



# HISTORIC HERITAGE ASSESSMENT

FLANAGAN HOMESTEAD  
120 FLANAGAN ROAD  
DRURY  
AUCKLAND

---

August 2019

Prepared for Kiwi Property  
by:

MATTHEWS & MATTHEWS ARCHITECTS LTD  
PO BOX 108 166 SYMONDS STREET  
AUCKLAND

---

## Contents

1.0	Introduction.....	3
2.0	Property Information.....	4
3.0	Constraints .....	4
4.0	Historical summary.....	4
5.0	Physical description .....	15
6.0	Significance criteria .....	29
	Appendices.....	32



*Figure 1: View to north east side. Matthews & Matthews Architects Ltd, January 2019.*

## **1.0 Introduction**

This document provides a summary of the history of the Flanagan Homestead at 120 Flanagan Road in Drury together with an assessment of its heritage values, based on research information and a site inspection.

The document has been prepared by Matthews and Matthews Architects Limited for Kiwi Property. It draws on information about Flanagan Homestead and its context contained in the Heritage Assessment for Drury Centre Plan Change prepared by Clough and Associates as well as further research and site inspection.

The house was recommended for further investigation in the Heritage Assessment prepared by Clough and Associates because it is a surviving 19<sup>th</sup> century farm house in the area, with a long association with Flanagan family in Drury. It is said to incorporate fabric from a much earlier house used by General Duncan Alexander Cameron, commander of the British army in New Zealand from 1861-1865, as his headquarters during the New Zealand Wars. Further research, site investigation and an assessment of heritage values was recommended. An assessment of the historic heritage values of the house has been made based on the criteria for evaluation of historic heritage in the Auckland Unitary Plan.

---

## 2.0 Property Information

**Site address** 120 Flanagan Road, Drury, Auckland 2113

**Legal description** Lot 1 DP 165262, 1/6 SH Lot 10 DP 165262

**Auckland Unitary Plan zoning** Future Urban Zone

## 3.0 Constraints

This evaluation is based on the information available at time of assessment. Historian Lisa Truttman prepared historic research in addition to information contained in the Heritage Assessment report for Drury Centre Plan Change prepared by Clough and Associates. The Auckland Council Property File was reviewed. It contains no early or original drawings for the house but does contain drawings related to alterations in the 1970s and 1980s. The exterior and interior including the attic space were viewed by Jane and Antony Matthews, in fine weather on 11 January 2019. The house is located close to the ground, so it is not possible to view the sub floor.

Research for the evaluation has been to an extent that enables the site to be evaluated against the criteria but is not exhaustive and additional research and physical investigation may yield new information.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to tangata whenua. This evaluation does not include a structural evaluation or condition report; any comments on the condition of the building are based on visual inspection only.

## 4.0 Historical summary

A brief overview of Māori settlement in the area, as well as European settlement and development in Drury, is included in the Heritage Assessment report for Drury Centre Plan Change prepared by Clough and Associates.

As noted, the location of Drury along the main road south from Auckland, and also navigable by water, aided in the growth of the small settlement and by 1862 it contained a hotel, post office and store and eight or nine settlers' homes.<sup>1</sup> Drury became of strategic importance during the Waikato Campaign of New Zealand Wars, chosen as the operations headquarters for improving the Great South Road. The road construction project was to be undertaken under the direction of General Duncan Alexander Cameron, commander of the British army in New Zealand from 1861-1865.

General Cameron had his headquarters in a farm house near Waihoehoe Road owned at the time by James Farmer. A military camp was set up around General Cameron's headquarters and according to local residents the camp extended westward from the headquarters over to Flanagan Road.<sup>2</sup>

---

It is said that the upper storey of the house used as General Cameron's headquarters during the New Zealand Wars and was removed from that location (thought to be what is now 111 Fitzgerald Road) and used to construct part of the Flanagan Homestead in the 1890s.<sup>3</sup>

The house at 120 Flanagan Road generally has the appearance and plan form (with later modifications) of a c.1880s villa. However, within the attic space much earlier pit-sawn timbers are visible indicating the use of part or materials from a much older building as part of its construction. The attic space is lined with an early timber floor, which may have been built when the house was built around the early 1880s or might include part of the earlier building.

The house is significant as an early residence in the locality with a long association with members of the Flanagan family and Drury's farming history.

### **Historic summary for 120 Flanagan Road prepared by Lisa Truttman**

The Flanagan Homestead at 120 Flanagan Road in Drury was built on land bought by farmers Robert and Joseph Flanagan in 1883. The house was the residence of Robert Flanagan and his family. Although Robert Flanagan passed away in 1919, the homestead and property remained under family ownership until recently sold.<sup>4</sup>

The house's site is part of allotment 29,<sup>5</sup> Parish of Opaheke, purchased under Crown Grant by James Farmer in 1853.<sup>6</sup> (See SO 200 and DP 119 for a clear view of the boundaries between the allotments). Farmer also purchased the adjacent allotment 26 under Crown Grant.<sup>7</sup>

Two lines of road, which appear in an early plan of the area (SO 200), one bisecting Allotment 29 to the east of the house, were officially closed by 1880, and appear from that point as just dotted lines of paper roads.<sup>8</sup>

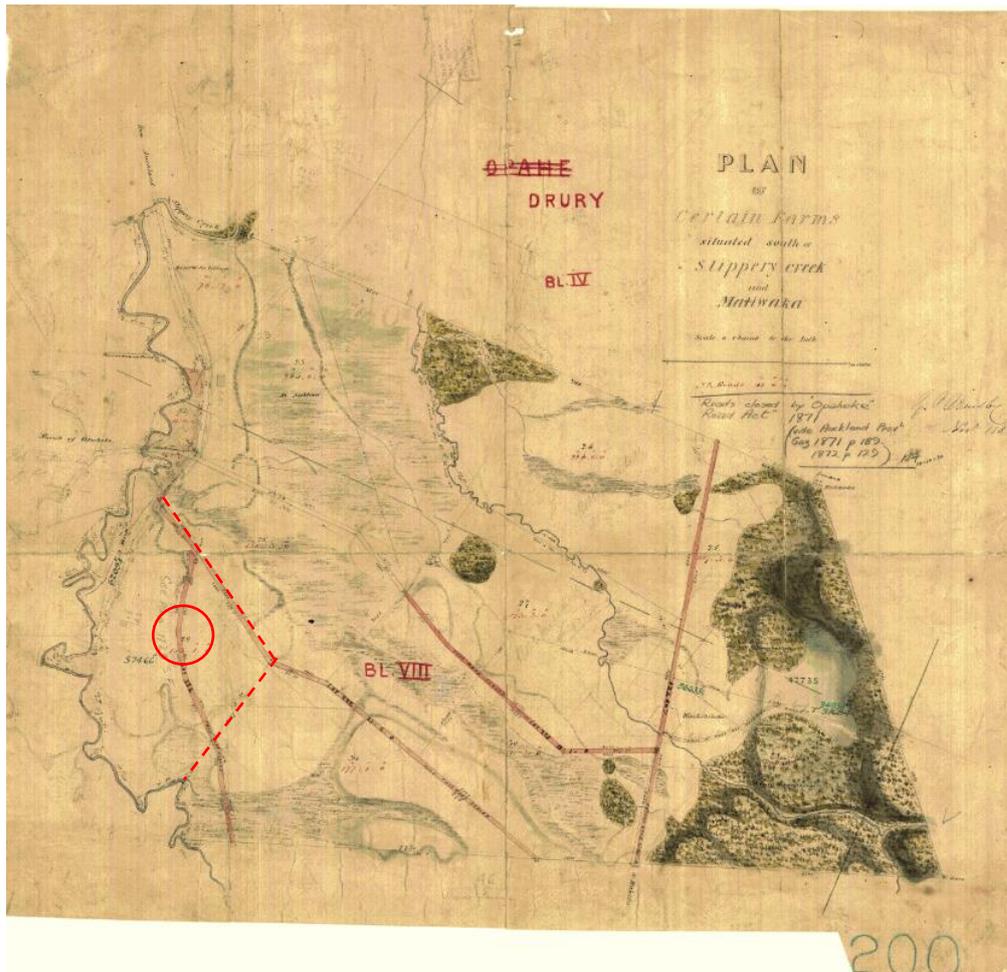


Figure 2: SO 200 LINZ. Crown Copyright reserved. The Lot number 29 is circled in red and lot boundaries shown dashed.

James Farmer (1822-1908) arrived in New Zealand around 1847, and by 1848 was involved in the first of two of his known farming partnerships in Tāmaki.<sup>9</sup> In 1852, he was elected as Warden for the Hundred of Onehunga;<sup>10</sup> by later that year, he was living at Ellerslie,<sup>11</sup> which at that time meant he was likely living on or managing Robert Graham's farm. He was a Warden of the Hundred of Auckland in 1853,<sup>12</sup> the same year he purchased the Drury farms. He also had land at Paerata.<sup>13</sup> In 1856, he went into partnership with R Turnbull of One Tree Hill (likely connected with the Brown and Campbell enterprise) in the form of a lease of the Drury property and at the Pah Farm in Hillsborough until February 1859.<sup>14</sup> That year, he became MP for Raglan.<sup>15</sup>

He is likely to have used the land at Drury for running cattle – in 1854, there was almost a court case involving his cattle straying into Māori-owned land at Pukekiwiriki.<sup>16</sup>

By around 1858 however, he had a house built on his Drury property (during the lease period with Turnbull), described as “newly erected” when he offered it as a residence that year to the Rev. Thomas Norrie and his family, newly arrived in Drury to provide service at the Presbyterian church.<sup>17</sup> Around September 1858, substantial seams of coal were found at Drury on land belonging to Farmer,<sup>18</sup> his farm now known as Waihoehoe, after the stream just to the east of his property.

In late 1861, Governor Sir George Grey requested to Lieutenant-General Duncan

---

Alexander Cameron that construction of the Great South Road from Drury to Havelock be undertaken.<sup>19</sup> Troops from the Taranaki area, under Cameron's command, had already been quartered in Drury shortly after April 1861; now, from November 1861, a camp was formed in Drury for part of the 65<sup>th</sup> regiment who were engaged in constructing the road. The camp was in the process of being formed in January 1862,<sup>20</sup> as one of four such camps from Drury to Maungatawhiri.<sup>21</sup>

Cameron established his headquarters in Farmer's house near Drury, "very pleasantly situated about midway between Drury and the mines, and in proximity to the 65<sup>th</sup>'s camp."<sup>22</sup> He was quartered there at least until late May 1862; the line from Drury to Pokeno was reported as completed by June that year, at which point the troops returned to winter quarters.<sup>23</sup>

**There is a large inn, with extensive out-premises, at Drury, and the neighbourhood is studded with many fine and fertile farms. Lieutenant-General Cameron, C.B., Commander of the Forces, has taken up his quarters, during the last three months, at the house of Mr. James Farmer, very pleasantly situated about midway between Drury and the mines, and in proximity to the 65<sup>th</sup>'s camp. The gallant General takes an active interest in the construction of the roads, which undergo his frequent and minute personal inspection.**

*Figure 3: New Zealander, 29 March 1862, p. 3*

In February 1862, it was reported that there were two camps near Drury, that of the 65<sup>th</sup> regiment, and another, separated from them by "the high road", for the 70<sup>th</sup> regiment.<sup>24</sup> Most sources locate the 65<sup>th</sup> regiment camp as being on James Farmer's land, close to Cameron's temporary headquarters; the 70<sup>th</sup> could well have been at the camp site illustrated in late 1862 as being on part of Thomas Runciman's land to the east, on the other side of the Maketu Stream.<sup>25</sup>

Towards the end of 1862, Farmer engaged in selling up his household goods and possessions at the Pah Farm, with the view of leaving for England;<sup>26</sup> he also resigned as the Franklin representative on the Auckland Provincial Council.<sup>27</sup> In August 1863, during the Waikato War conflict, six families from the Hunua Ranges area took shelter for a time at his Drury house, "about half a mile from Drury ... in a very exposed situation."<sup>28</sup>

---

THE WAR IN AUCKLAND.

DRURY.

(FROM OUR DRURY CORRESPONDENT.)

Drury, August 5.

With the last few days' rain the roads about Drury are as bad as they well can be, and more especially where there have been fresh cuttings made of late. I don't know who has the contract for fascining the roads, or whether the work is done by contract—but certain it is that it goes on very slowly. It is tremendous labour for horses to draw anything like a load, and upsets take place often—more especially of hay carts.

Last Sunday a company of 50 men were removed from beside the hotel to a corner of the road near the English Church, where they have thrown up a sort of redoubt. Some half a dozen families are living in Farmer's house, which is situate about half a mile from Drury, and is in a very exposed situation. Patrols are on the roads every night, and the men in the camps are often roused out at three or four in the morning.

Figure 4: Southern Cross, 6 August 1863, p. 5

Sources from the mid-20<sup>th</sup> century onward have described Farmer's Drury house as being two-storey, based mainly on an image found in an album compiled by Lieutenant Charles James Urquhart of the 65<sup>th</sup> regiment, presented to National Library in September 1940 by Charles Urquhart. The album contains photographs by Dr William Temple, John Nicol Crombie and Rev John Kinder, and mainly covers the period of 1861-1862, when the regiment was returning from Taranaki and being engaged with construction of the Great South Road.<sup>29</sup>

On one such image, a view of a two-storey house beside tents in seemingly open country, is annotated "General Cameron's House near Drury NZ."<sup>30</sup> The only house at Drury that we know was utilised as a headquarters by Cameron during the road construction period was Farmer's house.



Figure 5: Detail from PA1-q-250-47, Alexander Turnbull Collection, National Library of New Zealand



Figure 6:PA1-q-250-47, Alexander Turnbull Collection, National Library of New Zealand

During the war, Farmer's property, along with those at Tuimata and Mauku, was administered in his absence by his brother Robert for Brown & Campbell. Stores and 50 head of cattle were reported taken by the armed forces at Waihoehoe, and Brown & Campbell received £650 compensation in total in 1866.<sup>31</sup>

In 1867 James Farmer returned to the colony, living at the Brown & Campbell estate of One Tree Hill,<sup>32</sup> and was elected as MP for Raglan.<sup>33</sup> He was called to the Legislative Council in 1871.<sup>34</sup>

He began to invest in the Thames goldfields by 1869.<sup>35</sup> In March 1870, he conveyed his Drury property to William Thomas Mackelvie (a fellow shareholder in the Atlas Goldmining Company),<sup>36</sup> and by 1872 he decided to return to Great Britain to live there permanently.<sup>37</sup> He died in Scotland, 24 December 1908.

Mackelvie sold Farmer's Drury property to Henry Chamberlin in 1870.<sup>38</sup> Chamberlin already owned the adjoining land to the east, and in 1880 subdivided the 2,200 acres and offered them for sale, including a "large family mansion."<sup>39</sup> Whether this was a reference to James Farmer's house is undetermined. The first sale, however, was not completely successful.





---

MONDAY, AUGUST 8.

UNRESERVED SALE OF FARM,  
STOCK AND IMPLEMENTS,  
AT DRURY.

The undersigned have received instructions from Messrs. McBurney and Flanagan, who are dissolving partnership, to sell on their Farm, near Drury Station, on Monday, August 8, at eleven o'clock,

**T**HE WHOLE OF THEIR LIVE AND DEAD STOCK, as follows:—

- 4 Farm Horses, good workers.
- 9 Dairy Cows and a Bull.
- 23 Steers, Heifers, and Calves.
- Reaper and Binder, by Wood, Reaper and Mower by Wallace, Double-furrow Plough and Subsoiler by Wallace, Single-furrow Plough, with special share for ploughing rough land, by Blake, Set Iron Harrows, Wooden Harrows, Roller Winnowing Machine, Colman Grubber, Disc Harrows, 8 Coulters, Missouri Drill, Spring Cart, Dray, with Hay Frame, Cart, Dray, and Plough Harness, Horse trees, Saddle and Bridle, Hay Forks, Ladders, Sundries.

Also,  
Machinery for a Flourmill, consisting of 8ft Gin Mill Stones, with Fittings, Silk-dresser, Smutter, and Holst, Bevel Wheels, Pinions, Shafting, Spindles, Pulleys, etc.

Luncheon at Eleven.

ALFRED BUCKLAND & SONS.

Figure 10: New Zealand Herald 22 July 1892, p.8

David McBurney inherited the 110-acre farm from his father's estate in 1889.<sup>1</sup> After a subdivision involving his property and that owned by the Flanagan's in 1892, his remaining property was reduced to 48.5 acres.<sup>2</sup> He died in 1902 after a long illness.<sup>43</sup>

By October 1892, Robert Flanagan of Opaheke had the title to a 51-acre farm, mostly bounded on the west by Flanagan Road down to the Maketu Stream.<sup>44</sup> (Refer Certificate of Title NA 64 151).

---

<sup>1</sup> NA 26/247, LINZ records.

<sup>2</sup> NA 64/150, LINZ records

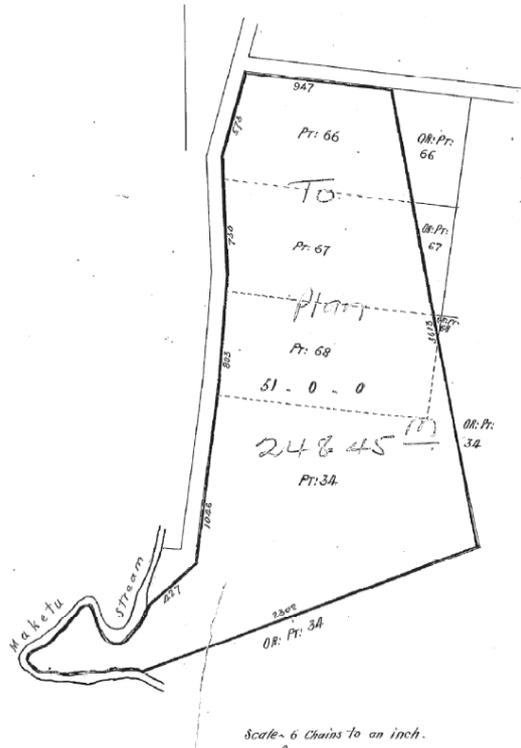


Figure 11: Plan of the land covered by Certificate of Title NA64 191

Robert Flanagan arrived in New Zealand around 1876 and lived in the Drury area from around 1884. He died in 1916, aged 60.<sup>45</sup> He was described at the time as an exceptionally successful and progressive farmer and one of Drury's best known and most esteemed residents. He was survived by his wife and six children. The two eldest sons served during the First World War.<sup>46</sup> His brother, Joseph Flanagan, was Chairman of the Franklin County Council.

After some subdivision in the early 1940s,<sup>47</sup> but also some acquisition,<sup>48</sup> the farm in 1943 was now 68 acres, and still in Flanagan family ownership.<sup>49</sup>

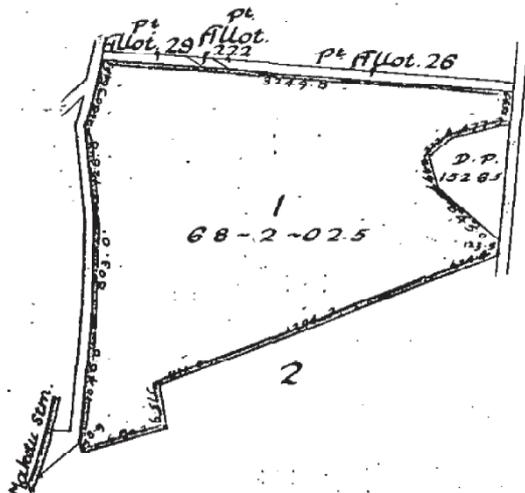


Figure 12: Plan showing land owned by Robert Flanagan in 1943 as shown on Certificate of Title NA 812/29, LINZ records.

---

The farm was subdivided into eight lots in 1993.<sup>50</sup> The site including the house at 120 Flanagan Road was transferred to Lynton Builders in 2015.<sup>51</sup>

The question of where the house is today that is reputed to have been General Cameron's 1860s headquarters has been debated.

Nona Morris, in her 1965 book *Early Days in Franklin*, appears to have been the earliest to state that a house on another part of the original McBurney farm at 111 Fitzgerald Road was the house used by General Cameron as a headquarters, although she added that the top storey was altered, that the house was used as an Officers Mess in 1863 (an unsubstantiated claim), and that "This house is said to be the original home of the Hon. Henry Chamberlin who bought the "Waihoehoe" property in the early 1850s" (not correct; it was James Farmer's house and property).<sup>52</sup>

Maurice Lennard followed on from this in his 1986 book on the Great South Road and the Waikato War, stating that the top storey of the house had been removed and "formed the nucleus of another house on a nearby farm," and that the main camp had been near the Waihoehoe Road.<sup>53</sup>

In 1993, the Auckland Historical Society, in a special edition of the *Auckland-Waikato Historical Journal*, again repeated Morris' misinformation as to Chamberlin's ownership of the site during the war but added that "part [of the house at 111 Fitzgerald] was removed in the 1890s to provide material for the Flanagan Homestead, which stands on Flanagan Road about 500m to the west."<sup>54</sup> This was the source of information on the NZ Archaeological Association Site Record Form, R12/755.

Studying the 1862 Urquhart Album photograph of General Cameron's headquarters, there is a similarity between the single large windows on the southern side of each of the two storeys of the building, and the window in the same position on the southern side of the house at 111 Fitzgerald Road, in a number of images: in a photograph dated 25 May 1963,<sup>55</sup> in an aerial photograph dating from 1981,<sup>56</sup> and in a photograph from 1993,<sup>57</sup> all of these showing an oddly smaller window beside it. The smaller window appears to have been an addition; it is now completely replaced, possibly as a result of more recent renovations made to the exterior of the house.

Based on historic photographs it seems likely that the house at 111 Fitzgerald Road is on the original site of James Farmer's house, however the house at 120 Flanagan Road does incorporate pit sawn timber components, indicating the use of part or materials from a much older building as part of its construction.<sup>58</sup>

Work to divide the original building or utilise materials from parts of it probably took place in 1882-1883, when Robert and Joseph Flanagan obtained shared ownership for three sections fronting what is today the eastern side of Flanagan Road, adjoining the McBurney property.<sup>59</sup>

The house at 120 Flanagan Road generally has the appearance and plan form (with later modifications) of a c.1880s villa. However, in the attic space there is evidence of much earlier pit-sawn building fabric.

---

## 5.0 Physical description



Figure 13: Aerial view, Aerial showing the site in context. Auckland Council Geomaps.

### Site Context

The building is located at 120 Flanagan Road, Drury. It is situated to the east side of Flanagan Road.

Dating from around the early 1880s when Robert and Joseph Flanagan obtained shared ownership for three sections fronting what is today the eastern side of Flanagan Road. The farm house is the earliest evident in Flanagan Road. Other houses located closer to Waihoehoe Road are typically post-1950 single and two-level dwellings. The house at 108 Flanagan Road appears to be an early 20<sup>th</sup> century house with hipped roof and casement windows rather than double hung sash windows. It does not retain brick chimneys and may have been relocated. (It is evident in Figure 14; an aerial photo dating from 1963. The windows may be a later modification.)

The Flanagan Homestead is located on top of a gentle rise and is oriented north. A historic aerial photograph from 1963 Figure 14, shows that there was a stand of trees to the east and lawn to the north and west of the house, separated from paddocks beyond by fencing.<sup>60</sup> At that time the drive led round to the rear of the house where a variety of outbuildings were located.



*Figure 14: Aerial view Whites Aviation, 2 August 1963, WA-60569-G Alexander Turnbull Library, Wellington, New Zealand.*



*Figure 15: View towards the house at 108 Flanagan Road. Matthews & Matthews Architects Ltd, January 2019.*

---

A more recently constructed driveway curves through trees and planting towards the entrance on the west side. Mature trees remain on the east side including Totara and Puriri. Views north across lawns have been retained.



*Figure 16: Aerial view, showing the house and site at 120 Flanagan Road, Drury. Auckland Council Geomaps.*

### **Description of the House**

The Flanagan Homestead is a good example of the typical Victorian domestic dwelling constructed throughout New Zealand from the mid-1870s. The villa type has been described as ‘the archetypal Victorian home in New Zealand – brightly decorated, well ventilated, with big bay windows set in generous gardens’<sup>61</sup> The Flanagan Homestead as originally constructed featured a projecting gabled roof and a return verandah on the north and east sides.

Timber milling and processing was the largest industry in New Zealand in the late nineteenth and early twentieth centuries. Technological developments in woodworking machinery enabled the mass-production of a vast range of timber construction and decorative elements to meet the need for housing for the increasing population from the 1870s through to the early 20<sup>th</sup> century.<sup>62</sup>

The planning and form of the villa evolved from the simple cottages that predate it. Typically, villas were planned along formal principles with the front elevation facing the street (in suburban developments) or the main approach in rural environments. The

---

main rooms were located at the front of the house with bedrooms behind, all reached off a central hall. The utility areas were located at the rear of the house including the kitchen, often a scullery and bathroom. Often toilets and a laundry were in separate out buildings.



*Figure 17: View to north west side of the homestead. Matthews & Matthews Architects Ltd, January 2019.*

The Flanagan Homestead was built around the 1880s with additions to the south in the 1970s. The roof form, as originally constructed, is a central gutter type with a hip across the front and projecting gabled bay. This is still evident within the roof space. The gable has plain barge boards with shaped ends and tongue and groove boards to the apex and a timber finial. A faceted bay window projects from this gabled end. The return verandah wraps around the north and east elevations.

The roof is clad in corrugated iron and has boxed eaves. Two chimneys previously located along the east and west ridges have been removed. The central valley has been roofed over.

A concave verandah wraps around the north and west sides, supported on square columns with chamfered corners on square bases. There is no balustrade. Another verandah has been added to the west elevation over a tiled deck.

The house is clad in rusticated weatherboards with boxed corners to the north and west elevations and appears to have earlier, (weathered) ship-lapped weatherboards on the east side. The east wall retains three 6-over-6 light double hung sash windows, which are an earlier type than the double hung windows on the north and west elevation. These have profiled timber facings.

---

The window in the front room on the north elevation is a 2-over-2 light double hung sash with side lights. Aluminium joinery has replaced the original timber sashes in the bay window. An aluminium window has also been used in the upper part of the gable providing light to the attic space. The original north front door remains, with panelled base and glazed side lights and top lights, now with leadlight glazing.



North elevation



East side



West side



View to south end.

*Figure 18: Exterior views. Matthews & Matthews Architects Ltd, January 2019.*

The west elevation has a double-hung sash window along with more recent French doors with side and top lights in aluminium.

Additions and alterations have been made to the south end of the house with consent drawings dating from 1977 and 1986.

The floor plan retains the central hall and three rooms to the east side, all with timber board and batten ceilings and timber floors (some carpeted). The hall has a timber panelled dado, timber archway and four-panelled doors. The rooms on the west side of the hall have been joined into one large room and opened to the hall. Plasterboard ceilings have been installed in these spaces. The kauri timber floor remains, infilled with timber to match where the chimney has been removed.

The projecting diagonally orientated entrance on the west side was constructed as part of the 1980s alterations.<sup>63</sup> The house is located close to ground level with no access beneath the house. It remains in use as a residence and generally appears to be in good condition. Some rust is evident to parts of the corrugated iron roof.



*Figure 19:View towards original north front door along the hall. Matthews & Matthews Architects Ltd, January 2019.*



*Figure 20: Panelling in the hall and view of front room with bay window. Matthews & Matthews Architects Ltd, January 2019.*

### **Attic Space**

The attic space, (which is accessible through the 1970s addition), has an early timber floor, fixed in parts with an early type of nail, punched or cut out of rolled steel plate. (Typically, the roof space in a villa would not be lined with timber floor boards; the ceiling joists would usually be exposed.) Electrical conduit has been overlaid over parts of the floor, so the floor was in place before electricity supply. Where some of the floor boards have been uplifted to put in services, pit-sawn joists can be seen lapped with circular-sawn joists.

Pit-sawn timber was hand sawn using a long two-handled saw with the log positioned over a saw-pit. Pit sawn timber is recognisable by coarse straight saw marks on the face of the timber. It is associated with the early period of construction, prior to the use of steam-powered machinery. From around the 1860s the timber industry in New Zealand utilised steam-powered machinery to produce framing timbers as well as doors, joinery and decorative detail.

Sawdust insulation between joists to the east side was also visible. Pit-sawn timber framing members are also evident in other areas such as gable ends, in combination with other framing. Some of the purlins and studs on the gable-ends are pit-sawn and have earlier nail holes. This indicates the house is probably constructed from recycled timber from an earlier structure. Some pine framing is evident trimming the opening where the chimney has been removed.

The east side of the house is clad in timber weatherboards which appear more weathered (and probably older than other cladding) and has older windows; 6 over 6-light double-hung sashes, while the north and west sides have rusticated weatherboards. It's not clear from those parts of the framing that are visible whether

---

materials from another earlier building have been incorporated within the construction of the house in the c.1880s, or if the 1880s house is an adaptation of an existing earlier building on this site. The foundations and construction of the east wall might provide further information. However, the house dates from c.1880s and certainly incorporates some much earlier pit-sawn framing and building elements including windows and weatherboards.



*Figure 21:View north inside the west side of the attic, with early timber floor boards, uplifted in some places for installation of wiring and where chimney has been removed. Matthews & Matthews Architects Ltd, January 2019.*



*Figure 22: View north in the east side of the attic, with early timber floor boards, uplifted in some places for installation of wiring and overlaid in places with electrical conduit. Matthews & Matthews Architects Ltd, January 2019.*



*Figure 23: Pit sawn joist and early saw dust insulation. Matthews & Matthews Architects Ltd, January 2019.*



*Figure 24: Early cut nails used to fix the timber floorboards in the attic. Matthews & Matthews Architects Ltd, January 2019.*



*Figure 25: Pit sawn framing timber to gable end. Matthews & Matthews Architects Ltd, January 2019.*



*Figure 26: Pit sawn joist. Matthews & Matthews Architects Ltd, January 2019.*

## **LATER CHANGES TO THE HOUSE**

The Auckland Council Property File contains consent drawings for alterations made in 1977 and 1986 (the scans are very poor quality, but this appears to be the dates).

1977 An addition was made to the south end of the house including a kitchen, bedroom and laundry and alterations were made in one room on the east side for a bathroom. The fireplace and chimney between the west rooms was removed and French doors installed, opening out to a terrace. Stairs led to an upper floor room beneath the gabled roof of the addition.



Figure 27: Auckland Council Property File 596592 General Property File- Plan, 1977 alterations.

1986 The addition to the south was modified to alter the kitchen, provide a new entry within a diagonal bay, open the living room to the hall and reposition the laundry and bathroom and stairs. Dormers were added to the roofs of the south addition to provide bedrooms at this level and the internal valley over the villa was roofed over.



Figure 28: Auckland Council Property File 596592 General Property File- Plan, 1986 alterations.

Other consents on the property file include those for garages, an implement shed and a hay shed.

### Comparisons

Drury has remained largely a farming community with pockets of residential development as some of the larger farm allotments were subdivided. The house is associated with the Flanagan's who were a well-known early farming family in Drury. As a surviving farm house, with a long association with a prominent local farming family, the former Flanagan Homestead can be compared to other surviving examples of Victorian villa farm houses, a number of which are scheduled in the Auckland Unitary Plan or listed by Heritage New Zealand. Some examples include the Rennie Homestead at 619 Oruarangi Road in Mangere, Stoney Homestead at 12 Galbraith Greens, Silverdale, and Finlayson Homestead in Mountford Park in Manurewa.

The history of the former Flanagan Homestead is linked to the house at 111 Fitzgerald Road which is also on land that James Farmer obtained the crown grant for. It also has links to General Cameron's occupation during the New Zealand Wars.

---

## 6.0 Significance criteria

Although it is not a scheduled historic heritage place, the Flanagan Homestead is considered to be of local significance based on the research undertaken and physical inspection which has revealed the incorporation of very early building fabric. It has important associations with the Flanagan family and Drury's farming history and is one of a small number of Victorian buildings in the area. It is linked in its history to the property at 111 Fitzgerald Road, and the house used as General Cameron's headquarters during the New Zealand wars. An assessment of the heritage values of the house is set out below using the criteria in the Auckland Unitary Plan.

### (a) Historical

*The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.*

The Flanagan Homestead has considerable local historical significance for its long association with the Flanagans, who were an early farming family in the area. The house has historical significance for its association with the farming history of the Drury area. The house's site is part of allotment 29, Parish of Opaheke, purchased under Crown Grant by James Farmer in 1853, who also purchased the adjacent allotment 26 under Crown Grant (where 111 Fitzgerald Road is located).<sup>64</sup> By around 1858 Farmer had a house built on his Drury property which was used by General Cameron as his headquarters in the early 1860s overseeing troops engaged in construction of the Great South Road south of Drury. The Flanagan Homestead is associated with the history of the house used by General Cameron having been built on land owned by James Farmer and possibly incorporating part or materials from the c.1858 house.

### (b) Social

*The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.*

The house is believed to be of considerable local significance for its social values. The long association with the Flanagan family is reflected in the naming of Flanagan Road.

### (c) Mana whenua

*The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.*

An assessment of the place's value to Manu Whenua has not been undertaken as part of this evaluation.

---

#### **(d) Knowledge**

*The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.*

The Flanagan Homestead is considered to be of considerable local significance in terms of knowledge values. Evidence of early pit sawn timber is visible in the attic and the house has potential to reveal further information about the use of early materials in its construction.

#### **(e) Technological**

*The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.*

The Flanagan Homestead incorporates evidence of early pit sawn timber components as well as c.1880s residential construction techniques and materials and is considered to be moderate significance in terms of its technological values.

#### **(f) Physical attributes**

*The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.*

The Flanagan Homestead has considerable local value as a good representative example of a Victorian timber villa in the Drury locality. While some modifications have been made over time, the house retains much of its exterior and interior form, fabric and detailing.

#### **(g) Aesthetic**

*The place is notable or distinctive for its aesthetic, visual, or landmark qualities.*

The Flanagan Homestead has moderate local significance for its aesthetic values; it is distinctive in its surrounding context as a Victorian villa farm house set within landscaped grounds within the wider rural landscape. Mature trees to the east side as well as plantings to the east frame views from the house to the north.

#### **(h) Context**

*The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.*

The house has considerable local value in terms of the contribution it makes to the local historical context. It has collective value as part of a group of inter-related houses associated with early farming families in Drury, reflecting the largely rural nature of the community. It is one of a small number of Victorian era buildings in Drury together with St John's Anglican Church built in 1863 and other early buildings such as the Drury Hall.

---

## Discussion

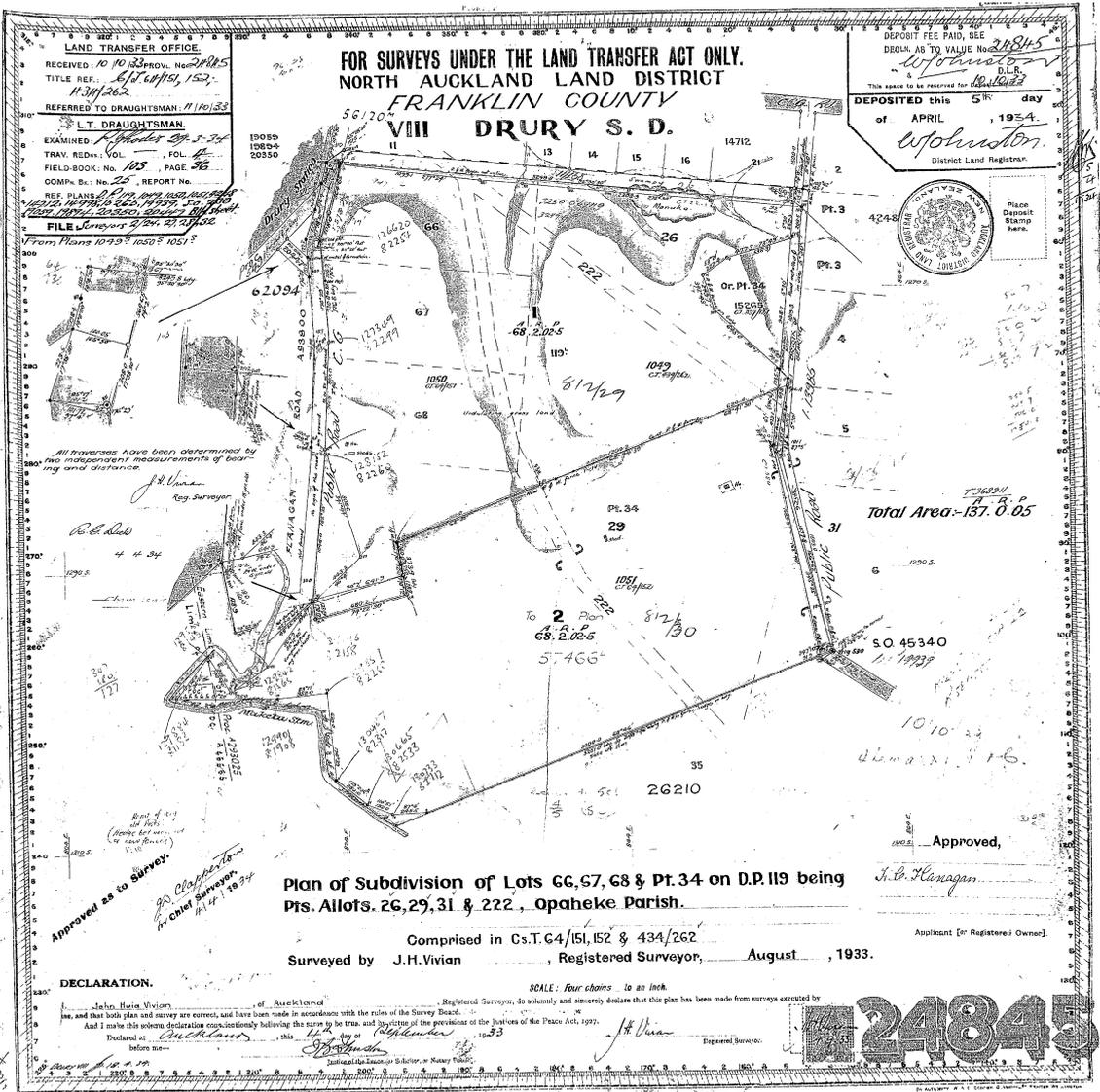
The Flanagan Homestead is considered to be of heritage value in the Drury area. The house could readily be adapted for a variety of ongoing uses and provides an important connection to the history of the area. The setting including mature trees, particularly to the east of the house, is also important in demonstrating how the house was positioned, and the views that were framed by landscaping.

Historic houses and surrounding trees such as this have been retained as part of redevelopment in other parts of Auckland. Stoney Homestead in Silverdale is a good example. It has become a well-used focus for the community and provides an important link to the history of the place within the extensive area of new housing and commercial development. Retaining and adapting the Flanagan house, in-situ if practicable, or in an alternative position nearby, would retain an important connection with the history of this area. It provides new development with a tangible connection to the history of the site and area, with authentic character which cannot be created.

Any relocation of the Flanagan house to a nearby position would need to be carefully investigated to ensure the building's authenticity and integrity is upheld, as set out in the ICOMOS New Zealand Charter 2010 (Section 10). Although not a desirable option, in the event that relocation is required, the new location should provide a setting compatible with the cultural heritage value of the structure.



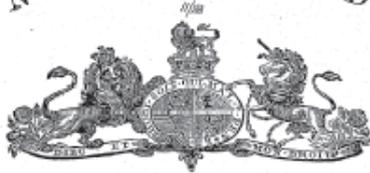




DP 24845 dated 1933. LINZ, Crown copyright reserved.

NEW ZEALAND.

(C)



[CERTIFICATE OF TITLE.]

Tenancy in Common  
Register Book,

Vol. 2. Folia 37

In pursuance to Memorandum of Transfer from Henry Chamberlain No 4985 Joseph Managan of Otago, in the Provincial District of Auckland Tenancy in Common is now raised of an estate in fee simple subject nevertheless to such encumbrances loans and interests as are notified by memorial under written and endorsed hereon of ONE undivided moiety or equal half part or SHARE of and in that piece of land situated in the Parish of Otago in the County of Eden in the said District comprising Ninety acres and six perches, more or less being Lots Sixty six Sixty seven and Sixty eight of the Subdivision of Allotments twenty four, twenty five, twenty six, twenty seven, twenty eight, twenty nine, thirty, thirty one, thirty six, two hundred and twenty one and two hundred and twenty two of said Parish. As the same is delineated on the Plan drawn on the margin hereunder and edged green and on the plan of said Subdivision deposited as No 119 in the District Land Registry Office at Auckland. The Allotments of which said piece of land are parts being delineated in the Public Map of the said Parish deposited in the District Survey Office at Auckland, originally green, which follows Allotments 26 and 29 dated the Twenty ninth day of December 1853 to Henry Chamberlain and Allotment 222 dated the Twenty fourth day of July 1877 to Henry Chamberlain under the hands of Sir George Grey K.C.B. and Sir George Ferguson Bowen B.C.M.G. Governors of New Zealand for the time being in witness whereof I have hereunto signed my name and affixed my seal this Tenth day of July One thousand eight hundred and eighty three

Signed in the presence of  
the 10<sup>th</sup> day of July 1883



*H. P. Lissner*  
District Land Registrar  
Of the District of Auckland

Even Quality due to Contiguity



Mortgage No 5567 from Joseph Managan above named to Henry Chamberlain above named produced and entered the 20<sup>th</sup> day of July 1883 at 11.5 am at Auckland  
District Land Reg.

Transmission of 1888 of Mortgage No 2527 The estate and interest of Mary Catherine Chamberlain named above and Elizabeth Chamberlain above named and Edmund Augustus Mackethon Solicitor both of Auckland produced and entered the 20<sup>th</sup> day of July 1885 at 11 o'clock am

Discharge of Mortgage No 5567 produced and entered the 26<sup>th</sup> March 1889 at 12.45 o'clock pm

Mortgage No 5236 from Joseph Managan above named to Elizabeth Catherine Chamberlain, widow and Edmund Augustus Mackethon, Solicitor both of Auckland produced and entered the 26<sup>th</sup> March 1889 at 12.8 o'clock pm

Mortgage No 5237 of Mortgage No 5236 from Elizabeth Catherine Chamberlain and Edmund Augustus Mackethon both above named to Mary Ferguson Briggs of Devonport Nelson produced and entered the 26<sup>th</sup> March 1889 at 12.10 o'clock pm

CANCELLED

Scale 10 Chs

CANCELLED

Transmission N° 646 vesting the Estate and interest of Edmund Augustus Macleod in within named in within Mortgage N° 8236 to Charles Chamberlain of Ponui Island Samoa produced and entered the 17<sup>th</sup> April 1891 at 10 o'clock am.

*Mackenzie*

Dist Land Reg

Discharge of Mortgage N° 8237 produced and entered the 17<sup>th</sup> April 1891 at 2 o'clock noon

*Mackenzie*

Dist Land Reg

Mortgage N° 9155 of Mortgage N° 8236 from Elizabeth Catherine Chamberlain and Charles Chamberlain both within named to William Aikin of Auckland Land Agent produced and entered the 17<sup>th</sup> April 1891 at 12.2 o'clock p.m.

*Mackenzie*

Dist Land Reg

Discharge of Mortgage N° 9155 produced and entered the 15<sup>th</sup> October 1892 at 10 o'clock

*Mackenzie*

Dist Land Reg

Discharge of Mortgage N° 8236 produced and entered the 15<sup>th</sup> October 1892 at 10.2 o'clock

*Mackenzie*

Dist Land Reg

Transfer N° 11011 from Joseph Flanagan alias named to David McBurney of Opahoke Farmer of that portion of within land interest as shown on Plan 1049 produced and entered the 15<sup>th</sup> October 1892 at 10.4 o'clock

*Mackenzie*

Dist Land Reg

Part cancelled and Certificate issued Vol 64 p. 150

*Mackenzie*

fully cancelled and Certificate issued Vol 64 p. 151

*Mackenzie*

Dist Land Reg

Land Reg



NEW ZEALAND.



(CERTIFICATE OF TITLE.

Register Book.

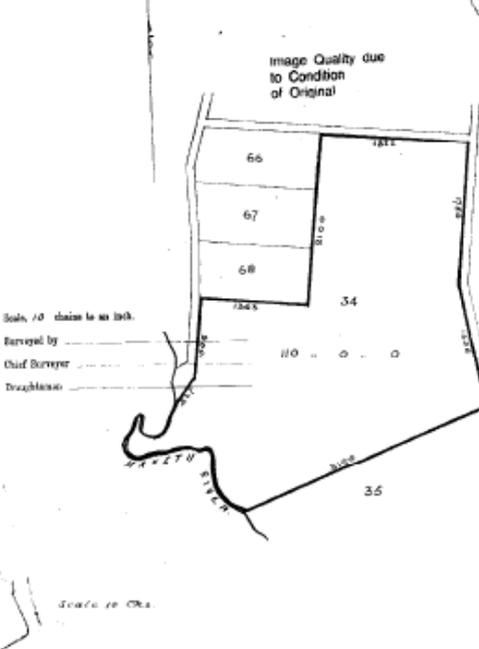
Vol. 26 Page 247

**In pursuance** to the conditions of Deed of Mortgage, from Henry Chamberlain  
 No 3728 John McBurney of Otago in the several parcels of  
 land and tenements now owned by me (John McBurney) subject  
 nevertheless to such conditions, terms and interests as are set forth by  
 instrument and written or printed hereon in that deed of land situated in  
 the District of Otago in the County of Eden in the said District  
 containing one hundred and ten acres more or less being of thirty  
 four of the subdivision of allotments Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, Twenty nine, Thirty, Thirty one, Thirty six, Two  
 hundred and twenty one and Two hundred and twenty two of the said  
 tenements as the same is delineated on the plan drawn on the margin hereunder  
 and edged green and on the plan of the said subdivision deposited as No 119  
 in the District Land Registry Office at Auckland the allotments of which a  
 said piece of land is part being delineated in the Public Map of the said District  
 deposited in the District Survey Office at Auckland originally granted as follows  
 allotments twenty six, twenty nine and thirty one dated the twenty ninth day  
 of December 1853 to James Hunter and allotment two hundred and twenty  
 two dated the twenty fourth day of July 1872 to Henry Chamberlain under the  
 bequest of Sir George Grey Bt. & Co. and in charge Ferguson, Cowan & Co. Ld. of  
 Government of New Zealand for the time being in witness whereof I have  
 hereunto signed my name and affixed my seal this twentieth day of April  
 one thousand eight hundred and eighty two

Signed in the presence of  
 J. H. Chamberlain  
 on 17<sup>th</sup> day of April 1882



*John McBurney*  
 District Land Registrar  
 of the District of Auckland



*The above plan is being put on file for the purpose of recording the same in the District Land Registry Office at Auckland. It is hereby declared that the same is a true and correct copy of the original plan as deposited in the District Survey Office at Auckland. It is also declared that the same is a true and correct copy of the original plan as deposited in the District Survey Office at Auckland. It is further declared that the same is a true and correct copy of the original plan as deposited in the District Survey Office at Auckland.*

*John McBurney*  
 Dist. Land Reg.

*Henry Chamberlain*  
 No 3728 was John McBurney's mortgage to Henry Chamberlain advanced to the said Henry Chamberlain on the 17<sup>th</sup> day of April 1882 at 12 o'clock.

*John McBurney*  
 Dist. Land Reg.

*Transmission No 458 of Mortgage No 3728. The title and interest of Henry Chamberlain advanced to the said Henry Chamberlain, Thomas and Edward Augustus Maclellan, Solicitors both of Auckland produced and entered 8<sup>th</sup> July 1882 at 11 o'clock.*

*Hand Rpt.*

*Transmission No 491. The title and interest of John McBurney advanced to David McBurney of Otago produced and entered 26<sup>th</sup> March 1882 at 12 noon.*

*J. J. Ligon*  
 Dist. Land Reg.

*Discharge of Mortgage No 2702 produced and entered 26<sup>th</sup> March 1882 at 12 o'clock.*

*J. J. Ligon*  
 Dist. Land Reg.

*Mortgage No 5236 from David McBurney advanced to Captain Catherine Chamberlain, Widow and Edward Augustus Maclellan, Solicitors both of Auckland produced and entered 26<sup>th</sup> March 1882 at 12 o'clock.*

*J. J. Ligon*  
 Dist. Land Reg.

Mortgage No 8237 of Mortgage No 8236 from Elizabeth Catherine Chamberlain and Edmund Augustus Macleod both within record to Mary Gordon Briggs of Keweenaw Island produced and entered 28<sup>th</sup> March 1890 at 12.10 o'clock p.m.

*L. J. S. Jones*  
at Land Regs

Transmission No 6116 vesting the estate and interest of Edmund Augustus Macleod in Charles Chamberlain of Ponui Island, Farmer produced and entered the 17<sup>th</sup> April 1891 at 10 o'clock a.m.

*Macleod*  
at Land Regs

Discharge of Mortgage No 8237 produced and entered the 17<sup>th</sup> April 1891 at 12 o'clock noon

*Macleod*  
at Land Regs

Mortgage No 9185 of Mortgage No 8236 from Elizabeth Catherine Chamberlain and Charles Chamberlain both above named to William Johnson of Auckland land agent produced and entered the 17<sup>th</sup> April 1891 at 12.2 o'clock p.m.

*Macleod*  
at Land Regs

Discharge of Mortgage No 9185 produced and entered the 15<sup>th</sup> October 1892 at 10 a.m.

*Macleod*  
at Land Regs

Discharge of Mortgage No 8236 produced and entered the 15<sup>th</sup> October 1892 at 10.2 a.m.

*Macleod*  
at Land Regs

Transfer No 110111 from David McBurney above named to Robert Flanagan of Opahake Farmer of that portion of within land shown on plan No 1050 and to Joseph Flanagan of Opahake Farmer that portion of within land shown on deposited plan 1051 produced and entered the 16<sup>th</sup> October 1892 at 10.4 a.m.

*Macleod*  
at Land Regs

Part cancelled and Certificate issued Oct 6<sup>th</sup> 1894 for 151 and Dec 6<sup>th</sup> for 152

*Macleod*  
at Land Regs

Wholly cancelled and Certificate issued Oct 16<sup>th</sup> for 150

*Macleod*  
at Land Regs







NEW ZEALAND.

(Form D.)

Vol. 36, folio 217  
 " 32 " 37  
 Referenda: Vol. " folio 38  
 Transfer No. 111011



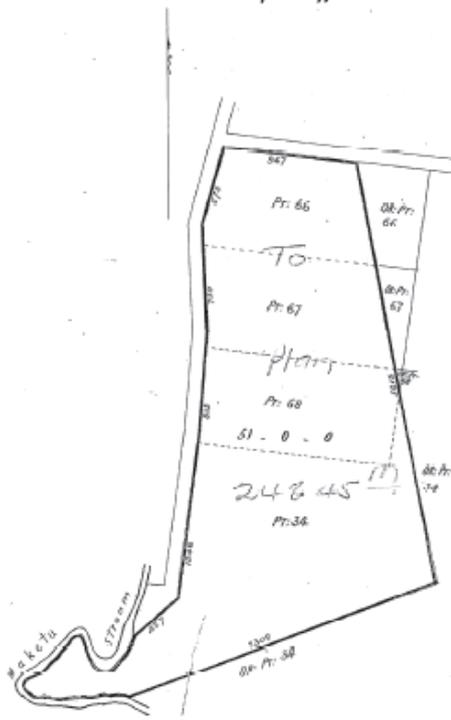
Register-book  
 Vol. 64, folio 151

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.



This Certificate, dated the Twentieth day of October, one thousand eight hundred and ninety-two, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that Robert Flumyren of Opakeke Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written 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 green, to the several admeasurements a little more or less, that is to say: All that parcel of land containing Fifty one acres more or less being parts of Lots Thirty four, Thirty six, Thirty seven and Thirty eight of the subdivision of allotments, Twenty nine, Thirty one, Two hundred and twenty two and others Parish of Opakeke as the same is delineated on deposited Plan No. 1050 in the Land Transfer Office at Auckland



Scale - 6 Chains to an Inch.  
 Geo. Hutervant  
 Draftsman



*Robert Flumyren*

Mortgage N<sup>o</sup> 9826 from Robert Flumyren advanced to Robert Flumyren and entered the 15<sup>th</sup> October 1892 at 10.6 am

Mortgage N<sup>o</sup> 18357 from Robert Flumyren to Robert Flumyren produced the 2<sup>nd</sup> December 1901 at 10.48 a.m.

Mortgage N<sup>o</sup> 21670 Robert Flumyren to Robert Flumyren produced the 19<sup>th</sup> February 1902 at 12.56 p.m.

N<sup>o</sup> 10985  
 Robert Flumyren  
 filed on the 2<sup>nd</sup> July 1915  
 and produced the 1<sup>st</sup> August 1915  
 and the 13<sup>th</sup> August 1915  
 entered the 15<sup>th</sup> March 1916 at 11 am  
 Robert Flumyren  
 District Land Registrar

71262 This is a Robert  
Flanagan  
 died on the 25<sup>th</sup> November 1916  
 and the will of the said Robert  
Flanagan of County Kerry, was  
William Stoupe of Tipperary, aged  
 on the 30<sup>th</sup> January 1917  
 Entered the 20<sup>th</sup> June 1917 at 10:00 am

Transfer to 103264 Joseph Flanagan and William  
Stoupe to Tanny Clarke Flanagan of Down  
County, witness produced the 4<sup>th</sup> December  
 1914 at 12:19 p

Mortgage to 49419 Tanny Clarke Flanagan  
Joseph Flanagan and William Stoupe  
 the 4<sup>th</sup> December 1914 at 12:19 p

Submortgage to 49420 of mortgage to 49419  
Joseph Flanagan and William Stoupe to  
Elyseph Branch, William Stoupe, James  
and John William Stewart produced the  
 4<sup>th</sup> December 1914 at 12:19 p

Transfer No 16621 of mortgage No 79419  
Joseph Flanagan and William Stoupe  
 to the said William Stoupe and Joseph  
Stoupe Executors of deceased Robert  
 produced 9<sup>th</sup> March 1923 at 8 pm

Mortgage No 166153 to Tanny Clarke Flanagan  
 to Anna Clifton produced 20<sup>th</sup>  
 April 1926 at 11:45 am

Transmission No 28051 of mortgage No 166153  
 to Joseph Boyce Johnston and Norman Archibald  
Campbell as executors Entered 6/10/1929 at 10:30

Variation of terms of mortgage 49419 produced  
 14/1/1930 at 1:12

Lease No 15321 of lot 1 plan 24145 Tanny  
Clarke Flanagan to Robert Flanagan  
 term 10 years from 1<sup>st</sup> August 1925 produced  
 7/4/26 at 12:10 p

Lease No 15322 of lot 2 plan 24145 Tanny  
Clarke Flanagan to Robert Flanagan  
 term 10 years from 1<sup>st</sup> August 1925 produced  
 7/4/26 at 12:11 p

Transmission No 35226 of mortgage No 49419 to  
Joseph Boyce Johnston produced 16/1/1930 at  
 1:12

Transmission No Robert Flanagan  
 and Alexander Flanagan both of Downy  
County Entered 22:12:1943 at 10:00 am

Charge No 35531 of Lot 1 Plan 24145 The registered  
 proprietors to Robert Flanagan produced  
 22:12:1943 at 10:22 am

Charge No 35531 of Lot 2 Plan 24145 (void)  
 The registered proprietors to Robert  
Flanagan produced 22:12:1943 at 10:22 am



CERTIFICATE OF TITLE.

Vol. , folio



802402.1 Mortgage to Johnston Prichard  
Nominees Limited - 2.5.1979 at 11.16 o/c  
*[Signature]*  
A.L.R.

802402.2 Memorandum of Priority making  
Mortgage 802402.1 a first mortgage and  
Mortgage 445652.2 a second mortgage -  
2.5.1979 at 11.16 o/c  
*[Signature]*  
A.L.R.

B.222592.1 The outstanding duplicate hereof  
having been declared lost, this certificate  
of title is cancelled and a new certificate  
of title vol 54D folio 424 is issued in lieu  
thereof - produced 6.10.1983 at 2.59 o/c and  
entered 4.11.1983 at 9.00 o/c  
*[Signature]*  
A.L.R.

CANCELLED



References

Prior C/T 812/29  
Declaration of Loss B.222592.1  
Transfer No.  
N/C. Order No.

Land and Deeds 69



REGISTER

No. 54D / 424

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of November one thousand nine hundred and eighty-three under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that ROBERT PLANAGAN LIMITED at Papakura

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 27.7272

hectares more or less being Lot 1 Deposited Plan 24845 and being part Allotments 26, 29 and 222 Parish of Opaheke



Assistant Land Registrar

Interests at date of issue

445642.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 26.1.1978 at 2.46 o/c

802402.1 Memorandum of Priority making mortgage B.277073.2 a first mortgage and mortgage 445642.2 a second mortgage - 2.5.1979 at 11.16 o/c

802402.2 Memorandum of Priority making mortgage 802402.1 a first mortgage and mortgage 445642.2 a second mortgage - 2.5.1979 at 11.16 o/c

B.277073.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 2.4.1978 at 2.46 o/c

B.277073.3 Variation of terms of mortgage D.277073.2 = 2.4.1978 at 2.46 o/c

B.277073.4 Memorandum of Priority making mortgage B.277073.2 a first mortgage and mortgage 445642.2 a second mortgage - 2.4.1978 at 2.46 o/c

B.570683.3 Mortgage to Mercantile Securities (Hong Kong) Limited and UDC Finance Limited - 19.8.1978 at 2.90 o/c

Measurements are Metric

B.826415.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 13.5.1988 at 10.22 o/c  
Franklin County  
A.L.R.



Application under Section 279 Local Government Act 1974 on File A 627930

DP 24845 8.8.1989  
J.S.H. E.A.M.

No. 54D / 424

NA

CERTIFICATE OF TITLE No. 1

C.117808.1 Variation of terms of Mortgage  
B.826415.2 - 16.3.1990 at 2.53 oc

Plan 150451 Lodged 2.3.1992

*[Signature]*  
A.L.R.

C.530175.1 Certificate of Compliance under  
Section 306 (1) (f) (i) Local Government  
Act 1974 (affects Plan 150451) - 22.10.1993  
at 2.31 o/c

*[Signature]*  
A.L.R.

C.530175.2) Cancelled as to the following  
ONCT ) Lots on Plan 150451 and new  
22.10.1993) CsT issued: Lot 1 - 89D/287  
Lot 2 - 89D/288  
Lot J - 89D/289  
Lot 4 - 89D/290  
Lots 5 - 89D/291

Lot 6 & 1/2 share in Lot 9 -  
89D/292

Lot 7 & 1/2 share in Lot 9 -  
89D/293

Lot 8 - 89D/294

*[Signature]*  
A.L.R.

CANCELLED  
DUPLICATE DESTROYED



References

Prior C/T 54D/424

Transfer No.

N/C. Order No. G.530175.2



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of October one thousand nine hundred and ninety-three under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that ROBERT PLANAGAN LIMITED at Papakura

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 5.1360 hectares more or less being Lot 1 Deposited Plan 150451 and being part Allotment 26, 29 and 222 Parish of Opaheke



Subject to Section 309 (1) (c) Local Government Act 1974 requiring the creation of Conditional Easements specified on Plan 150451 before disposition of the within land

(See C.981248-1)

*[Signature]*  
A.L.R.

C.981248.6) Cancelled in terms of the ONCT ) part Lots 1 and 8 Plan 165262 18.4.1996 ) herein and CsT 99D/313 & 320 issued

*[Signature]*  
A.L.R.

B.826415.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 13.5.1988 at 10.22 o/c

*[Signature]*  
A.L.R.

CANCELLED  
DUPLICATE DESTROYED

Application under Section 220 Resource Management Act 1991

C.981248.3 Certificate to Conditions pursuant to Section 224(c) Resource Management Act 1991 (affects Plan 165262) - 18.4.1996 at 11.09 oc

*[Signature]*  
A.L.R.

C.981248.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 (affects Plan 165262) - 18.4.1996 at 11.09 oc

*[Signature]*  
A.L.R.

C.981248.5 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 (affects Plan 165262) - 18.4.1996 at 11.09 oc

Measurements are Metric

*[Signature]*  
A.L.R.

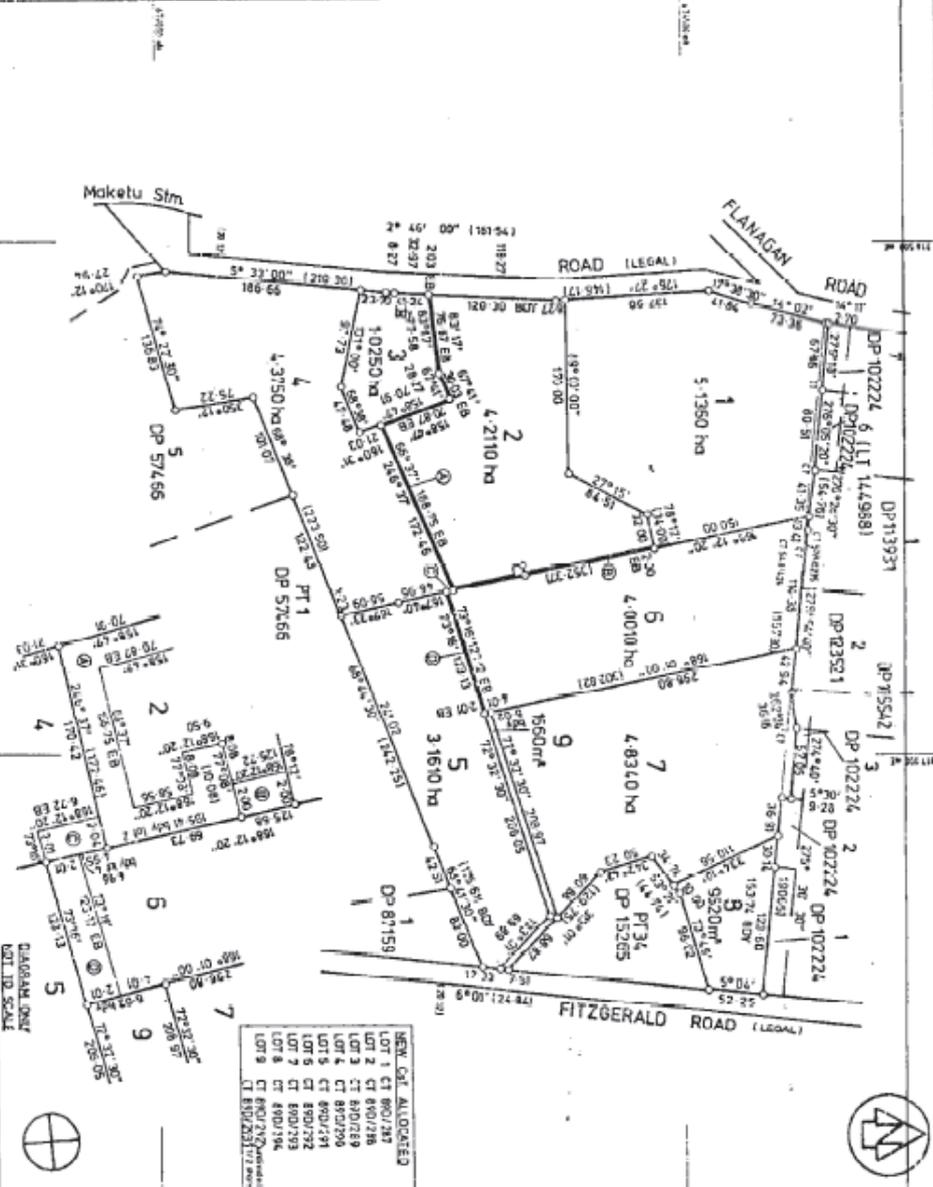
bmw

CERTIFICATE OF TITLE No. /

LAND DISTRICT NORTH AUCKLAND  
 SHANTY B.L. & DIST. VIII. DRURY  
 NMS 151 SHIT RECORD MAP No. 52

LOTS 1-9 BEING A SUBDIVISION OF LOT 1  
 DP 24845 AND LOT 4 DP 102224

TERMINAL AUTHORITY PAPAKURA DISTRICT  
 Surveyed by ROWE HONNIES & READ  
 Scale 1:2500 Date APRIL 1991



NEW C.O.L. ALLOCATED
LOT 1 CT 890/787
LOT 2 CT 890/788
LOT 3 CT 890/789
LOT 4 CT 890/790
LOT 5 CT 890/791
LOT 6 CT 890/792
LOT 7 CT 890/793
LOT 8 CT 890/794
LOT 9 CT 890/795

3901  
 27 FEB 1991  
 DP150451

Approved as to being  
 17/3/91  
 Signed by the Registrar  
 Registrar of Land

1. THESE GEOMETRIC READS OF PAPAKURA  
 DISTRICT AUTHORITY AND LOTS OF LANDS  
 SHOWN ON THIS PLAN ARE THE PROPERTY OF  
 THE DISTRICT AUTHORITY AND ARE NOT TO BE  
 USED FOR ANY OTHER PURPOSES WITHOUT  
 THE WRITTEN CONSENT OF THE DISTRICT  
 AUTHORITY.

Application for a Certificate of Title  
 for the subdivision of Lot 1 of DP 24845  
 and Lot 4 of DP 102224 into 9 lots.  
 The application was made by the  
 Registrar of Land on behalf of the  
 District Authority.

APPROVED AS TO BEING  
 17/3/91  
 SIGNED BY THE REGISTRAR  
 REGISTRAR OF LAND

---

NA 99D-313



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



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** NA99D/313  
**Land Registration District** North Auckland  
**Date Issued** 18 April 1996

**Prior References**

89D/287-291

---

**Estate** Fee Simple  
**Area** 12.1077 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 165262

**Original Registered Owners**

Robert Terence Flanagan and Margaret Anne Flanagan

---

**Estate** Fee Simple - 1/6 share  
**Area** 2082 square metres more or less  
**Legal Description** Lot 10 Deposited Plan 165262

**Original Registered Owners**

Robert Terence Flanagan and Margaret Anne Flanagan

**Interests**

Subject to Section 241(2) Resource Management Act 1991

C981248.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 18.4.1996 at 11.09 am

C981248.5 Resolution pursuant to Section 321(3) (c) Local Government Act 1974 - 18.4.1996 at 11.09 am

Subject to a water supply right over part marked B on DP 165262 specified in Easement Certificate D006085.1 - 11.6.1996 at 3.36 pm (affects Lot 1 DP 165262)

The easements specified in Easement Certificate D006085.1 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity and telecommunications over part marked G on Dp 165262 created by Transfer D366527.1 - 11.3.1999 at 9.15 am

Appurtenant hereto are rights to convey electricity and telecommunications created by Transfer D366527.1 - 11.3.1999 at 9.15 am

D391649.2 Mortgage to Bank of New Zealand - 24.5.1999 at 3.30 pm

5815707.1 Discharge of Mortgage D391649.2 - 27.11.2003 at 9:00 am

5815707.2 Mortgage to Westpac Banking Corporation - 27.11.2003 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 5815707.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

10290059.1 Discharge of Mortgage 5815707.2 - 18.12.2015 at 4:46 pm

10290059.2 Transfer to Lynton Builders Limited - 18.12.2015 at 4:46 pm





99D/313

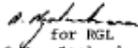
Subject to a right to convey electricity and telecommunications easement over part marked G DP 165262 appurtenant to Lots 2-7 DP 165262 (CsT 99D/314-319) created by Transfer D366527.1

Appurtenant hereto is a right to convey electricity and telecommunications easement over:

- (a) part Lot 7 marked F DP 165262 (CT 99D/319)
- (b) part Lot 4 marked H DP 165262 (CT 99D/316)
- (c) part Lot 5 marked J DP 165262 (CT 99D/317)
- (d) part Lot 9 marked L DP 165262 (CsT 99D/314-315)

created by Transfer D366527.1

11.3.1999 at 9.15.

  
for RGL

D391649.2 Mortgage to Bank of New Zealand

24.5.1999 at 3.30

  
for RGL

---

**APPENDIX 3 PHOTOGRAPHS**

**APPENDIX 4 DRAWINGS**

---

## END NOTES

---

<sup>1</sup> Lennard 1986: 3, as noted in the Heritage Assessment for Drury Town Centre Stage 2 , Clough and Associates, p. 6

<sup>2</sup> Heritage Assessment for Drury Town Centre Stage 2 , Clough and Associates, p. 25

<sup>3</sup> Clough & Associates, November 2017, Drury Town Centre Stage 2 Heritage Assessment, p.16.

<sup>4</sup> Clough & Associates, November 2017, Drury Town Centre Stage 2 Heritage Assessment, p.16.

<sup>5</sup> See SO 200 and DP 119 for a clear view of the boundaries between the allotments

<sup>6</sup> A3.543, Deeds Index BAJZ 23662 A1660/825a, R22764208, Archives New Zealand

<sup>7</sup> A3.543, Deeds Index BAJZ 23662 A1660/825a, R22764208, Archives New Zealand

<sup>8</sup> See SO 200 and DP 119

<sup>9</sup> *Southern Cross*, 7 October 1848, p1(3); *Southern Cross*, 11 January 1850, p1(2)

<sup>10</sup> *Southern Cross*, 27 January 1852, p. 2

<sup>11</sup> *Southern Cross*, 9 July 1852, p2(4)

<sup>12</sup> *New Zealander*, 27 April 1853, p4(1)

<sup>13</sup> *Southern Cross*, 12 February 1856, p3

<sup>14</sup> DI A3.543 and A3.2099

<sup>15</sup> *Southern Cross*, 20 December 1859, p. 3

<sup>16</sup> *Southern Cross*, 9 May 1854, p. 3

<sup>17</sup> See *Southern Cross*, 25 June 1858, p. 3, regarding the new church; obituary for Mrs Norrie, *NZ Herald*, 3 December 1888, p. 9

<sup>18</sup> *New Zealander*, 18 September 1858, p. 3

<sup>19</sup> Maurice Lennard, *The Road to War: The Great South Road 1862-1864*, 1986, p3

<sup>20</sup> Lennard, p. 3; *Southern Cross*, 30 April 1861, p2; *New Zealander*, 8 January 1862, p. 4

<sup>21</sup> *Southern Cross*, 30 April 1861, p5

<sup>22</sup> *New Zealander*, 29 March 1862, p. 3

<sup>23</sup> *New Zealander*, 7 June 1862, p. 6

<sup>24</sup> *Southern Cross*, 25 February 1862, p. 4

<sup>25</sup> "Plan of 20 Building Lots at Drury, The Property of A B Abraham Esq", auction date 3 December 1862, IA1 233 1862/2691, R24134742, Archives New Zealand

- 
- 
- <sup>26</sup> *Southern Cross*, 11 November 1862, p2(2) and 5 December 1862, p. 2
- <sup>27</sup> *New Zealander*, 14 January 1863, p. 3
- <sup>28</sup> *Southern Cross*, 6 August 1863, p. 5
- <sup>29</sup> National Library online description for the album, <https://natlib.govt.nz/items/22916097>
- <sup>30</sup> PA1-q-250-47, Alexander Turnbull Collection, National Library of New Zealand
- <sup>31</sup> *Southern Cross*, 30 April 1866, p. 1(6)
- <sup>32</sup> *Southern Cross*, 4 May 1867, p. 4
- <sup>33</sup> *Colonist*, 5 July 1867, p. 5
- <sup>34</sup> *Otago Witness*, 12 August 1871, p. 13
- <sup>35</sup> *Southern Cross*, 19 May 1869, p. 5(4)
- <sup>36</sup> DI A3.543; *NZ Herald*, 18 June 1869 p5(2) for shareholders list.
- <sup>37</sup> *Southern Cross*, 20 September 1872, p4(1)
- <sup>38</sup> DI A3.545
- <sup>39</sup> *NZ Herald*, 3 February 1880, p. 8(1)
- <sup>40</sup> NA 26/247, LINZ records
- <sup>41</sup> NA 32/37 and 32/38, LINZ records
- <sup>42</sup> *NZ Herald*, 22 July 1892, p. 8(2)
- <sup>43</sup> New Zealand Herald 25 February 1902, p.4
- <sup>44</sup> NA64/151, LINZ records
- <sup>45</sup> Obituary, *Pukekohe & Waiuku Times*, 8 December 1916, p. 3
- <sup>46</sup> Obituary, *Pukekohe & Waiuku Times*, 8 December 1916, p. 3
- <sup>47</sup> NA64/151
- <sup>48</sup> NA434/262, LINZ records
- <sup>49</sup> NA812/29, LINZ records
- <sup>50</sup> NA54D/424, LINZ records
- <sup>51</sup> NA99D/313, LINZ records
- <sup>52</sup> Morris, endnote 12, p. 114
- <sup>53</sup> Lennard, p. 6

---

<sup>54</sup> *Auckland-Waikato Historical Journal*, September 1991, No. 63, p. 12

<sup>55</sup> 7-A498, Sir George Grey Special Collections, Auckland Libraries

<sup>56</sup> Air Logistics image, Auckland Council site visit

<sup>57</sup> *Auckland-Waikato Historical Journal*

<sup>58</sup> See also Whites Aviation images WA-60569-G and WA-71540-G, National Library

<sup>59</sup> NA 32/37 and 32/38, LINZ records

<sup>60</sup> Refer Figure 18 in the Heritage Assessment by Clough and Associates - Crown 192-274-18 sourced from [http://: retrolens.nz](http://retrolens.nz).

<sup>61</sup> Jeremy Salmond, *Old New Zealand Houses 1800-1940*, Auckland, 1986.

<sup>62</sup> Jeremy Salmond, *Old New Zealand Houses 1800-1940*, Auckland, 1986.

<sup>63</sup> Refer Auckland Council Property File 596592 General Property File-Plan

<sup>64</sup> A3.543, Deeds Index BAJZ 23662 A1660/825a, R22764208, Archives New Zealand