



HISTORIC HERITAGE ASSESSMENT

FLANAGAN HOMESTEAD
120 FLANAGAN ROAD
DRURY
AUCKLAND

August 2019

Prepared for Kiwi Property
by:

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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 19th 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.¹ 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.²

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.³

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.⁴

The house's site is part of allotment 29,⁵ Parish of Opaheke, purchased under Crown Grant by James Farmer in 1853.⁶ (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.⁷

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.⁸

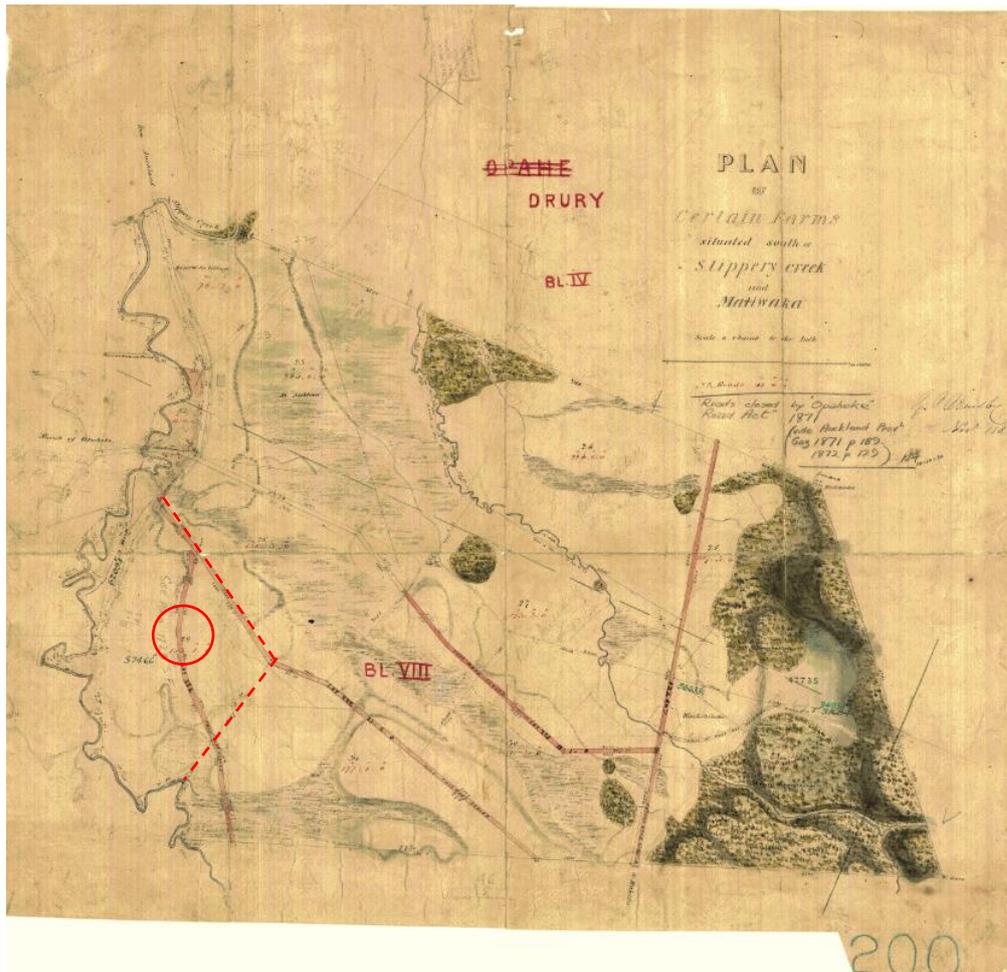


Figure 2: SO 200 LINZ. Crown Copyright reserved. The Lot number 29 is circled in red and lot boundaries shown dashed.

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.⁹ In 1852, he was elected as Warden for the Hundred of Onehunga;¹⁰ by later that year, he was living at Ellerslie,¹¹ 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 1853,¹² the same year he purchased the Drury farms. He also had land at Paerata.¹³ 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 1859.¹⁴ That year, he became MP for Raglan.¹⁵

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.¹⁶

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.¹⁷ Around September 1858, substantial seams of coal were found at Drury on land belonging to Farmer,¹⁸ 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.¹⁹ 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 65th regiment who were engaged in constructing the road. The camp was in the process of being formed in January 1862,²⁰ as one of four such camps from Drury to Maungatawhiri.²¹

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 65th's camp."²² 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.²³

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 65th'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 65th regiment, and another, separated from them by "the high road", for the 70th regiment.²⁴ Most sources locate the 65th regiment camp as being on James Farmer's land, close to Cameron's temporary headquarters; the 70th 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.²⁵

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;²⁶ he also resigned as the Franklin representative on the Auckland Provincial Council.²⁷ 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."²⁸

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-20th 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 65th 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.²⁹

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."³⁰ 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 1866.³¹

In 1867 James Farmer returned to the colony, living at the Brown & Campbell estate of One Tree Hill,³² and was elected as MP for Raglan.³³ He was called to the Legislative Council in 1871.³⁴

He began to invest in the Thames goldfields by 1869.³⁵ In March 1870, he conveyed his Drury property to William Thomas Mackelvie (a fellow shareholder in the Atlas Goldmining Company),³⁶ and by 1872 he decided to return to Great Britain to live there permanently.³⁷ He died in Scotland, 24 December 1908.

Mackelvie sold Farmer's Drury property to Henry Chamberlin in 1870.³⁸ 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."³⁹ Whether this was a reference to James Farmer's house is undetermined. The first sale, however, was not completely successful.

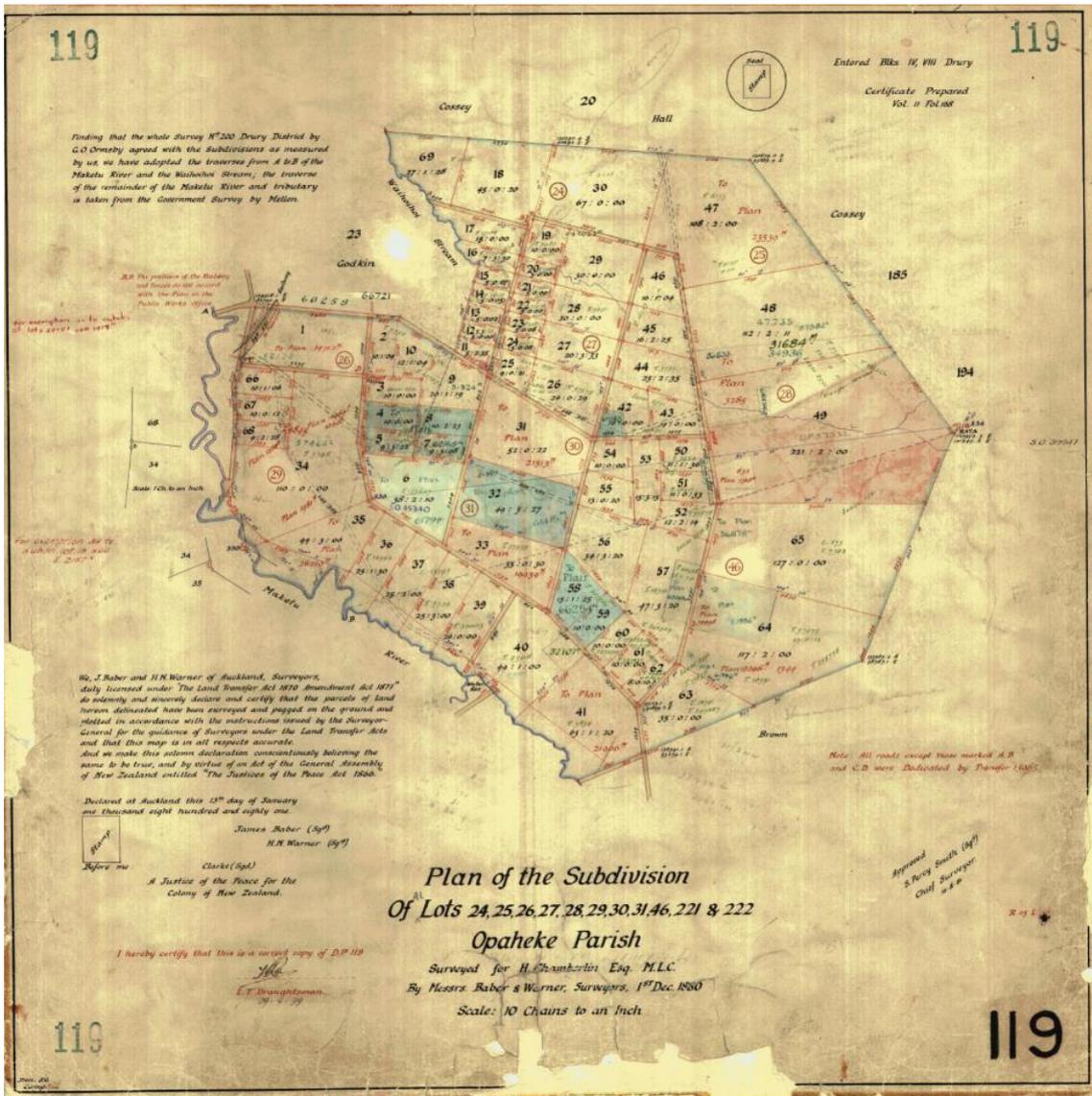


Figure 7: DP 119; 1880 plan of subdivision for Henry Chamberlin which shows boundaries between the allotments and roads including Flanagan Road and Fitzgerald Road. LINZ; Crown Copyright reserved.

It wasn't until 1882 that carter James McBurney purchased 110 acres including the present-day site at 120 Flanagan Road, (as well as the present-day site at 111 Fitzgerald Road. Refer Certificate of Title NA 26 247) ⁴⁰

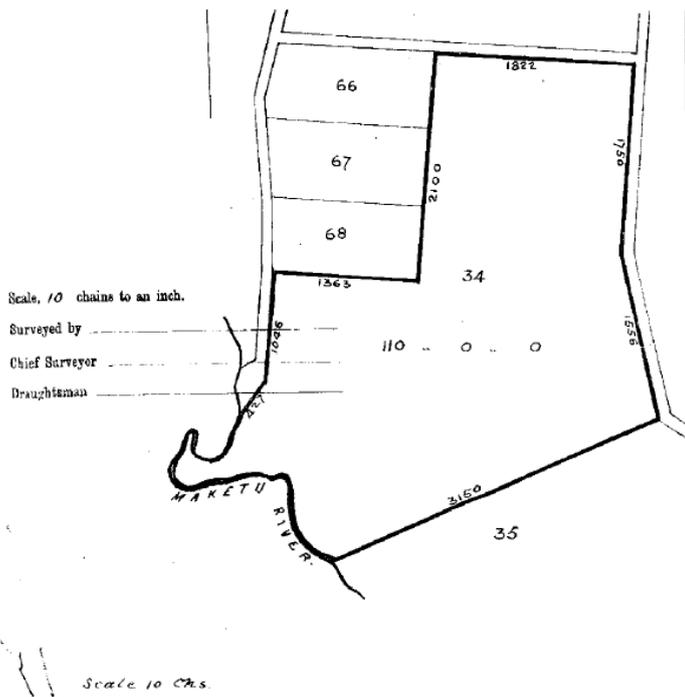


Figure 8: Plan of the land covered by Certificate of Title NA26 247

In 1883, farmers Robert and Joseph Flanagan obtained half-share moiety for three sections fronting what is today the eastern side of Flanagan Road, ⁴¹ adjoining the McBurney property. (Moiety title is a legal term describing a portion other than whole ownership of a property). The McBurney and Flanagan families had a close relationship in Drury, and an active farming partnership is known to have existed between them until July 1892. ⁴²

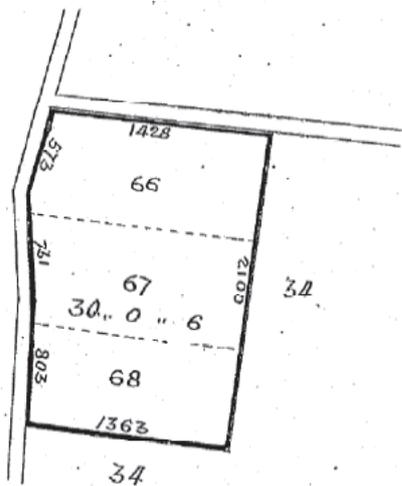


Figure 9: Plan of three sections fronting what is today the eastern side of Flanagan Road bought by farmers Robert and Joseph Flanagan in 1883, as shown on Certificate of Title NA 32/37, LINZ Records.

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,

**THE 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 6in Mill Stones, with Fittings, Silk-dresser, Smutter, and Hoist, 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 1889.¹ After a subdivision involving his property and that owned by the Flanagan's in 1892, his remaining property was reduced to 48.5 acres.² He died in 1902 after a long illness.⁴³

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.⁴⁴ (Refer Certificate of Title NA 64 151).

¹ NA 26/247, LINZ records.

² NA 64/150, LINZ records

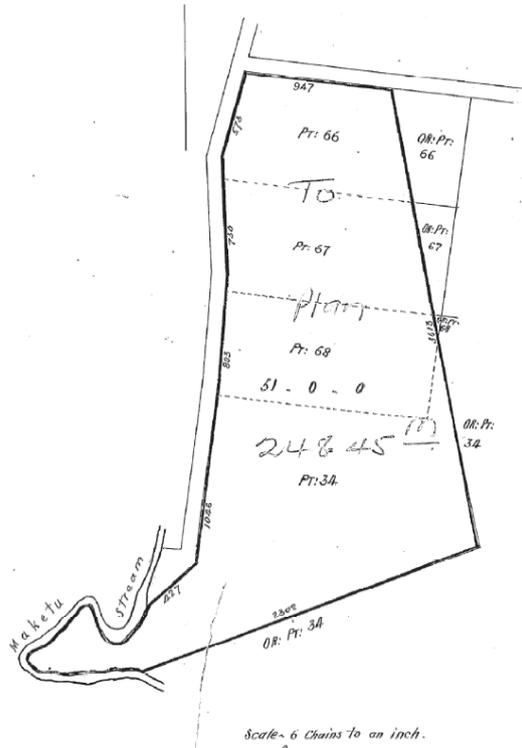


Figure 11: Plan of the land covered by Certificate of Title NA64 191

Robert Flanagan arrived in New Zealand around 1876 and lived in the Drury area from around 1884. He died in 1916, aged 60.⁴⁵ 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.⁴⁶ His brother, Joseph Flanagan, was Chairman of the Franklin County Council.

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

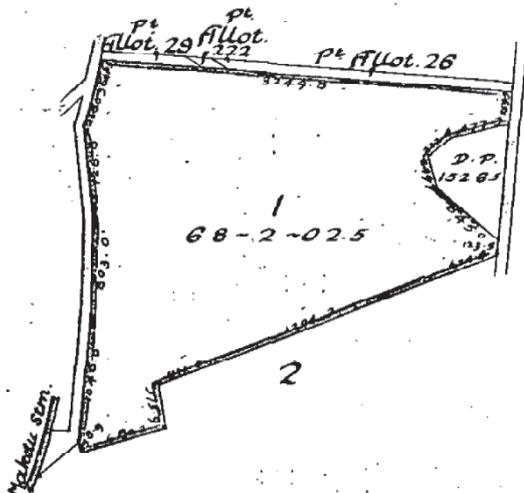


Figure 12: Plan showing land owned by Robert Flanagan in 1943 as shown on Certificate of Title NA 812/29, LINZ records.

The farm was subdivided into eight lots in 1993.⁵⁰ The site including the house at 120 Flanagan Road was transferred to Lynton Builders in 2015.⁵¹

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).⁵²

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.⁵³

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."⁵⁴ 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 1963,⁵⁵ in an aerial photograph dating from 1981,⁵⁶ and in a photograph from 1993,⁵⁷ 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.⁵⁸

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.⁵⁹

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 20th 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.⁶⁰ 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’⁶¹ 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 20th century.⁶²

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.⁶³ 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.

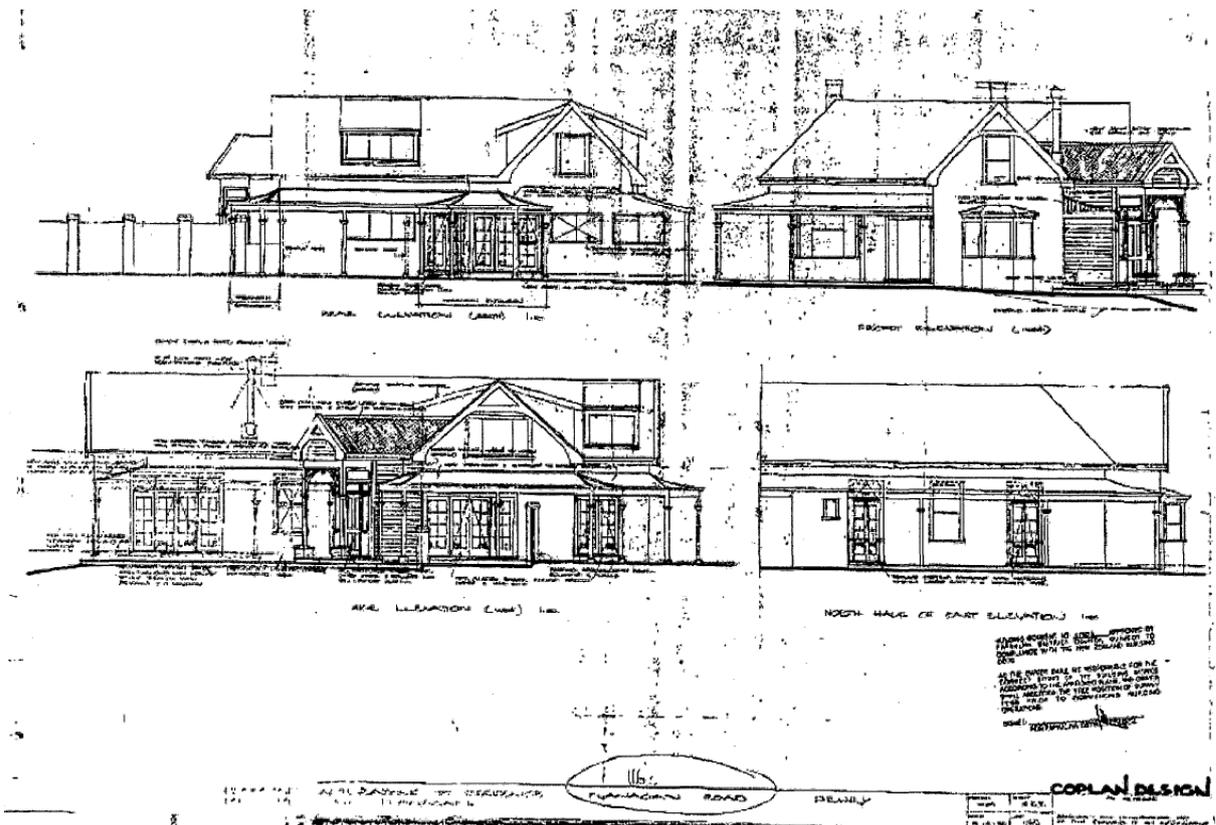


Figure 28: Auckland Council Property File 596592 General Property File- Plan, 1986 alterations.

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).⁶⁴ 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

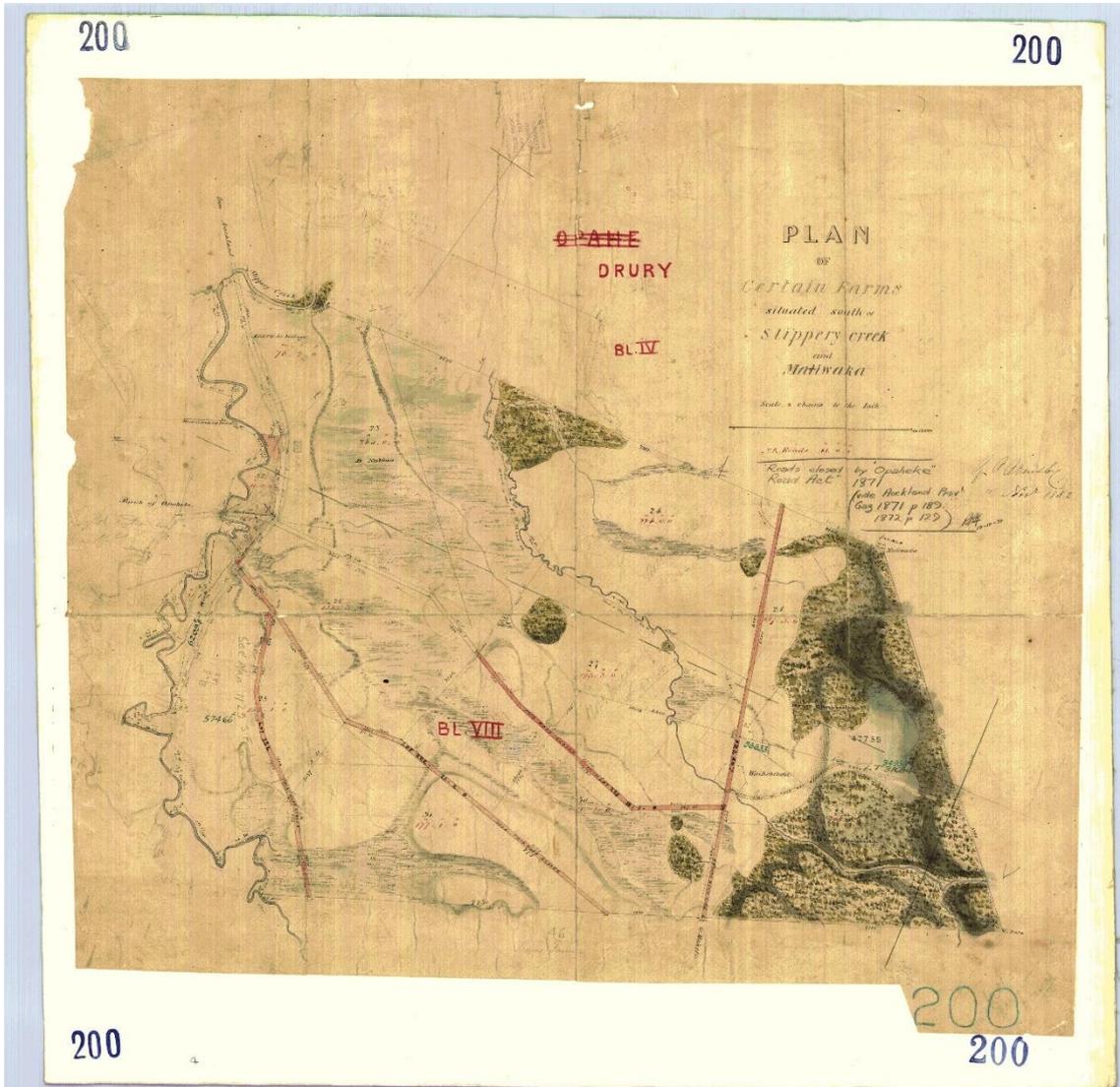
The Flanagan Homestead is considered to be of heritage value in the Drury area. The house could readily be adapted for a variety of ongoing uses and provides an important connection to the history of the area. The setting including mature trees, particularly to the east of the house, is also important 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.

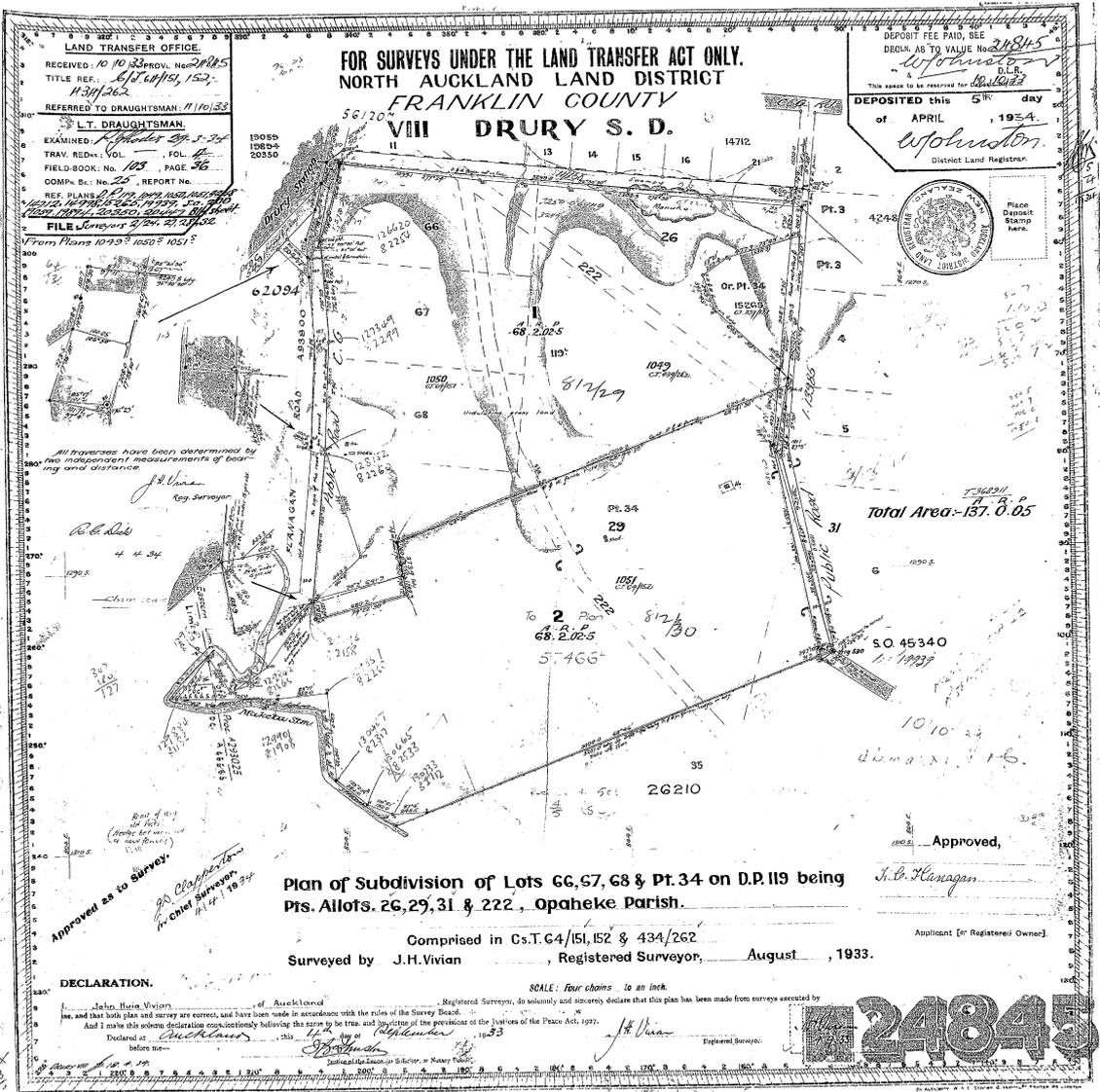
Any relocation of the Flanagan house to a nearby position would need to be carefully investigated to ensure the building's authenticity and integrity is upheld, as set out in the ICOMOS New Zealand Charter 2010 (Section 10). Although not a desirable option, in the event that relocation is required, the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

Appendices

APPENDIX 1 LAND HISTORY / CERTIFICATES OF TITLE



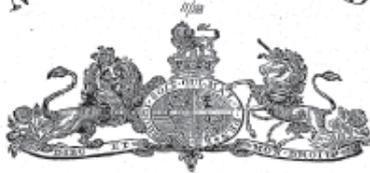
SO 200, LINZ, Crown copyright reserved



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 given date as 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 G.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 10th day of July 1883



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

Even Quality due
to Contiguity
of Allotment



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

Transmission of 1888 of Mortgage No 2657 The estate and interest of Mary Catherine Chamberlain named above and Elizabeth Chamberlain above named and Edmund Augustus Mackethorn Solicitor both of Auckland produced and entered the 20th day of July 1885 at 11 o'clock am
H. P. Lissner
at Hand Reg.

Discharge of Mortgage No 5567 produced and entered the 26th March 1889 at 12.45 o'clock pm
H. P. Lissner
at Hand Reg.

Mortgage No 5236 from Joseph Managan above named to Elizabeth Catherine Chamberlain, widow and Edmund Augustus Mackethorn, Solicitor both of Auckland produced and entered the 26th March 1889 at 12.8 o'clock pm
H. P. Lissner
at Hand Reg.

Mortgage No 5237 of Mortgage No 5236 from Elizabeth Catherine Chamberlain and Edmund Augustus Mackethorn both above named to Mary Ferguson Briggs of Devonport Nelson produced and entered the 26th March 1889 at 12.10 o'clock pm
H. P. Lissner
at Hand Reg.

CANCELLED

W. L.

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 17th April 1891 at 10 o'clock am.

Mackenzie

Dist Land Reg

Discharge of Mortgage N° 8237 produced and entered the 17th 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 17th April 1891 at 12.2 o'clock p.m.

Mackenzie

Dist Land Reg

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

Mackenzie

Dist Land Reg

Discharge of Mortgage N° 8236 produced and entered the 15th 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 15th October 1892 at 10.4 o'clock

Mackenzie

Dist Land Reg

Part cancelled and Certificate issued Vol 64 p. 150

Mackenzie

Dist Land Reg

fully cancelled and Certificate issued Vol 64 p. 151

Mackenzie

Dist Land Reg



NEW ZEALAND.



(CERTIFICATE OF TITLE.

Register Book.
Vol. 26 Page 247

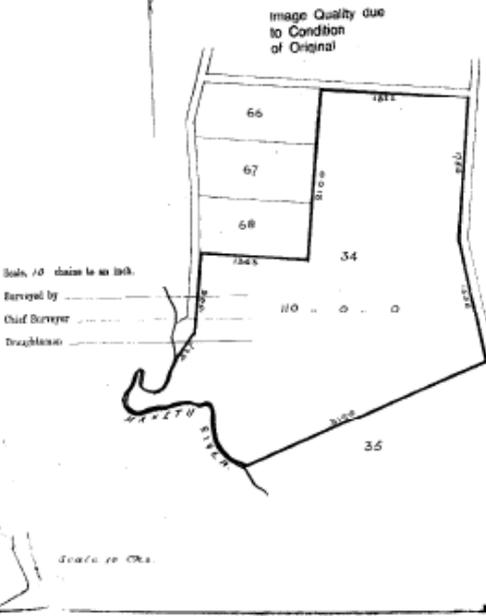
In pursuance to the conditions of Deed of Trust, from Henry...
No 3728 John McBurney of Opotiki in the Provincial District of
Tairāroa... is now owner of an estate in fee simple subject
nevertheless to such conditions, covenants and interests as are imposed by
instrument and written or not written herein in that piece of land situated in
the District of Opotiki 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
District 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 Red Book 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 Sumner and allotment two hundred and twenty
two dated the twenty fourth day of July 1872 to Henry Chamberlain under the
warrant of Sir George Grey B. C. L. and Sir George Ferguson, Baron G. C. B. L. G. respectively
Governors 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
[Signature]
on 17th day of April 1882



[Signature]
District Land Registrar
of the District of Auckland

The above Certificate is issued subject to the following provisions...
The Registrar is not responsible for the accuracy of the plan...
The Registrar is not responsible for the accuracy of the plan...
The Registrar is not responsible for the accuracy of the plan...



Mortgage No 2782 was duly taken...
Transmission No 433 of Mortgage No 2782...
Transmission No 491...
Discharge of Mortgage No 2782...
Mortgage No 5236...

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 28th March 1890 at 12.10 o'clock p.m.

L. J. S. J. J.
at Land Regy

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

M. H. S.
at Land Regy

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

M. H. S.
at Land Regy

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 17th April 1891 at 12.2 o'clock p.m.

M. H. S.
at Land Regy

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

M. H. S.
at Land Regy

Discharge of Mortgage No 8236 produced and entered the 15th October 1892 at 10.20 a.m.

M. H. S.
at Land Regy

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

M. H. S.
at Land Regy

Part cancelled and Certificate issued Vol 64 p 151 and Vol 64 p 152

M. H. S.
at Land Regy

Wholly cancelled and Certificate issued Vol 64 p 150

M. H. S.
at Land Regy





CERTIFICATE OF TITLE

Register Book,

Folio XI Page 168

(C)

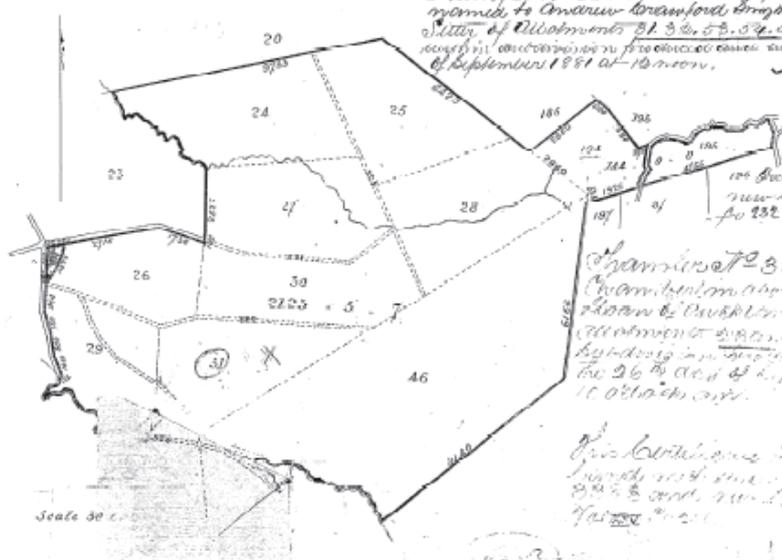
Henry Chamberlain of the City of Auckland, the County of Auckland, New Zealand, do hereby certify that the several parcels of land hereinafter described, being the several parcels of land which were included in those pieces of land situated in the County of Auckland, containing by advertisement on the 1st day of October 1853, two hundred and twenty-two acres, more or less, being allotments Nos. 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 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957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

In witness whereof, I have hereunto signed my name and official seal, this 30th day of September 1858.

Signed in the presence of
[Signature]
 no. 30 day of September 1858.

[Signature]
 District Land Registrar
 of the County of Auckland.

Transfer No. 2335, from Henry Chamberlain to Andrew Crawford Knight of Lincoln & City of Allotments 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



[Handwritten notes and signatures]

Chamberlain 2335

Andrew Crawford Knight

26th day of September 1858

NEW ZEALAND.

(Form D.)

Vol. 36, folio 217
 " 32 " 37
 Referenda: Vol. " folio 38
 Transfer No. 1110111



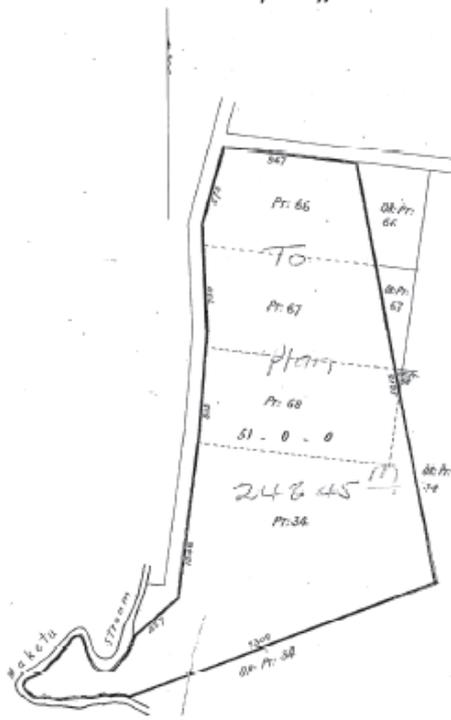
Register-book
 Vol. 64, folio 151

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^o 9826 from Robert Flumyren advanced to Robert Flumyren and entered the 15th October 1892 at 10.6 am

Mortgage N^o 18357 from Robert Flumyren to Robert Flumyren produced the 2nd December 1901 at 10.48 a.m.

Mortgage N^o 21670 Robert Flumyren to Robert Flumyren produced the 19th February 1902 at 12.56 p.m.

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

71262 This is a Robert
 Flanagan
 died on the 25th November 1916
 and the will of the said Robert Flanagan
 Joseph Flanagan of one of the executors
 William Slope of the other executor
 on the 30th January 1917
 Entered the 30th June 1917

Transfer to 103264 Joseph Flanagan and William
 Slope to Tanny Clarke Flanagan of one
 of the executors produced the 4th December
 1917 at 12:19 p.m.

Mortgage to 49419 Tanny Clarke Flanagan
 Joseph Flanagan and William Slope
 produced the 4th December 1917 at 12:19 p.m.

Submortgage to 49420 of mortgage to 49419
 Joseph Flanagan and William Slope to
 Elizabeth French within the executors
 and John William Stewart produced the
 4th December 1917 at 12:19 p.m.

Transfer to 106202 of mortgage No 79419
 Joseph Flanagan and William Slope
 to the said Elizabeth French and Joseph
 Boyce Johnston of executors produced
 9th March 1923 at 8 p.m.

Mortgage No 164153 to Tanny Clarke Flanagan
 to the said Tanny Clarke Flanagan
 produced 11th April 1926 at 11:45 a.m.

Transmission No 28051 of mortgage No 164153
 to Joseph Boyce Johnston and Norman Archibald
 Campbell as executors Entered 1/10/1929 at 10:30 a.m.

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 1st August 1933 produced
 7/4/34 at 12:10 p.m.

Lease No 15322 of lot 2 plan 24145 Tanny
 Clarke Flanagan to Robert Flanagan
 term 10 years from 1st August 1933 produced
 7/4/34 at 12:11 p.m.

Transmission No 35226 of mortgage No 49419 to
 Joseph Boyce Johnston produced 12/1/1934 at
 1:10 p.m.

Transmission No Robert Flanagan
 and Alexander Flanagan both of Otago
 Executors Entered 22/12/1943 at 10:00 a.m.

Transfer 35531 of Lot 1 Plan 24145 The registered
 proprietors to Robert Flanagan produced
 22/12/1943 at 10:22 a.m.

Transfer 35531 of Lot 2 Plan 24145 (void)
 The registered proprietors to Alexander
 Flanagan produced 22/12/1943 at 10:22 a.m.



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 0/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 0/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 0/c

B.277073.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 2.4.1978 at 2.46 0/c

B.277073.3 Variation of terms of mortgage D.277073.2 = 2.4.1978 at 2.46 0/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 0/c

B.570683.3 Mortgage to Mercantile Securities (Hong Kong) Limited and UDC Finance Limited - 19.8.1978 at 2.90 0/c

Measurements are Metric

B.826415.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 13.5.1988 at 10.22 0/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 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

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 3 - 89D/289
Lot 4 - 89D/290
Lot 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

CANCELLED
DUPLICATE DESTROYED



No. 89D/287

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

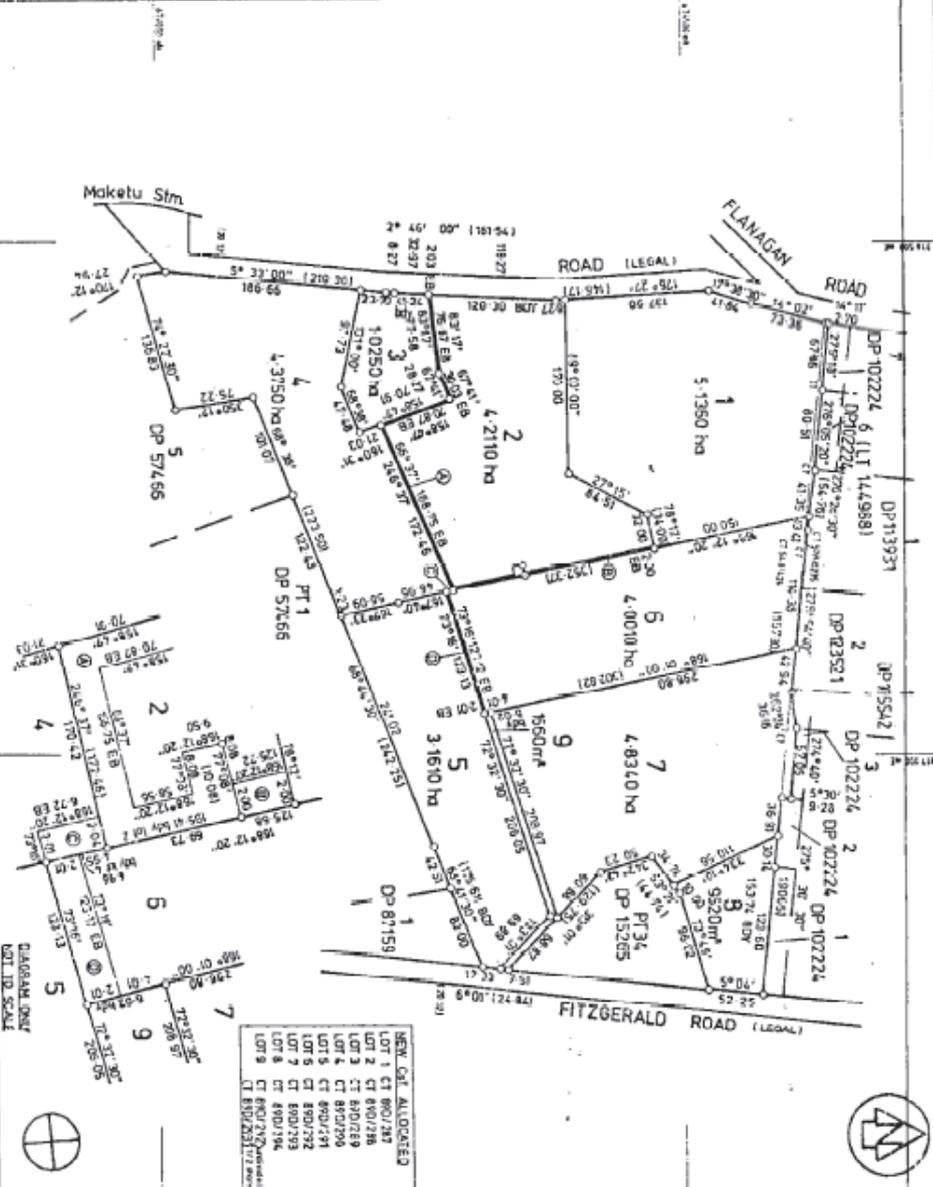
No. 89D/287

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.T. 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 TO BE BOUND
 17/3/91
 Signed by the Registrar
 David Sumner
 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.

APPLICANTION CONDITION
 1. AT THE END OF THE TERM OF THIS CERTIFICATE OF TITLE THE LANDS SHOWN ON THIS PLAN SHALL BE THE PROPERTY OF THE DISTRICT AUTHORITY AND SHALL BE USED IN ACCORDANCE THEREWITH.

REGISTERED OWNER
 [Signature]
 [Stamp]

NA 99D-313



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



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

References
Prior C/T 89D/287-291 (incl)

Transfer No.
N/C Order No. C.981248.6



Land and Deeds 69

REGISTER

No. 99D/313

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of April one thousand nine hundred and ninety six under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND WITNESSETH that ROBERT FLANAGAN 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 12.1077 hectares more or less being Lot 1 Deposited Plan 165262 AND THIS CERTIFICATE FURTHER WITNESSETH that the aforementioned ROBERT FLANAGAN LIMITED is seized of an estate in fee simple (subject as aforesaid) as to an undivided one-sixth share in all that parcel of land containing 2082 square metres more or less being Lot 10 Deposited Plan 165262



Assistant Registrar

Interests at date of issue:

Subject to Section 241(2) Resource Management Act 1991

B.826415 ~~DISCHARGED~~ Rural Banking and Finance Corporation of New Zealand - 13.5.1988 at 18.09.00 **FOR DLR**

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

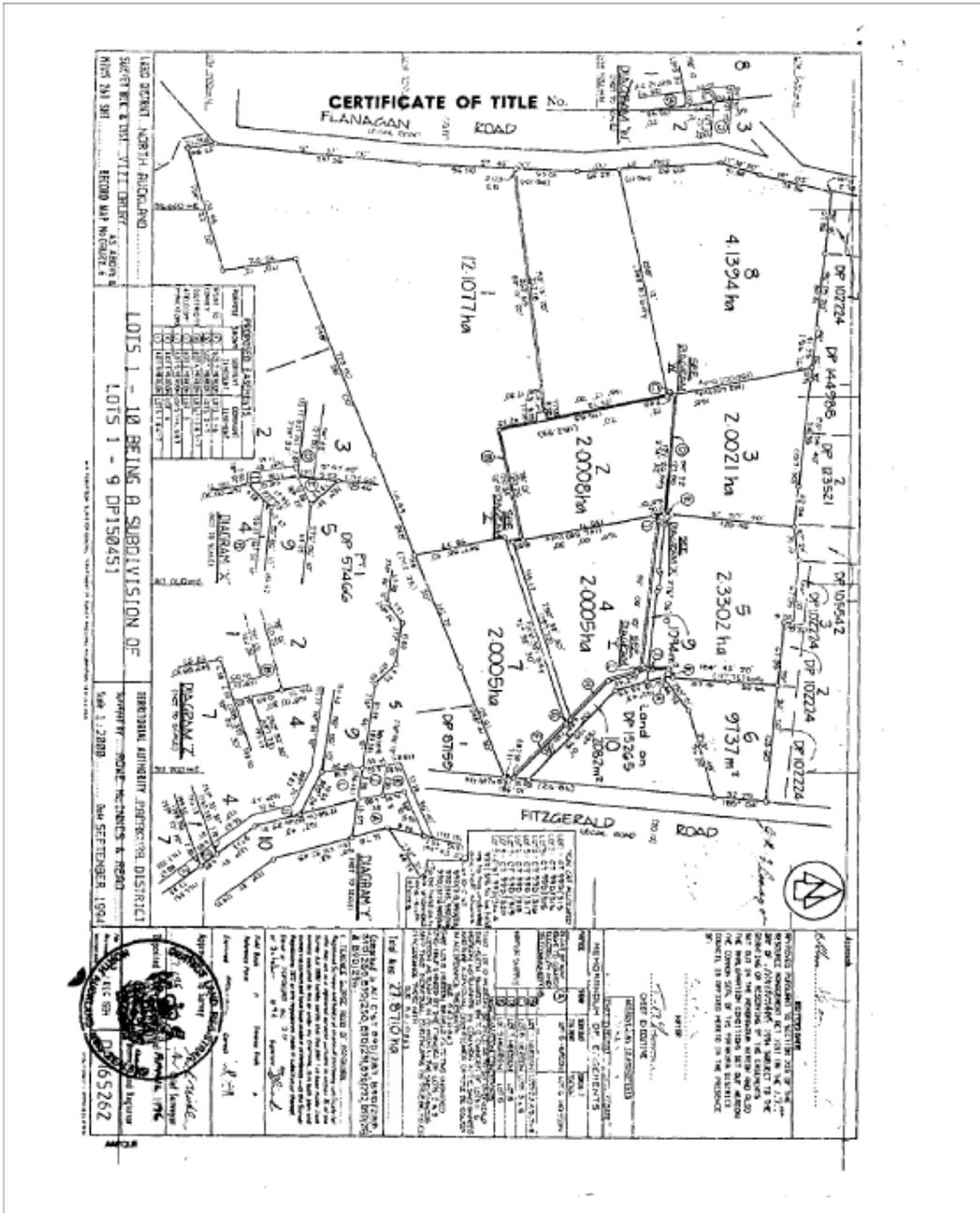
C.981248.5 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 18.4.1996 at 11.09 oc

Subject to Section 243(c) Resource Management Act 1991 requiring that a certain easement specified on Plan 165262 be created or reserved prior to or upon the disposition of the within land

A.L.R.

Measurements are Metric

Nature	Servient Land	Dominant Land
D.006085.1 Easement Certificate affecting lots on Plan 165262	part Lot 1 herein marked 'B'	Lots 2-5 and 7 & 8 (Cst 99D/314-317, 99D/319-320)
- 11.6.1996 at 3.36 o'clock		
The above easement when created will be subject to Section 243(a) Resource Management Act 1991		
D255824.2 Transfer to Robert Terence Flanagan and Margaret Anne Flanagan	A.L.R.	
D255824.3 Mortgage to National Bank of New Zealand Limited	A.L.R.	
All 25.3.1998 at 3.31	FOR BGL <i>A. Matheson</i> for DLR	



99D/313

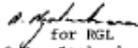
Subject to a right to convey electricity
and telecommunications easement over
part marked G DP 165262 appurtenant to
Lots 2-7 DP 165262 (CsT 99D/314-319)
created by Transfer D366527.1

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

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

² Heritage Assessment for Drury Town Centre Stage 2 , Clough and Associates, p. 25

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

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

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

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

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

⁸ See SO 200 and DP 119

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

¹⁰ *Southern Cross*, 27 January 1852, p. 2

¹¹ *Southern Cross*, 9 July 1852, p2(4)

¹² *New Zealander*, 27 April 1853, p4(1)

¹³ *Southern Cross*, 12 February 1856, p3

¹⁴ DI A3.543 and A3.2099

¹⁵ *Southern Cross*, 20 December 1859, p. 3

¹⁶ *Southern Cross*, 9 May 1854, p. 3

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

¹⁸ *New Zealander*, 18 September 1858, p. 3

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

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

²¹ *Southern Cross*, 30 April 1861, p5

²² *New Zealander*, 29 March 1862, p. 3

²³ *New Zealander*, 7 June 1862, p. 6

²⁴ *Southern Cross*, 25 February 1862, p. 4

²⁵ "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

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

⁵⁴ *Auckland-Waikato Historical Journal*, September 1991, No. 63, p. 12

⁵⁵ 7-A498, Sir George Grey Special Collections, Auckland Libraries

⁵⁶ Air Logistics image, Auckland Council site visit

⁵⁷ *Auckland-Waikato Historical Journal*

⁵⁸ See also Whites Aviation images WA-60569-G and WA-71540-G, National Library

⁵⁹ NA 32/37 and 32/38, LINZ records

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

⁶¹ Jeremy Salmond, *Old New Zealand Houses 1800-1940*, Auckland, 1986.

⁶² Jeremy Salmond, *Old New Zealand Houses 1800-1940*, Auckland, 1986.

⁶³ Refer Auckland Council Property File 596592 General Property File-Plan

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