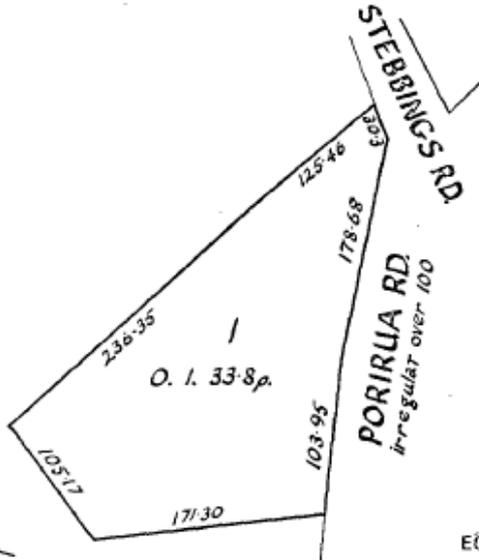
DISCHARGED
27/11/1979
A.L.R.

Mortgage 129276.3 to Phillips Shayle-George Nominees Limited - 23.9.1975 at 9.25 a.m.

DISCHARGED
23/9/1978
A.L.R.

Variation of the terms of Mortgage 129276.3 - 23.9.1978 at 10.56 a.m.

Transfer 291565.1 to Barbara Ann Walker of Johnsonville, Married Woman - 5.11.1979 at 2.15 p.m.



Scale: 1 inch = 1 chain

O.C. 406182.4
- 23.7.1980
Cancelled and CT Doc 1576 issued for the part Lot 1 Plan 51351

EQUIVALENT METRIC AREA IS ...15.6...



DUPLICATE DESTROYED

Repealed by the L.A. (C.O.) 11, 12



WN1111/114

NEW ZEALAND.



Register-book,
Vol. 111, folio 1111

Reference: Vol. 97, folio 115
Transfer No. 38050



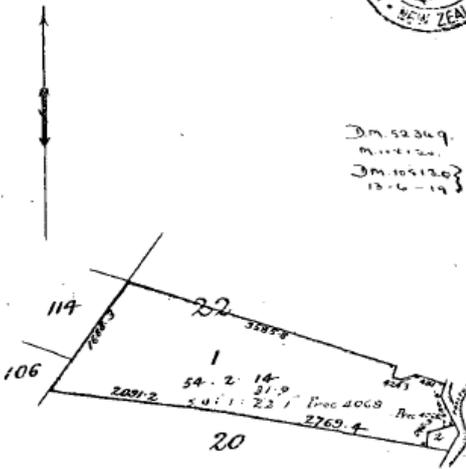
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 1st day of February, one thousand nine hundred and twelve, under the hand and seal of the District Land Registrar of the Land Registration District of Hutt, Witnesseth that Jessie Taylor of Johnsonville

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 27 1/2 acres more or less being the whole of the land shown on the plan hereon and part of the land shown on the plan hereon



H. Stewart
District Land Registrar



Scale 10 chains to an inch

Mortgage 53349 produced to the Registrar on 10th February 1912 by Elizabeth Richardson & H. Stewart DISCHARGED
Mortgage 53349 produced to the Registrar on 12th July 1912 by Jessie Taylor & Elizabeth Richardson DISCHARGED
Mortgage 53349 produced to the Registrar on 10th June 1912 by Jessie Taylor & Elizabeth Richardson DISCHARGED
Mortgage 53349 produced to the Registrar on 10th June 1912 by Jessie Taylor & Elizabeth Richardson DISCHARGED
Proclamation 1456 dated 8th January 1912
Proclamation 1456 dated 8th January 1912
Proclamation 1456 dated 8th January 1912
Transfer 21770 from Jessie Taylor & Elizabeth Richardson to the Trustees of Johnsonville Farm produced 12 February 1912

CONTINUED



111/114

DISCHARGED Mortgage 220348 David Hunter to Joseph Taylor
produced at 2.15pm 1954 at 11.37 a.m.

DISCHARGED * Discharge of mortgage 220348 produced
6th August 1954 at 11.37 a.m.

* Transfer 215256 David Hunter to William
Albert Bruce Taylor of Johnsonville Farmer
produced 6th August 1954 at 11.37 a.m.

DISCHARGED Transmission 220322 of mortgage 220348
to William Albert Bruce Taylor and
Frederick George Taylor as trustees. Entered
9th June 1954 at 11 a.m.

Part 11/114
22/11/58
Caveat 4009 taken in the name of
Johnston & Co. Solicitors for the
benefit of the mortgage of 4th
March 1954. J. Johnston
Production 4068 taking part (51.90) for
said mortgage produced on 19/11/58
J. Johnston

Transfer 381639 of balance William
Albert Bruce Taylor to Nigel Irving
Savage of Glenside Farmer filed
15th March 1955 at 11.45 a.m.

DISCHARGED Mortgage 339146 of balance Nigel
Irving Savage to Bank of New Zealand
filed 15th March 1955 at 11.46 a.m.

DISCHARGED Mortgage 339147 of balance Nigel
Irving Savage to Bank of New Zealand
filed 15th March 1955 at 11.49 a.m.

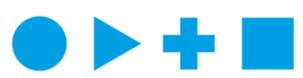
Transfer 607056 of balance to balance of
to Hawkey Development Limited 23.9.1964 of 11.15 a.m.
C.T. 69/1430. J. Johnston

CERTIFICATE OF TITLE.

Tot.
Folio



THIS REPRODUCTION ON A REDUCED SCALE,
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
D.I.R.



WN97/118

REGISTER NEW ZEALAND.



Register-book,
Vol. 97, folio 118

Reference: Vol. , folio
Transfer No.

Application 4837

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT



This Certificate, dated the 11th day of March, one thousand eight hundred and ninety, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, Witnesseth that William Alfred Barron of Ashmonte Estate

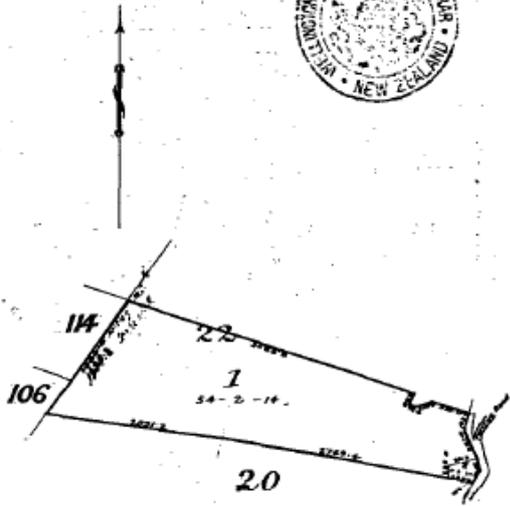
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered by the several admeasurements a little more or less, that is to say: All that parcel of land containing Eighty four acres, two roods, and thirty six perches being Lots 1 and 2 on the plan of plan 4791 part of Section 14 & 15 of the 1862 Act



W. Mount
District Land Registrar

Noting 2788
at the request of the said Barron
and the said Barron
for the purposes of the said Act
Transfer 38050 produced 15 February 1901
at 2.40 pm William Alfred Barron to
Joseph Taylor of lot 1 of W. Mount's 2788
of 11/3/90

New Certificate issued for lot 2
Vol 111 fol 118



Scale 10 chains to an inch



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ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952
W. Mount D.L.R.

