

(No. 122.)



1888.

PARLIAMENT OF TASMANIA.

ESPLANADE, SHIPWRIGHTS' POINT:

CORRESPONDENCE RELATING TO OCCUPATION OF PART
OF ESPLANADE BY MESSRS. EDWARD JAMES & Co.

Return to an Order of the House of Assembly. (Mr. Nicholas Brown.)

Laid on the Table by the Minister of Lands; and ordered by the House of
Assembly to be printed, August 30, 1888.



Shipwrights' Point, 16th January, 1888.

DEAR SIR,

I wish to make application to lease part of the Government reserve fronting on the Huon River, and situate at Shipwrights' Point, 350 yards south of Government Jetty. I want the site for a storehouse, dwelling, and produce store; and the buildings I shall erect will be of a substantial and ornamental character, and will add very much to the appearance of Shipwrights' Point. The extent I will require will be about 2 to 2½ chains frontage; and, as I want to start building, would you kindly please let me have an answer as soon as possible, as I want receiving store ready before apple season?

I am,

Sir,

Yours, respectfully,

To the Hon. Minister of Lands and Works.

E. C. JAMES.

Crown Lands Office, 19th January, 1888.

SIR,

IN reply to your letter of the 16th instant, I am directed by the Hon. the Minister of Lands to inform you that he will recommend that a lease for 30 years be granted to you for part of the Crown reservation at Shipwrights' Point, under 52nd Section of "The Waste Lands Act," provided that, in accordance with that Section, you require the land for the purpose of a manufactory of any kind, as well as store and dwelling, and that traffic is not impeded, or access to the Huon River prevented. It will also be necessary to have the consent in writing of the owner of the land fronting on that portion of the reservation. A correct description of the land must be furnished, and you will have to defray the cost of preparing lease.

I have, &c.

ALBERT REID,

For Deputy Commissioner Crown Lands.

Mr. E. C. JAMES, Shipwrights' Point.

Shipwrights' Point, 25th January, 1888.

SIR,

Your favour of the 19th instant duly to hand, with thanks, and in reply I beg to state that the portion of Government reserve I have made application for I want for the purpose of erecting a jam and manure manufactory, also shop and produce stores. I may also mention that the manure will not have the slightest offensive smell. I have seen the owner of ground fronting on that part of reservation, and he (Mr. Ferguson) will not consent unless I am prepared to allow him the sum of £5. per year for the first five years, and £8 per year for the remaining 16 years, as he will not consent to any longer lease than 21 years, so that I would have to pay him £153 in 21 years, not counting interest, and at the expiration of lease he to claim all buildings I may erect, which I consider quite unfair, as the building I should have to erect will cost from £300 to £400. I consider Mr. Ferguson too grasping, and acting in direct opposition to his own interests and the interests of the Huon District in general, for buildings of that description erected in front of his property would considerably increase the value of his property.

I am, &c.

E. C. JAMES.

To the Hon. the Minister of Lands and Works.

4th February, 1888.

W. FERGUSON, Esq., Collins-street, Hobart.

Lease of Crown Reservation at Shipwrights' Point.

THE Minister of Lands has the honor to enquire if you have any objection to the Crown granting a lease to Mr. E. C. James of a portion of the Crown reservation at Shipwrights' Point in front of his property, for the purpose of a Jam and Fruit Preserving Factory and Store?

Collins-street, Hobart, 6th February, 1888.

DEAR SIR,

I AM in receipt of your favour of 4th instant, and in reply would state that if a lease of any portion of the Crown reserve situated opposite my property at Shipwrights' Point were granted to Mr. James or any other person my property would considerably decrease in value. I have only just been making arrangements with Mr. Innis, surveyor, to cut up a number of allotments suitable for the poorer class, and thus form a small village. I would point out that I have an hotel on my property, and have not very long since spent a large sum of money on it, and have also had that portion of the reserve cleared of timber, and laid out for a grass plot; besides this, it will be remembered that I granted land for a road alongside of same, and fenced it in at my own expense. Therefore, if the Government were to grant a lease to any strangers, who might build where and what they liked, and obstructing view, &c., I should be debarred from obtaining a reasonable return for the outlay and risks I have gone to, and I hope that if a lease is granted you will kindly give me the preference of it, as I am willing to pay the same rate as anyone else, and be enabled to have control over strangers who have no interest at stake. Therefore, under these circumstances, I trust the request will not be acceded to.

I have, &c.

The Hon. Minister of Lands, Hobart.

WM. FERGUSON.

162, Bathurst-street, Hobart, 18th February, 1888.

DEAR SIR,

I BEG to call your attention to the decision of the Marine Board,—viz., that they have no jurisdiction *re* the leasing of a small portion of the reserve.

The piece of land we wish to lease is and has been overrun with scrub, and the opposition to the lease is most unreasonable, as the establishment of an industry in any district must be most beneficial.

We have material prepared ready for the erection of suitable buildings, and are having a vessel converted into a steamer (for the conveyance of fruit, &c.) now at the Domain shipyard.

I trust, Sir, you will forward me the requisite permission to lease the portion of the reserve, so that we may begin our work at once.

We are, yours sincerely,

E. C. JAMES & CO.,

E. N. C. BRADDON, Esq., Minister of Lands and Works, Hobart.

Per G. JAMES.

Geeveston, 25th February, 1888.

SIR,

IN answer to your letter of 9th instant, *re* land required by Mr. E. C. James, the Liverpool Road Trustees have no objection to Mr. James's application, provided that his buildings do not come further from high water-mark than 50ft., as it might interfere with public traffic in the future if more of the Esplanade is occupied with buildings.

I have, &c.

O. GEEVES, Chairman Liverpool Road Trust.

The Hon. the Minister of Lands.

Marine Board, Hobart, 1st March, 1888.

SIR,

IN reply to your letter of the 9th ultimo, respecting the application of Mr. E. C. James, of Shipwrights' Point, for a lease of part of the Crown reservation, I have the honor, by instructions of the Master Warden, to forward the following decision of the Board :—

"Provided the granting of a lease to Mr. James will not interfere with the access to water-frontage, the Board considers it outside of its functions to make any objection thereto, or to express any opinion."

I am also instructed to forward for your information the accompanying letters received from Messrs. James and Ferguson, in connection with this application.

*The Hon. the Minister of Lands, through
the Hon. the Treasurer.*

I have, &c.

HENRY SMITH, *Secretary.*

Collins-street, Hobart, 13th February, 1888.

DEAR SIR,

By the report of your last meeting, appearing in Saturday's paper, I notice that a Mr. James has applied to you for a lease of a portion of the reserve at Shipwrights' Point, of which latter I am the owner, and therefore beg you will not grant any such lease. A similar request has already been made to the Government, with whom I have communicated upon the subject, pointing out the injustice to me if a lease were to be granted to any person but myself.

I am now in negotiation with Mr. Innis, of the Franklin, to survey a portion of the land for a village, and besides spending large sums in improvement, have at my own expense had a good portion of the reserve grubbed and cleared preparatory to laying down English grasses; therefore, I think, your Board will concur that to lease a portion of this reserve would depreciate the value of the allotments I purpose offering, and be a poor encouragement for enterprise. I am myself prepared to lease for a term the whole or part of the reserve at the same rate as anyone else, and trust, therefore, if it is proposed that a lease should be allowed you will kindly let me have the first offer, and oblige,

Yours faithfully,

WM. FERGUSON.

The Master Warden, Marine Board, Hobart.

P.S.—Mr. Burgess certainly has a lease of a block; but it is situated immediately in front of his own property. The Government, however, grant any lease but to the owner of the land adjacent, or immediately concerned and interested.

Shipwrights' Point, 15th February, 1888.

DEAR SIR,

WITH reference to my application for part of the Government Reserve at Shipwrights' Point, I trust the Members of your Board will see their way clear to grant me a lease, as I want it particularly for the purpose of erecting a jam, boxmaking, and fruit-preserving manufactory, and stores—produce and general—and I may state, that as a good many of the principal fruit-growers in the district will be interested, I feel sure that it will benefit the whole district in general, as the fruit-growing industry is a growing one, and I believe is now only in its infancy.

Will you kindly put this before your meeting on Friday next, as I am anxious to start building at once.

I have, &c.

To the Master Warden, Hobart Marine Board.

E. C. JAMES & CO.

162, Bathurst-street, Hobart, 16th February, 1888.

DEAR SIR,

THE application for a lease of a small portion of the Government reserve at Shipwrights' Point coming before your meeting on Friday, I would like to take this opportunity of informing you of the proposed work.

1st. The erection of suitable buildings, for which we are now having timber prepared ready for erection.

2nd. The manufacture of jam, pulp fruit, &c. We are having a vessel converted into a steamer, now at the Domain Shipyards, for the conveyance of fruit, &c. from various places.

3rd. The manufacture of apple and other cases; also a general store.

As it will be but a lease, we will be at all times under the jurisdiction of the Government, so we hope there will not be any objection raised at your meeting.

The expenditure of capital, and the employment of labour, must have a good effect in the District.

We are, &c.

E. C. JAMES & CO.
Per GEO. JAMES.

Shipwrights' Point, Huon, 13th April, 1888.

SIR,

I HAVE the honor to address you with reference to the Government reserve at Shipwrights' Point, lately leased to one Edward C. James for the purpose of constructing thereon a jam manufactory, and to draw your attention to the fact that upon a portion of same, immediately fronting on the main road, a building is in course of construction in which it is intended to open a shop or general store in which to retail goods, which I believe is in direct opposition to Act of Parliament; and I would respectfully draw your attention to "The Waste Lands Act," 34 Vict. No. 10, in Section No. 52 of which, "the Governor in Council has power to lease any portion of Crown reserves for not more than 30 years for the construction thereon of any *manufactory* or *other such work*." This, you will concur with me, in no way applies to a *shop*. I would further bring under your notice, that if such were allowable a great amount of unfairness would exist. I shall trespass no further on your time by going into detail; but will respectfully await your reply as to what action you intend to take in this matter. In the meantime,

I have, &c.

ERIC E. BURGESS.

The Hon. the Minister of Lands and Works, Hobart.

Shipwrights' Point, 18th April, 1888.

DEAR SIR,

AFTER hearing through Mr. Reid that the Executive Council had decided that I should have lease of reservation situate at Shipwrights' Point, I started buiding, and have been annoyed by the Chairman of the Liverpool Road Trust, who is a local storekeeper. He still questioning my right to occupy reserve, could you therefore have lease sent on, so that I could show the chairman and convince him that I have your entire approval and consent. And I may further state that I believe the chairman is the only one of the Road Trust that raises any objection. I have been careful in keeping the required distance off road, having allowed 33 feet clear from boundary fence of property on the opposite side of road, and 17 feet 6 inches from centre of road.

I am, &c.

E. C. JAMES,
For E. C. JAMES & CO.

To the Hon. Minister of Lands and Works.

27th April, 1888.

LEASE OF SITE FOR MANUFACTORY.

IN reply is informed that lease is being prepared by the Crown Solicitor, and will be ready for inspection at an early date.

E. N. C. BRADDON.

Shipwrights' Point, 25th April, 1888.

SIR,

I AM still without any reply to mine of 13th instant, *re* "James's store on Government reserve," and would further bring under your notice that it is now publicly advertised that the shop will be opened on Saturday next, and trust in all fairness that such will be put a stop to.

I would also draw your attention to the fact that when the firm in which I am now a partner made application to be allowed to build a store on a similar reserve in this immediate vicinity some five years back, the then Minister of Lands and Works would not allow it, the late Mr. Sprent being decidedly against our application, hence we were compelled to purchase land allotment on which to build.

Trusting your early attention will be given to this matter, and awaiting your reply,

Believe me, &c.

ERIC E. BURGESS.

The Hon. the Minister of Lands and Works, Hobart.

Lands and Works Office, Hobart, 27th April, 1888.

SIR,

IN reply to your letter *re* lease to Mr. E. C. James of portion of the Crown reservation at Shipwrights' Point, I have the honor to inform you that lease will be granted for the purpose of a manufactory; but there is no law to prevent the lessee using his manufactory as a shop. There is no record in the Lands' Office of Mr. W. H. Burgess having been refused permission to use his manufactory for the same purpose.

I am, &c.

E. N. C. BRADDON.

ERIC BURGESS, *Esq.*, *Shipwrights' Point.*

Geeveston, 31st March, 1888.

SIR,

ON 9th February we received a letter from your office, asking if we had any objection to Mr. E. C. James erecting buildings on the Esplanade at Shipwrights' Point for commercial purposes.

On the 25th the Trustees met, and decided that it had no objection, provided that he (Mr. James) confined himself to within 50 feet of high water-mark. Mr. James has not confined himself to these limits, and states that he has got authority from the Government to go on with his buildings, which are now partly erected.

I have, &c.

O. GEEVES, *Chairman Liverpool Road Trust.*

Hon. E. N. C. BRADDON, Minister of Lands.

Lands and Works Office, 27th April, 1888.

SIR,

IN reply to your letter of the 31st ultimo, I have the honor to inform you that, as a matter of courtesy, the Road Trust were consulted before granting Mr. James's lease, and that on the main question the Trust having given consent, the matter seemed to end as far as local authority was concerned. The Trust have no power to issue lease or dictate terms upon which lease will be granted; but it is hoped that the lessee will act in accordance with the interests of the local authorities. The lease to be issued specifies that all necessary roads will be reserved.

I am, &c.

E. N. C. BRADDON.

The Chairman of the Liverpool Road Trust, Geeveston.

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Wm Rasher
Pur

15 ac
O Gieves
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South 1200

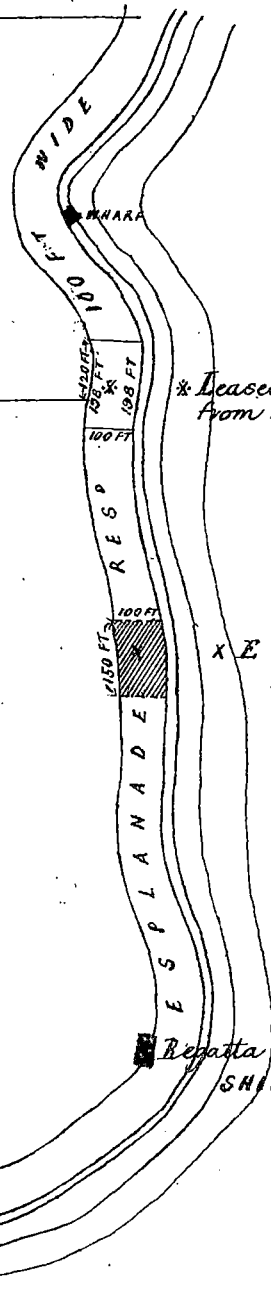
43.20 East

Lot 241 50.0.0
Tho^s Inches Pur

42.20 West

Lot 453 . 89 ac
W G Garth Pur
now belonging to W Ferguson

KENT
PARISH HONEYWOOD
Scale 6chs to an Inch



* Leased to W H Burgess for 30 yrs
from 16/7/83 at £1 per Acre

x E C James apt to lease

HOSPITAL
BAY

