

# Historic Heritage Evaluation

## Wharenui Apartments 274 Oriental Parade



July 2021

Historic Heritage Evaluation	
Prepared by	NZ Heritage Properties on behalf of Wellington City Council
Author(s)	Alison Breese, Historian, Susan Irvine, Senior Heritage Consultant, Dr Hayden Cawte, Built Heritage Specialist.
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### Acknowledgements

The author is indebted to the work by Wellington City Council staff which has gone before in assessing the values and the history of Wharenui Apartments, particularly the two summary heritage reports from 2003 and 2020.



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## Executive Summary

Wharenui Apartments at 274 Oriental Parade has been nominated for inclusion on the Wellington City Council Schedule of Historic Heritage Buildings. An evaluation of the building's values shows it to hold significant architectural and historical importance and have a high degree of integrity. The following report includes research and an evaluation of the apartment building against the Wellington City Council heritage assessment criteria.

Wharenui Apartments' remarkably innovative design has considerable architectural significance as one of the best early Modern buildings in Te Whānganui-a-Tara Wellington. The apartment building was designed by Structon Group Architects with both W E Lavelle (co-founder of the Structon Group) and Keith Cooper (architect at the firm) involved in the design process. Wharenui Apartments is a highly intact example of several apartment buildings designed by the firm and Cooper.

Wharenui Apartments' use of an unusual wing plan and repetitive window design provides considerable visual interest, while giving occupants a variety of magnificent views out over Te Whānganui-a-Tara Wellington Harbour. The building has landmark values and, set back from Oriental Parade and at the base of Matairangi Mount Victoria, it sits well in its environment.<sup>1</sup>

Wharenui Apartments is further architecturally significant as part of a wave of Modernist apartment buildings in the Te Whānganui-a-Tara Wellington region's architectural history. It has group value with other apartment towers of the day around Oriental Bay. This building has housed a great many owners and occupiers over its history, many of them significant individuals, so has some historical value for that reason.

Overall, Wharenui Apartments is assessed to have **significant architectural, historic, and group heritage values** at a **regional** level. It is recommended for addition to the District Plan Schedule of Historic Heritage Buildings, with the extent to encompass the building's exterior form, scale, and materials and landscaped setting.

## Summary Statement of Significance

Wharenui Apartments has **significant architectural and historical importance** and a **high degree of integrity**. It is an important piece of 1950s New Zealand Modernist architecture designed by prominent Wellington architect Keith Cooper and W.E. Lavelle. It is a **highly intact** example of, and has **group** value with, other apartment towers of the day around Oriental Bay. Built in 1958, this building has some

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<sup>1</sup> "Wharenui Apartments 274 Oriental Parade PFG Summary Report."



significance as some of Wellington's most significant businessmen and benefactors in the twentieth century have lived in the building.

## Purpose

The purpose of this document is to consider the Wharenui Apartments located at 274 Oriental Parade, Wellington against Wellington City Council's criteria for evaluation of historic heritage.

The document has been prepared by NZ Heritage Properties Alison Breese and Hayden Cawte on the specific instructions of our client, Wellington City Council. It is intended solely for the use by Wellington City Council in accordance with the agreed scope of work.

## Scope

This report is a desktop study based on previous Wellington City Council heritage reports, online resources and material digitised from the Wellington City Council Archives.

It should be noted that the Optical Character Recognition (OCR) software, which converts Papers Past sources into digitised word searchable text, creates some errors in translation. This limits a researcher's ability to accurately identify all contemporary information.



# Heritage Inventory Report

Site Detail	
Site address or address(es) and/or location	274 Oriental Parade
Property Name	Wharenui Apartments
Other names	N/A
Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gate notice information	Lot 1 DP 49887
NZTM grid reference	NZTM_E 1750442 NZTM_N 5427363
District Plan Reference Number	Not listed
Sites of significance to Māori	None
WCC Heritage Area	Mount Victoria Character Area
HNZPT listed	Not listed
HNZPT category	None
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Yes
New Zealand Archaeological Association (NZAA) site record number(s)	NZAA Central City Archaeological Area R27/270
Constructed	1958
Significant alterations or additions	Conversion of one flat into two in 1980 Individual apartment renovations
Architect	Keith Cooper and W.E. Lavelle for Structon Group Architects
Builder	Beazley, Wilkins and Davies
Former uses	Apartment Block
Current uses	Apartment Block
Earthquake-prone Building Status at the date of assessment.	



Extent: WCC Onemap accessed June 2021



## Historical Summary

### Land and Māori history

Te Whānganui-a-Tara Wellington’s nearly circular harbour (about 10 kilometres in diameter) began as a shallow basin between two tilted land blocks. Repeated uplifting along the Wellington Fault raised the block on the western side, creating a cliff from Thorndon to the Hutt Valley. The block to the east tilted down towards the fault, creating a depression that later filled with water.<sup>2</sup> Matiu (Somes Island) and Mākaro (Ward Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.<sup>3</sup>

Early Māori narratives tell that Te Whānganui-a-Tara Wellington harbour was

<sup>2</sup> Adkins, “The Great Harbour of Tara. Traditional Place Names and Sites of Wellington Harbour and Environs.”

<sup>3</sup> Adkins.



originally a land-locked lake, home to two large taniwha. One taniwha, energetic Ngake, forged a passage from Te Awakairangi the Hutt River to the open sea, creating the entrance to the harbour. The second, Whataitai, following in Ngake's wake, became stranded with the outgoing tide and eventually died. Whataitai's spirit took the form of a bird, that flew to the top of the peak and cried farewell before departing to Ranginui – hence its name Tangi te keo.<sup>4</sup> The very top of Matairangi Mount Victoria is still known as Tangi te Keo. Over the years Whātaïtai's body turned to stone and today is known as Hataïtai.<sup>5</sup>

The Te Whānganui-a-Tara area of Aotearoa New Zealand was said to have been first explored by Kupe. Kupe set off from his homeland Hawaiki in pursuit of a giant wheke/octopus. The pursuit led him to Aotearoa New Zealand, where he finally caught the creature in Raukawakawa Cook Strait<sup>6</sup>. In the landscape later known as Te Whānganui-a-Tara Wellington, he named rock formations near Cape Palliser Ngā Ra o Kupe (the sails of Kupe), Arapāoa, Mana, the islands Matiu (Somes Island) and Mākaro (Ward Island) before returning to Hawaiki.<sup>7</sup> These names were preserved as later iwi came to settle the land.

Mana whenua of Te Whānganui-a-Tara trace their origins to the subsequent arrival of the Kurahaupō waka. Some traditions name Whātonga as the captain of the waka. He later explored Te Ika a Maui the North Island from Māhia south, naming the harbour Te Whānganui-a-Tara, for his son Tara.<sup>8</sup> Descendants include Ngāi Tara, Rangitane, Muaupoko, Ngāti Apa and Ngāti Ira.<sup>9</sup>

The area around Te Whanganui-a-Tara was occupied for centuries by these various Māori groups.<sup>10</sup> Two tribes of Ngāi Tara (in the area from c1405-1650) and Ngāti Ira (in the area until 1829) amalgamated and became known as Ngāti Ira. Ngāti Ira were the inhabitants of Te Whanganui-a-Tara and its environs including Porirua and the area up to the Kāpiti Coast.<sup>11</sup> The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Te Whānganui-a-Tara near Porirua Harbour.

<sup>4</sup> Wellington City Libraries, "Te Aro Pa and Matairangi."

<sup>5</sup> Grace and Ministry of Education, "Ngake and Whātaïtai the Taniwha of Wellington Harbour." The site Tangi te keo, on the Matairangi Mount Victoria peak and ridgeline is a site of significance to Māori and recorded as M72 in the WCC District Plan.

<sup>6</sup> Greater Wellington Regional Council website [Māori history of the Greater Wellington region | Greater Wellington Regional Council \(gw.govt.nz\)](https://www.gw.govt.nz/māori-history-of-the-greater-wellington-region/) Accessed November 2021.

<sup>7</sup> Reid, "Muaūpoko - Early History"; Royal, "First Peoples in Māori Tradition - Kupe."

<sup>8</sup> Waitangi Tribunal, "Te Whanganui a Tara Me Ona Takiwa," 17–18.

<sup>9</sup> Love, "Te Āti Awa of Wellington"; Heritage New Zealand Pouhere Taonga, "Research Report on Heritage Values Hannah Playhouse, Wellington."

<sup>10</sup> Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

<sup>11</sup> Murray, "A History of Tawa."





Incoming tribes from far to the north of Te Whānganui-a-Tara area began to push out Ngāti Ira, and they faced consistent pressure as an influx of people continued from western Waikato and Taranaki.<sup>12</sup> Many war parties and migration of other tribes, such as Ngāpuhi, Ngāti Whatua, and Ngāti Toa, drove the last remaining Ngāti Ira out of the area.<sup>13</sup> Ngāti Toa and its allies defeated Ngāti Ira and gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to live at Porirua.<sup>14</sup>

By 1840, the groups holding customary rights within the Port Nicholson block were complex, with Te Āti Awa, Taranaki, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa all claiming rights established through conquest, occupation, and use of resources. The wider Te Whānganui-a-Tara Wellington region then and now hosted a number of iwi, including Te Āti Awa, Muaupoko, Rangitāne o Wairarapa, Ngāti Raukawa, Ngāti Toa (Ngāti Toarangatira), and Te Atiawa ki Whakarongotai.<sup>15</sup>

It was in this complex setting that in 1839, the New Zealand Company chose Te Whānganui-a-Tara Wellington's Port Nicholson as the site for its first settlement of British immigrants.<sup>16</sup> Their aim was to purchase land in the district for an English settlement.<sup>17</sup>

### **Oriental Bay**

Oriental Bay is sheltered from the south and named after the *Oriental*, one of the first New Zealand Company ships to bring settlers to the country, arriving in Te Whānganui-a-Tara Wellington in 1840. At that time, the Bay was described as a 'dreary-looking spot' with steep hills and a narrow rocky shore and was remote enough from the town centre to be used for farmland and as a quarantine station.<sup>18</sup>

Since the 1850s the shape of the inner harbour has been changed by reclaiming land from the sea. After the 1855 Wairarapa earthquake raised the beach, colonial settlement increased and by the 1880s, while still a stony beach with a few houses and boatsheds, the area had roading, a temporary light railway carrying fill from the Oriental Bay quarry to the Te Aro harbour reclamation, and whalers rendering whale blubber on the shore.<sup>19</sup>

<sup>12</sup> Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

<sup>13</sup> Murray, "A History of Tawa."

<sup>14</sup> Murray.

<sup>15</sup> "Brooklyn Wellington."

<sup>16</sup> Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

<sup>17</sup> Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

<sup>18</sup> Maclean, "Wellington Places - Southern Suburbs."

<sup>19</sup> Maclean.



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In the early 1900s, Oriental Bay became a fashionable address for Wellington city's affluent. The Te Aro Baths were built in the early 1900s, the electric tramway to the bottom of Carlton Gore Road was constructed in 1904—playing a pivotal role in Wellington city's suburban development and expansion—and by 1913 the Oriental Bay tea kiosk was a popular destination for residents and seaside excursions. The bay's iconic Norfolk pines were first planted in 1917, the first band rotunda was relocated to the beach's rocky promontory in 1919 and construction of the sea wall, an important early civil engineering structure designed to safeguard the city-side shoreline from the maritime environment, began in 1922.<sup>20</sup>

In the 1950s, Oriental Parade was a low-level mix of grand homes and smaller villas. A rise of new Modernist apartment buildings began along Oriental Bay in the 1950s and 1960s, and these buildings became significant as the first wave of Modernist apartments in the Te Whānganui-a-Tara Wellington region's architectural history.

### **Modernism in New Zealand**

Modernism was a style of architecture that emerged internationally in the early twentieth century. It rejected Victorian and Edwardian ornamentation as overly decorative, and favoured a simpler, cleaner style. The minimalist style considered the function of buildings before the form, made use of new materials that were becoming available, and developed structural innovations.<sup>21</sup>

Aotearoa New Zealand architects were initially introduced to Modernism through international publications and through their own travels. During the 1930s the new Modernist style began to appear in Aotearoa New Zealand, with Government architect Thomas Mair designing the 1938 Departmental Building in Wellington city that “bridged the art deco and modernist styles”.<sup>22</sup> Aotearoa New Zealand Modernist houses also appeared as early as 1938, with Humphrey Hall designing his own Modernist home in Timaru, as did Robin Simpson in Auckland.<sup>23</sup> Vernon Brown's Haigh House, built in Auckland in 1942, was unquestionably Modernist, featuring a simple 'L' shaped rectangular plan form and mono-pitched roof.<sup>24</sup> The

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<sup>20</sup> Maclean.

<sup>21</sup> Royal Institute of British Architects, “Modernism.”

<sup>22</sup> Schrader, “Public, Commercial and Church Architecture - Modernism, 1930 to 1970.”

<sup>23</sup> Wellington City, “Historic Heritage Evaluation Alington House.”

<sup>24</sup> Gatley, “Long Live The Modern: New Zealand's New Architecture 1904-1984”; Wellington City, “Historic Heritage Evaluation Alington House.”



arrival of European architects taking refuge from Nazi Germany, such as Ernst Plischke, a leading advocate of the style, further encouraged the advance of Modernism. By the end of the Second World War, Modernism was the dominant architectural approach in Aotearoa New Zealand.<sup>25</sup>

Key European architects promoted modernism as an international architectural language, appropriate for use the world over.<sup>26</sup> They used modern materials like steel, concrete and glass to create open plan and light-filled interiors. Ornamentation was spurned and plain and strong lineal forms were favoured.<sup>27</sup>

### **Wharenui Apartments**

The following section provides the results of documentary research into the historical background of the Wharenui Apartments. This research provides context and informs our understanding of the heritage values of the building.

Wharenui Apartment building was built for Wharenui Apartments Ltd., a company of owner/investors established for this development and incorporated on 3<sup>rd</sup> of December 1957. In te reo Māori “wharenui” is a Māori meeting house. It is unknown why this particular name was chosen for the company and building. The property ownership structure of Wharenui Apartments is ‘company share title’, with each apartment owner having shares in the company that owns the building and land, rather than direct ownership. Company share provides a licence to occupy the property.

The site chosen for the building appears to have been vacant for some period prior to the development. There is a record of an 8-roomed house on the Thomas Ward Survey Map 1891.

The apartment building was designed by Structon Group Architects W E Lavelle (co-founder) and Keith Cooper (architect). Wharenui Apartments is one of several Modernist apartment buildings that became popular along Oriental Parade in the 1950s-60s.

In a letter about Wharenui Apartments, dated 21 August 1956, to the Wellington City Council City Engineer, Lavelle, said: “The project as a whole is of such significance as a guide to desirable future development in Wellington that it is worthy of every assistance and encouragement.”<sup>28</sup>

Before work could begin, excavation had to be undertaken and a large retaining wall constructed at the rear of the site in 1957. A carport was constructed against

<sup>25</sup> Schrader, “Public, Commercial and Church Architecture - Modernism, 1930 to 1970.”

<sup>26</sup> Gatley, “Modernist Houses and Flats.”

<sup>27</sup> Schrader, “Ugly or Not, Modernist Architecture Reflected the Desire for a Better Society.”

<sup>28</sup> “Wharenui Apartments - History.”



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this, and the main building built in front of it. The main contractor was Beazley, Wilkins and Davies and the estimated cost was £346,300. The foundation work was undertaken by Cementation Ltd.<sup>29</sup>

The apartments were intended to be luxury living spaces and the building's first occupiers included many of the city's luminaries, such as businessmen, retired widows and one of the building's architects, W.E. Lavelle, who remained an occupant of the building until his death in 1974. Research undertaken for previous heritage reports show that among other early occupants were former Mayoress Lady Rose Appleton (1892-1980), Harold Austad (b.1900), former Olympic Association president and advertising executive Allan Hornblow, a prominent Wellington lawyer.<sup>30</sup> In the 1970s, investment banker Sir Frank Renouf lived there briefly, as did Auckland MP and cabinet minister Warren Freer. Over the life of the apartments, there have been so many owners and occupiers that it is difficult to cover them all.<sup>31</sup> Many of the flats remain owned by retirees or people from outside Te Whānganui-a-Tara Wellington. Council records show that the interiors of most of the apartments have been modified over time. The building remains under the control and management of the same original company ownership. All the current directors live in the building.

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<sup>29</sup> "Wharenui Apartments 274 Oriental Parade PFG Summary Report."

<sup>30</sup> "Wharenui Apartments 274 Oriental Parade PFG Summary Report."

<sup>31</sup> "Wharenui Apartments 274 Oriental Parade PFG Summary Report."



## Photographs and Images



Detail of Advertisement in 1958 photo, EP/1958/3116-F, Alexander Turnbull Library.  
Note: 41 units were consented.

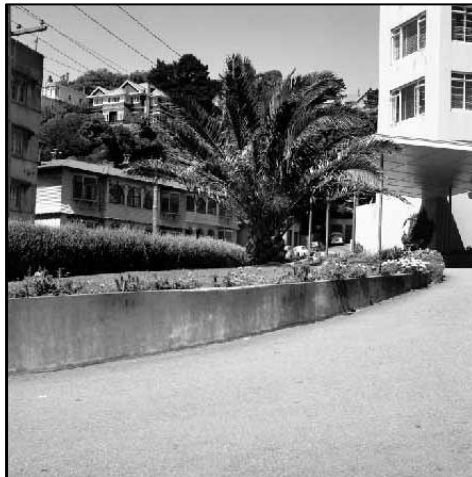


Apartments being built, Oriental Bay, EP/1958/3116-F, Alexander Turnbull Library.





*Wharenui Apartments 1964, 00158:4:370, negative 3527B, Wellington City Council Archives.*



*Wharenui Entrance 1967,00158:9:26, Wellington City Council Archives.*



*Wharenui Apartment Building, 1961 Oriental Parade, Wellington, 976-p, Wellington City Council Archives.*



## Chronologies and Timelines

### Timeline of events, including modifications

1957	Foundations (Wellington City Council Archives C1624)
1957	Building consent issued for 41 flat block, 31 carports, 9 double garages, 1 single garage (Wellington City Council Archives C2185)
1968	Flat additions and alterations – screen (Wellington City Council Archives C27659)
1980	Convert 1 flat into 2 flats (Wellington City Council Archives C54030)
1996	Dwelling Alterations (Wellington City Council Archives 17286)
1999	Alterations to existing apartment ensuite and bathroom (Wellington City Council Archives, 57929)
1999	Unit 1C bathroom alterations (Wellington City Council Archives 51009)
1999	Alterations to existing apartment ensuite and bathroom (Wellington City Council Archives 57929)
2000	Unit 8A bathroom – kitchen upgrade (Wellington City Council Archives 62485)
2000	Unit 3A apartment - upgrade kitchen and bathroom and add toilet and basin (Wellington City Council Archives 63985)
2002	Renew and reposition bathroom, ensuite and kitchen fittings. (Wellington City Council Archives 87034)
2003	Unit 6B flat additions and alterations (Wellington City Council Archives 101584)
2003	Lobby and entry canopy refurbishment (Wellington City Council Archives 131072)
2003	Refurbishment of kitchen and bathrooms – 7B (Wellington City Council Archives 99212)
2004	Unit 4C internal alterations to kitchen, laundry and bathrooms (Wellington City Council Archives 122899)
2004	Unit 6D, removal of bath and installation of wet area shower (Wellington City Council Archives 116226)
2005	Unit 8D apartment renovation (Wellington City Council Archives 51009)
2006	Unit 5A flat additions and alterations (Wellington City Council Archives 153416)



2007	Renovation and reconfigure of existing bathroom including shower area – Unit 7A (Wellington City Council Archives 169189)
2009	Unit 9D, new deck, removal of bath and installation of shower, enclose existing laundry and install ventilation (Wellington City Council Archives 201648)
2009	Multi residential – alteration to existing apartment including new kitchen, bathroom, and laundry – 4B upgrade (Wellington City Council Archives 183791)
2011	Unit 8A bathroom alterations (Wellington City Council Archives 242455)
2011	Glazing of roof openings (Wellington City Council Archives 230365)
2017	Main bathroom upgrade to Unit 1C (Wellington City Council Archives 385767)
2020	Upgrade the fire alarm infrastructure (Wellington City Council Archives 470768)

### Occupation history

1957-current	Various. The building remains under the control and management of Wharenui Apartments Ltd and runs with company share title so that each apartment owner has shares in the company that owns the building and the land rather than direct ownership. Company share provides a licence to occupy the property.
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## Biographies

### Keith Cooper (1926-2011)

Keith Cooper was a Te Whānganui-a-Tara Wellington architect who was dedicated to design simplicity in architecture. He was one of twin sons of Ethel and Dick Cooper who had migrated to New Zealand to escape the impoverished life of the Midlands collieries. Cooper attended Wellington Technical College and at 16 years old joined King and Dawson Architects for 15 shillings a week, where he swiftly demonstrated an astonishing ability for freehand perspective drawing. He was offered £10 a week to work for Sydney Drake soon after.

One of his first assignments was three stained glass windows on the west wing of St Barnabas Church, Khandallah. He studied as he worked, gaining his Professional Studies Diploma extramurally from Auckland University.





In 1950 he travelled to London where he worked for the well-known architectural firm of Campbell Jones and Sons and met his future wife, Audrey. Upon his return to New Zealand, Cooper joined Structon Group Architects. There he designed St Joseph's Orphanage in Upper Hutt, for which Structon was awarded a gold medal by the New Zealand Institute of Architects.

The 1950s Structon buildings with which he is credited include the Worsler Bay Surf Lifesaving Club, the Fletcher Construction Buildings, the relocated Sexton's Chapel and Memorial Garden and the Mayfair Ltd buildings, Stafford House, Aurora House, Mayfair House and Unisys House. He was also responsible for the Colonial Mutual Life building in Masterton and others for the company in Lower Hutt, Whangarei, Nelson and Suva, Fiji. He won a national design competition for low-cost housing development promoted by the Government in 1952.

In the 1960s Cooper went on to design Broadwater and Wharenui Apartments as well as the Manchester Unity building on Lambton Quay. He spent years on and off on the development stages of the National Bank Head Office in Featherston Street and travelled to the United States and London, studying the design of modern banking chambers.

In the early 1970s he accepted an offer to join the practice WG Morrison (Engineers) which became known as Morrison, Cooper and Sinclair Knight Merz. Among the buildings he designed were Education House, the National Police Headquarters in Molesworth Street, Petherick Tower, the Commercial Union Insurance Building, and the Racing Conference Headquarters, which was given a 25-year Institute Award. Cooper took early retirement in 1987 after a career of 43 years.<sup>32</sup>

### **W E Lavelle (1905-1974)<sup>33</sup>**

William Lavelle was born in Kelburn, Te Whānganui-a-Tara Wellington in 1905. Lavelle's secondary education was at Wellington College, and he went on to study science at Victoria University but did not graduate. He joined Swan, Lawrence & Swan, one of Te Whānganui-a-Tara Wellington's pre-eminent architecture practices, in 1922 until 1926. He went overseas for two years before returning to Te Whānganui-a-Tara Wellington to work for King & Dawson Architects. He started his own practice in 1931 before going into partnership with John Swan in 1935. He continued to practice as Swan & Lavelle after John Swan's death in 1936, until he founded Structon Group Architects with Ronald

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<sup>32</sup> "Innovative Architect Won Awards, Friends and Admiration."

<sup>33</sup> Humphris, Adrian, Mew, "Raupo to Deco."



Muston in 1944. While he was a member, the Structon Group received a New Zealand Institute of Architects gold medal twice, once for St Joseph's Orphanage, Upper Hutt as well as for St James' Church, Lower Hutt. Lavelle continued as chief draughtsman with the practice until his retirement in 1965.

Lavelle's records of 36 independent building designs extend from 1929-1935, with 29 houses, two blocks of flats, two factories, two warehouses and additions to a factory building. Lavelle's houses showed considerable flair in design and attention to detail.

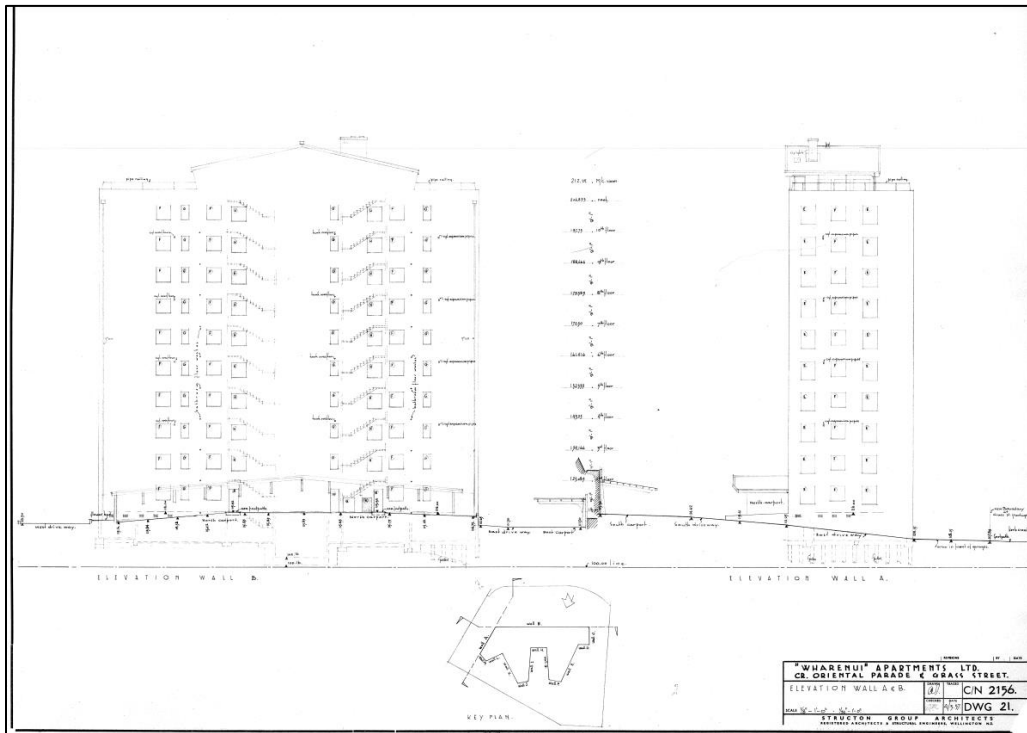
Lavelle was also an active member of the New Zealand Institute of Architects, becoming an Associate in 1932 and a Fellow in 1943. He lived in the Wharenui Apartments until his death in 1974. After retirement, Lavelle set up a consultancy helping with litigation cases, rather than continuing to practise as an architect.

### **Wharenui Apartment Occupants**

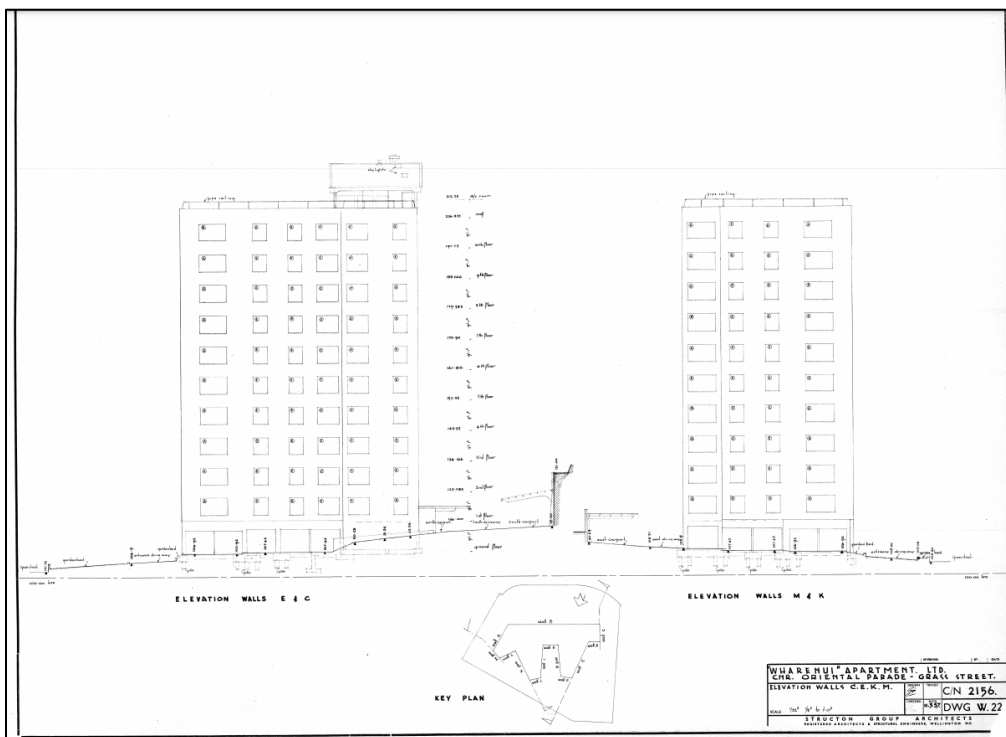
The building's first occupiers included many of the city's luminaries, such as businessmen, retired widows and one of the building's architects, W.E. Lavelle. Among other early occupants were former Mayoress Lady Rose Appleton (1892-1980), Harold Austad MBE (1900-1995), former Olympic Association president, prominent Te Whānganui-a-Tara Wellington lawyer and advertising executive, Allan Hornblow. In the 1970s investment banker Sir Frank Renouf lived there briefly, as did Auckland MP and cabinet minister Warren Freer. Over the life of the flats there have been many owners and occupiers that it is impossible to briefly cover them all. Many of the flats remain owned by retirees or people from outside Te Whānganui-a-Tara Wellington.



# Plans and Elevations

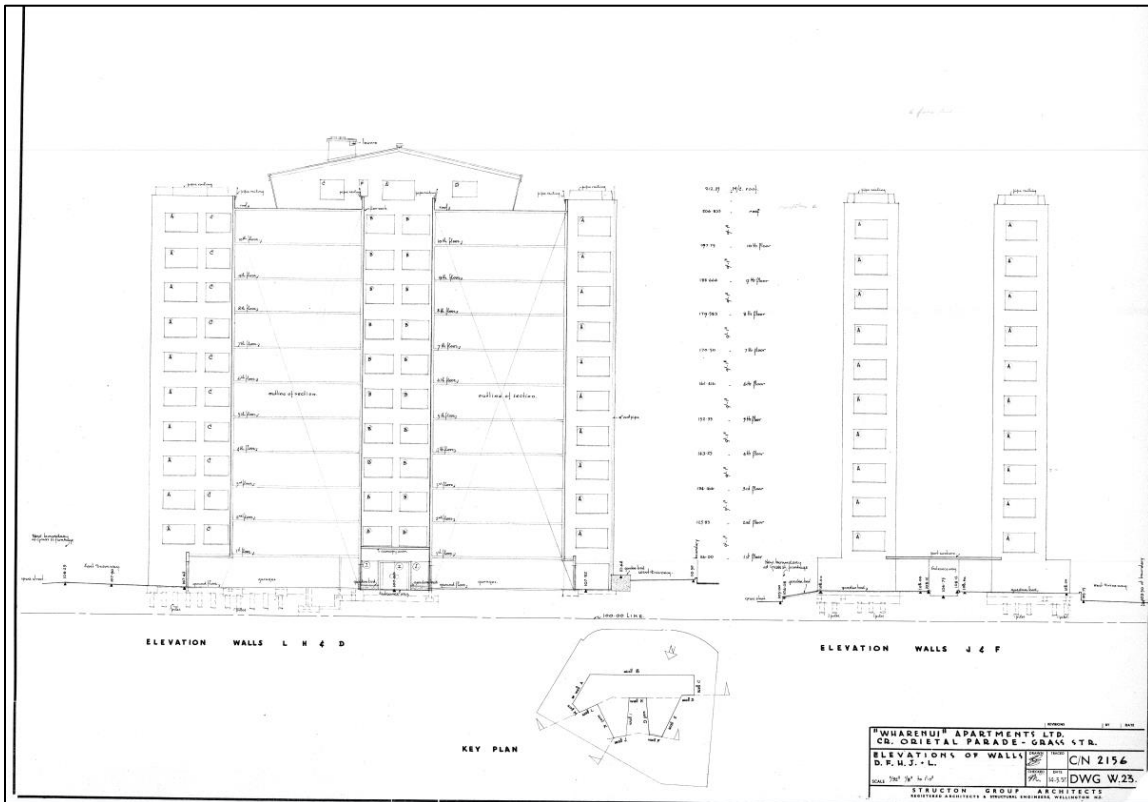


Elevation Wall A and B, Wharenui Apartments, Building Consent C2185, Wellington City Council Archives.



Elevation Wall C, E, K, M, Wharenui Apartments, Building Consent C2185, Wellington City Council Archives.<sup>34</sup>





Elevation Wall D, F, H, J and L, Wharenui Apartments, Building Consent C2185, Wellington City Council Archives.

## Physical Description

### Setting – geographical / physical context

The northern end of Oriental Bay is a mixed environment of apartment towers, town-house developments, small blocks of flats, and single residential dwellings, mainly old houses. All structures follow the sweep of the bay and rise up the hill to meet into the houses of Matairangi Mount Victoria. The bay itself is separated from the buildings by the Oriental Parade road and the massive concrete seawall that anchors the landward end of the beach.<sup>35</sup>

<sup>34</sup> Architects, “Wharenui Apartments Plan C2185.”

<sup>35</sup> Kelly, “274 Oriental Bay.”



## Buildings or structures<sup>36</sup>

Wharenui Apartments is a reinforced concrete building, 11 storeys high with a penthouse flat on top. At the time of its construction, it contained 41 flats, nine double garages and one single garage, with 31 car ports spread around the rear retaining walls. The building is Modern in style, with no evident decoration, and in plan it is a most unusual and innovative shape, designed to make full use of the views on offer. It has what amounts to three wedge-shaped wings extending from a rectangular core at the rear.

On its street elevations the building has identical, uniform steel-framed windows, mostly made up of one large pane flanked by five smaller panes on either side. The other window is narrower. The main entrance is between the two front wings on an extension of the ground floor. The building roof is finished with a pipe handrail around the perimeter and the penthouse flat and lift room is hidden by a broad gabled structure. In plan each floor is made up of four flats, with, in rough terms, two at the front and two at the back. In the original plan, living rooms occupied the rooms with the best views, with kitchens, bathrooms and bedrooms behind. Each floor was almost identical. No interior inspection was undertaken so the extent to which this remains the case is not known.

## Materials

- Reinforced concrete
- Steel
- Glass

## Archaeological sites

Wharenui Apartments are not considered archaeological; however, the site falls within a recorded archaeological layer pertaining to Thomas Ward's 1891 map of Wellington - Central City Archaeological Area R27/270.

## Setting – surroundings / site description<sup>37</sup>

Wharenui Apartments is one of the defining structures at the northern end of Oriental Bay and makes a strong contribution to that setting. The building is set in

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<sup>36</sup> Kelly.

<sup>37</sup> Kelly.



the centre of the flat area of its site, with open space on all sides, which enables its appreciation from multiple perspectives. The site is accessed from the side at Grass Street, which rises up from Oriental Parade, such that the parking at the rear of the site is a half-storey above the front of the site. The site is bound at the rear by the retaining wall, against which car-port structures are built, has driveway areas to either side and includes a landscaped forecourt with low plantings, and a porte-cochere and vehicle circuit for all-weather access.

Nearby features of note include the Olympus Apartments and the Matairangi Mount Victoria town belt behind the Wharenui Apartments. Grass Street follows the steep bank behind the apartments, which rises up from Oriental Parade and stops just short of the Matairangi Mount Victoria town belt. The town belt and its vegetation provide a green backdrop to the area and contrasts with Wharenui Apartment's light-coloured paint scheme, further enhancing the clean lines of the building. The Olympus Apartments on the opposite corner of Grass Street help 'frame' Wharenui Apartments, providing perspective and human scale to the streetscape in relation to the mass of the Wharenui Apartments. The combination of the elegant architecture and space around the building enhances its immediate setting.

### HNZPT Extent of List Entry

N/A

## Comparative Analysis Summary

There are several apartment buildings along Oriental Bay and within Wellington city of similar age and style, with many being designed by the same architect or Structon Group Architects and built by the same construction firms.

The Former Racing Conference Building was built on Victoria Street in 1960-61 and was designed by Keith Cooper of the Structon Group. This building is more distinctive than Wharenui Apartments as it is an unusual Expressive Modernist-style building, constructed with a fine palette of high-quality finishing materials including stainless steel, bronze sheathing, and glass-like ceramic tiles. This building, with its wave-form canopy, curved glass windows, and quirky decorative elements is atypical of 1950s Modernist design and is one of the most distinctive



and well-known Wellington city buildings of that era.<sup>38</sup> The Former Racing Conference Building is scheduled on the Wellington City Council's District Plan. A. Williams Construction Ltd built this as well as the Kensington Apartments and the Oriana Flats also both on Oriental Parade.

Kensington Apartment Building was designed by Barry, Martin and Blake architects as a 22-apartment building. It was owned by Kensington Holdings Ltd and built by A. Williams Construction Co Ltd.<sup>39</sup> These apartments were built five years after Wharenui Apartments and were designed in the same Modernist style. They used the same construction company as Oriana Flats.

Oriana Flats are Modernist apartments built in 1963 by owners Oriana Flats Ltd. A. Williams Construction Ltd constructed the 10-flat building and the architects were Porter & Martin. The engineer is listed as I L Holmes.<sup>40</sup> These flats were built five years after the Wharenui Apartments and used the same construction company as Kensington Apartment Building.

Built in 1965 at 214 Oriental Parade, Broadwater Apartments have considerable architectural significance as a fine example of the New Zealand Modern architecture of the 1950s and 1960s and have had few interior alterations since their construction - unlike Wharenui Apartments. Keith Cooper, Structon Group Architects, also designed these apartments 4 years after Wharenui Apartments. Broadwater Apartments' clean lines and striking form still cut a dramatic appearance in Oriental Bay and give it strong landmark qualities similar to Wharenui Apartments.

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<sup>38</sup> "The Former Racing Conference Building - Mibar Building."

<sup>39</sup> "236 Oriental Parade, 22 Flat Block, 3 Shops and 13 Carports - Building Permit."

<sup>40</sup> "248-250 Oriental Parade, 10 Flat Building and Three Garages."



## Evaluation Criteria

**A. Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.**

**(i) Themes: the place is associated with important themes in history or patterns of development.**

In the 1950s, the Oriental Parade was a mix of low-level grand homes and smaller villas. The 1950s and 1960s witnessed the rise of multi-unit dwellings and apartments associated with the Modernist movement that replaced many of these earlier structures along the Parade, greatly influencing the future look and feel of the streetscape. Wharenui Apartments was one of the early modernist apartments that has had considerable influence on the subsequent development of Wellington city.

**(ii) Events: the place has an association with an important event or events in local, regional or national history.**

N/A

**(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation**

Keith Cooper, prominent and **significant** Wellington architect designed Wharenui and Broadwater Apartments as well as many other prominent buildings. W.E. Lavelle, co-founder of the Structon Group Architects, was also involved in this apartment project and went on to live in the Wharenui Apartments.

The building has **some significance** for its first occupiers being some of the city's luminaries.

**(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.**

N/A





***B. Physical values: these values relate to the physical evidence present.***

***(i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.***

There is evidence to suggest the site of Wharenui Apartments was occupied prior to 1900 and the area is included in an archaeological alert layer (NZAA Central City Archaeological Area R27/270). Construction of the apartment building is likely to have removed much of the archaeological potential of the site, however, it is possible that some remnants might remain away from the main building footprint. Any archaeological remains would be considered to have **some** significance.

***(ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values***

Wharenui Apartments have been constructed in the Modernist architectural style. It's form is notable for the use of three wedged-shaped 'wings' that extend from a rectangular core. The structure displays clean crisp vertical lines and distinctive fenestration. The principal architectural value is in the integrity of the exterior and its form remaining consistent with the original design.

The building contributes significantly to the texture and architectural grain of the streetscape and its form, maximising light and views, ensures it remains relevant and desirable. This building has considerable **architectural significance** as a **fine example** of Modern or International Movement architecture.

***(iii) Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.***

The Wharenui Apartment building has **strong** townscape values and contributes to the wider streetscape. The building's clean lines and striking form cut a dramatic appearance in Oriental Bay and the building has **high landmark** values for this. As one of the larger buildings along the Parade, it acts as a landmark against the green backdrop of the town belt.



**(iv) Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.**

Wharenui Apartments is part of the mixed environment in the Oriental Bay area and is one of a group of Modernist apartment towers which sprang up in the area from the 1930s. It is a **significant contributor** to the identifiable sequence of building types along Oriental Parade.

**(v) Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.**

The relationship Wharenui Apartments shares with its surroundings provides an appreciation of its character, which changes depending upon the direction of approach.

Owing to the nature of the adjacent properties and being set back from Oriental Parade, Wharenui Apartments is obscured by its surroundings when travelling along the Parade from the city until you are upon it, and it is “revealed” in the landscape. However, the opposite is true in the other direction, from which it is viewed as a landmark. Wharenui Apartments hold a prominent position in the palimpsest of architectural styles and built forms that contribute to an appreciation of the built history of the area. Thus, the relationship the building shares with its surroundings has **some** value and is a contributor to its overall heritage value.

**(vi) Scientific: The area or place has the potential to provide scientific information about the history of the district or region**

N/A

**(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.**

N/A



<p><b>(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</b></p>
<p>Wharenui Apartments has a <b>high</b> degree of <b>integrity</b>, with little exterior alteration since its original construction. Individual apartments have, however, been upgraded and renovated, however this does not detract from the overall style and aesthetic of the building and its place in the landscape.</p>
<p><b>(ix) Age: the place is particularly old in the context of human occupation of the Wellington region.</b></p>
<p>N/A</p>
<p><b>C. Social values: these values relate to the meanings that a place has for a particular community or communities.</b></p>
<p><b>(i) Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</b></p>
<p>N/A</p>
<p><b>(ii) Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</b></p>
<p>N/A</p>
<p><b>(iii) Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community</b></p>
<p>N/A</p>



***D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.***

N/A

***E. Rarity: the place is unique or rare within the district or region.***

Wharenui Apartments is one of a group of Modernist apartments along Oriental Parade and part of a trend of apartment construction in the 1950s and 1960s in Wellington city. It is similar (same architect and modernist style) as nearby Broadwater Apartments. Wharenui Apartments is considered to have **some** rarity value.

***F. Representativeness: the place is a good example of its type, era or class it represents.***

Wharenui Apartments are a **fine example** of its type of Modernist luxury accommodation that was popular in the 1960s in Wellington.

## Recommendations

Wharenui Apartments meets the threshold for eligibility as a Historic Heritage Building and is recommended to be added to the District Plan Schedule of Historic Items. The Apartments have **significant** architectural and historical heritage values, and the building is a representative example of 1950s New Zealand Modern architecture in Te Whānganui-a-Tara Wellington. Wharenui Apartments were designed by prominent architect Keith Cooper and W.E. Lavelle of the significant architectural firm Structon Group Architects. It is a **highly intact** example and has **some** group value with other apartment towers of the day around Oriental Bay.

Overall, Wharenui Apartments is assessed to have **significant architectural and historic heritage values** at a **regional** level. It is recommended for addition to the District Plan Schedule of Historic Heritage Buildings.



## Heritage Assessment Criteria

This building has been assessed against the Evaluation Criteria and found to be significant in the following heritage values: A,B,E,F

<b>A: Historic values</b>	Significant
(i) Themes	Y
(ii) Events	
(iii) People	Y
(iv) Social	
<b>B: Physical values</b>	Significant
(i) Archaeological	Possible
(ii) Architectural	Y
(iii) Townscape	Y
(iv) Group	Y
(v) Surroundings	Y
(vi) Scientific	
(vii) Technological	
(viii) Integrity	Y
(ix) Age	
<b>C: Social values</b>	
(i) Sentiment	
(ii) Recognition	
(iii) Sense of place	
<b>D: Tangata whenua values</b>	
<b>E: Rarity</b>	Significant
<b>F: Representativeness</b>	Significant

## Extent of the Place

The extent of place includes the land described as Lot 1 DP 49887, Wellington Land District, and the building known as Wharenui Apartments thereon. It should encompass the building's exterior form, scale, and materials. Excluding the retaining wall, car-port structures, driveway areas and landscaped forecourt with low plantings, a porte-cochere and vehicle circuit.

## Non-heritage fabric / exclusions

N/A.



## Sources and References

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- Schrader, Ben. “Ugly or Not, Modernist Architecture Reflected the Desire for a Better Society.” Wellington: Dominion Post, 2020.  
<https://www.stuff.co.nz/dominion-post/comment/122547343/ugly-or-not-modernist-architecture-reflected-the-desire-for-a-better-society>.
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- “The Former Racing Conference Building - Mibar Building.” Wellington: Wellington



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- Winder, Duncan. "Oriana Flats, Wellington." Wellington, n.d.  
<https://tiaki.natlib.govt.nz/#details=ecatalogue.583853>.
- . "Stretton Apartment Block, Oriental Bay, Wellington," 1965.  
<https://tiaki.natlib.govt.nz/#details=ecatalogue.583929>.



# Appendices

Appendix 1 Comparative analysis


Appendix 2 Wellington Thematic Heritage Study 2013

Appendix 3 Records(s) of title, Deeds register and Gazette notice information







## Appendix 1 Comparative analysis

Contemporary Apartment Blocks in Oriental Bay area/or same architect				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
Former Racing Conference Building	85-87 Victoria Street, Wellington	WCC District Plan Reference 318	 <p><i>Exterior of the former Racing Conference Building, Charles Collins, 2015.<sup>41</sup></i></p>	<p>The Former Racing Conference Building was built in 1960-61, a few years after Wharenui Apartments by the same Structon Group Architects, Keith Cooper. This building is in Victoria Street, Te Aro. This building is more distinctive than Wharenui Apartments as it is an unusual Expressive Modernist building constructed with a fine palette of high-quality finishing materials including stainless steel, bronze sheathing, and vitreous ceramic tiles. With its distinctive wave-form canopy, curved glass windows, and quirky decorative elements, this building is atypical of 1950s Modernist design and is one of</p>

<sup>41</sup> "The Former Racing Conference Building - 85 Victoria Street."

			 <p><i>Exterior of the former Racing Conference Building, Charles Collins, 2015.<sup>42</sup></i></p>	<p>the most distinctive and well-known Wellington buildings of that era.<sup>43</sup> A. Williams Construction built this, as well as Kensington Apartments and Oriana Flats. It is listed on the WCC District Plan as Reference 318.</p>
<p>Kensington Apartment Building</p>	<p>236 Oriental Parade, Wellington</p>		 <p><i>Kensington? Apartment Building, Oriental Bay, Wellington, DW-1717-F, ATL-Group-00337: Duncan Winder Collection, 1919-1970: Architectural</i></p>	<p>Kensington Apartment Building was designed by Barry, Martin and Blake architects as a 22-apartment building. It was owned by Kensington Holdings Ltd and built by A. Williams Construction Co Ltd.<sup>46</sup> These flats were built five years later than Wharenui Apartments and used the same construction company as Oriana Flats.</p>



*photographs, Alexander Turnbull Library.<sup>44</sup>*



*Kensington Apartments, 1980, Wellington City Libraries, 50003-10751.<sup>45</sup>*

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<sup>42</sup> "The Former Racing Conference Building - 85 Victoria Street."

<sup>43</sup> "The Former Racing Conference Building - Mibar Building."

<sup>46</sup> "236 Oriental Parade, 22 Flat Block, 3 Shops and 13 Carports - Building Permit."

<sup>44</sup> Winder, "Stretton Apartment Building, Oriental Bay, Wellington."

<sup>45</sup> Fearnley Charles J, "Kensington Apartments, 236 Oriental Parade."



<p>Oriana Flats</p>	<p>248-250 Oriental Parade, Wellington</p>		 <p><i>Oriana Flats, Wellington, Alexander Turnbull Library, Duncan Winder Collection, c1962-65, DW-1141a-F 2, Alexander Turnbull Library<sup>47</sup></i></p>	<p>Oriana Flats are Modernist apartments built in 1963 by owners Oriana Flats Ltd. A. Williams Construction Ltd constructed the 10-flat building and the architects were Porter &amp; Martin. The engineer is listed as I L Holmes.<sup>48</sup> These flats were built five years later than Wharenui Apartments and used the same construction company as Kensington Apartment Building.</p>
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<sup>47</sup> Winder, "Oriana Flats, Wellington."

<sup>48</sup> "248-250 Oriental Parade, 10 Flat Block and Three Garages."



## Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

<https://wellington.govt.nz/~media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>


<b>Select the themes &amp; subthemes which apply to the place</b>		<b>Yes / some (add explanation)</b>
<b>A2.6</b>	<b>Return to city living/ apartment dwelling</b>	
A2.6C	New apartment buildings	Part of a trend of Modernist apartments built in the 1950s and 1960s.

Appendix 3 Records(s) of title  
WN20A/543

Line 24. (Leads 69)

References  
Prior CT 778/83

Transfer No.  
N.C. Order No 336628.3



## REGISTER


### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st day of August one thousand nine hundred and twenty-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that "WHARENUI APARTMENTS LIMITED" at Wellington

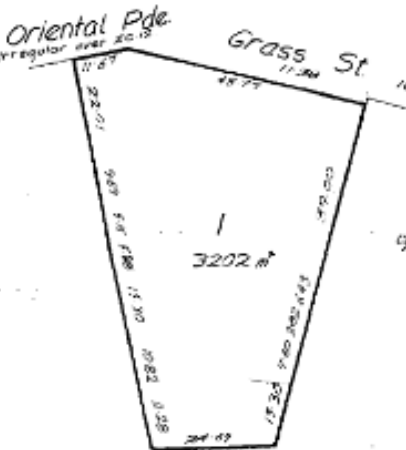
is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 3202 square metres more or less situate in the City of Wellington being Lot 1 on Deposited Plan 49887

**Assistant Land Registrar**



Interests at date of issue:-

1. Subject to the reservations and conditions imposed by Section 59 of the Land Act 1948
2. Building Line Restriction in Order in Council No. 625
3. No. 131787.1 Licence to Occupy Vol. 1105 Fol. 3 issued for Apartment 5B Plan 44012 and Car Accommodation 27
4. No. 086858.1 Licence to Occupy Vol. 1105 Fol. 6 issued for Apartment 9C and Car Accommodation 10 and 35 Plan 44012 (See 44012/3)
5. No. 087864.1 Licence to Occupy Vol. 1105 Fol. 7 issued for Apartment 10B and Car Accommodation No. 19 Plan 44012
6. No. 087935.1 Licence to Occupy Vol. 1105 Fol. 8 issued for Apartment 3B and Car Accommodation No. 25 Plan 44012
7. No. 140079.1 Licence to Occupy Vol. 1105 Folio 11 issued for Apartment 2A and Car Accommodation 26 Plan 44012 - 8/20/1984-1 3.3.1976 at 9.37 a.m. (See 44012/3) 1-7-1995
8. No. 140950.1 Licence to Occupy Vol. 1105 Folio 13 issued for Apartment 3A and Car Accommodation 34
9. No. 140718.1 Licence to Occupy Vol. 1105 Folio 14 issued for Apartment 1A and Car Accommodation No. 42 and 43 Plan 44012
10. No. 143909.1 Licence to Occupy Vol. 1105 Folio 16 issued for Apartment 2B and Car Accommodation 42 Plan 44012 (Produced 13-12-45 at 3:07 p.m. by RA 42834-1)



Measurements are Metric

(OVER)

No. 20A/543



CERTIFICATE OF TITLE No. 20A / 543

Bo 852

6364312  
SURRENDERED  
No. 094846.1 Licence to Occupy Vol. 1107 Folio 18 issued for Apartment 36 and Car Accommodation No. 12 and 18 Plan 44012

8373442  
SURRENDERED  
No. 148189.1 Licence to Occupy Vol. 1107 Folio 22 issued for Apartment 8C and Car Accommodation No. 12 and 18 Plan 44012

NO. 148189.1  
SURRENDERED  
No. 202952.1 Licence to Occupy Vol. 1107 Folio 26 issued for Apartment 8B and Car Accommodation No. 23 and 24 Plan 44012

NO. 148189.1  
SURRENDERED  
No. 205172.1 Licence to Occupy Vol. 1107 Folio 28 issued for Apartment 5A and Car Accommodation No. 47 Plan 44012

NO. 148189.1  
SURRENDERED  
No. 306787.1 Licence to Occupy Vol. 1107 Folio 34 issued for Apartment 5B and Car Accommodation No. 47 Plan 44012

NO. 148189.1  
SURRENDERED  
No. 259317.2 Licence to Occupy Vol. 1087 Folio 35 issued for Apartment 11A and Car Accommodation No. 47 Plan 44012

NO. 148189.1  
SURRENDERED  
No. 271455.1 Licence to Occupy Vol. 1107 Folio 15 issued for Apartment 7D and Car Accommodation No. 47 Plan 44012

NO. 148189.1  
SURRENDERED  
No. 273781.1 Licence to Occupy Vol. 1107 Folio 19 issued for Apartment 4C and Car Accommodation No. 24 Plan 44012

NO. 148189.1  
SURRENDERED  
No. 282519.1 Licence to Occupy Vol. 1107 Folio 20 issued for Apartment 2A and Car Accommodation No. 50 Plan 44012

Appurtenant hereto is a pedestrian right of way over part Lot 2 marked "A" on Plan 49887 See Easement Certificate No. 336626.1 (Subject to Section 309 (1)(a) Local Government Act 1974)

No. 381492.1 Consent under Section 314 Local Government Act 1974 by The Wellington City Council - 3-2-1961 at 2.30 p.m.

No. 486734.1 Licence to Occupy Vol. 1107 Folio 4 issued for Apartment 2C and Car Accommodation 9 Plan 44012 - 27.4.1982 at 2.32 p.m.

No. 486734.2 Licence to Occupy Vol. 1107 Folio 5 issued for Apartment 1D and Car Accommodation 21 Plan 44012 - 27.4.1982 at 2.32 p.m.

No. 486734.3 Partial Surrender of Licence to Occupy 1105/6 (as to Car Accommodation 35) - 27.4.1982 at 2.32 p.m.

B.184800-2  
SURRENDERED  
No. 486734.4 Licence to Occupy Vol. 1107 Folio 6 issued for Apartment 10D and Car Accommodation 49 Plan 44012 - 27.4.1982 at 2.32 p.m.

No. 486734.5 Licence to Occupy Vol. 1107 Folio 7 issued for Apartment 10B and Car Accommodation 11 and 17 Plan 44012 - 27.4.1982 at 2.32 p.m.

506985.1 Licence to Occupy Volume 1107 Folio 8 issued for Apartment 6B and Car Accommodation 1 and 2 Plan 44012 - 9.8.1982 at 11.39 a.m.

524993.1 Licence to Occupy Volume 1107 Folio 12 issued for Apartment 8D and Car Accommodation 35 Plan 44012 - 15.10.1982 at 1.55 p.m.

No. 545213.1 Licence to Occupy Vol. 1107 Folio 19 issued for Apartment 10A and Car Accommodation 48 Plan 44012 - 9.3.1983 at 10.49 a.m.

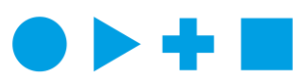
609910.1 Licence to Occupy Vol. 1107 Folio 24 issued for Apartment 5A Plan 44012 - 10.1.1984 at 5.8 p.m.

No. 578198.2 Licence to Occupy Vol. 1107 Folio 26 issued for Apartment 6B and Car Accommodation No. 1 and 2 Plan 44012 - 26.4.1983 at 19.20 p.m.

615547.3 Licence to Occupy Vol. 1107 fol. 32 issued for Apartment 9A and Car accommodation No. 50 Plan 44012 - 28.5.1984 at 10.51 a.m.

623899.3 Licence to Occupy Vol. 1107 Folio 32 issued for apartment 9A and Car Accommodation No. 50 Plan 44012 18.5.1984 at 10.40 a.m.

623899.1 Transmission to John Bentley Morrison, Solicitor and Denys John Wright, Chartered Accountant both of Wellington as Executors - 18.5.1984 at 10.40 a.m.



20A/543

636431.3 Licence to Occupy Vol. 1107 Folio 33 issued for Apartment 3A and Car Accommodation 37 Plan 44012 - 26.9.1988 at 10.30 a.m.

94785.3 Licence to Occupy Volume 1108 Folio 14 issued for Apartment 8B and Car Accommodation 23 and 24 Plan 44012 - 12.9.1988 at 2.23 p.m.

686321.2 Licence to Occupy Vol. 1107 Folio 37 issued for Apartment 1C and Car Accommodation 45 Plan 44012 - 30.9.1988 at 10.31 a.m.

94785.5 Licence to Occupy Volume 1108 Folio 14 issued for Apartment 8D and Car Accommodation 46 Plan 44012 - 12.9.1988 at 2.23 p.m.

770265.3 Licence to Occupy Vol. 1108 Folio 32 issued for Apartment 4C and Car Accommodation 47 Plan 44012 - 4.4.1988 at 10.35 a.m.

96259.7 Licence to Occupy Volume 1108 Folio 14 issued for Apartment 8B and Car Accommodation 23 and 24 Plan 44012 - 15.11.1988 at 3.00 p.m.

770265.4 Licence to Occupy Vol. 1108 Folio 33 issued for Apartment 7D and Car Accommodation 24 Plan 44012 - 4.4.1988 at 10.35 a.m.

962759.3 Licence to occupy Volume 1108 Folio 14 issued for apartment 8B and car accommodation 23 and 24 Plan 44012 - 15.11.1988 at 3.00 p.m.

823905.3 Licence to Occupy Vol. 1108 Folio 36 issued for Apartment 10B and Car Accommodation No. 3 19 Plan 44012

B.191463.1 Licence to occupy Volume 1108 Folio 14 issued for Apartment 8D and Car Accommodation 46 Plan 44012 - 15.11.1988 at 3.00 p.m.

823908.3 Licence to Occupy Vol. 1108 Folio 35 issued for Apartment 10B and Car Accommodation No. 3 19 Plan 44012

B.012055.2 Licence to occupy Vol 1109 Folio 16A issued for Apartment 9B and Car Accommodation 44 DP 44012 - 30.6.1989 at 2.59 p.m.

841010.2 Licence to Occupy Vol. 1108 Folio 37 issued for Apartment 9A and Car Accommodation No 50 Plan 44012

B.012055.3 Licence to occupy Vol 1109 Folio 16A issued for Apartment 9B and Car Accommodation 44 DP 44012 - 30.6.1989 at 2.59 p.m.

846536.4 Licence to Occupy Vol 1109 Folio 2 issued for Apartment 8D and car accommodation 26 DP 44012 - 2.4.1988

B.012055.4 Licence to Occupy Vol 1109 Folio 12 issued for Apartment 4D DP 44012 - 30.6.1989 at 2.59 p.m.

852935.1 Licence to occupy Vol 1108 Folio 8 issued for apartment 7B and car accommodation No. 28 Plan 49887 - 25.5.1987 at 2.47 p.m.

B.012055.6 Licence to occupy Vol 1109 Folio 13 issued for Apartment 6B and Car Accommodations 1 and 2 DP 44012 - 30.6.1989 at 2.59 p.m.

875130.1 Licence to Occupy Volume 1109 Folio 3 issued for Apartment 5C and Car Accommodation 56 - 11.9.1987 at 2.45 p.m.

B.012055.8 Licence to occupy Vol 1109 Folio 14 issued for Apartment 5A and Car Accommodation 50 on DP 44012 - 30.6.1989 at 2.59 p.m.

875131.2 Licence to Occupy Volume 1109 Folio 3 issued for Apartment 7D and Car Accommodation 59 - 11.9.1987 at 2.45 p.m.

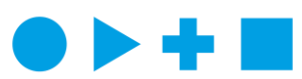
B.012055.21 Licence to occupy Vol 1109 Folio 15 issued for Apartment 6B and Car Accommodation 33 on DP 44012 - 30.6.1989 at 2.59 p.m.

914204.1 Licence to Occupy Vol. 1108 Folio 10 issued for Apartment 9B and Car Accommodation 54 Plan 44012 - 8.4.1988 at 3.10 p.m.

B.028901.3 Licence to occupy Vol 1109 Folio 16 issued for Apartment 6B and Car Accommodation 25 and 26 DP 44012 - 15.9.1989 at 12.10 p.m.

Surrendered by B012055-1

-OVER-





B.00002.1 Transmission of the share of  
Dennis Shirley Price in Licence to Occupy  
Vol. 1109 Folio 12 to Beverly Moller  
Police of Wellington, Retired Matron and  
Kath Edmond Gray of Wellington, Solicitor  
as executrix - 16.10.1989 at 2:30 p.m.

*erick  
era  
for*

B.191463.2 Licence to Occupy Vol. 1110  
Folio 11 issued for Apartment 8D and Car  
Accommodation 36 DP 44012 - 30.8.1991  
at 2:30 p.m.

87649381  
**SURRENDERED**  
19/12/2000  
*Suit namuwu*  
for ROL A.L.R.

B.060598.2 Licence to Occupy Vol 1105  
Folio 23 issued for Apartment 2A and Car  
Accommodation 30 DP 44012 - 26.9.1991 at 2:22 p.m.

8227450.2  
**SURRENDER**  
9/4/1992  
*[Signature]*  
A.L.R.

B.195749.2 Licence to Occupy Vol 1110 Folio  
12 issued for Apartment 2A and Car  
Accommodation 30 DP 44012 - 26.9.1991 at  
2.22 p.m.

*[Signature]*  
A.L.R.

B.090773.2 Licence to occupy Vol 1109  
Folio 29 issued for Apartment 7D on DP  
44012 - 27.6.1991 at 2:22 p.m.

**SURRENDER**  
*[Signature]*  
A.L.R.

B.112464.3 Licence to Occupy Vol 1110  
Folio 17 issued for Flat 7D and Car  
Accommodation 24 DP 44012 - 9.1.1992 at  
2.30 p.m.

*[Signature]*  
A.L.R.

B.101547.1 Transmission to William  
Hedgcock of Wellington, Bank Manager as  
executor - 10.8.1990 at 2:55 pm

B.227450.1 Transmission of Licence to  
Occupy B.060598.2 to Judith Egan Bevan  
and Diane Leah Charman both of  
Wellington, Married Women as executrices  
- 9.4.1992 at 1.41 p.m.

*[Signature]*  
A.L.R.

B.195749.1  
B.101547.3 Licence to Occupy Vol 1109 Folio  
34 issued for Apartment 2A and Car  
Accommodation 40 on DP 44012 - 10.8.1990 at  
2.55 p.m.

**SURRENDER**  
11/11/92  
*[Signature]*  
A.L.R.

B.227450.3 Occupation Licence Vol 1110  
Folio 19 issued for Apartment 4D DP 44012  
- 9.4.1992 at 1.41 p.m.

*[Signature]*  
A.L.R.

B.100700.1 Licence to Occupy Vol 1109/35  
issued for apartment 6A on DP 44012 -  
6.3.1990 at 10:43 a.m.

**REJECTED**

B.234396.2 Licence to Occupy Vol. 1110  
Fol. 22 issued for apartment 6B and Car  
Accommodation 28 DP 44012 to Ma Lora  
Katherine Quinn - 21.9.1992 at 2:48 p.m.

2 cancelled  
9/3/95  
Car  
**SURRENDERED**  
17/12/1992  
1508 2810-2  
*[Signature]*  
A.L.R.

B.109930.2 Licence to Occupy Vol 1109/35  
issued for apartment 6A on DP 44012 -  
21.9.1990 at 10.51 a.m.

*R. Kelly*  
A.L.R.

B.270095.1 Licence to Occupy Vol 1110 Folio  
30 issued for Apartment 0B and Car  
Accommodation 37 DP 44012 - 21.12.1992 at  
2.52 pm.

*C. Clay*  
A.L.R.

B.151697.4 Licence to Occupy Vol 1109 Folio  
39 issued for Apartment 5A and Car  
Accommodation 48 on DP 44012 - 27.3.1991 at  
2.45 p.m.

*R. Kelly*  
A.L.R.

B.283529.1 Transmission of Occupation  
Licence 1108/32 to Adrienne Frances  
Eames of Wellington, widow - 26.3.1993  
at 2.43pm

*[Signature]*  
A.L.R.

B.181967.1 Licence to Occupy Vol. 1110  
Folio 9 issued for Apartment 10B and Car  
Accommodation 39 on DP 44012 - 29.7.1991  
at 2.22 p.m.

B.593926-1  
**SURRENDER**  
17/7/1992  
*[Signature]*  
A.L.R.

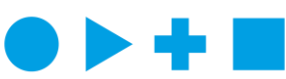
B.294171.1 Licence to Occupy Vol 1110 Fol  
30 issued for Apartment 2A and Car  
Accommodation 37 DP 44012 - 8.6.1992 at 9.08  
am.

**SURRENDERED**  
21/8/1994  
*[Signature]*  
A.L.R.

B.184800.3 Licence to Occupy Vol. 1110  
Folio 10 issued for Apartment 10B and Car  
Accommodation 39 on DP 44012 - 29.7.1991  
at 2.01 p.m.

*[Signature]*  
A.L.R.

*Over*



20A/543 (pages)

B.333469.1 Transmission to Richard Francis Howellsyn Byrne and Ann Louise Pringle as Executors - 28.7.1994 at 11.10 am.

B.29652.1 licence to Occupy Volume Folio 17 issued for Apartment 20B and Car accommodation 45 - 29.7.1996 at 2:01 p.m.

B.373469.3 Licence to Occupy Volume 1113 Folio 19 for Apartment 5C Car Accommodation 17 and 18 DP 44012 - 28.7.1994 at 11.10 am.

B.531299.1 Licence to Occupy volume 1112 folio 14 issued for Apartment 1D and Car Accommodation 21 DP 44012 - 29.7.1996 at 11.28 a.m.

*X in favor of various tenants of Wharenui, Victoria A.L.R.*

B.579529.1 Licence to Occupy Volume 1112 Folio 25 issued for Apartment No. 10B and Car Accommodation 19 DP 44012 - 8.4.1997 at 12.46 p.m.

B.381052.2 Licence to Occupy Vol. 1111 Folio 25 issued Apartment 4B and Car Accommodation 11 DP 44012 - 2.9.1994 at 2.48 p.m.

B.592122.1 Licence to occupy volume 1112 Folio 14 issued for Apartment 1B and Car Accommodation 11 DP 44012 - 16.4.1997 at 3:38 p.m.

B.397268.3 Licence to Occupy Volume 111 Folio 27 issued for Apartment 1B and Car Accommodation 33 - 4.10.1994 at 11.40 a.m.

B.593133.2 Licence to Occupy Volume 1112 Folio 26 issued for Apartment 1D and Car Accommodation 25 DP 44012 - 16.4.1997 at 3.34 p.m.

B.487314.1 Partial Surrender of Licence to Occupy 1103/16 (as to Flat 2B) - 12.10.1997 at 2.9 p.m.

B.593924.2 Licence to occupy Vol 1112 Folio 26 issued for Apartment 5D and Car Accommodation 24 DP 44012 - 24.4.1997 at 11.44 a.m.

B.487824.2 Licence to Occupy Vol. 1117 Folio 1 issued for Flat 1B and Garages 3 & 4 - 12.10.1997 at 4.07 p.m.

B650681.2 Mortgage of Licence to Occupy 1110/29 to Bank of New Zealand 18.2.1998 at 11.44 a.m.

B.502756.1 Licence to Occupy Volume 1112 Folio 6 for Apartment 5C, Car Accommodation 15 and 16 DP 44012 in favour of Pauline Alison Mitchell - 19.2.1996 at 12.52 p.m.

B651213.3 Licence to Occupy Vol 1113 Folio 3 issued for Apartment 3B and Car Accommodation 25 and 52 DP 44012 - 20.2.1998 at 10.25 a.m.

B.513731.1 Transfer to George Edward Keith Sene, and Ngilie Sue Sene, both of Wellington, Retired as tenants in common in equal shares - 19.4.1996 at 11.40 a.m.

B682810.1 Licence to Occupy Vol 1113 Folio 19 issued for Apartment 9C and Car Accommodation No. 10 DP 44012 - 03.09.1998 at 10.51 a.m.

- OVER -



20A/543 (Page 6)

578249.1  
Surrendered  
B783687.3 Licence to Occupy Volume  
1113 Folio 26 issued for Apartment 1C  
and Car Accommodation 45 DP 44012  
25.3.1999 at 9.11.

*[Signature]*  
for RGL

B764530.2 Licence to Occupy Volume  
1120 Folio 12 issued for Apartment 8D  
and Car Accommodation 36 DP 44012  
19.1.2000 at 3.40.

*[Signature]*  
for RGL

B764538.2 Licence to Occupy Volume 1120  
Folio 12 issued for Apartment 8D and Car  
Accommodation No. 36 DP 44012  
19.01.2000 at 3.40

*[Signature]*  
for RGL

B764538.3 Mortgage to Bank of New Zealand  
19.01.2000 at 3.40

*[Signature]*  
for RGL

B788439.2 Licence to Occupy Volume 1120  
Folio 16 issued for Apartment 5D and Car  
Accommodation No. 29 DP 44012  
11.3.2000 at 3.36

*[Signature]*  
for RGL

B789266.1 Mortgage of Occupational  
Licence 113/19 to NZ Finance Limited  
17.3.2000 at 3.37

*[Signature]*  
for RGL

B722821.2 Licence to Occupy Volume 1120  
Folio 20 issued for Apartment 8A and Car  
Accommodation No. 34 DP 44012  
9.3.2000 at 3.46

*[Signature]*  
for RGL

B782449.2 Licence to Occupy Volume 1120  
Folio 22 issued for IC and Car  
Accommodation No. 35 DP 44012 in favour  
of Fay Joan Hindmarsh  
09.05.2000 at 2.36

1120  
Fay Joan  
09/05/00

*[Signature]*  
for DLR

B798211.2 Licence to Occupy Volume 1114  
Folio 9 issued for Apartment 1D and Car  
Accommodation 41 DP 44012  
21.8.2000 at 3.55.

*[Signature]*  
for RGL



WN778/83

# REGISTER



Land and Deeds-1

Register-book

Form No. 1.

Certificate No. E.43740  
Reference: P.R. Vol. 23 folio 148  
Transfer No.

Vol. 178, folio 83

NEW ZEALAND

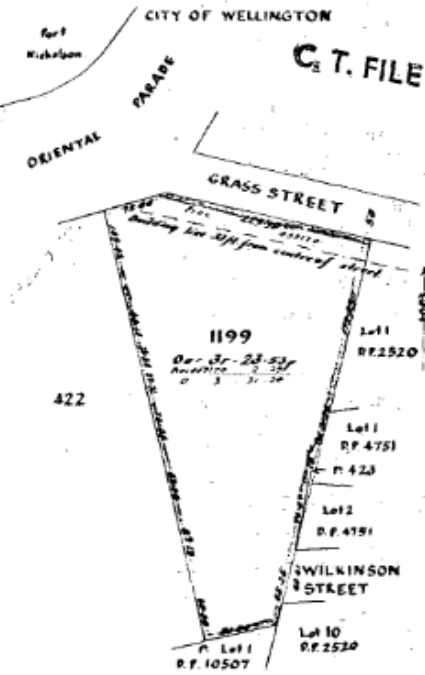
## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Eighteenth day of November, one thousand nine hundred and fifty-eight under the hand and seal of the District Land Registrar of the Land Registration District of Wellington being a Certificate in lieu of Grant, Witnesseth that WHARENI APARTMENTS LIMITED at Wellington

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 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, which said land was originally acquired by the said "Whareni" Apartments Limited

as from the Twenty-fourth day of September, one thousand nine hundred and fifty-eight under Sections 52 and 53 of the Land Act 1948 that is to say: All that parcel of land containing 3.3009 23.53 PERCHES more or less situate in the City of Wellington being Section 1199 Town of Wellington

Image Quality due to Condition of Original



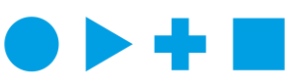
Subject to the reservations and conditions imposed by Section 56 of the Land Act 1948  
Subject to the building line restriction imposed by Order in Council No. 625  
Exhibit 17, 1960 "DISCHARGE" of the said Whareni Apartments Limited to the said Whareni Apartments Limited at 2.18 o'clock  
11/5/60  
DISCHARGE  
11/5/60  
Proclamation 459170 proclaiming part within land to be street produced 14-9-1960 at 10:50:00  
Whareni Apartments Limited  
R.R.

THIS REPRODUCED COPY IS CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952

Over

3630 m<sup>2</sup>

Over



No 131707.1 Licence to Occupy Vol. 1105 Folio 3 for apartment 5B and Car Accommodation 27 to Reginald Stephen Dwyer of Wellington Company Manager - 21.10.1975 at 10.17a.m.

*J. Dwyer*  
A.L.R.

778/83

(2)

No. 148189.1 Licence to Occupy Vol. 1105 Folio 22 issued for Apartment 8C and Car Accommodation Nos. 17 and 18 Plan 44012 - 26.5.1976 at 10.59 a.m.

*J. Dwyer*  
A.L.R.

No. 086858.1 Licence to Occupy Vol. 1105 folio 6 for apartment 9C and car Accommodation No. 10 & 35 to Edward Brough Glanville of Wellington, Retired Public Servant - 19.12.1975 at 10.52 a.m.

*J. Dwyer*  
A.L.R.

No. 202952.1 Licence to Occupy Vol. 1105 Folio 26 issued for Apartment 8B and Car Accommodation No's. 23 and 24 Plan 44012 - 2.8.1976 at 2.37 p.m.

*J. Dwyer*  
A.L.R.

No. 087864.1 Licence to Occupy Vol. 1105 Folio 7 for apartment 10B and car Accommodation No. (S) 19 to George Cecil Kent of Wellington, Solicitor and Rita Marion Kent his wife - 21.1.1976 at 11.27 a.m.

*J. Dwyer*  
A.L.R.

No. 205172.1 Licence to Occupy Vol. 1105 Folio 28 issued for Apartment 5A and Car Accommodation No. 48 Plan 44012 - 23.8.1976 at 12.22 p.m.

*J. Dwyer*  
A.L.R.

No. 057945.1 Licence to Occupy Vol. 1105 Folio 8 for apartment 3B and car accommodation No. 25 to Thomas McKenzie Pacey of Wellington, Company Director - 22.1.1976 at 9.25 a.m.

*J. Dwyer*  
A.L.R.

No. 306787.1 Licence to Occupy Vol. 1088 Folio 34 is issued for Apartment 9A and Car Accommodation No. 40 Plan 44012 - 18.8.1978 at 2.12 p.m.

*J. Dwyer*  
A.L.R.

No. 089931.1 Licence to Occupy Vol. 1105 Folio 9 and Car Accommodation No. 19 Plan 44012 to Roy Douglas Morrison - 10.2.1976 at 10.43 a.m.

329317  
**SURRENDER**

*J. Dwyer*  
A.L.R.

No. 259317.2 Licence to Occupy Vol. 1088 Folio 35 issued for Apartment 1C - 21.8.1978 at 11.00 a.m.

*J. Dwyer*  
A.L.R.

REJECTED

No. 267029.1 Licence to Occupy Vol. 1106 Folio 15 issued for Apartment 7D and Car Accommodation No. 47 - 29.11 1978 at 11.52 a.m.

REJECTED

No. 140079.1 Licence to Occupy Vol. 1105 Folio 11 for Apartment 9D Car Accommodation 26 Plan 44012 - 3.3.1976 at 9.37 a.m.

*J. Dwyer*  
A.L.R.

No. 271455.1 Licence to Occupy Vol. 1106 Folio 15 issued for Apartment 7D and Car Accommodation No. 47 - 1.2.1979 at 10.00 a.m.

*J. Dwyer*  
A.L.R.

No. 140950.1 Licence to Occupy Vol. 1105 Folio 13 for Apartment 8A Car Accommodation 34 Plan 44012 - 9.3.1976 at 9.23 a.m.

*J. Dwyer*  
A.L.R.

No. 273781.1 Licence to Occupy Vol. 1106 Folio 18 issued for Apartment No. 4C and Car Accommodation No. 24 - 15.2.1979 at 11.21 a.m.

*J. Dwyer*  
A.L.R.

No. 140748.1 Licence to Occupy Vol. 1105 Folio 14 for Apartment 3A and Car Accommodation No. 42 & 43 Plan 44012 - 5.3.1976 at 11.21 a.m.

*J. Dwyer*  
A.L.R.

No. 282519.1 Licence to Occupy Vol. 1106 Folio 20 issued for Apartment 2A and Car Accommodation No. 30 - 31.7.1979 at 2.24 p.m.

*J. Dwyer*  
A.L.R.

No. 143909.1 Licence to Occupy Vol. 1105 Folio 16 for Apartment 2B Car Accommodation 42 Plan 44012 - 6.4.1976 at 9.49 a.m.

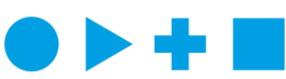
*J. Dwyer*  
A.L.R.

336626.1 Easement Certificate pursuant to Section 90A Land Transport Act 1952

NATURE: Pedestrian Row  
Tenement Plan 49887  
SUBJECT: part lot 2 "A"  
DOMINANT: Lot 1  
- 31.8.1979 at 2.58 p.m. (subject to Section 309(1)(a) Land Transport Act 1974)  
Continued

No. 094848.1 Licence to Occupy Vol. 1105 Folio 18 for apartment 3A and car Accommodation 31 Plan 44012 to Louisa Ellen Martin (9/11th share) and White Hart Hotel Limited (2/11th share) 3.5.1976 at 9.50 a.m.

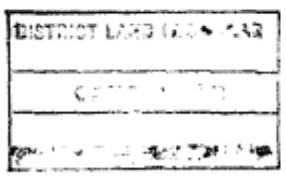
*J. Dwyer*  
A.L.R.



3

Transfer 336626.2 of lot 2 Plan 49887 778/83  
to Bruce Douglas Hughes - 31-8-1979  
at 2.54p  
*[Signature]*  
A.L.K.

O.C.T. 336626.3 } loaned and the following  
3-8-1979 } C.O. issued in terms of  
Plan 49887  
20A/543 of lot 1, 20A/544 of lot 2  
*[Signature]*  
A.L.K.



**DUPLICATE DESTROYED**

