

Site History 457 Swanson Road

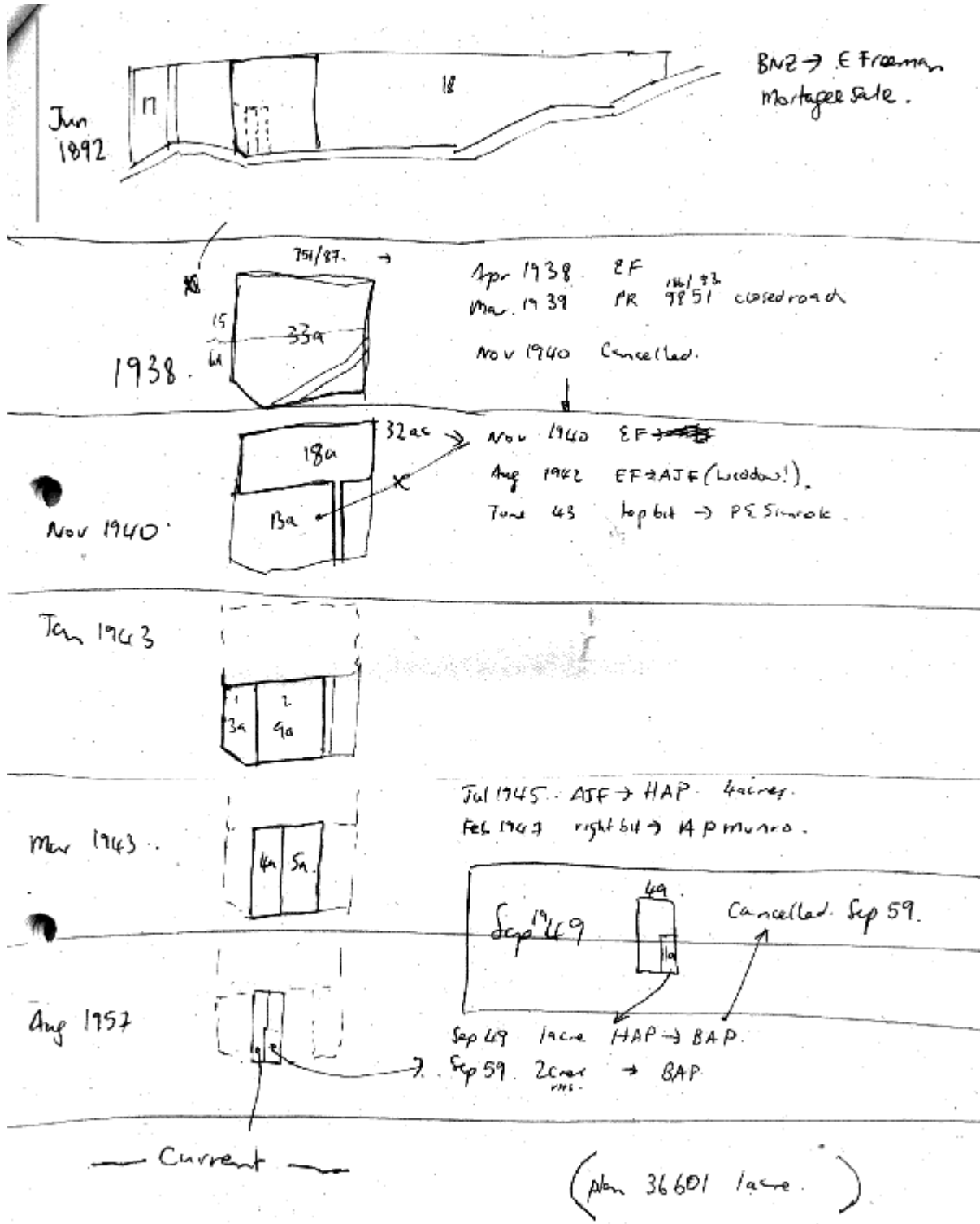
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Early history

DATE		CT info	DP info
?	Te Kawerau a maki		
Pre 1844	Ngati Whatua Dense forest from the Waitamata to the Waitakere Ranges.		
1844 1847 1853 1869 1873	Thomas Henderson traded the schooner 'Lucy Dunn' for 17784 acres Ngati Whatua Chiefs took possession of the boat worth £500. Shortly after Governor Fitzroy outlawed all trade for Maori land, and refused to grant TH title to the land TH and JMcf gained a timber diocese to log kauri from the disputed area. Failing negotiations to get title to the land, TH and JMcf purchased 5169 acres of it from the Govt Lands Office for £2377. The land claim was finally resolved and 5000 acres were granted to TH and were compensated the £500. Title was finally issued for 5000 acres which brought their land to 10169 acres		
Jan 1874 ? ? Jul 1892	Crown Grant to TH. 5000 acres, 1405 acres being Allotment 6A of the Waipareira Parish, containing 457 Swanson Rd TH to NZ Loan + Merchant Co? NZL+M Co to BNZ Estates Co? Transfer of 44 acres from BNZE Co to Edwin Freeman	8G 125 15A 424 20A 135	SO 843 ?
Mar 1879 1880-1885	New Swanson Road went through Railroad went through		SO 1848
Jul 1892	Subv/ transfer to Edwin Freeman 44 acres north side of new road	R43 p94 20A 135	?
?	?Missing link (lost deed register) something involving a BNZ foreclosure		
Apr 1938 Nov 1940	Created 35 acres to Edwin Freeman (Farmer) Amalgamation with some of allot 15 Subdivided 3 acres off the SW cnr, to AJF, to ? Cancelled Nov 1940	20A 135 751/87 738/3	DP 27849
Mar 1939	Old Road Closure	pr9851 PR 186/83	Allot 417 DP 29615
Nov 1940 Feb 1941 Aug 1942 - Jun 1943 Jul 1945 Feb 1947	Created 32 acres to EF 18acres to north to Davis G Simcock 13 acre to south to Anne J Freeman (widow) 3 acres to S west to Phylis E Simcock 4 acres to S mid Humphrey A Prideaux 6 acres to S east to Alpha P Monroe Cancelled	738/4 740/239 - 802/89 836/151 869/60	DP 27849 DP 30153 DP 30153 - DP 3132 DP 31397 DP 31397
Jul 1945 Sep 1949 Sep 1957 Sep 1959 Sep 1959 Sep 1959	Created 4 acres to HAP 1 acre to SW to Brian Arnold Prideaux (linotype mechanic) Building line restriction Drainage easement to council Cancelled 1 acre SW 2 acres to east to BAP -----Begin loose-leaf title ?	836/151 938/229 1672/46	DP 45216 DP 36601 DP 45216
Sep 1959 Jun 1998	Created lot 2 being 2 acres to BAP -----Begin loose-leaf title Transfer to E Williamson + S Gully executors	1672/46	DP 45216
Apr 1977 Dec 1978 Jun 1979 ? Jun 1998?	New title for lot 1 to Barbara Leydon Prideaux (widow) Transfer to Ian Hume Prideaux+BAP+George M Johnstone executors Transfer to BAP (retired) ? Transfer to E Williamson + S Gully executors	38A/488	DP 45216

Later period in illustrated form



Land Auction 1864

A "survey map" advertising a suburban building lot auction that turned up in our history gathering

RESOLIS. WHAU 9
SUBURBAN FARMS,
ON THE GREAT NORTH ROAD, AT THE WHAU, NEAR AUCKLAND.
TO BE SOLD BY AUCTION,
TUESDAY, THE 23RD OF FEBRUARY, 1864,
JONES & Co.,
AT BROWN & WILSON'S AUCTIONEERS.

1144 2 e
99 240 000 90
Whitaker 11
100-60

TERMS:
One-third Cash.
Balance by Promissory Notes of
8 and 16 months.
Interest 10 per cent. Over and
Overplus, to the sum of £200,
half year interest on subscription
for any portion
of proceeds less taxes.
at 10 per cent.

Original Crown Grant 1869 Part 1

Most of West Auckland north of the Oratia Creek was acquired by Thomas Henderson

DATED 4th September 1869

414 A. 0 R. 0 P.

GRANT

TO

Thomas Henderson

Entered in R. No. 3 Fol. 102

this 14th day of September 1869

A. Donnett
Claims
Crown Lands Commissioner.

Entered on Record, this 14th day of September 1869

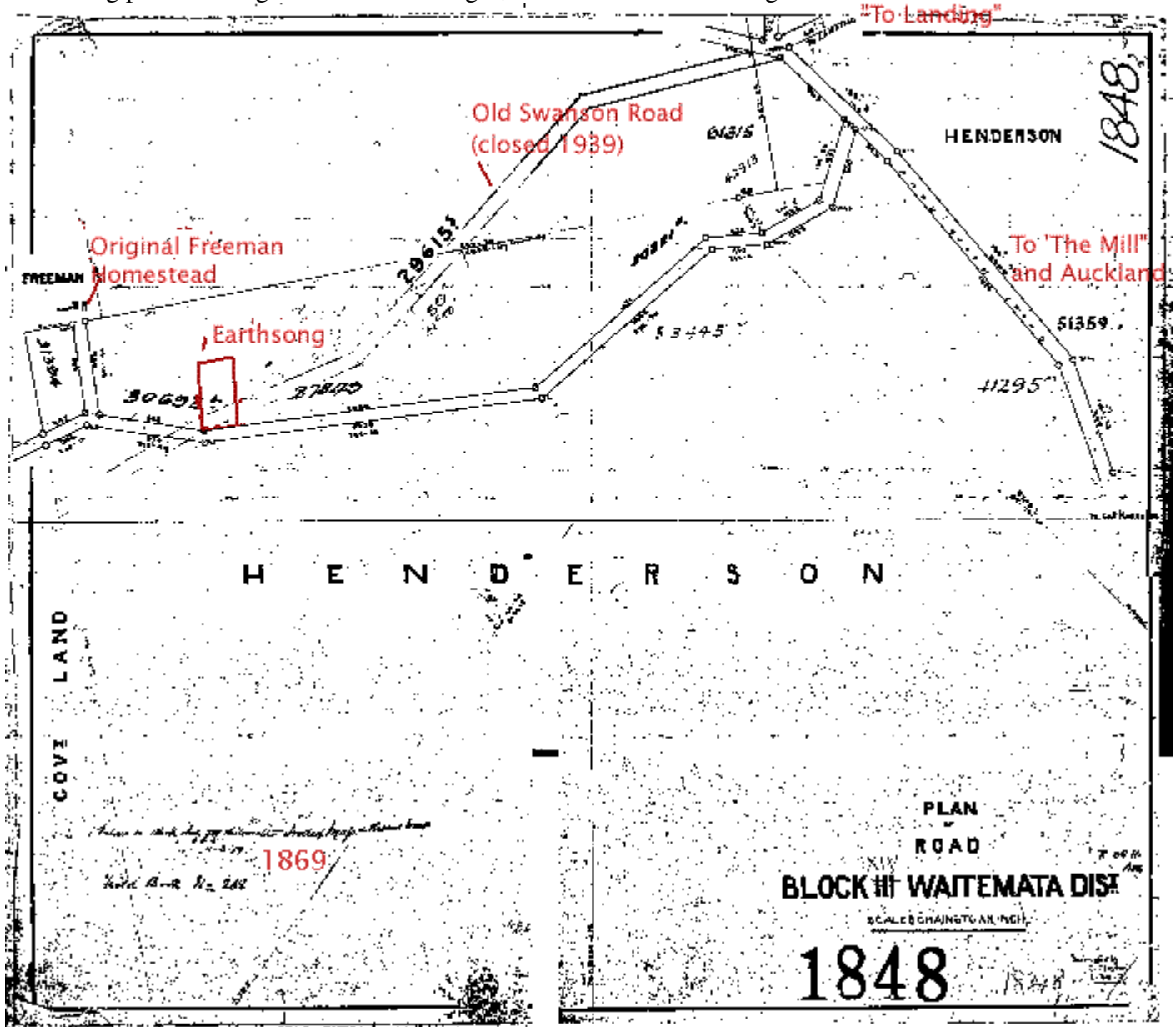
Reg No. 15.A.
Folio 165 }

A. Donnett
Secretary for Crown Lands.

Thomas Henderson
J. J. Cooper
26/11/74

Old Swanson Road Plan 1869

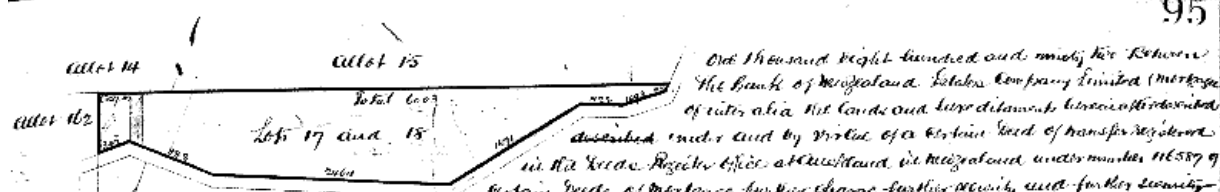
Interesting plan showing various road changes, and where the Earthsong block existed.



Deed of transfer to Edwin Freeman 1892

Beautiful if hard to read page from Deeds register. Land conveyances prior to Land Transfer Act.

121089 Received for Registration at 2 pm 4th July 1892 (2019 Stamp 187 4792) **This Deed** made on the 30th day of June 1892. The Bank of New Zealand Estate Co. Limited to Edwin Freeman Conveyance of lots 17 & 18 of the Subd. of plots 6 & 7 of 6 Wairoa 150 acres 11657 with Thome Solicitor Auckland



One thousand eight hundred and ninety two Acres of the Bank of New Zealand Estate Company Limited (Mortgage of inter alia the lands and hereditaments hereinafter mentioned) in the Deeds Register Office at Auckland in the New Zealand under number 11657 of certain deeds of mortgage further charge further security and further security charge registered as aforesaid under numbers 57252 57767 62324 and 76230 respectively and which with its accessories and assigns shall where the Bank of New Zealand or its assigns shall be hereinafter deemed to be included and bound in the term 'the mortgage' of the said part and Edwin Freeman of Auckland Town District near Auckland in the Provincial District of Auckland in New Zealand for and in favour of the purchaser of the other part with recital that in consideration of the sum of fifty four pounds eighteen shillings paid by the purchaser to the mortgagee the receipt whereof is hereby acknowledged the mortgagee (having sold the hereditaments and premises hereinafter mentioned and described to the purchaser for the sum of fifty four pounds eighteen shillings in pursuance of the power of sale vested in the mortgagee by the said deeds of mortgage and further charge and by default having been made hereunder) doth hereby convey and assign unto the purchaser his heirs executors administrators and assigns all that certain parcels of land in the Provincial District of Auckland containing by admeasurement forty four acres two roods and sixteen perches more or less and being the Eighteen of the subdivision of allotment six A and part of allotment six B of the Parish of Wairoa in the County of Waikato bounded towards the north west by allotments Fourteen and Fifteen and part of said allotment six A six roods and four links towards the east by a government road one hundred links wide one hundred and ten links towards the south east by the same road three hundred and ninety three links four hundred and twenty two links and eighty eight links and three hundred and forty seven links and towards the south west by the original boundary line of said allotment six A seven hundred and forty and eight hundred links as delineated by the plane table plan or map hereunto referred to from north west to south east by a road one hundred links wide as colored blue on the plan drawn hereon and leading from the said government road to said allotment Fifteen with all the rights and appurtenances thereto belonging to hold the same unto the purchaser his heirs executors administrators and assigns for ever and the mortgagee hereby covenants with the purchaser his heirs executors administrators and assigns for ever that for the purpose of redeeming the title to the hereditaments hereby conveyed the areas specified in the schedule hereunto shewn and well (invariable accident alone preventing) from time to time and as and when hereafter be produced in New Zealand to the purchaser his heirs executors administrators and assigns but at the request of the purchaser and assigns by the party requiring the same and that at the said request costs and charges hereunto attached to be paid by the purchaser and that in the meantime the same shall be kept safe whole and undivided reserved always and it is hereby expressly declared and agreed that any covenant for title which would or may be implied herein against the mortgagee by virtue of the Property Law Consolidation Act 1833 or any Amendment hereof shall be and it is hereby expressly negatived save that the mortgagee has retained any act to encumber the said premises or any part thereof in the name of the Bank of New Zealand Estate Company Limited but the mortgagee has not subscribed by Arthur Bull and John Murray his or their attorneys of the mortgagee

- The schedule above referred to
- 11655 Crown Grant to Henderson 52898 Mortgage Henderson to Bank of Australasia
 - 57252 Reconveyance Bank of Australasia to Henderson
 - 57256 Mortgage Henderson and other to the New Zealand Loan and Mercantile Agency Company
 - 57767 Further charge do do do
 - 62324 Mortgage Henderson to Owen and Buddle
 - 63224 Further security to the New Zealand Loan and Mercantile Agency Company
 - 69972 Further security Henderson to Owen and Buddle
 - 76230 Further charge Henderson to the New Zealand Loan and Mercantile Agency Company
 - 91848 Release by Owen and Buddle 11657 Transfer of mortgage New Zealand Loan and Mercantile Agency to the Bank of New Zealand Estate Company Limited

Witnessed for and on behalf of the Bank of New Zealand Estate Company Limited by Arthur Bull and John Murray who as Attorneys of the said Company (acting under and by virtue of a Power of Attorney under the Common Seal of the said Company bearing date the 30th day of March 1892 and deposited in the Deeds Register Office at Auckland under number 6857) have signed the name of the said Company and their own names and affixed their seals in the presence of W. Reardon & Co. Accountant Banks of New Zealand Estate Co. Ltd. Auckland

The Bank of New Zealand Estate Company Limited by its Attorneys Arthur Bull (Seal) John Murray (Seal)

I, Edwin Freeman, do solemnly and sincerely declare that we are the or the Attorneys and Agents of the Bank of New Zealand Estate Company Limited duly appointed by the Power of Attorney mentioned in the attestation to the foregoing deed. That we have not nor has either of us received any notice or information of the revocation by the said power of Attorney nor of the winding up or dissolution of the said Company and we solemnly make this solemn declaration conscientiously believing the same to be true and by virtue

Survey Plan 1938

Plan showing the mixture of orchard and gorse that the valley became after forest clearances.

