

Historic Heritage Evaluation

6 Peverill Crescent, Papatoetoe



Prepared by Auckland Council Heritage Unit

January 2017

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Cover image: Highfield, 6 Peverill Crescent, Papatoetoe (September 2016)

1.0 Purpose

The purpose of this document is to consider the place located at 6 Peverill Crescent, Papatoetoe against the criteria for evaluation of historic heritage in the Auckland Unitary Plan.

The document has been prepared by Anna Boyer, Heritage Information Advisor, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	6 Peverill Crescent, Papatoetoe
Legal description and Certificate of Title identifier	LOT 34 DP 16250 & PART LOT 20 DP 13242 CT-NA1978/81
NZTM grid reference	X: 1764290.41. Y: 5906077.26
Ownership	Welsh Rentals Limited
Unitary zoning	Residential - Terrace Housing and Apartment Building Zone
Existing scheduled item(s)	NA
Additional controls	Outstanding Natural Features Overlay: ID 69 Kohuora explosion crater Aircraft Noise Overlay: Aircraft Noise Notification Area (ANNA)
Heritage New Zealand Pouhere Taonga listing details	NA
Pre-1900 site (HNZPT Act 2014 Section 6)	The place is the site of human activity before 1900 but is not currently recorded as an archaeological site and has not been assessed to determine if it has archaeological values.
CHI reference/s	NA
NZAA site record number/s	NA

3.0 Constraints

This evaluation does not include an evaluation of:

- archaeological values of the site and/or
- the importance of the place to mana whenua

The evaluation also does not address current structural integrity. Any comments regarding the condition of the building are based on a visual inspection only and this evaluation is not a condition report.

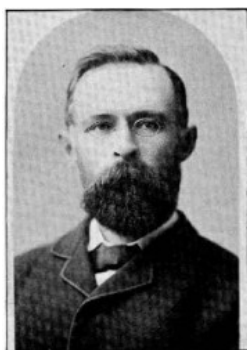
All fieldwork was conducted from the public right-of-way and Kohuora Park. There was no inspection of the interior during the site visit to the building on 30 August 2016.

The evaluation is based on the availability of information provided or able to be sourced at this time, noting that additional research may yield new information.

4.0 Historical summary

In the early years of European settlement of Auckland, Papatoetoe was a wilderness; a low-lying swamp with flax, fern and scrub. The area had been depopulated by tribal warfare in the 1820s and although Maori settlements had resumed at Mangere in the 1830s, Papatoetoe remained unpopulated.

The first land to be sold in Papatoetoe was that included in the purchases by William Fairburn, a Church Missionary Society missionary, when he bought an enormous area of disputed land that was estimated to be 40,000 acres, but later measured as more than 80,000 acres. His first purchase was on 22 January 1836, then in 1839 he added to the first purchase, so that his holding stretched from the Ōtāhuhu portage and the Tāmaki River south to the Wairoa River at Clevedon and across to the northern boundary at Papakura.¹



Wrigglesworth and Sons, photo.
MR. J. C. BUCKLAND.

Figure 1: Portrait of Mr J.C. Buckland
(<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d5-d1-d2.html>).

Fairburn's claim was problematic, and in 1848 the area was reduced to 5,495 acres, with the final payments being made to Te Ākitai, Ngāti Tamatera and Ngāti Tao owners in 1851. However, instead of returning it to the rightful owners, the Crown retained the remaining 35,000 or so acres, which was the government's policy.²

Most of the original European settlers in Papatoetoe were Scottish and Irish Presbyterians, some of whom had migrated on their own initiative, but many others had been carefully selected for character, health and ability, and were sent out on specially chartered ships.

The site where the 6 Peverill Crescent now stands (Lot 16) was granted to Joseph Badkin on 21 July 1851. By 1862 the land was part of a large holding owned by William Thorne Buckland, later transferring to his son John Channing Buckland in 1885. The Buckland family had a long association with landholdings in Papatoetoe and the surrounding area. William's brother Alfred was a well-known businessman who built 'Highwic' in central Auckland and later settled on the land at Kohuora.³

Peverill Crescent is on the tuff ring of the Kohuroa volcano which is a three-lobed crater. It is unusual in not being circular as most of the Auckland craters are.

Originally, it was much deeper, but a lake formed in it and a lot of sediment accumulated so that by the time of human arrival it was a wetland swamp. The wetland has been modified by infill including clay and refuse, and it has been extensively drained, with many areas being covered in houses. Most of the remaining wetland is now reserve. The name Kohuroa refers to the mist that sometimes fills the crater providing life-giving moisture.⁴

After the Papatoetoe railway station was opened in 1875, Papatoetoe slowly began to grow. Since the railway line lay some distance from the Great South Road, the town developed in two localities: in the vicinity of the railway station and in the vicinity of the intersection of East Tamaki and Great South Roads.

By the turn of the century Papatoetoe had developed into a rural township. Subdivision of the land continued resulting in a number of smaller farms and modestly scaled residential lots. These subdivisions coincided with improvements including Auckland Electric Power Board installing electricity in 1925, reticulated water supply in 1929 and the Papatoetoe Town District's first comprehensive town planning scheme comes into force in 1937.⁵



Figure 2: Ivy & Trevelyan Tremayne b1912⁶



6 Peverill Crescent with members of the Tremayne family out front

Fredrick Mulcock (farmer) subdivided the Peverill Crescent land in 1919.⁷ A relative of Mulcock believes Peverill Crescent was named after Mulcock's father who lived in Hatfield, Peverell in Essex, England. In 1930, George Trevelyan Tremayne (b 1886) bought the site of 6 Peverill Crescent,⁸ and the house was built after that, likely in the mid-1930s although the exact date is not known.

George Trevelyan and Ivy Tremayne (nee Pritchard) moved with their son Trevelyan William Tremayne (b 1912) from Rotorua to Papatoetoe in 1926.⁹ They owned a garage at 96 Station Road (Tremayne & CO) and George had a collection of Rolls Royce cars.¹⁰ The garage is still there as a BP station but none of the originally buildings appear to remain.



Figure 3: The house c1930 still in the ownership of the Tremayne family. Courtesy of Peter Tremayne.

The home the Tremayne's commissioned was unusual for the Papatoetoe area. It is an 'English Cottage' style home built on the tuff ring of Kohuora volcano overlooking Papatoetoe. The style of the home is uncommon in the Papatoetoe area and was likely to have been designed by an architect although no original drawings or links to an architect could be found.

Context

6 Peverill Crescent is a nearly diamond shaped section with the house facing northeast with views over Papatoetoe. The property backs onto Kohuora Park to the south/southeast.

Kohuora Park is the crater of the Kohuora volcano. Kohuora Crater is a large, low profile, three-lobed tuff crater, with about four explosive vents. It is the only known freshwater wetland associated with a tuff ring left in the Auckland region. A tuff ring is a prominent rim of shattered and consolidated rock encircling an explosion crater left behind after a volcanic event.¹⁴ 6 Peverill Crescent sits on the edge of the tuff ring.

In 1961 the northern boundary was adjusted, adding part of LOT 20 DP 13242 to the property.¹⁵

The fence pillars are original and replicate nicely the stepped detailing of the chimneys. The stone wall has been rebuilt and both the front hedge and fence are higher than in the historical photos of the property (see Figure 2, Figure 3 and Figure 23). There is a high hedge at the rear of the property backing onto the park.

There is a large phoenix palm in the front yard and several mature trees dotted around the property. The front yard has manicured lawn. The plantings have changed over time.



Figure 6: Images show the front gate and driveway gateposts. These tie in nicely with the stepped chimneys. (Left: Anna Boyer, 2016. Right: Carolyn O'Neil, 2013)

Design

Several architectural styles were being experimented with in domestic architecture in New Zealand in the 1930s. The upwardly mobile middle class were attracted to the idealized English traditional culture implicit in many of the styles imitated.

The designer of 6 Peverill Crescent has borrowed heavily from the English Cottage style in the general picturesque and quaint quality of the house; made more masculine through the squat form of the building in the landscape. Leadlight glazing in a diamond pattern features across all of the windows. Other English Cottage qualities include the tall chimneys, window shutters, window boxes and the casement windows. The lawn and gardens at the front of the house create a picturesque setting for the house.

The house also features elements from the Arts and Crafts movement including the dominance of the roofline and the tapering chimneys. On the side of the building is an attractive bow window, a nod to the regular use of bay windows in Arts and Crafts homes. However 6 Peverill Crescent does not display the handmade informal feel, typical of Arts and Crafts. On closer inspection Italianate elements like the plastered finish, tiled hipped roof and balcony can also be read into the building's design.¹⁶

The building appears fairly intact when viewed from the road, however a large extension has been added to the rear visible when viewed from Kohuora Park (see Figure 32).

Additions and modifications

1972 Addition to the south. Fibro-Lite construction with a tile roof.
1988 Carport added



Figure 7: The later additions indicated in blue (GeoMaps 2016) and the view of the modern additions from Kohuora Park.

Current use and condition

The property is a residential dwelling and appears to be in good condition. During the site visit on 30 August 2016 there was scaffolding at the rear of the property possibly for painting or maintenance works.

Key physical features

- Symmetrical façade
- Balcony
- Arches
- Leadlight casement windows and doors
- Shutters
- Marseilles tiled hipped roof
- Entrance gate pillars (front gate and for driveway)
- Central entry porch and steps
- Chimneys
- Rendered finish

6.0 Comparative analysis

Architecture in Papatoetoe

The New Zealand architectural environment began to change in the first three decades of the twentieth century, and a variety of different architectural styles were being experimented with in domestic architecture.¹⁷ Architects were borrowing ideas from America and England. The English Cottage style displays influences of both the Arts and Crafts and Tudor Revival styles. The larger, architect-designed English Cottage residences constructed in the years leading up to the Second World War often display Arts and Crafts details.

Architects like J.W. Chapman-Taylor, W.H. Gummer, and Gerald E. Jones were Auckland architects known for their Arts and Crafts-inspired designs. Only a small number of buildings designed in this style exist in Papatoetoe, dispersed throughout the area. They are generally modestly scaled and designed, and none are known to have been designed by notable architects known for this architectural style.¹⁸

6 Peverill Crescent draws heavily on the English Cottage Style; employing many decorative elements like leadlight windows, shutters, tall stepped chimneys and hipped roof. Few comparable buildings could be identified within Papatoetoe for this report; the most similar property is at 18 Weston Avenue (Figure 8). Both buildings share a similar form, style and approximate date of construction. Unfortunately research has not been able to attribute a known architect to either property.

6 Peverill Crescent appears to be the less modified design of the two. With the leadlight windows, tall stepped chimneys and window shutters. Although similar in form, the house at 18 Weston Avenue has lost its original windows and roof tiles; it is simpler and more pared back and does not have the prominent elevated location of the 6 Peverill Crescent house.



Figure 8: 18 Weston Avenue, Papatoetoe (Carolyn O'Neil, 2013).

Other examples that share similarities to 6 Peverill Crescent include

- 114 Kolmar Road, this is a large English Cottage style home with strong Tudor Revival elements.
- 10 Peverill Crescent, this is a generous bungalow believed to have been designed by well-known Auckland architect James Lloyd in the 1920s.
- 110 Kolmar Road, this property was built for Maud Patten in 1932. It is a cottage style bungalow.
- 114 Kolmar Road, Large English Cottage/Tudor Revival style house. Relatively intact form yet with some modifications to the fenestration.
- 47 Kolmar Road, clay brick construction bungalow with Tudor revival elements.

(see appendix 2 for more about each place and photographs)

Although there are other interesting domestic buildings built during this period in Papatoetoe that employed elements of the English Cottage style, none compare well to the physical intactness and originality of 6 Peverill Crescent in terms of style, location or details. It is a unique house in the context of Papatoetoe.

7.0 Significance criteria

(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 building of the house at 6 Peverill Crescent coincided with an important period of residential growth in Papatoetoe. Improvements to the infrastructure in the 1920s and 1930s including the installation of electricity, reticulated water supply and the District's first comprehensive town planning scheme in 1937 saw a shift from Papatoetoe as a rural to a suburban township. Growth in the area was rapid, with the population doubling in the 1920s.¹⁹ Perhaps sensing the changes and increased use of cars in this period the Tremayne family moved to Papatoetoe from Rotorua in 1926 and opened the local garage on Station Road (which is still functioning as a BP station).

6 Peverill Crescent is associated with an important period in the development of Papatoetoe as a suburban township. It is considered to be of **moderate** historical significance to the community in the **local** Papatoetoe area.

(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 place is associated with the interwar period of development in Papatoetoe. The house is not listed with New Zealand Pouhere Taonga, nor currently scheduled in the Proposed Auckland Unitary Plan Decisions Version. The Papatoetoe Historical Society identified the house in their submission to the Proposed Auckland Unitary Plan as having potential heritage value. For these reasons, 6 Peverill Crescent is considered to be of **moderate** social significance to the **local** Papatoetoe community.

(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.

Not assessed

(d) Knowledge

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

Our knowledge about the place has been extended through this assessment, which contributes to our understanding of the cultural history of the place and area, however 6 Peverill Crescent does not contribute to an understanding of the cultural or natural history of New Zealand, the region, or Papatoetoe.

6 Peverill Crescent is considered to be of **little** knowledge significance to the community in the **local** Papatoetoe area.

(e) Technological

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

The building uses well-known and understood construction methods and materials for its period.

6 Peverill Crescent is considered to be of **little** technological significance to the community in the **local** Papatoetoe area.

(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 house is reflective of a period of experimentation in the design of New Zealand houses during the 1930s. Drawing nostalgically on the English Cottage style but also incorporating elements of Arts and Crafts and Italianate styles the house at 6 Peverill Crescent has retained a mostly unaltered form and is rare in this locale. Neither an architect nor a builder has been attributed to the property, however the quality of design suggests professional input. As no information about the architect or builder has come to light, their significance cannot be assessed.

English Cottage styled houses like this one are unusual and rare in this locality and for this reason, 6 Peverill Crescent is assessed as having **considerable** physical attributes significance to the community in the **local** Papatoetoe area.

(g) Aesthetic

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

This place has landmark qualities and visual appeal in Peverill Crescent and the surrounding area due to the design, section shape, surrounding lawns and mature trees. The house exemplifies the aesthetic tastes of the time, a period of New Zealand architectural development borrowing heavily from styles and

methods developed in England. The aesthetically picturesque quality of the building is heightened by its setting upon the Kohuora tuff ring and within the site's mature gardens.

6 Peverill Crescent is considered to be of **considerable** aesthetic significance to the community in the **local** Papatoetoe area.

(h) Context

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

The house at 6 Peverill Crescent sits in an elevated position on the Kohuora tuff ring. Kohuora Park is a significant landscape as the only known freshwater wetland associated with a tuff ring left in the Auckland region. The position of the house on the tuff ring, takes advantage of the views of Papatoetoe and Kohuora Park. The volcanic settling adds value to the place.

Peverill Crescent is part of Fredrick Mulcock's subdivision of 1919. At the time it was built the house at 6 Peverill Crescent would have stood alongside other homes built during the interwar period that also took advantage of the prominent elevated position on the tuff ring. As a grouping, this subdivision could provide an interesting streetscape. However, few of the original houses remain, and those that have, have been degraded to the point where a historic streetscape is difficult to read.

The setting of 6 Peverill Crescent on the edge of the Kohuora crater has **moderate local** context significance under this criterion.

8.0 Statement of significance

The house at 6 Peverill Crescent was built during a period of experimentation in the design of New Zealand houses. Drawing nostalgically on styles popular in England and America, this English Cottage styled house is unusual and rare in this locality; for this reason, it is a notable house in Papatoetoe. This property is in a prominent location on the elevated tuff ring of the Kohuora volcano, the only known freshwater wetland associated with a tuff ring left in the Auckland region. The considerable physical and aesthetic values of this property combined with its prominent volcanic location give the place considerable value within Papatoetoe.

9.0 Extent of the place for scheduling

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.



Figure 9: Proposed extent of place

10.0 Recommendations

Based on the proceeding evaluation, 6 Peverill Crescent, Papatoetoe meets the threshold for scheduled historic heritage places as a Category B Historic Heritage Place.

- The heritage values that meet the threshold of considerable include physical attributes and aesthetic.
- Overall significance of the building is considerable.
- The recommended extent of place is defined in section 9.0 above.

11.0 Table of Historic Heritage Values

Significance (A-H)	Criteria	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, International)
A- Historical		Moderate	Local
B- Social		Moderate	Local

C- Mana Whenua		
D- Knowledge	Little	Local
E- Technological	Little	Local
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Moderate	Local

***Levels of significance or value:**

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Place Name and/or Description	Residence
Verified Location	6 Peverill Crescent, Papatoetoe
Verified Legal Description	LOT 34 DP 16250 & PT LOT 20 DP 13242
Category	B
Primary Feature	1930s dwelling
Known Heritage Values	F, G
Extent of Place	Refer to diagram section 9.0
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author (and position)
Anna Boyer, Heritage Information Advisor

Date
October 2016

Reviewer
Rebecca Freeman, Senior Specialist Historic Heritage

Date
October 2016

Appendices

Appendix 1 Historical Research

Email correspondence with Jenny Clarke from the Papatoetoe Historical Society

Carolyn O'Neil

From: Jenny Clark <jennya.clark@xtra.co.nz>
Sent: Tuesday, 24 June 2014 4:29 p.m.
To: Carolyn O'Neil; Rene Bester
Subject: Tremayne family of Papatoetoe
Attachments: Tremayne 40s highfield 03.jpg; Tremayne 40s highfield 04.jpg; Tremayne 40s highfield 02.jpg; tremayne 30sgarage 01.jpg; Tremayne 30sgarage 02.jpg; Tremayne 30sgarage 03.jpg

Hi Rene & Carolyn

You will recall that we identified the property at 6 Peverill Cres as one to include in the Papatoetoe Heritage survey



I have been corresponding with a family member Peter Tremayne who has sent some wonderful photographs taken of the property called "Highfield" in the 1940s

These are attached

The Tremayne's had a garage in Station Road-it is now a BP 2Go Station at 96 Station Road-it doesn't look like any of the original garage remains
The photos were taken in the 1930s

Family details

Grandparents were George Trevelyan and Ivy Tremayne
Father: Trevelyan William Tremayne
Sons: David Trevelyan Tremayne and Peter William Tremayne

David & Peter attended school in Papatoetoe from 1946 (The "Side School" at the Papatoetoe Orphan Home) through to 1956 at Otahuhu College.

Peter said that his grandparents exact movements from house to house in Papatoetoe are not totally clear to him . His best guess is that his grandparents and father moved from Rotorua sometime in the 1920's, purchased, or built the garage on Station Road and possibly purchased the house on the corner of Station and Portage Roads. See the photo below:



George Trevelyan Tremayne with his three Rolls Royce's. The name on the gate appears to read "NORANA" (I still need to check if still there)

His next best guess is that they had "Highfield" built on Peverill Crescent in the mid 1930's and remained there until the mid 1940's when they'd moved to a large property on Massey Road in Mangere. Also of interest, there was a house built onto the Garage at Station Road. Peter does remember living there as an infant in the early 1940's. See photo below:



The Service Garage is on the right. Trevelyan William Tremayne's fancy car (maybe a Bentley?) in front of the house.

Our records show

6 Peverill Cres - George Trevelyan **Tremayne**, Station Rd, 1926

George Trevelyan **Tremayne**, Peverill Cres, 1934 (as spelt in telephone directory), there until 1937.

Thomas B **Glover**, managing director, 1944 to 1958

Albert A **Ball**, estate agent, 1960 to 1972 +

Cheers

Jenny

Appendix 2 Supplementary research

Comparative places in Papatoetoe



10 Peverill Crescent, Papatoetoe

CT-443/123

Lot 35 DP 16250

Built during the c.1920s, the bungalow is believed to have been designed by American architect James Lloyd.⁷ A large and prominent Norfolk Pine tree stands in the front of the site.

A relative of Mulcock believes Peverill Crescent was named after Mulcock's father who lived in Hatfield, Peverel in Essex, England. Mulcock sold his property during the 1930s due to the downturn in the economy. Subsequent owners who became well known in Papatoetoe were Herbert Crownshaw, Samuel Charles Schofield and William Lewis and Mary Monrath Haliday.²⁰



110 Kolmar Road

CT-638/70

Lot 7 DP 22224 & Lot 8 DP 22224

This property was built for Maud Patten in 1932. In 1937 it was purchased by Gladys Armstrong and transferred to her children on the death of her husband John, then to her daughter Mary Urwin. It became Mary and Noel Urwin's family home until it was sold in 2010 and became the Troup Funeral Home. Maude Patten was an active member of the Order of St John while the Armstrong family farmed at what is now called Dannemora and Parkland Estate.²¹



18 Weston Avenue

CT-48B/1135

Unit A DP 91338

This property was built in c.1930s for a Mr Stacey who was a partner in the firm Stacey & Wass.²² Little else is currently known about the place.



114 Kolmar Road

CT-667/3

LOT 5 DP 22224

Large English Cottage/Tudor Revival style house. Relatively intact form yet with some modifications to the fenestration.



47 Kolmar Road

CT-40A/998

LOT 1 DP 83803

Scheduled as a category B place in the Proposed Auckland Unitary Plan – Decisions Version (UPID 01480)

Clay brick construction bungalow with Tudor revival elements.

¹ Lloyd was also responsible for the design of other residences such as Rannoch, 77 Almorah Road, 27 Stranley Street and the Thorburn Home, Burwood Crescent, Auckland Council records: Site pack for Rannoch, 77 Almorah Road, Epsom

Appendix 3 Deposited Plans and Certificates of title

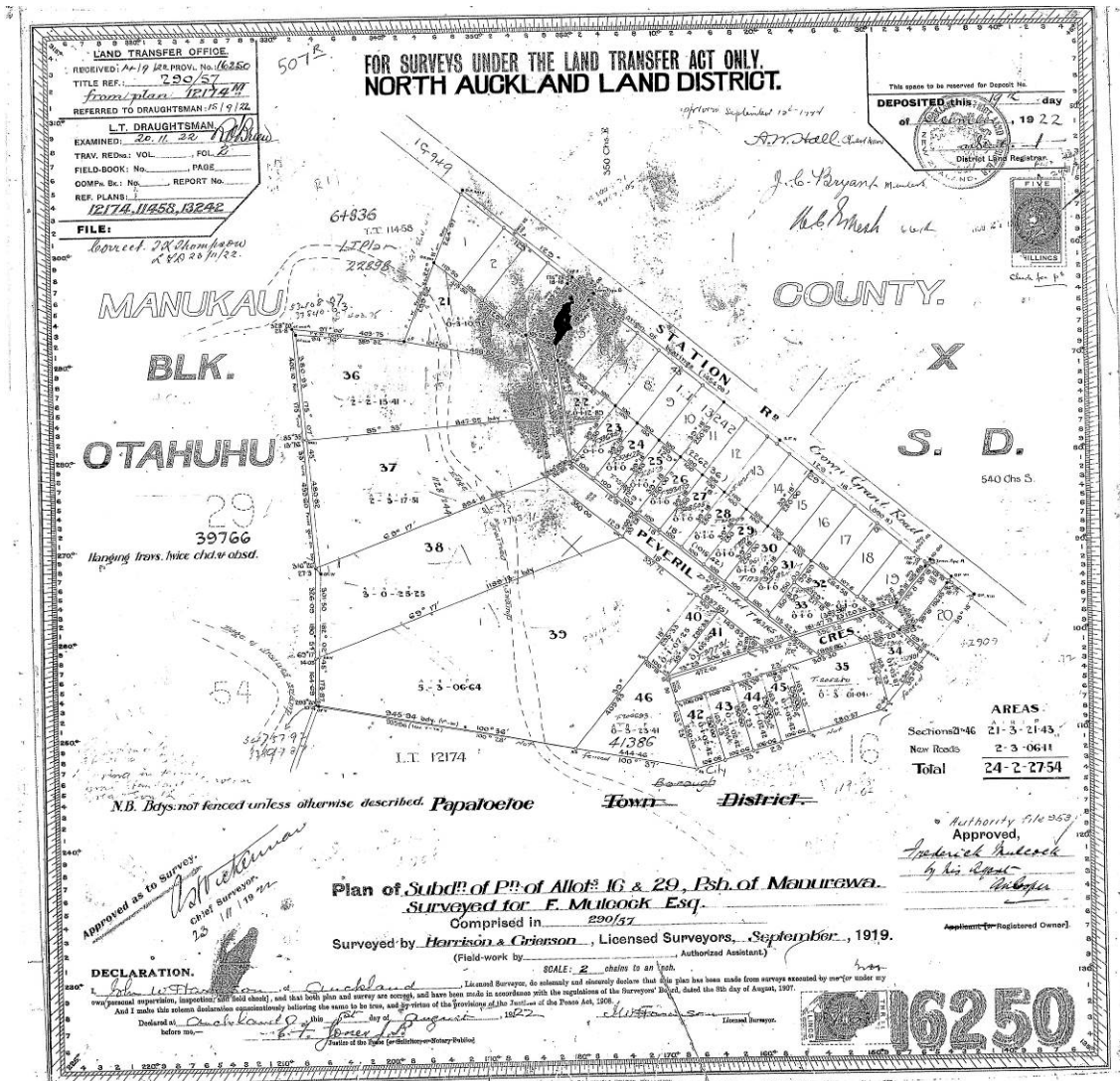


Figure 10: DP 16250 (Lot 34)

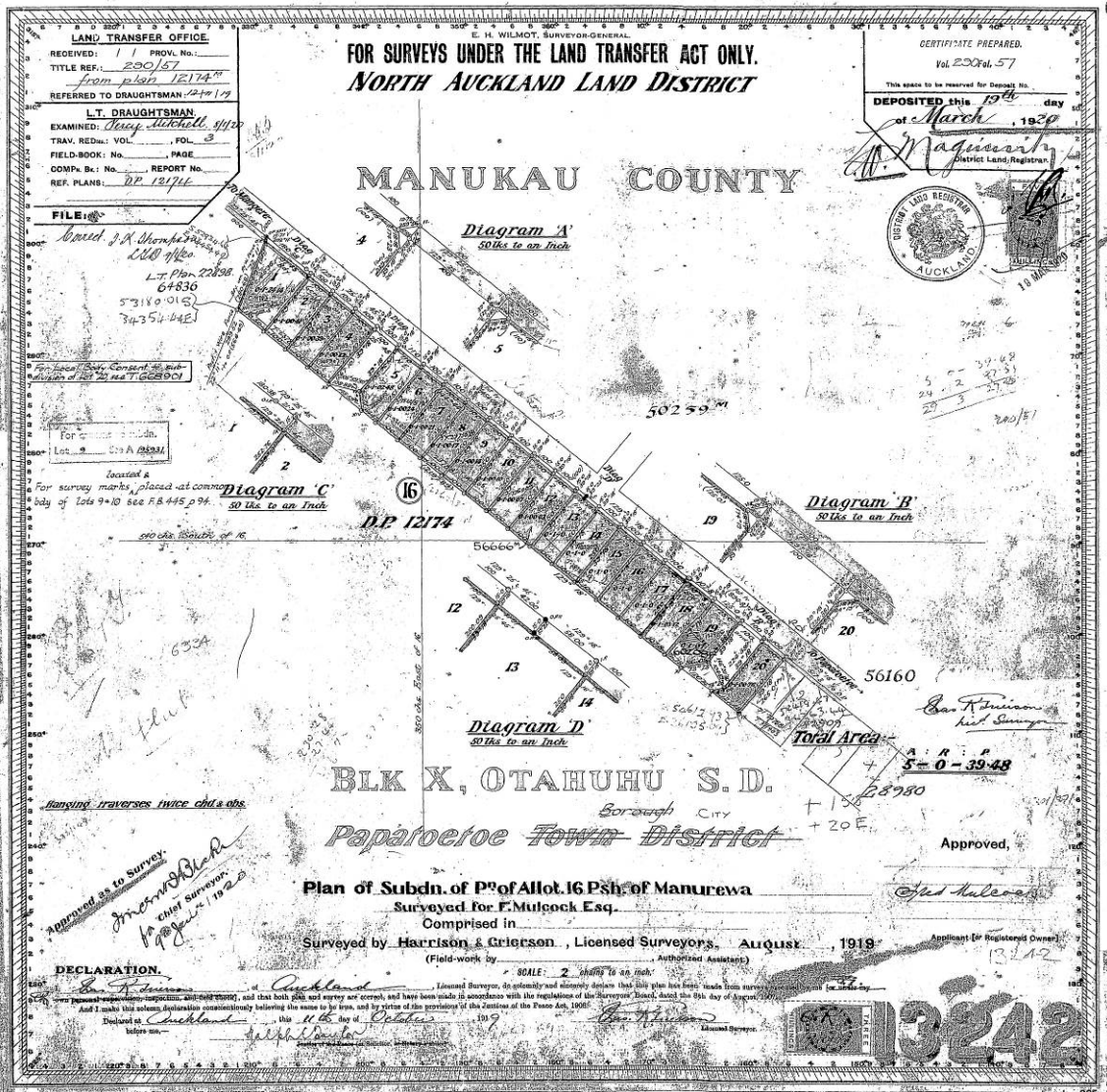


Figure 11: DP 13242 (Pt lot 20)

NEW ZEALAND.

Reference: Vol. 270, Folio 57
Transfer No.
Application No.
Order for N/C No. C. 8403



Register-book,
Vol. 452, folio 146

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT



This Certificate, dated the seventh day of February, one thousand nine hundred and twenty-seven under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that FREDERICK MULCOCK of Auckland 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 endorsed 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 annexed hereto bordered green, be the several admeasurements a little more or less, that is to say: All these parcels of land containing together one hundred and seventeen acres twenty-seven perches and one tenth of a perch more or less situated as to part in the Papatoetoe Town District being part of the land on a plan deposited in the Land Registry Office at Auckland as No. 12174 being parts of Allotments 16, 29, 48 and 54 of the Parish of Manurewa parts of the said land being shown as Lots 1, 2, 3, 4, 6, 7, 8, 9, 10 and 20 on plan deposited as aforesaid as No. 13242 and Lots 21, 22, 23, 24, 25, 26, 27, 32, 33, 34, 36, 37, 38, 39, 40 and 41 on plan deposited as aforesaid as No. 16250.



W. H. Atkinson

Assistant District Land Registrar.

Outstanding interest registered in the Deeds Register Office at Auckland:

Mortgage No. 234639 (P. 235205) except lots 40 and 41 plan 16250 ^{POWER OF SALE} ~~transferred~~ to Elizabeth Flora Scott. (TRANSFER No. 203570)

W. H. Atkinson
Asst. L.R.

Transfer No. 203570 Frederick Mulcock to Francis Henry Leonard of lots 40 and 41 on plan 16250. Produced 8th. February 1927 at 2.51 p.m.

452/147 *W. H. Atkinson*
Asst. L.R.

Mortgage No. 193733 of the residue Frederick Mulcock to the Exchequer of New Zealand produced 24. 12. 27 at 10.35 a.m.

Transmission No. 281103 of Mortgage No. 234639 Elizabeth Flora Scott was married to Frank Colbrook Western. Entered 23-12-29 at 10.30 a.m.

W. H. Atkinson
Asst. L.R.

Transfer No. 237276 by exercise of power of sale contained in Mortgage No. 234639 Elizabeth Flora Western to Eric Henry Nolan of the residue produced 23-12-29 at 10.37 a.m.

W. H. Atkinson
Asst. L.R.

CANCELLED



Figure 12: Certificate of title NA 452/146

CANCELLED.

[Land and Deeds No. 6.]

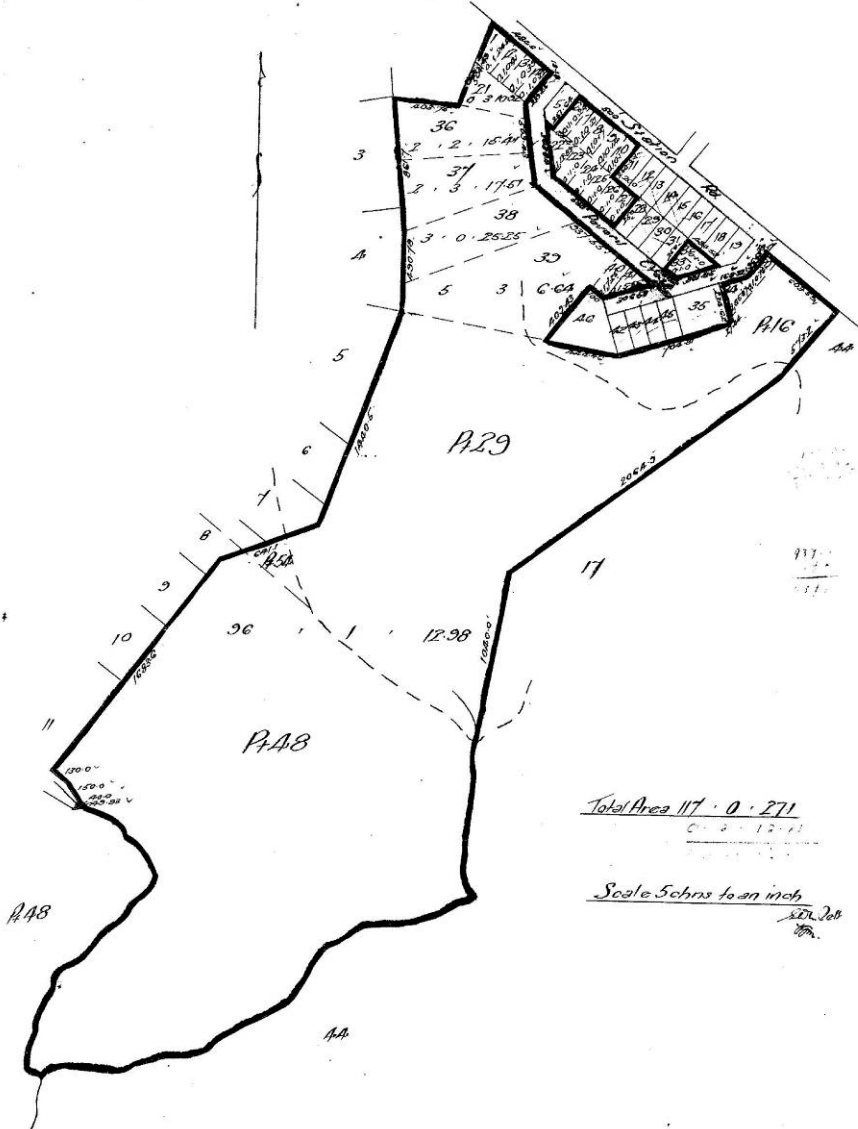
NEW ZEALAND.



[CERTIFICATE OF TITLE.]

Register-book,

Vol. 455 Folio 446



Total Area 117.0.271

C. 2. 12. 11

Scale 5 chains to an inch

W.D. Job

CANCELLED.



NEW ZEALAND.

Reference: Vol. ...; Folio
Transfer No.
Application No. 6334
Order for N/O No.



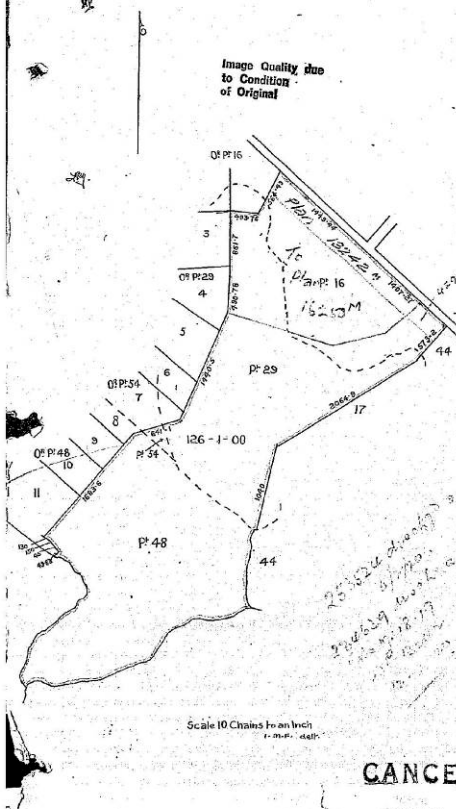
Register-book,
Vol. 290, folio



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eighteenth day of July, one thousand nine hundred and nineteen
under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that
Frederick Maulcock, of Auckland New Zealand 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 endorsed 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, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and twenty-six (126) acres and one (1) road, more or less being all the land on plan deposited in the Land Registry Office at Auckland under No. 12174 which said parcel of land comprises portions of allotments sixteen (16) heclynine (29) fortyeight (48) and fiftyfour (54) of the Parish of Manurewa



[Signature]
District Land Registrar.

This Certificate of Title is issued subject to the following outstanding interests registered in the Deeds Register Office at Auckland viz:-

Mortgage No. 234639 (R.235-287) from Wilfred Johnstone to Elizabeth Mary Scott
Mortgage No. 253524 (R.246-642) from Frederick Maulcock to John Thomas Hawthorn
Transfer No. 254920 (R.268-288) of mortgage No. 253524 from John Thomas Hawthorn to Ethel Olga Rayner

[Signature]
District Land Registrar

Memorandum of Discharge of all mortgage No. 234639 as to lots 17 and 18 on plan 12212 produced the 12th of February 1920 at 11.20 am

[Signature]
Dist. Land Reg.

Memorandum of Discharge of all mortgage No. 234639 as to lot 19 on plan 12212 produced the 12th of February 1920 at 11.20 am

[Signature]
Dist. Land Reg.

CANCELLED.

Figure 13: Certificate of title NA 290/57

CANCELLED

Transfer N° 17086 Frederick Mulcock to James Stanislawski of lot 19 on plan 13242 produced the 15th February 1925 at 2 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 12392 Frederick Mulcock to Hugh Graham Cecil, son of Lots 17 and 18 on plan 13242 produced the 22nd March 1925 at 2.45 pm

W. J. Jagger
Dist. Land Reg.

Discharge of mortgage N° 234639 as to lots 12 and 13 on plan 13242 produced 15th January 1925 at 2 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 14216 Frederick Mulcock to Arthur William Pearson of lot 13 on plan 13242 produced with deposit 12th at 2.10 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 14216 Frederick Mulcock to Arthur William Pearson of lots 15 and 16 on plan 13242 produced with deposit 12th at 2.10 pm

Arthur Mulcock
Dist. Land Reg.

Discharge of mortgage N° 234639

Transfer N° 16515 Frederick Mulcock to John Henry de la Haye being a discharge of Leonard Casson on plan 16250 discharged from mortgage N° 234639 produced 19th 1927 at 11.23 am

Arthur Mulcock
Dist. Land Reg.

Transfer N° 16518 Frederick Mulcock to John Henry de la Haye of lot 45 on plan 16250 discharged from mortgage N° 234639 produced 9th March 1927 at 2.15 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 16818 Frederick Mulcock to Charles Thomas Pearson of lot 44 on plan 16250 discharged from mortgage N° 234639 produced 18th June 1927 at 2.56 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 17197 Frederick Mulcock to William Jelfs and Henry Jelfs of lots 30 and 31 plan 16250 discharged from mortgage N° 234639 produced 10th November 1927 at 10.50 am

Arthur Mulcock
Dist. Land Reg.

Discharge of mortgage N° 234639 as to lots 11 and 12 on plan 13242 produced 10th December 1925 at 2.10 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 17609 Frederick Mulcock to Christopher Augustus Francis Newcombe of lot 11 plan 13242 produced 25/2/24 at 12.46 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 180309 Frederick Mulcock to Arthur William Pearson of lot 14 plan 13242 produced 16/1/24 at 12.20 pm

Arthur Mulcock
Dist. Land Reg.

Discharge of mortgage N° 234639 as to lots 12 and 13 on plan 13242 produced 9/1/24 at 2.50 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 18031 Frederick Mulcock to William Alan Tomson Leonard of lot 13 plan 16250 produced 9/1/24 at 2.50 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 184409 Frederick Mulcock to Benjamin Leonard of lot 12 plan 13242 produced 28/11/24 at 2.42 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 191011 Frederick Mulcock to William Alan Emerson Leonard of lot 72 plan 16250 produced 29/6/25 at 11.5 am

Arthur Mulcock
Dist. Land Reg.

Discharge of mortgage N° 234639 as to lots 28 and 29 plan 16250 produced 7/10/25 at 2.5 pm

Arthur Mulcock
Dist. Land Reg.

Transfer N° 203855 Frederick Mulcock to William James Sanders Esq of lot 5 plan 13242 discharged from mortgage N° 234639 produced 30.7.26 at 2.37 pm

Arthur Mulcock
Dist. Land Reg.

Discharge of mortgage N° 234639 as to lots 35, 40, 41 and 46 plan 16250 produced 11/9/26 at 10.50 am

Arthur Mulcock
Dist. Land Reg.

Transfer N° 205280 Frederick Mulcock to Arthur Lewis Burnett of lot 35 plan 16250 produced 11/9/26 at 10.52 am

Arthur Mulcock
Dist. Land Reg.

Transfer N° 206693 Frederick Mulcock to Kate Alice Leonard of lot 44 plan 16250 produced 23/10/26 at 10.43 am

Arthur Mulcock
Dist. Land Reg.

Transfer N° 208969 Frederick Mulcock to William Heald of lot 28 and 29 plan 16250 produced 19/1/27 at 11.49 am

Arthur Mulcock
Dist. Land Reg.

Discharge of mortgage N° 234639 as to lots 11 and 12 on plan 13242 produced 10th December 1925 at 2.10 pm

Arthur Mulcock
Dist. Land Reg.

CANCELLED

Vol. 703, Folio 120; 814/293
Reference: Transfer No. 668901
Order for N/C No. C.42921



NEW ZEALAND

REGISTER
NORTH
Register-book
Vol. 1978, folio 81

1978/18/81

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twelfth day of October, one thousand nine hundred and sixty-one under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that ALBERT ARTHUR BALL of Papatoetoe, land agent and ERICA ISOBEL BALL his wife, are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed 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, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 ROOD 11.3 PERCHES more or less being Lot 34 Deposited Plan 16250 and part Lot 20 Deposited Plan 13242 and being part Allotment 16 Parish of Manurewa

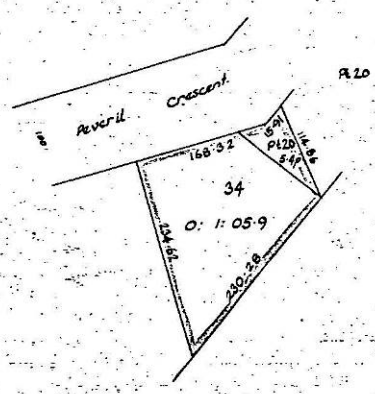
Plan 114212 Lodged 2/9/86

Papatoetoe Borough.



Stevens
District Land Registrar.

METRIC AREA IS 1297m²
1297m²



Fencing covenant in Transfer 345539 (affects Lot 34 Plan 16250) and 668901 (affects part lots 20 Plan 13242) *Stevens*
Mortgage 465145 registered on plan 16250 to Margaret O'Dwyer and G. G. O'Dwyer (contributory) produced 1. 1952 at 10.580% *Stevens*
K.69103 registered on plan 16250 as a Joint Family Home under the Joint Family Homes Act 1950 on 19.10.1954 at 10% *Stevens*
K.05482 registered on part lot 24 plan 13242 as a Joint Family Home under the Joint Family Homes Act 1950 entered 10.10.1951 at 2.20% *Stevens*
Mortgage 513975 to the Eastern Co-operative Terminating Building Society - produced 20.1.1961 at 2.330% *Stevens*

DISCHARGE
Produced *Stevens*
THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952
Erica Isobel Ball A.L.R.

Total Area: 0: 1: 11/3
Scale: 1 chain to an inch.
Oct 1961
B.

A.425145 DISCHARGE to Mary D O'Keefe Brennan - 28.10.1949 at 10.5%
Produced *Stevens* A.L.R.

Figure 14: Certificate of title NA 1978/81

A444575 Transfer to Martin Morgan of Auckland, Company Representative and Constance Alison Morgan his wife - 4.2.1970 at 11.5 o'c

La Lumby
A.L.R.
17983

1850183-1

635702.1 Mortgage to Commercial Bank of Australia Limited - 11.45 o'c

DISCHARGED
17/3/87
A.L.R.

635702.2 Mortgage to Constance Margaret Harvey - 20.1.1977 at 11.45 o'c

DISCHARGED
29/7/87
A.L.R.

358188.2 Mortgage to Alexander Nominees Limited - 11.02 o'c

DISCHARGED
1 JUN 1987
A.L.R.

358188.3 Memorandum of Priority making Mortgage 358188.2 a first mortgage and Mortgage 635702.2 a second mortgage - 14.3.1977 at 11.02 o'c

for A.L.R.

382344.2 Mortgage to Australia and New Zealand Banking Group Limited - 1.6.1978 at 11.51 o'c

DISCHARGED
1981
A.L.R.

382344.3 Memorandum of Priority making Mortgage 382344.2 a first mortgage and Mortgage 635702.2 a second mortgage - 1.6.1978 at 11.51 o'c

for A.L.R.

786574.2 Mortgage to Yorkshire-General Life Assurance Company Limited - 30.3.1981 at 10.30 o'c

DISCHARGED
A.L.R.

786574.2

786574.3 Memorandum of Priority making Mortgage 786574.2 a first Mortgage and Mortgage 635702.2 a second Mortgage - 30.3.1981 at 10.30 o'c

A.L.R.

B.059797.3 Transfer to Gregory Michael Rose of Auckland, Foreman and Shannon Agnes Rose his wife - 29.4.1982 at 12.21 o'c.

A.L.R.

B.059797.4 Mortgage to Southern Cross Building Society - 29.4.1982 at 12.21 o'c.

A.L.R.

B.059797.5 Mortgage to Martin Morgan and Constance Alison Morgan - 29.4.1982 at 12.21 o'c.

A.L.R.

B.061734.1 CAVEAT BY AUSTRALIAN GUARANTEE CORPORATION (NZ) LIMITED - 5.5.1982 at 10.44 o'c

DISCHARGED
19/5/87
A.L.R.

B.176520.3 Mortgage to Robert Chamberlain & Goldstone Nominees Limited - 19.5.1983 at 10.47 o'c

DISCHARGED
A.L.R.

B.176520.4 CAVEAT BY AUSTRALIAN GUARANTEE CORPORATION (NZ) LIMITED - 19.5.1983 at 10.47 o'c

B.194580.1 CAVEAT BY AUSTRALIAN GUARANTEE CORPORATION (NZ) LIMITED - 13.7.1983 at 10.53 o'c

DISCHARGED
A.L.R.

B.297346.1 CAVEAT BY THE REGISTRAR OF THE HIGH COURT (AUCKLAND DISTRICT) - 8.6.1984 at 2.53 o'c

WITHDRAWN
1984
A.L.R.

B.332394.1 CAVEAT BY KENNETH BERNARD MARGETTS MAUREENA MAUREENA MARGETTS - 24.9.1984 at 2.30 o'c

WITHDRAWN
A.L.R.

B.344947.6 Transfer to Kenneth Bernard Margetts maintenance engineer and Bernice Maureena Margetts teacher's aid both of Auckland - 31.10.1984 at 2.30 o'c

B.344947.7 Mortgage to Auckland Savings Bank - 31.10.1984 at 2.30 o'c

DISCHARGED
10 JUN 1985
A.L.R.

B.837326.2 Transfer to Donald Sylvester Small of Auckland lithographer and Shona Kay Small his wife - 10.6.1988 at 11.03 o'c

B.837326.3 Mortgage to ASB Bank - 10.6.1988 at 11.03 o'c

C.619804.2 Transfer to Derek Yeung of Hong Kong managing director - 30.6.1994 at 2.58 o'c

C.619804.3 Mortgage to Commercial Bank of New Zealand Limited - 30.6.1994 at 2.58 o'c

C.949799.2 Transfer to Harley Robert Norager of Auckland, company director - 2.2.1996 at 11.07 o'c

C.949799.3 Mortgage to Countrywide Banking Corporation Limited - 2.1996 at 11.07 o'c

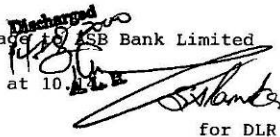
DISCHARGED
16/1/98
FOR FILE
A.L.R.

- SEE OVER -

D341475.2 Transfer to Tuvira Sharon
Welsh and Phillip Bruce Welsh in equal
shares

D341475.3 Mortgage to ASB Bank Limited

Both 16.12.1998 at 10.44


for DLR

D532064.2 Transfer to Welsh Rentals
Limited

D532064.3 Mortgage to ASB Bank Limited

All 14.8.2000 at 9.44


for RGL



NEW ZEALAND.

Reference: Vol. 606, Folio 126.
Transfer No.
Application No.
Order for N/O No. C.16914.



Register-book,
Vol. 703, folio 120.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eleventh day of August, one thousand nine hundred and thirty-eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND witnesses that GEORGE TREVELYAN TREMAYNE of Papatoetoe, Garage Proprietor,

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 endorsed 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, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one rood five perches and nine tenths of a perch more or less situated in the Papatoetoe Town District being Lot thirty-four (34) on a plan deposited in the Land Registry Office at Auckland as No.16250 and being part of Allotment 16 of the Parish of Manurewa.



W. Williams
Assistant District Land Registrar.

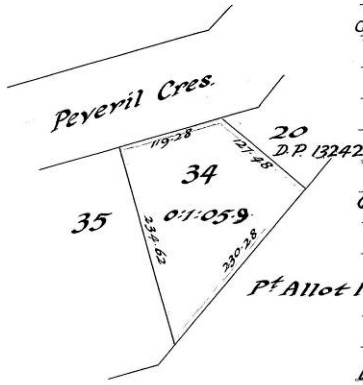
Transfer 343539 George Trevelyan Tremayne to James Benjamin Glover, Assistant Manager and Annie Maude Glover his wife, tenants in common in equal share. Produced 20/2/1942 at 2:58 o'clock.
W. Williams
A.R.

Agreement for sale contained in Transfer 343539
W. Williams
A.R.

7. 67625 Transmission of the half share of Annie Maude Glover deceased to John Tracy Glover manager, and Eric Holdsworth Burton solicitor both of Auckland as executors. Entered 6.4.1950 at 2.20 o'clock.
W. Williams
A.R.

Transfer 470762 of the half share acquired by Transmission 67625 the registered proprietors to Thomas Benjamin Glover abandoned. Produced 6.4.1950 at 2.22 o'clock.
W. Williams
A.R.

The 85714 Transmission to Eric Holdsworth Burton of Auckland, solicitor and son Frankli of Papatoetoe married woman. Entered 9.12.1958 at 10.50 o'clock.
W. Williams
A.R.



Scale 2 chains to an inch

Delt. K.G.

CANCELLED.

Figure 15: Certificate of title NA 703/120

REGISTER

[Land and Deeds—4

NEW ZEALAND

Form B.

Vol. 606, Folio 126
Transfer No. 371903
Application No.
Order for N/O No.



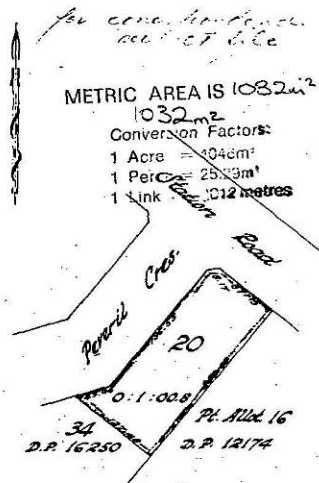
Register-book,
Vol. 814, folio 293.

814/293.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-eighth day of APRIL one thousand nine hundred and forty-four under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that THOMAS BENJAMIN GLOVER of Papatoetoe, Manager and ANNIE MAUD GLOVER his wife, are

is-joined of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed 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. 1990 be the several admeasurements a little more or less, that is to say: All that parcel of land containing one rood and eight tenths of a perch more or less situated in the Papatoetoe Town District being Lot twenty (20) on a plan deposited in the Land Registry Office at Auckland as No. 13242 and being part of Allotment 16 of the Parish of Honoumou.



M. Williams
Assistant District Land Registrar

Transmission 67624 to Thomas Benjamin Glover as survivor - dated 26-10-1950 at 1.34 p.m. ALR
Transfer 84141 Thomas Benjamin Glover to Albert Stuart Franklin of Papatoetoe sporting maker and Jean Franklin his wife as tenant for common in equal shares - produced 4-12-1950 at 6.10 p.m. ALR
Agreement as to fencing captioned in Transfer 84141. ALR
Mortgage 35595 by DISCHARGE of 11-12-1950 to Auckland Savings Bank Ltd. 27/9/1951 at 11.32 a.m. ALR
Variation of 35595 produced 25.5.1958 9.56 a.m. ALR
Transfer 619607 to Prudence Sophina Cox wife of Norman Douglas Cox of Auckland communication officer - produced 23.4.1959 at 12.40 p.m. ALR
Mortgage 668689 to The Mutual Life Assurance Society of Australasia Ltd. 23.4.1959 at 12.40 p.m. ALR
K19607 registered as a Joint Family Home under the Joint Family Homes Act, 1960, and enrolled to effect of Deeds Act of Auckland communication office 18/5/1959. ALR
Mortgage 317/1959 at 2.0 p.m. P. Lee 11/2

Figure 16: Certificate of title NA 814/293

814/293

REGISTER

the register
 Transfer 666 195 to Pacific Steel Limited
 Produced 28.7.1961 at 2.19. *at 2.19. 20. 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.*
 1978/81. *see C. 42921*
 K 95982. The land transfer 668 901 is
 settled as a joint tenancy between
 the Joint Family Home, Ltd. 1959 entered
 12/90/1961 (see K 67103). *John*

814/293

THIS REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 77 OF THE LAND TRANSFER ACT 1952.
L. S. Stelman
 D.L.R.

LAND 1/10-4001



NEW ZEALAND.

Reference: Vol 604, Folio 185
Transfer No. 237881
Application No.
Order for N/C No.



Register-book,
Vol. 606, folio 126.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.



This Certificate, dated the fourth day of February one thousand nine hundred and thirty
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
GEORGE TREVELYAN TREMAYNE of Papatoetoe Garage Proprietor.

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 endorsed 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, be the several admeasurements a little more or less, that is to say: All ^{those} parcels of land containing together five acres and five perches and five tenths of a perch more or less situated in the Papatoetoe Town District being Lots 1, 2, 3, 4, 6, 7, 8, 9, 10 and 20 on a plan deposited in the Land Registry Office at Auckland as No. 13242 and Lots 22, 23, 24, 25, 26, 27, 32, 33 and 34 on a plan deposited as aforesaid under No. 16250 and being portions of allotment 16 of the Parish of Manurewa.

[Signature]

Assistant District Land Registrar.

Transfer No. 237881 George Trevelyan Tremayne
to Ethel Jackson of Lots 22 and 33 plan 16250
produced 27/9/30 at 2.45 pm
certified by
mortgage No. 206551 of £1,000 at 4.84.10 and
£1,000 at 22.23.24.25.26.27.32.33.34 plan 13242
to the said George Trevelyan Tremayne
and his heirs and assigns
at 11.30 am on 27/9/30

Transfer No. 242388 of Lots 2 and 3 plan 13242
George Trevelyan Tremayne to Trevelyan
William Tremayne produced 13/8/30 at
11.25.00
certified by
mortgage No. 206551 of £1,000 at 4.84.10 and
£1,000 at 22.23.24.25.26.27.32.33.34 plan 13242
to the said George Trevelyan Tremayne
and his heirs and assigns
at 11.30 am on 27/9/30

Transfer No. 23505 George Trevelyan
Tremayne to Ethel Margaret Puller
of Lots 9 and 10 plan 13242 discharged
from mortgage No. 206551 of £1,000 at
22.10.30 at 11.35 am
certified by
mortgage No. 206551 of £1,000 at 4.84.10 and
£1,000 at 22.23.24.25.26.27.32.33.34 plan 13242
to the said George Trevelyan Tremayne
and his heirs and assigns
at 11.30 am on 27/9/30

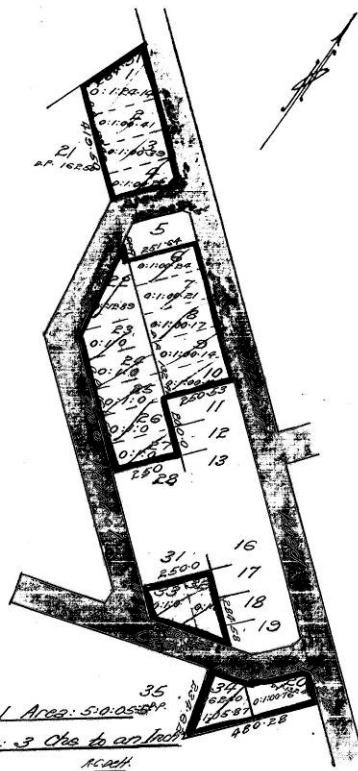


Figure 17: Certificate of title NA 606/126

Transfer No 222666, George Trevelyan
to Frank Black of Lot 22
plan 16250 produced 28.11.30 at 2.58pm
6.20/133

W. Trevelyan
with

Transfer 293479 of Lot 26 plan
16250 George Trevelyan Tremayne
to Harold James Brinkler
produced 25.1.1938 at 2.45pm

W. Trevelyan
with

Transfer No 29554 of Lot 8 plan
13242 George Trevelyan Tremayne
to Frank Brinkler and May
Lillian Brinkler produced 14.6.38
at 2.30pm

W. Trevelyan
with

Cancelled as to Lot 20 plan
16250 and certificate of title
issued 1.11.38

W. Trevelyan
with

Transfer 30805 of Lot 27 plan 16250
George Trevelyan Tremayne to Ethel Elvina
Hadd produced 5.5.1937 at 10.00

W. Trevelyan
with

Transfer to 321000, of lots 6 & 7 plan 13242
George Trevelyan Tremayne to Edgar
Alexander Mann produced 18.5.1940
at 12.15pm

W. Trevelyan
with

Transfer 336227 of Lot 23 plan 16250 George
Trevelyan Tremayne to Lela Nancy
Robertson produced 20.7.1941 at 9.45am

W. Trevelyan
with

Transfer 343540 of Lots 24 and 25 plan 16250
George Trevelyan Tremayne to Thomas
Benjamin Glover produced 20/1/1942 at 3.06

W. Trevelyan
with

Transfer 371902 of Lot 20 plan 13242 to
the residue - George Trevelyan Tremayne to
Thomas Benjamin Glover and Annie Maud
Glover produced 28.4.1944 at 10.27.00
8.4/293

W. Trevelyan
with



NEW ZEALAND.

Reference { Vol. 452 Folio 146
Transfer No. 237276.

(C)



[CERTIFICATE OF TITLE.]

Register-book,

Vol. 604 Folio 185

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

THIS CERTIFICATE, dated the twenty third day of December one thousand nine hundred and twenty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that ERIC HENRY NOLAN of Papatoetoe farmer is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens and interests as are notified by memorial underwritten or endorsed 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, be the several admeasurements a little more or less, that is to say: All those parcels of land containing together one hundred and sixteen acres two roods fourteen perches and three tenths of a perch more or less situated as to part in the Papatoetoe Town District being parts of the land on a plan deposited in the Land Registry Office at Auckland as No. 12174 and being portions of Allotments 16, 29, 48 and 54 of the Parish of Mamurewa parts of the said parcels of land being more particularly shown as Lots 1. 2. 3. 4. 6. 7. 8. 9. 10 and 20 on a plan deposited as aforesaid as No. 13242 and Lots 21. 22. 23. 24. 25. 26. 27. 32. 33. 34. 36. 37. 38. and 39 on a plan deposited as aforesaid as No. 16250.



Altitum
Assistant Land Registrar.

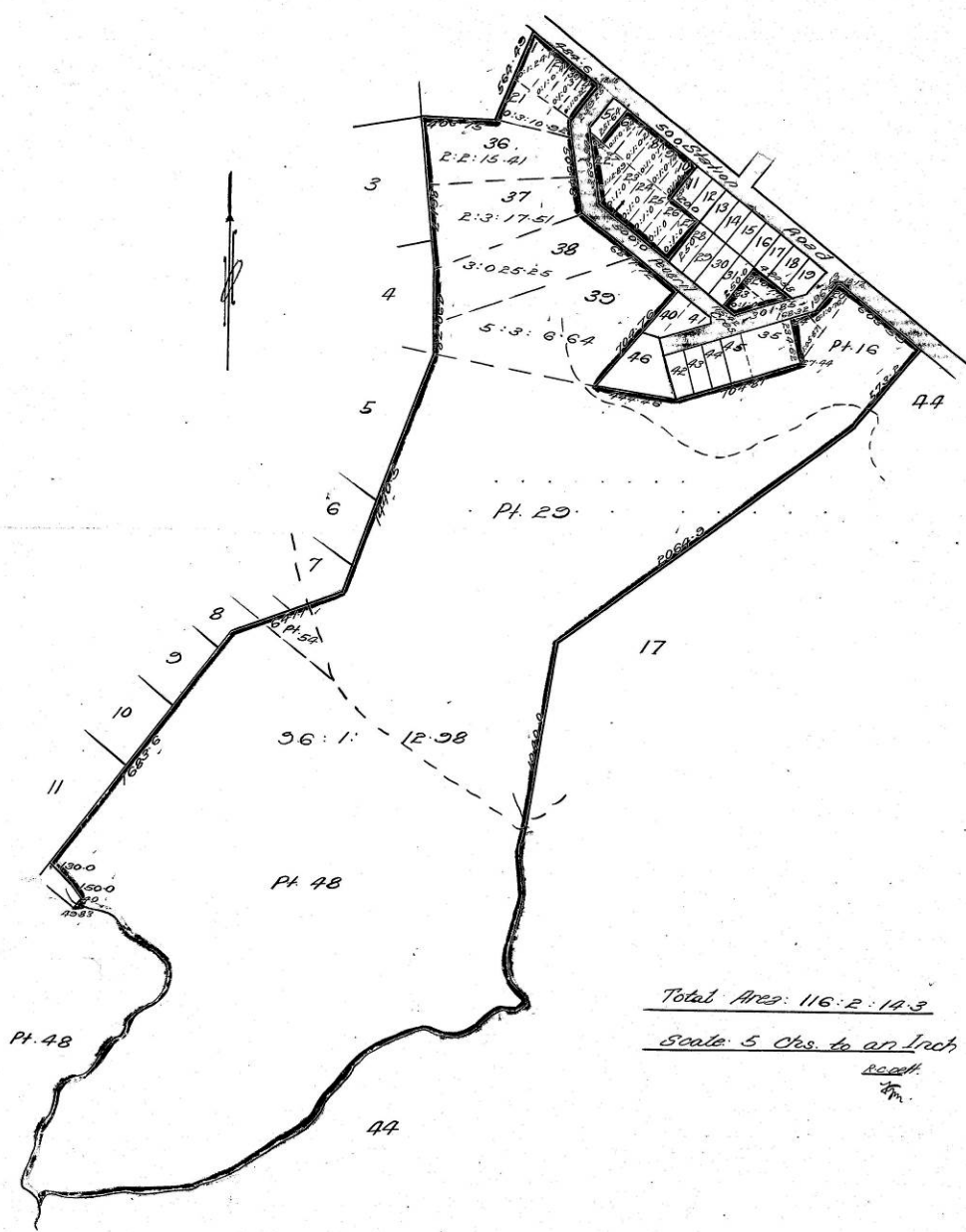
*Transfer No 237881 Eric Henry Nolan to George
Trevelyan Tremayne of Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, and
20 plan 13242 and Lots 21, 22, 23, 24, 25, 26, 27, 32,
33 and 34 plan 16250 produced 7/2/30 at
10.5 am
6/26/30
C11173 cancelled as to the balance
10/2/30 see Vol. 608 Fol. 8*



CANCELLED.

Figure 18: Certificate of title NA 604/185

CANCELLED.



Total Area: 116.2.14.3

Scale: 5 Chs. to an Inch

Recd. 4/11

Appendix 4 Plans

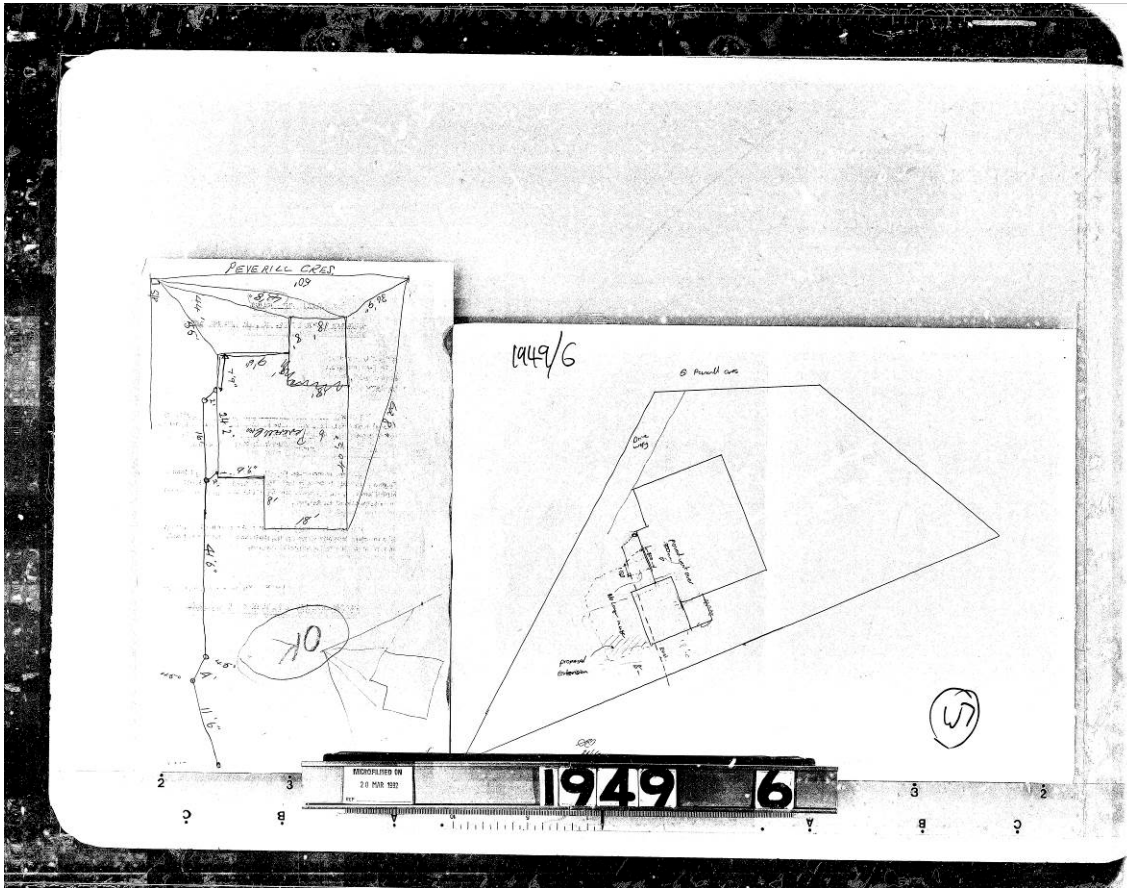
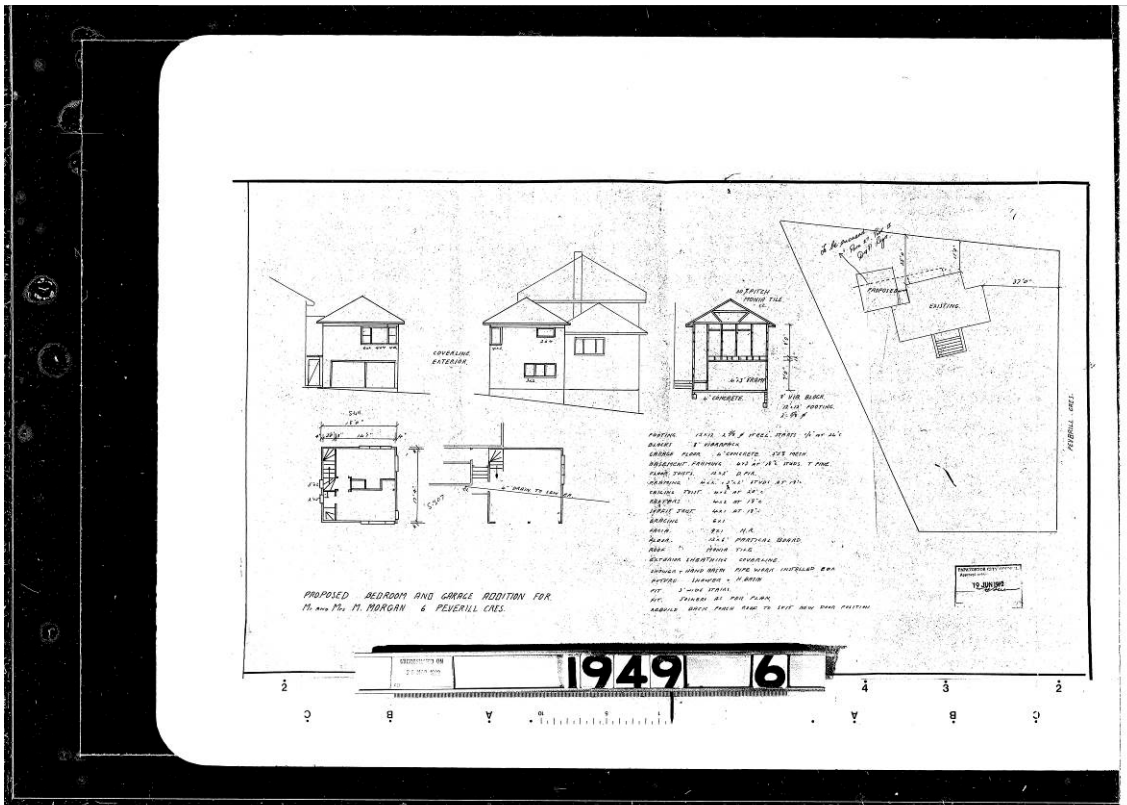


Figure 19: 1972 Drainage for extension



Appendix 5 Photographs



Figure 23: c1930, photograph care of Peter Tremayne



Figure 24: Carolyn O'Neil, 2013



Figure 25: *Carolyn O'Neil, 2013*



Figure 26: *Carolyn O'Neil, 2013*



Figure 27: *Carolyn O'Neil, 2013*



Figure 28: *Anna Boyer, 2016*



Figure 29: *Anna Boyer, 2016*



Figure 30: Anna Boyer, 2016



Figure 31: Anna Boyer, 2016



Figure 32: *Carolyn O'Neil, 2013*



Figure 33: *Carolyn O'Neil, 2013*



Figure 34: Carolyn O'Neil, 2013



Figure 35: Carolyn O'Neil, 2013

-
- ¹ Gadd, B. (1987). *City of the Toetoe: a history of Papatoetoe*, p. 20.
- ² Gadd, B. (1987). *City of the Toetoe: a history of Papatoetoe*, p. 20-21.
- ³ Auckland Council. (2013). Papatoetoe Historic Heritage Survey: Historic Context Statement.
- ⁴ Auckland Council. (2013). Papatoetoe Historic Heritage Survey: Historic Context Statement.
- ⁵ Auckland Council. (2013). Papatoetoe Historic Heritage Survey: Historic Context Statement.
- ⁶ <http://constantinecornwall.com/museum/archives/tremayne-family/tremayne-family-photos/>
- ⁷ Certificate of title NA 290/57 and NA 452/146
- ⁸ Certificate of title NA 606/126
- ⁹ WOMEN'S WORLD., Auckland Star, Volume LVII, Issue 98, 27 April 1926
<http://paperspast.natlib.govt.nz/newspapers/AS19260427.2.185>
- ¹⁰ Page 20 Advertisements Column 8, New Zealand Herald, Volume LXVII, Issue 20498, 25 February 1930 <http://paperspast.natlib.govt.nz/newspapers/NZH19300225.2.164.8>
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- ¹² Certificate of title NA 703/120
- ¹³ Property file. 6 Peverill Crescent, Papatoetoe. G415280.
- ¹⁴ Papatoetoe Heritage Trail. 46
- ¹⁵ Property file. 6 Peverill Crescent, Papatoetoe. G415280.
- ¹⁶ Apperly, R., Irving, R., & Reynolds, P. (1989). A pictorial guide to identifying Australian architecture styles and terms from 1788 to the present. Angus & Robertson Publishers. Pp. 140-143, 172-179, 202-205.
- ¹⁷ Shaw, Peter (1991). *New Zealand Architecture: Form Polynesia to 1990*. Hodder & Stoughton.
- ¹⁸ Auckland Council. (2013) Papatoetoe Historic Heritage Survey: Historic Context Statement.
- ¹⁹ Auckland Council. (2013) Papatoetoe Historic Heritage Survey: Historic Context Statement. Chapter 4. P. 10
- ²⁰ Auckland Council. (2013) Papatoetoe Historic Heritage Survey: Historic Context Statement.
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