

Map of
EDEN COUN

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ORIGINAL SECTIONS
AND
SUBDIVISIONS THEREOF

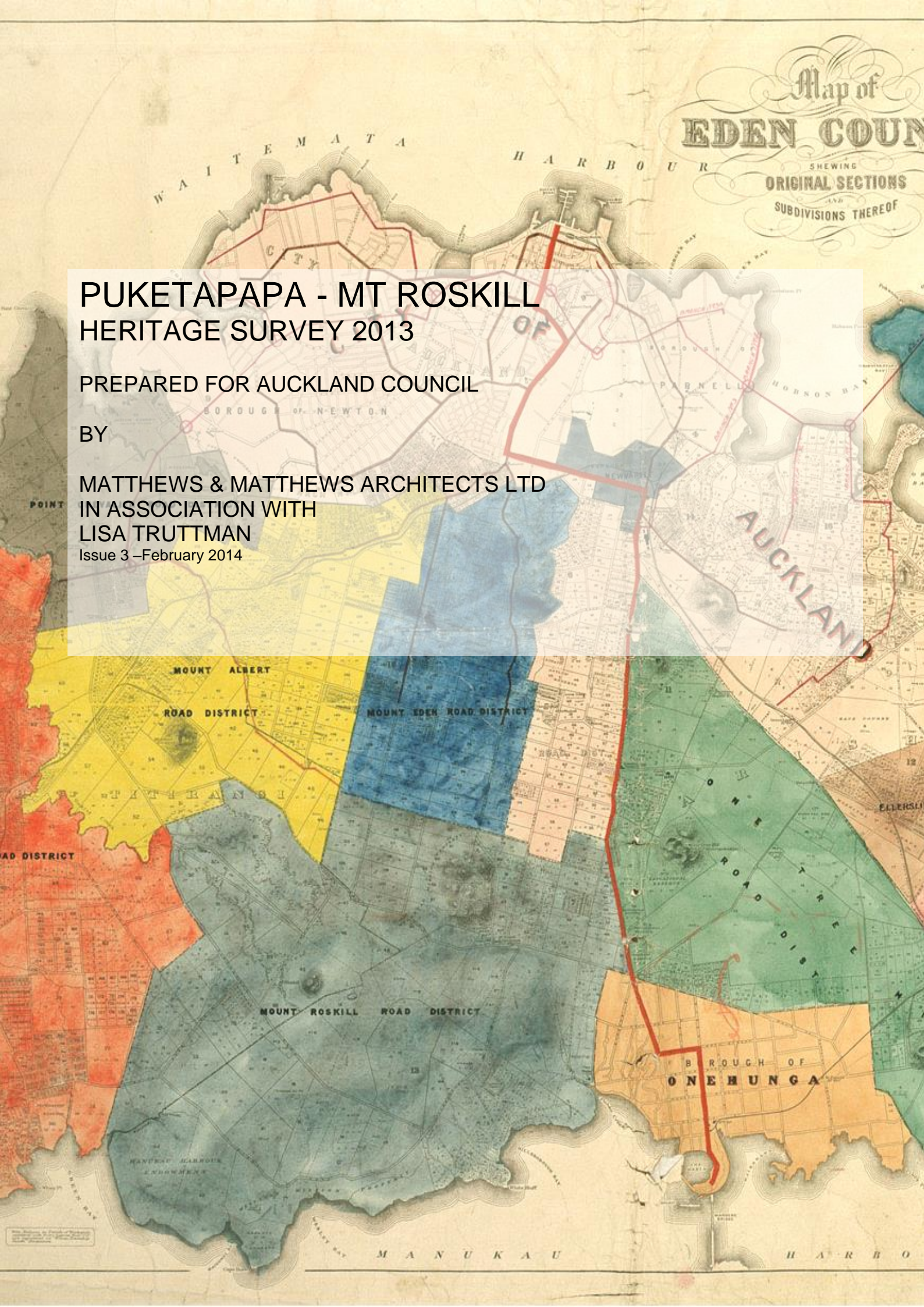
**PUKETAPAPA - MT ROSKILL
HERITAGE SURVEY 2013**

PREPARED FOR AUCKLAND COUNCIL

BY

**MATTHEWS & MATTHEWS ARCHITECTS LTD
IN ASSOCIATION WITH
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Cover image: 1914 Map of the County of Eden. Sir George Grey Special Collections, Auckland Libraries, NZ Map 4661.

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1.0 INTRODUCTION

1.1 Brief

The purpose of this study is to undertake a Heritage Survey of the Puketapapa-Mt Roskill study area. The aim of the study is to provide research, analysis and recommendations for historic heritage places and areas; and special character.

1.2 Methodology and Approach

The Puketapapa Heritage Survey has been based on Auckland Council's methodologies as set out in the *Historic Heritage Area Assessments: Draft Interim Guidance (October 2012)*. This study focused on built historic heritage and character and has been undertaken by Matthews & Matthews Architects Ltd in association with historian Lisa Truttman.

Within the timeframe available, this study focused on built historic heritage and special character. Natural heritage, archaeology and Maori heritage did not form part of the specific project brief.

The Heritage Survey process has followed a logical staged approach. The study required a Detailed (Level 3) assessment, of targeted areas, which involves broad contextual research and initial identification of places of potential interest, followed by prioritized study lists and detailed research and assessment. Recommendations have been made for specific controls and management where appropriate, for scheduling and/ or special character overlays. In general the stages of work include:

Stage 1: Broad research, preliminary field survey work and information gathering to:

- understand the historic development of the area as a whole and understand individual places or areas in context,
- enable preparation of a written thematic historic overview, with supporting historic maps and photos, and summarise places already identified as being of historic heritage value,

- make a preliminary identification of places or areas that may potentially be of historic heritage value, that may warrant further investigation.

Stage 2: More detailed research and field survey work to:

- Prepare a developed study list of places and/ or areas that warrant further investigation.

Stage 3: Detailed research, analysis and assessment of places/ areas with recommendations for statutory management where appropriate.

The process is interactive; more detailed research may lead to priorities for ongoing work being adjusted. Constraints on timeframe for the work also restrict the numbers of places that can be assessed in detail.

Project Brief

The brief for this study includes:

Stage 1:

- 1) Undertake a reconnaissance Level 2 survey that is limited to selected areas and topics within the Puketapapa Local Board Area. This should meet the requirements set out in the HHAA Interim Guidance for a Rapid (level 2) HHAA. This includes the following outcomes for selected areas:
 - Historic and Thematic Context Statement, supported by the appropriate maps and a list of proposed themes to include in the Auckland Council research framework
 - Form a "study list" of historic heritage places that appear eligible for scheduling, including buildings, structures and areas.
 - Form a "study list" of areas that appear eligible for special character overlay.
 - Prepare a high-level "Strengths Weaknesses Opportunities Threats (SWOT) analysis that is relevant to the selected areas and provide strategic management recommendations, in relation to built heritage and special character.

Stage 2:

- Prepare detailed Level 3 survey of priority places identified on the study lists. This survey will create an evidence base of sufficient detail to support proposed scheduling of new places.
- Add to/ enhance the Historic and Thematic Context Statement with information that supports the importance of priority places. This may include additional mapping and broader development of key themes.
- Historic Heritage evaluation of priority places, at a level of detail that will support scheduling.
- Evaluation of eligible Special Character Areas, based on Council's methodology.

1.3 The Study area

The study area covers the entire Local Board Area, at an outline level. Preparatory work done by the Local Board identified specific areas of interest where more detailed survey is warranted, shown on the following map of the study area. (Refer study area map, Figure 1).

1.4 Acknowledgements

The assistance of the following organisations during the preparation of this study is gratefully acknowledged:

Puketapapa Local Board
Auckland Council Heritage team
Mt Roskill Puketapapa Historical Society
Auckland Libraries
Mt Roskill Library
Auckland Council Archives
Auckland Architecture Archive
Archives of the Anglican Diocese of Auckland

1.5 Overview of report structure and component parts

This report provides an overview of the Puketapapa heritage survey. The report provides a summary of key issues and recommendations in relation to built heritage and character.

The appendices which follow include:
Appendix 1: Thematic Historic Overview
Appendix 2: Places prioritised for research and assessment and summary sheets.

Appendix 3: Other Places of Potential interest
Appendix 4: Residential Character Areas identified

Preparation of the Thematic Historic Overview was the important starting point for the study. It involved broad research, including investigation of early land survey and subdivision maps, published histories and a wide range of documentary research sources.

The Thematic Historic Overview helps to understand historic heritage places and areas in context and provides the basis for the more detailed research and investigations carried out. This stage also involved site visits around the study area to look at places and areas that might be important in representing particular themes in the historic development of the area.

Developing an understanding of the key themes in the development of the area is a way of interpreting heritage values within context and looking at the full range of types of heritage that may be present. It also enables places of local importance to be appreciated and understood together with the more iconic buildings or structures.

The thematic historic overview was prepared by historian Lisa Truttman with assistance from Matthews & Matthews Architects Ltd. As the study has progressed, further information gathered during detailed research on particular places has been incorporated where appropriate into the historic thematic overview.

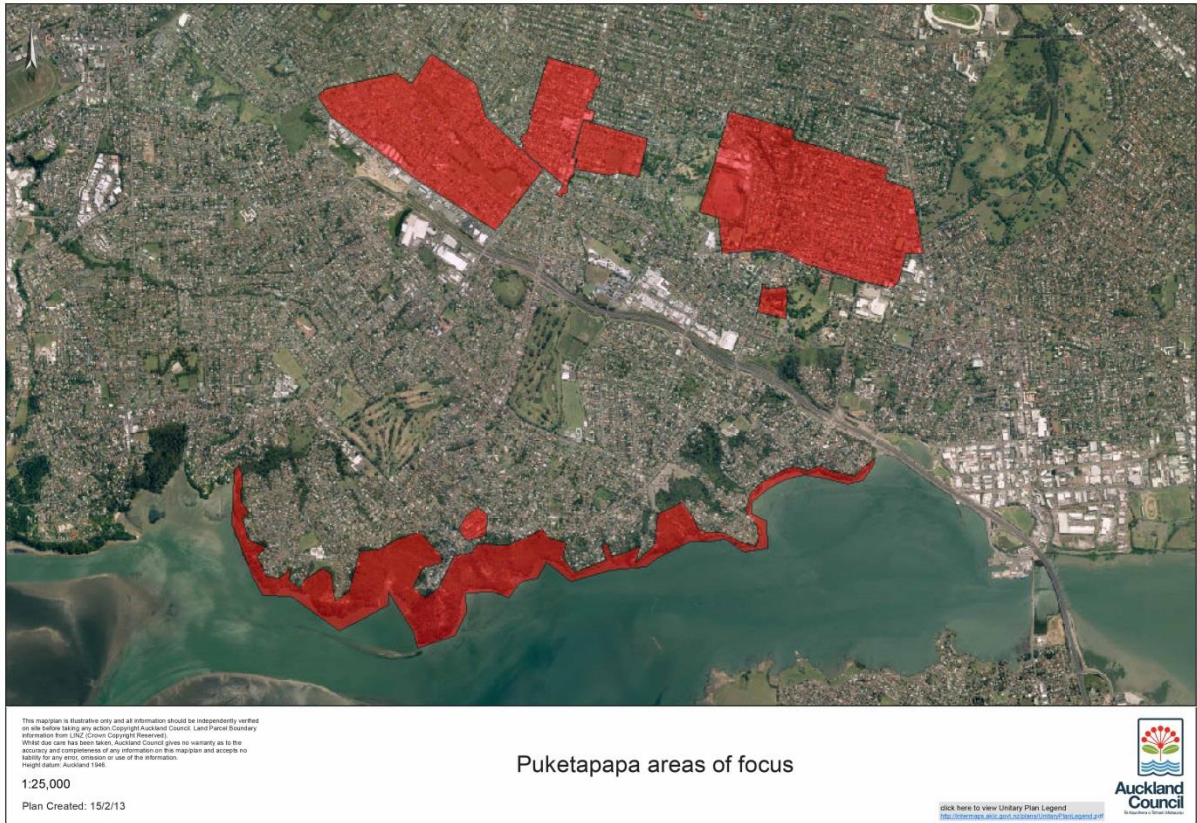
Based on the thematic overview and preliminary site visits, and with input from the Local Board and Puketapapa Historical Society, 'study lists' of places and areas that were of potential interest were identified.

Where preliminary research highlighted values that appeared significant, priorities for more detailed investigation were developed.

Within the project timeframes, a number of places were prioritised for detailed research and assessed for potential formal management through the unitary plan, including scheduling and character overlays.

The detailed components of work including assessments of historic heritage places, and assessments of residential character areas are included in the appendices.

Figure 1: Puketapapa Study area



Indicative areas of focus are highlighted in red.

2.0 PUKETAPAPA STUDY AREA-SUMMARY OF HISTORIC HERITAGE ISSUES

Following is an overview of the issues identified in relation to built heritage and character, and key recommendations to enhance understanding of historic heritage places in Puketapapa as well as recommendations for management.

With input from members of the Local Board and the Mt Roskill Puketapapa Historical Society, research and field survey work confirms that there are a range of historic buildings, as well as areas, that are significant in representing a range of themes that have been important in the historic development of the area.

Built historic heritage and character in this part of Auckland is potentially at risk because very few places are currently scheduled in the Auckland district plan and limited work has been done previously to identify places of potential value including character areas. Currently scheduled places include:



Pumphouse/ Bandroom, Three Kings Reserve



Ranfurly Veterans Home, 539 Mt Albert Road, Three Kings



The Pah Homestead, 72 Hillsborough Road, Hillsborough



Stables at The Pah, 72 Hillsborough Road, Hillsborough

The limited number of scheduled places may lead to the impression that places in Puketapapa were not considered important or did not warrant the same types of identification or management as heritage resources in other parts of Auckland.

However the area does retain the types of places that are scheduled or managed in other parts of Auckland, for example early churches, houses with significant associations, community buildings and memorials as well as coherent established residential streetscapes.

Most of the places identified in this study as being of importance as part of the study are of value at a local level. Communities really value their distinctive, local, ordinary places and the overall context created by the relationship of people to a particular place over time. Scheduling and heritage inventories by contrast have tended to focus on the extraordinary, the best examples, and most significant places. The Pah Homestead and stables for example is one of the few places currently identified. Auckland Council's heritage criteria and methodology enable an understanding of places in their local context and recognition of local value. Places of local value are significant; they have associations

with local stories, with people and organisations that have played an important role in the area, they represent how the area has developed, and contribute to the richness of the built and urban character of the area.

Puketapapa has an active local historical society and a Local Board that supports and promotes the heritage of the area, involving the local community. Projects this year for example include a design competition for the War Memorial and the unveiling of a sculpture to commemorate 120 years of women's suffrage in New Zealand and to celebrate the achievements of local women in September.

A range of options are available to improve the management of built heritage resources in Puketapapa, based on the findings of study's research. A balance needs to be struck between regulatory controls, incentives, public awareness and education. It is likely that a combination of the possible actions will be the most effective means of maintaining and celebrating the built heritage resource of the area.

Excluding natural disasters or events such as fire or vandalism, potential threats to historic heritage places in Puketapapa include:

- Lack of awareness of heritage values. The very small numbers of places that have been identified as being of value may lead to the perception that other significant places are not of importance.
- Potential for intensification may provide an incentive for redevelopment.
- The identification of earthquake prone buildings and cost implications for owners for required upgrading.
- Lack of maintenance and/ or inappropriate alterations which can erode integrity.

Key recommendations in relation to Puketapapa's built heritage include:

Recommendation 1: Raise Awareness

There is an opportunity to expand the understanding and information available about significant places and important historic themes in the area and to celebrate a broader range of places.

The Puketapapa Local Board would like to make the thematic historic overview readily available to the community via their website, the library and in local school libraries.

Research information on individual places could also be made available.

Development of heritage walks, interpretive signage, and heritage festival events will help to raise awareness about significant places in the area and to encourage the adaptive reuse of heritage buildings and can assist in fostering a sense of community and local identity.

A heritage website and/or heritage walk brochures could be developed for the area, to highlight significant places. Heritage walk brochures on-line provides another opportunity for the community to access available information. Information on local history has also been incorporated into the websites of a number of local business associations in Auckland. This could be explored.

Research information gathered as part of this study should be added to Council's Cultural Heritage Inventory.

Interpretive information should be developed for further parks and reserves in Puketapapa, similar to existing examples.

Interpretive information about the historic development of Three Kings town centre and Mt Roskill shopping centre on Dominion Road could be developed.

Information about the earliest comprehensive state housing areas could be provided on interpretive signage panels. Interpretive information about the Wesley College could also be developed.

Information about the Boyce Ave Parade of Homes could be developed and a street event organised to raise awareness about it.

Local heritage resources could be promoted in schools by providing copies of the historic thematic overview to school libraries.

The built heritage of the area could be celebrated by establishing Heritage Open Homes, where willing property owners are encouraged to open places for visits to places not always accessible.

Local Board 'Community Awards' could recognise the good stewardship by private owners in the care of heritage places in the area.

Copies of historic material gathered during this study should be added to the resources at the Puketapapa Historical Society. Funding

support for the Historical Society's on-going local history projects could be considered, for example recording oral histories.

Recommendation 2: Support owners of historic heritage buildings

Good communication and consultation with owners and the community is an important component of the process. The investigation of places for potential formal management should be communicated and discussed with building owners and the community.

Building owners are likely to have concerns about what any identification will mean, and what constraints it may impose. It would also be helpful to know what assistance might be available in the way of incentives such as funding assistance and waivers of resource consent fees.

- Council should provide information about the history and significance of places or areas to building owners. Consultation with building owners of places proposed for scheduling should be carried out.
- Council should explain what incentives are available to encourage building owners to retain and conserve historic buildings such as reduced or waived resource consent fees, advice from heritage staff on proposals, or waiving development contributions where heritage buildings are conserved in accordance with a conservation plan. Any available heritage funding assistance could also be explained.
- Guidelines could be prepared to assist property owners with appropriate maintenance and adaptive reuse of heritage buildings, similar to the North Shore City Council's 'Good Solutions Guide'.
- Recognising the work of building owners in the care of historic places through regular newspaper articles, or on-line communications similar to Council's 'Heritage Asset of the Week' should be encouraged.
- Encourage the preparation of conservation plans, and enable the research information to be utilised.

Recommendation 3: Statutory mechanisms to enhance the recognition and protection of heritage resources

Based on the research and assessments carried out, options for additional statutory mechanisms include both:

- Additional scheduling in the Unitary Plan- of individual places and.
- Special Character overlay areas.

Further places warrant inclusion in the district plan schedule of historic heritage places. Within the timeframe available for this study, 11 places have been researched and evaluated and are recommended for inclusion in the schedule. These are listed in Appendix 2.0.

Further research and evaluations should be carried out in future for more prioritised places on the list of places of potential interest in Appendix 3.0, when time and resources are available.

Residential Character areas

Existing identified residential character areas include a small group of four modern apartments in Hazel Ave. Recognition of this small cluster does not adequately reflect the established residential character that remains evident in parts of the Puketapapa area.

Draft assessments for two residential areas have been prepared, based on Council's methodology including:

- Foch Ave and Haig Ave, which retain their coherent established residential character with predominantly bungalow type housing, together with examples of modern apartments and bungalow-cottages.
- Kings Road and Princes Ave which retain their coherent established residential character with predominantly bungalow type housing, together with examples of modern apartments and bungalow-cottages.

State housing

Much of Mt Roskill remained largely rural in character until after the Great Depression, particularly south of Mt Albert Roadⁱ. State housing development had a significant impact on Mt Roskill in terms of its pattern of built development and the social and physical character of residential areas. It significantly

increased the population and created demand for shops and services locally.

The first Labour Government developed an intensive state housing programme and Mt Roskill was the location of some of the earliest large-scale state housing areas in Auckland. Development of state houses in Mt Roskill occurred mostly within five main blocks of land after 1939.

The earliest large comprehensively planned state housing area to be developed was the Upper Wesley block which extended from Donald Cres and Fearon Ave off Dominion Road and included Duke Street and McCullough Ave and the surrounding streets. This area of land was purchased in 1939, with the construction of roads and housing following in 1940-41, through to 1945.ⁱⁱ

The area also incorporates parks and reserves as well as shop sites sold by ballot to returned servicemen at the corner of Parua Street and Fearon Ave, developed in conjunction with the state housing. The incorporation of reserves as well as shops and community facilities formed an important part of the comprehensive planning for large state house areas, to support the communities who would be established there.

This area is also of considerable local significance for its association with the historic Wesley College, founded in 1848, and mature trees remaining in Arthur S Richards Park and the surrounding area are associated with the college. The Wesley monument, in the road reserve in front of No. 54 McCullough Ave commemorates the college and marks the site of the stone college building.

A second large area known as the Lower Wesley Block located between Mt Albert Road and Stoddard Road was purchased in 1944 and developed in mid to late 1940s.

The Winstone Park Estate to the south of Mt Roskill was largely developed in the early 1950s.

A draft Character Area Assessment has been prepared for the **Upper Wesley State housing area**: Donald Cres and Fearon Ave through to Parua Street, McCullough Ave and surrounding streets, which was the first comprehensively planned state housing area in Mt Roskill.

It is a large area, which retains its distinctive state housing character largely intact. Further review and consultation is recommended to consider management of part or all of the area as a character area as well as considering opportunities for intensification in a manner that retains the special character.

Research information has been also been gathered for the Wesley College Trust state housing blocks a, b, c & d, south of Mt Albert Road.

Further survey work should be carried out to consider whether other areas of state housing in Mt Roskill warrant identification as character areas. It is not thought that any large comprehensively planned areas of state housing in Auckland have been identified as character areas, for example in the way that the Hayes Paddock state housing area has been identified in Hamilton.

Mt Eden Road to Manukau Road Residential neighbourhoods

In this area there was a main period of subdivision in the 1910s and 1920s. Bungalow style housing was the predominant type constructed and many of these streets retain clusters of bungalows. A number of villas also remain throughout the area, demonstrating earlier types of residential development. Ongoing development, allowed under the predominant Residential 5 and 6a zones however, has resulted in a varied built character in many of these streets. The more varied built character makes it difficult to recommend the use of character overlays, however many of these streets have a very appealing ambience, contributed to by the relatively low density, well vegetated private gardens, the street layout and strong framework of street trees in many streets.

Based on survey work carried out, examples of streets that retain their earlier bungalow character most coherently include: Greenfield Road, Beckenham Road, Fernleigh Ave and Hollywood Ave. Some of these streets could be considered for a future residential character overlay as representative examples of the bungalow-lined streets built in this part of Mt Roskill in the 1910s, 1920s and 30s.

Further work required would include the preparation of a detailed character area evaluation, using Council's methodology. Maps are needed identifying location of existing bungalow type houses (to note

character defining and supporting places) and the extent of any proposed overlay. Within the study timeframe it was not possible to complete all of this work.

Recommendation 4: Further research, assessment and potential management

More prioritised places on the List of Places of Potential Interest in Appendix 3.0 could be researched in detail and assessed for potential scheduling. Information gathered on a range of places as part of this study will provide a useful base for ongoing work.

Further thematic research is recommended.





Work undertaken as part of this study highlights the need for some wider thematic research, so that places in particular parts of Auckland can be better understood in a wider context. For example:

- Undertake wider thematic research and survey of state housing in Auckland, to understand local examples in context and identify key examples that may warrant scheduling or management as an area.
- Undertake wider thematic research and survey of heritage related to infrastructure, such as power substations, water reservoirs and pump stations.
- Undertake wider thematic research and survey of historic school buildings.
- Undertake research on Parades of Homes in Auckland- where did these occur and would any examples merit formal management?

Appendix 1: Thematic Historic Overview

Appendix 2: Places prioritised for research and assessment and summary sheets.

	Photo	Name	Address	Notes/ Relationship to thematic framework
1		Former Municipal building,	cnr Mt Eden/ Mt Albert Roads	Local Governance
2		Arkell Homestead	461 Hillsborough Road	Residential development, Religious institutions
3		St Francis Retreat	50 Hillsborough Road	Ways of Life- Religious institutions
4		St David's-in-the-Fields (El Rey Country Club)	202 Hillsborough Road	Residential development, community venues
5		War Memorial Hall & Memorial	13 May Road	Recreation reserves, War memorials- Commemorating the Past
6		Three Kings Congregational Church	513A Mt Albert Road	Ways of Life- Churches, Early development at Three Kings
7			520 Mt Albert Rd	Residential development/ development at Three Kings Early
8		Coleraine", "Logan Manor	1 Warren Avenue	Residential development/ development at Three Kings Early

9		Pre 1940 shop and service garage	503-507 Mt Albert Road	Commercial development/ development at Three Kings
10		House	8 Liverpool Street	Farming /Residential development
11		Memorial to Wesley School	54 McCullough Ave	Ways of Life- Religious institutions, Residential Development-State housing
12		Brooks House, Turret House	143 White Swan Road	Farming /Residential development

1 Warren Ave, Three Kings Auckland- Evaluation Summary (Snapshot)



Photograph recorded as being from 1947, this shows the porch on the south west side and the original façade still intact. Source: On the website of the Zanderigo family history, homepages.ihug.co.nz/~mauro/Zanderigo.html

Date of construction: 1905

Level of evidence: tender notices, title information and street directories support construction in 1905 for Michael Dignan. No original drawings located, however some early drawings provide a good indication of original plan layout. Architect or builder not confirmed.

Level of integrity: Exterior remains largely intact. Interior not inspected within available timeframe.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (f) Physical, (g) Aesthetic and (h) Context	All that land contained within the certificate of title of boundary	Yet to be determined?

Background

The Italianate style house at 1 Warren Avenue was built for Michael Conghlan Dignan in 1905.ⁱⁱⁱ The architect has not as yet been confirmed, but the Italianate style and detailing has similarities to the Pah homestead nearby, where Michael Dignan's family lived in the late 19th century.^{iv} Michael C Dignan was an artist and sculptor from c.1896 with a studio at Hardinge Street in the city, and the Dignan family was a large and well known Catholic family in Auckland in the late 19th and early 20th century. The substantial house is part of a small group of buildings associated with the early development at Three Kings, in the early 1900s.

Documentary evidence (Title info and Property file) provides an understanding of ownership changes as well as physical changes to the house.

Summary of significance

- Based on the information available at the time of evaluation, the heritage assessment of 1 Warren Ave, Three Kings has determined that the building has considerable local value. It is one of a small number of early 20th century places extant in and near Three Kings related to its early period of development, which accelerated after the opening of the Veterans Home.

The substantial house is a local landmark and good example of a substantial rendered masonry Italianate villa.

Evaluation

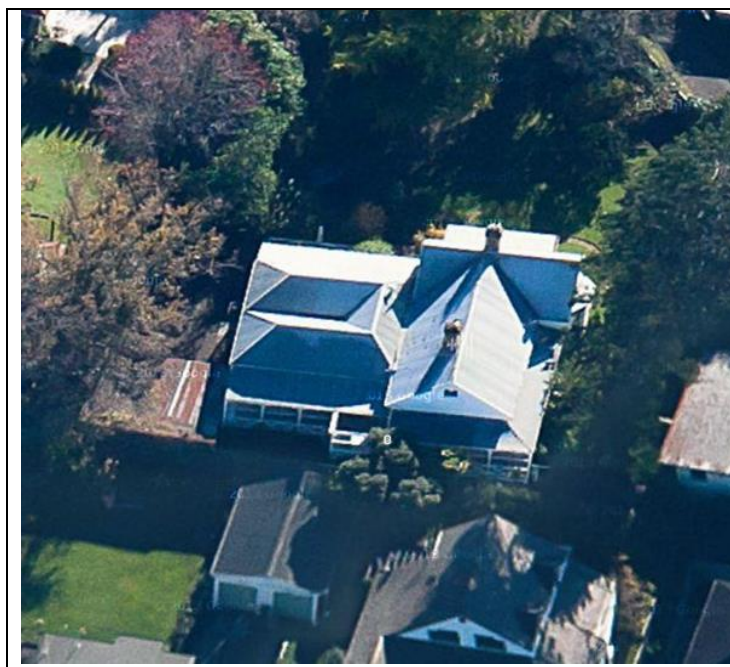
- Based on the information available and research undertaken, 1 Warren Ave, Three Kings is considered to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	moderate	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	considerable	local
g) Aesthetic	considerable	local
h) Context	considerable	local

Draft Assessment

June 2013
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8 Liverpool Street, Royal Oak, Auckland -Evaluation Summary (Snapshot)



Date of construction: c.1884, and c. 1912

Level of evidence: title information and newspaper articles support construction c. 1884 for Dr Torrance, with additions c. 1912 when owned by Rev Smallfield. No original drawings located, however some early drawings provide a good indication of original plan layout. Architect or builder not confirmed.

Level of integrity: Exterior provides evidence of staged construction. The house is set back from the road and can be seen from Torrance Ave. Letter to the owners has been sent requesting permission to access the site for an inspection.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	Preliminary: It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical (f) physical (h) Context	All that land contained within the certificate of title of boundary	

Background

The house at 8 Liverpool Street, Royal Oak is one of the earliest in the area, built in two stages, from c.1884 for Dr James Torrance and his wife Hannah. The house is set well back from Liverpool Street, evidence of its construction on a large site, prior to the finer grained residential subdivision of the area and is associated with the earlier farming use of the site. The site was earlier part of James Simms Epsom farm, from the late 1840s-late 1850s. It formed part of a larger farm subsequently owned by John Cleghorn, and in 1884 a sixteen acre farm, which incorporated the site at 8 Liverpool Street was purchased by Dr Torrance. The first part of the house is thought to have been built for Dr Torrance and his wife Hannah that year, and was known as Cadzow Villa. A second stage may have built by the 1890s. In 1912 the house was purchased by Rev, Percy Smallfield and the property has a long

association with the Smallfield family, remaining in Smallfield family ownership for nearly 60 years, from 1912 until 1971.

Documentary evidence (Title info and Property file) provides an understanding of ownership changes as well as physical changes to the house.

Summary of significance

Based on the information available at the time of evaluation, the preliminary heritage assessment of 8 Liverpool Street, Royal Oak indicates that the house has considerable local value as an example of a late 19th century farm house remaining in the Royal Oak area. It is of considerable local significance for its associations with Dr Torrance, and his wife Hannah who continued to live here and operate the farm until 1911. The house is also of considerable local significance for its association with the Rev Percy Smallfield and his wife Mary. Rev Smallfield was responsible for establishing St John's Collegiate at the Pah Homestead and was headmaster there from 1901 until 1912. Its architectural form provides evidence of the development of the house in two stages. Its site location and surrounding mature trees contribute to an understanding of the property as part of an earlier larger farm allotment.

Preliminary Evaluation

- Based on the information available and research undertaken, 8 Liverpool Street is *considered* to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	moderate	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	considerable	local
g) Aesthetic	moderate	local
h) Context	considerable	local

Draft Assessment

August 2013
 Matthews & Matthews Architects Ltd

13 May Road, Mt Roskill - Evaluation Summary (Snapshot)



Date of construction: Hall 1955, Monument 1959

Level of evidence: Title info, newspaper articles. No original or early drawings located. Architect: Stephen Wright, Builder WG Archer Ltd.

Level of integrity: Various additions made to hall. Interior not inspected within available timeframe. Monument remains intact

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	Hall and monument considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (b) Social, Monument: (f) Physical, (g) Aesthetic and hall and monument (h) Context	Area around hall and monument- define on site plan	

Background

The War Memorial Hall at 13 May Road, Mt Roskill was officially opened in 1955. The reserve, formerly known as May Road Reserve, was set aside as part of the adjacent state housing development and renamed War Memorial Park following the opening of the War Memorial Hall. The War Memorial monument adjacent to the hall was built subsequently in 1959. Both the Hall and the monument were designed by architect Stephen Wright who also designed the Mt Roskill Borough Chambers at Three Kings, built in 1956/1957

The hall was planned as a 'living memorial' for the district. It was built to commemorate those who gave their lives in World War II and has been the focus of commemorative events for the district since its opening in 1955. It provides evidence of contemporary approach to war memorials which were to have a functional and community purpose after the Second World War, as well as a commemorative one. The adjacent cenotaph built using Coromandel granite, was also designed by architect Stephen G Wright and built in 1959.

Documentary evidence (Title info, newspaper articles) provides an understanding of construction of the hall and monument adjacent. Property File does not appear to hold any original or early drawings for the hall.

Summary of significance

- Based on the information available at the time of evaluation, the historic heritage assessment of the Mt Roskill War Memorial Hall and Monument has determined that the building and cenotaph are of considerable local value.

Evaluation

- Based on the information available and research undertaken, 1 Warren Ave, Three Kings is considered to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	Hall and cenotaph -considerable	local
b) Social	Hall and cenotaph -considerable	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	Hall- moderate, cenotaph-considerable	local
g) Aesthetic	Hall- moderate, cenotaph-considerable	local
h) Context	Hall and cenotaph- considerable	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

50 Hillsborough Road, Hillsborough, Auckland-Evaluation Summary (Snapshot)



Additions to the western end of the Friary nearing completion. Source: Auckland Council Archives MRB 11D, H15, Pt 6, Box 16.

Date of construction: 1940

Level of evidence: Newspaper and magazine articles, title information. Property file does not include original drawings; however parts of original drawings are shown on more recent plans. Architect: George Tole, builder AG Good

Level of integrity: Inspection arranged for mid-July.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (f) Physical, (g) Aesthetic and (h) Context	All that land contained within the certificate of title of boundary	Yet to be determined?

Background

Bishop Liston invited the Franciscan Order to set up the first Franciscan friary in New Zealand on the site at 50 Hillsborough Road on part of the Pah property in time for the celebrations of the centenary of the Catholic Church in New Zealand in 1938.^v The friary was officially opened in 1940.^{vi} The friary at 50 Hillsborough Road was designed in 1938 and built in 1939/1940. It was designed in a Modern Georgian Style by the well-known architect, George Tole who undertook numerous architectural projects for the Catholic Church from the 1920s-1950s. The friary is one of a number of institutions developed by the Catholic Church in the Hillsborough and Waikowai area. In 1913 The Pah was purchased by members of the religious order of the Sisters of Mercy and renamed Monte Cecilia.^{vii} During its nearly century long ownership by the Sisters of Mercy and later the Catholic Diocese, the Pah Homestead served as an orphanage, a novitiate house, boarding school and more recently to provide emergency housing.^{viii} Also on a part of the original Pah Farm, is Marcellin Catholic College opened in 1959.^{ix} The Carmelite Convent at 636 Mt Albert Road, opposite the college was established in 1938.^x The Sisters of the Good Shepherd opened the Mt St. Joseph's Home in September 1931 at the former Arkell Homestead at 461 Hillsborough Road.^{xi} In 1959 the church of St John Vianney, at 317 Hillsborough Road, was built.

Documentary evidence (Title info, articles, Property file) provides good understanding of the establishment of the friary, and its design and construction.

Summary of significance

- Based on the information available at the time of evaluation, the preliminary historic heritage assessment of 50 Hillsborough Road indicates that the place will be of considerable local significance.

Evaluation

- Based on the information available and research undertaken, a preliminary evaluation of 50 Hillsborough Road has been prepared, with an inspection arranged for mid-July.

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical		
b) Social		
c) Mana whenua		
d) Knowledge		
e) Technological		
f) Physical attributes		
g) Aesthetic		
h) Context		

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

143 White Swan Road, Lynfield, Auckland- Evaluation Summary (Snapshot)

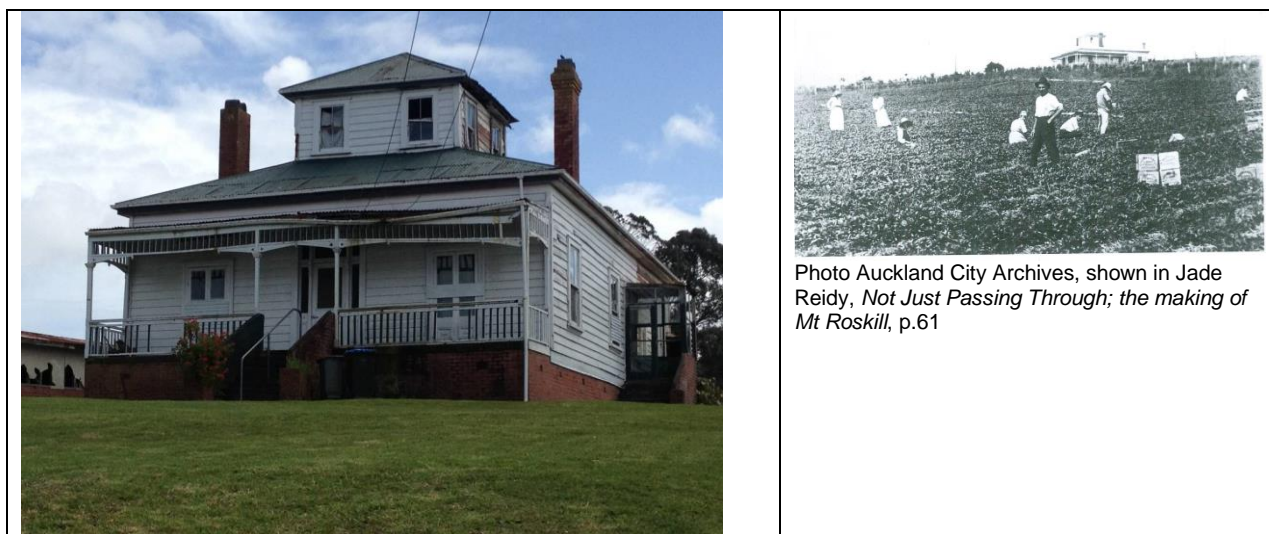


Photo Auckland City Archives, shown in Jade Reidy, *Not Just Passing Through; the making of Mt Roskill*, p.61

Date of construction: c.1913

Level of evidence: title information, land use maps, newspaper articles support construction in c.1913 for William Brooks, historic aerial photography provides understanding of the rural character of this area in 1940 and earlier. No original drawings located, Architect or builder not confirmed.

Level of integrity: Exterior remains largely intact. Interior not inspected within available timeframe.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (g) Aesthetic, and (h) Context	All that land contained within the certificate of title of boundary	-

Background

The house at 143 White Swan Road was built c. 1913 for Herbert William Brooks and his wife Helen, located at that time on the Brooks' much larger pig farm. In 1911 Brooks purchased just over 23½ acres from Tamar and Joseph Thornes who owned approximately 59 acres from 1905. xii The house is one of very few that remains in the Lynfield or wider Blockhouse Bay area that provide evidence of the earlier farming history. xiii

Documentary evidence (Title info) provides an understanding of ownership changes. Historic aerial photography provides understanding of the house in context and particularly the rural character of this area in 1940.

Summary of significance

Based on the information available at the time of evaluation, the heritage assessment of 143 White Swan Road, Lynfield has determined that the building has considerable local value. The place is considered to be of considerable local significance for its association with the earlier rural pattern of

development that characterised the Lynfield area until the mid 20th century. It is of moderate significance for its associations with farmer Herbert Brooks and for its history of ownership. The house, built in c.1913, is characteristic of the timber villa type that was the predominant housing type throughout New Zealand in the late 19th and early 20th centuries. The early 20th century character of the house has become a distinctive feature within the surrounding area, which is generally characterised by typically post-1950 residential development. The house is significant as a local landmark, its elevated siting and turret offering commanding views over the surrounding area.

Evaluation

Based on the evaluation, it is considered that the place at 143 White Swan Road meets the threshold for scheduling as a Historic Heritage Place: Category B. It is considered to be of *considerable local significance* in relation to the following values: (a) Historical, (g) Aesthetic, and (h) Context, and overall is assessed as being of considerable local value.

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	moderate	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	moderate	local
g) Aesthetic	considerable	local
h) Context	considerable	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

202 Hillsborough Road, Hillsborough Auckland- Evaluation Summary (Snapshot)



Date of construction: c.1905

Level of evidence: title information, rates records and newspaper articles support construction in c. for Dr Gordon. No original drawings located. Architect or builder not confirmed.

Level of integrity: Exterior has had some modification. Interior not inspected within available timeframe.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (b) Social.	All that land contained within the certificate of title of boundary	Yet to be determined?

Background

The house 202 Hillsborough Road was built in c. 1905 for Dr Frederick Gordon. Born in England, Dr Gordon registered as a doctor in New Zealand in 1894, practising in Parnell until he moved to Hillsborough around 1905. He was part of the temporary surgical staff at Auckland Hospital during WWI. Dr Gordon sold most of his large Hillsborough property in 1926. During a period of ownership by a notorious businessman, John McArthur, the house was leased and converted to become the El Rey Country Club from 1934 until 1944. It quickly grew in popularity, becoming a dance venue where around 100 couples would go on Saturday nights. Although located in a no-license area, patrons managed ways around the rules prohibiting sale of liquor. The club broadcast music on 1YA radio on Saturday nights and was a popular venue for balls and private functions. It became well-known as a nightclub for officers of the United States Army based here during World War II. The Club closed in 1944. The property was subdivided after 1948 and the Presbyterian Church Property Trustees purchased the house just over an acre of land in 1951. The house was altered to become Church House, providing a church for the local area, with part of the former club being altered for a manse. A

new church was completed on the property 1958-1963. The house was then used as a Sunday school and meeting rooms. A new manse was completed at the rear of the property in 1966.

Documentary evidence (Title info and Property file) provides an understanding of ownership changes as well as physical changes to the house.

Summary of significance

Based on the information available at the time of evaluation, the heritage assessment of 202 Hillsborough Road, Hillsborough has determined that the building has considerable local significance for its historic and social values, built as a substantial residence for Dr Gordon on his large estate in Hillsborough. It is of considerable local significance for its use from 1934-1944 as the El Ray Country Club, a popular local venue for dances and private functions, and for its use since 1951 by the local Presbyterian community. Although it has been modified, it provides a good local example of a reasonably substantial house designed in Arts and Crafts style, with prominent intersecting gabled roof forms, and is considered to be of moderate local value for its architectural and aesthetic qualities. It is also considered to be of moderate local value in terms of context, remaining a reasonably prominent and distinctive feature along this part of Hillsborough Road which is associated with the early twentieth century development of the area.

Evaluation

- Based on the information available and research undertaken, 202 Hillsborough Road is considered to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	considerable	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	moderate	local
g) Aesthetic	moderate	local
h) Context	moderate	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

461 Hillsborough Road, Auckland- Evaluation Summary (Snapshot)



Date of construction: 1901

Level of evidence: title information, newspaper articles, books and street directories, property records confirm construction in 1901 for Daniel Arkell. Architect Robert Keals.

Level of integrity: Exterior remains largely intact. Interior modified, previously inspected during preparation of Heritage Assessment report.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (f) Physical, (g) Aesthetic and (h) Context	All that land contained within the certificate of title of boundary	

Background

The substantial Italianate-style homestead at 461 Hillsborough Road was built for brewer Daniel Arkell in 1901. The house was designed by architect Robert Keals of R Keals & Son, and was built by W G Smith, at a cost of £2339. Daniel Arkell and his wife Susannah both died during 1912 and their adoptive daughter Elsie died in 1924. The property was managed by the executors of their estate and began to be subdivided in 1925. The bulk of the property, nearly 38 acres, including the homestead was transferred in 1931 to members of the Sisters of the Good Shepherd order from Christchurch. In August that year the Mother Superior-General of the order in Australia and New Zealand arrived from Melbourne to establish the new Auckland home, accompanied by Sister M Brazie who was appointed Mother Superior of the home, known as Mount St Joseph at Waikowhai. The homestead opened as part of the convent complex for Mt St. Joseph's Home in September 1931. A chapel, accommodation block and other buildings were subsequently developed on the site. Following closure of Mt St Joseph's Home in 1980, the site was sold in 1984 and redeveloped as the Hillsborough Heights Retirement Village. The homestead and main dormitory buildings were adapted to provide residential accommodation.

Documentary evidence including title info and newspaper articles as well as a Heritage Assessment Report prepared by Matthews & Matthews Architects Ltd 2007 provides an understanding of history as well as physical changes to the house and property.

Summary of significance

The former Arkell Homestead is believed to be of considerable local historical and social significance for its associations with Daniel Arkell, who established successful brewery in Newton in the 1880s and demonstrates the economic prosperity attained by businessmen such as Arkell by that time. The former Arkell Homestead is also of considerable local significance for its associations with the Sisters of the Good Shepherd who ran the St Joseph's home on the site from 1931 until 1980. Providing care for girls and young women, the home reflects the important role of the Catholic Church in the late 19th and early 20th centuries in the provision of social services in Auckland. The change in use to the Sisters of the Good Shepherd home, in 1931 reflects a wider pattern in Auckland of the later use of substantial residences for institutional and educational purposes.

The homestead is of considerable local significance in providing evidence of a substantial house designed in an Italianate style, constructed with plastered brick masonry, providing evidence of materials and detailing used at the time on more substantial houses and commercial buildings. The building is also significant as a good example of a substantial residence designed by Robert Keals of the firm R Keals & Sons, one of the small number of very early architectural practices established in Auckland. The formal qualities of the house including its symmetrical form, double height verandahs and roof tower make it distinctive within the surrounding area. It is a prominent feature on Hillsborough Road, within the surrounding retirement village complex and is a well-known feature in Hillsborough. It makes a significant contribution to the character of the suburb. The homestead is valued by the local community and was identified as an important local place by the Mt Roskill Puketapapa Historical Society as part of the heritage survey carried out in 2013.

Evaluation

- Based on the information available and research undertaken, 461 Hillsborough Road, Hillsborough is considered to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	moderate	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	considerable	local
f) Physical attributes	considerable	local
g) Aesthetic	considerable	local
h) Context	considerable	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

503-507 Mt Albert Road, Three Kings Auckland- Evaluation Summary (Snapshot)



View of the Grinter Bros. Three Kings Service Station, not dated. Photo; Tom Grinter Jnr., included in Reidy, p. 53

Date of construction: c.1930

Level of evidence: some titles and survey plans, directory information, recollections from Grinter family via Jade Reidy book & historical society. Articles from Papers Past on Grinter family business in Mt Roskill and Otahuhu. Limited information as to design and construction and associations is available, aside from general themes as to early bowser service station design, early retail development in Three Kings Area. No original drawings located. Designer for/ Date of two storey part not confirmed.

Level of integrity: Exterior remains largely intact. Interior not inspected within available timeframe.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
-	The place is considered to be of moderate local significance overall.		

Background

The former service station at 503-507 Mt Albert Road was built around 1930 by the Grinter Bros. and operated as a service station through to the 1970s. The two storey building adjacent is thought to have replaced offices on the site around c. 1940-1945.^{xiv} It is an early commercial building built in Three Kings, the earliest commercial development commenced with the post office and telephone service set up in 1906 at the first store in the area (site now of the rose garden at the corner of Warren Avenue and Mt Albert Road). The service station ceased operations in 1978,^{xv} and the site left Grinter family ownership in 1981.^{xvi} The electorate office of Labour MP Phil Goff has been a long term tenancy within the building, based here since December 1998.^{xvii}

Documentary evidence (Title info and street directories) provides an understanding of ownership changes and occupants. Property file does not hold any original or early drawings. Date of construction for the two storeyed component not confirmed.

Summary of significance

The former service station is considered to be of moderate local significance as a c.1930 service station built in Three Kings and an early commercial building built in the centre. It is associated with increasing car ownership in the 1920s and 30s and the development of purpose designed service stations. Its construction in c.1930 also provides evidence of early commercial development in Three Kings, which increased after 1950. The building is considered to be of moderate local significance as a reasonably distinctive feature on the corner of Hayr Road and Mt Albert Road in Three Kings. Its corner location and the bend in Mt Albert Road at the intersection with Hayr Road and Dornwell Road make the building quite prominent when approaching Three Kings from the west along Mt Albert Road.

Evaluation

- Based on the information available and research undertaken, the former service station at 503-507 Mt Albert Road is considered to be of moderate local significance overall and is not proposed for scheduling at this time. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	moderate	local
b) Social	moderate	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	moderate	local
g) Aesthetic	moderate	local
h) Context	moderate	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

513a Mt Albert Road, Three Kings Auckland - Evaluation Summary (Snapshot)



<http://www.tkcc.org.nz/aboutus/> The church website 2013

Date of construction: 1907

Level of evidence: title information and newspaper articles confirm construction in 1907 for Congregational Church. No original drawings located, however some early drawings provide a good indication of original plan layout. Architect or builder not confirmed.

Level of integrity: Exterior modified in mid-1950s. Interior not inspected within available timeframe.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (b) Social, and (h) Context	All that land contained within the certificate of title of boundary	Yet to be determined

Background

The Mt Roskill Congregational Church was built in 1907, originally with the dual function of a Sunday School Hall and Church. It was the first church in the Three Kings area and forms part of a small group of early buildings in Three Kings. The original early 1900s timber church/school hall building was substantially altered in appearance between 1955 and 1957 when an addition was made to the Mt Albert Road side of the building.

Documentary evidence (Newspaper articles/Property file/ Church website) provides an understanding of physical changes to the church.

Summary of significance

Based on the information available at the time of evaluation, the heritage assessment of 513a Mt Albert Road, Three Kings has determined that the building has considerable local value. The Church Hall is of considerable local historical significance as one of the first community buildings to be built in the Three Kings area soon after the construction of the Ranfurly Veteran's Home. It has associations with the Veteran's Home, as a number of residents were members of the Congregational Church. It has considerable local historical and social significance as a part of the history of the Congregational

Church in Auckland. It was one of the first satellite churches of the Mt Eden Congregational Church built in 1907 in the expanding suburbs of Auckland. It has considerable significance in terms of context, forming part of a small group of the early 1900s building in and around Three Kings.

Evaluation

- Based on the information available and research undertaken, 513a Mt Albert Road, Three Kings is considered to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	considerable	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	moderate	local
g) Aesthetic	moderate	local
h) Context	considerable	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

520 Mt Albert Road, Three Kings Auckland- Evaluation Summary (Snapshot)



Date of construction: c.1908-1914

Level of evidence: title information, newspaper articles and street directories support construction in c. 1908-1914 for James Preston. No original drawings located, however some early drawings provide a good indication of original plan layout. Architect or builder not confirmed.

Level of integrity: Evidence of original exterior together with 1950s alterations. Interior not inspected within available timeframe.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (h) Context	All that land contained within the certificate of title of boundary	-

Background

The house at 520 Mt Albert Road was built on the property at Three Kings purchased by James Preston in 1908. Construction of the house dates from c.1908-1914. James Preston became prominent in the Auckland horse racing scene in the early decades of the twentieth century and was also closely involved in the Mt Roskill local community, serving on the Mt Roskill Road Board from 1918 and chairing the school Committee for nearly two decades. The house provides evidence of early twentieth century development in the Three Kings area, together with the Mt Roskill Congregational Church opened in 1907, the Ranfurly Veterans Home established in 1903, and the former Dignan house at 1 Warren Ave built in 1905. As originally built the house was a plastered masonry villa, with a pyramid form corrugated iron roof and a single verandah along the Mt Albert Road frontage. Alterations made in 1954 created a room within the roof space with dormer windows. The verandah to the east and south, with Doric columns, is thought to have been added at this time, shown in outline on permit drawings. xviii

Documentary evidence (Title info, newspaper articles and Property file) provides an understanding of ownership changes as well as physical changes to the house.

Summary of significance

Based on the information available at the time of evaluation, the heritage assessment of 520 Mt Albert Road, Three Kings has determined that the building has considerable local value for its association with James J Preston who played an important role in the Mt Roskill community in the early twentieth century, serving on the Mt Roskill Road Board and School Committee. Preston was also a prominent figure in the Auckland horse racing scene at that time. The house is of considerable local value for the evidence it provides of early twentieth century development in the Three Kings area, together with the Mt Roskill Congregational Church opened in 1907, the Ranfurly Veterans Home established in 1903, and the former Dignan house at 1 Warren Ave built in 1905. It is a good representative local example of an Edwardian plastered brick villa. Although it has had some modification, it retains evidence of its original form, materials and detail. The house is distinctive within the surrounding context because of its form, style and elevated position.

Evaluation

- Based on the information available and research undertaken, 520 Mt Albert Road, Three Kings is considered to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	moderate	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	moderate	local
g) Aesthetic	moderate	local
h) Context	considerable	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

560 Mt Albert Road, Three Kings Auckland- Evaluation Summary (Snapshot)



Date of construction: 1956-57

Level of evidence: Comprehensive-title information, property file, Auckland Council archives, newspaper Architect Stephen Wright. Building contractor: McLeod Construction

Level of integrity: Exterior remains largely intact. Interior not inspected within available timeframe.

DRAFT Category	Heritage Values	Extent of place	Interior Protected
B	It is considered to be of <i>considerable local heritage significance</i> in relation to the following values: (a) Historical, (b) social (f) Physical, (g) Aesthetic and (h) Context	All that land contained within the certificate of title of boundary	Yet to be determined?

Background

The Mt Roskill Municipal offices at 560 Mount Albert Road were designed and built in 1956/1957 for the Mt Roskill Borough Council (formerly the Mt Roskill Road Board). The architect was Stephen G Wright. On 29 September 1956, the Mayor Keith Hay laid the foundation stone for the new building.^{xxix} The building was officially opened on the 15 June 1957 by the Minister of Internal Affairs.^{xxx} The site on the corner of Mount Albert and Mt Eden Roads had been gazetted for municipal and recreation purposes from as early as 1886.^{xxxi} Schemes for a municipal building on the site were first proposed as early as 1911 with an unrealised proposal to build a Coronation Hall in honour of King George.^{xxii} Between 1923 and 1957 a number of schemes were designed for municipal offices, designed by prominent Auckland architects. The building finally built was designed by Wright who had then recently designed the Mt Roskill War Memorial Hall and the nearby Memorial in May Road.

Documentary evidence (Title info, Property file, newspaper articles) provides a comprehensive understanding of schemes for the development of municipal buildings, as well as changes made over time. Original drawings by Stephen Wright held at Auckland Council Archives.

Summary of significance

Based on the information available at the time of evaluation, the historic heritage assessment of the Municipal Building at 560 Mt Albert Road, Three Kings has determined that the building has considerable local value. The 1957 building designed by Stephen G Wright at 560 Mount Albert Road is of considerable local significance and is a well-known public building in Mt Roskill on a prominent corner. It is a feature of Mt Roskill and contributes to the nearby Three Kings local centre and Three Kings Reserve. The site had been gazetted for municipal and recreation purposes from 1886 and numerous civic schemes were proposed for the site by prominent architects before the 1957 building was built. The building, designed by Stephen G Wright, demonstrates the development of Modern architecture in New Zealand after WWII.

The building was for a number of years at the heart of local government decision making and administration, housing the council chambers, mayor's office, engineering and administrative offices and more recently under an amalgamated Auckland City Council the Local Board offices. It has been a local focus in terms of the council's contact with the district's community and is significant for its association with the Mt Roskill Borough and Auckland City Council.

Evaluation

- Based on the information available and research undertaken, the Municipal Building at 560 Mt Albert Road, Three Kings is considered to meet the threshold as a Category B scheduled place. Specific values are shown in the following table:

Significance criteria	Value (little, moderate, considerable, exceptional)	Context (local, regional, national)
a) Historical	considerable	local
b) Social	considerable	local
c) Mana whenua	-	
d) Knowledge	-	
e) Technological	moderate	local
f) Physical attributes	considerable	local
g) Aesthetic	considerable	local
h) Context	considerable	local

Draft Assessment

June 2013
 Matthews & Matthews Architects Ltd

Appendix 3: Other Places of Potential interest

Places of Potential interest

Based on research carried out during the Puketapapa Heritage Survey priorities for further research and evaluation include the following. Research has been carried for some of these places during the 2013 heritage survey:

636 Mt Albert Road

Carmelite Monastery

Monastery of St Thomas Apostle established 20 April 1937 in "Ashfield", large kauri villa on 2 ½ acre section. Chapel and buildings for monastery designed by architect George Tole, original drawings on the Property File.

Alterations made over time. (Refer research prepared by Lisa Truttman, 2013 and Property File).

8, 10, 12, 14 Hazel Ave

(Suggested by MRPHS)

A group of very distinctive brick 'moderne style' houses and flats. The flats are named: Moana, Laloma, Hazeldene, Inverness etc. *[No building plans held at Council Archives.] Note currently Included in small Residential 1 zone in Auckland District Plan Isthmus section. Consideration could be given to scheduling these places.*

183 St Andrews Road 'Atalanga' (Refer 2006 report prepared by Lisa Truttman).

Note this place was not assessed during the 2013 heritage survey. A research report was prepared for Auckland Council in 2006, for evaluation at that time and it was assumed that it had already been considered.

Most sources date the main building on this site as being erected in 1910. However, James Henry Gunson (1877-1963) had title to this property from late 1905, and was in occupation there from around 1907. While the architect is unknown, construction would therefore appear to have been from 1906-1907.

Gunson was born in 1877, son of storeman William Gunson who became a successful seed and grain merchant. He became managing director of the company by 1902, and was elected president of the Auckland Chamber of Commerce in 1910, the youngest president in its history. 1911-1915 he was chairman of the Auckland Harbour Board, and Mayor of Auckland from 1915-1925. He was

chairman of the Auckland Provincial Patriotic and War Relief Association and of the joint committee of the NZA branch of the British Red Cross and Order of St John from 1918-1938. He was also president of the Auckland Institute and Museum from 1917-1925, and led the drive for funds for the Auckland War Memorial Museum from 1920-1927. He was made OBE in 1918, CBE in 1919, CMG in 1922 and knighted in 1924. From 1931-1935 he was on the Government Railways Board, and a Cornwall Park trustee from 1927-1956. According to John Stacpoole, Gunson was therefore directly responsible for the installation of a Maori memorial at the summit of One Tree Hill. Gunson was to build three notable houses, again according to Stacpoole: "Greenacres" at St Andrews Road, Totara Park in Manurewa, and Rydal Mount, Penrose Road.

Gunson sold the property in 1928 to Kirkby Harry Wilson, who in turn sold it to Dennis Raoul Hillel Nathan (1912-), member of the noted Nathan family. He was President of the Friends of the Deaf for more than 30 years, receiving the OBE for his work. He was President of the United Way of Greater Auckland from 1975.

In September 1952, the Government of Tonga decided to purchase an Auckland residence for Queen Salote Mafite 'o Pilolevu of Tonga (1900-1965), to be used by her and members of her Cabinet on visits to New Zealand. The purchase was finalised in November of that year, and the home renamed 'Atalanga, said to be in honour of a high-ranking ancient Tongan chief remembered and honoured for his great strength and fearless courage, but also said to simply mean "development".

Queen Salote viewed the purchase of 'Atalanga as being for all Tongans in New Zealand as well as for the royal family and Cabinet. There were few Tongan families in Auckland in the early 1950s, but a hostel called Va'epopua for Tongan young men studying at tertiary institutions was built there, and later a hostel for young women. The hostels meant that 'Atalanga became a focus for Auckland's Tongan community, even when the royal family were not in residence. The Queen stayed there during summer months, and attended the Epsom Methodist Church at

Greenwoods Corner. 'Atalanga remains in the name of the King of Tonga to this day.

Dennis Nathan made internal alterations to the house during his period of ownership, to the design of N Cole Ltd, and more additions and alterations to both interior and exterior have been made since 1952, including changes to the Gunson-period entry porch.

Other places of potential interest

The following list of places of potential interest was compiled with the assistance of the Mt Roskill Puketapapa Historical Society. Some initial research has been done for some places for example checking to see if any original architectural plans may be held at Auckland Council archives. This is noted:

4 Admiral Beatty Ave

(Suggested by MRPHS)

Pre 1940 – extra floor added post 1990

[No building plans held at Council Archives]

17 Akarana Avenue

Building, Harold Lang Reserve

Pre 1959

48 Aldersgate Road

(From MRPHS)

wooden dwelling QV says 1930 but I believe it may be earlier. It is neglected and run down but it would be by far the oldest property in the street

Arundel Street

(Information from MRPHS)

31 – stucco art deco

33 – v distinctive tiny brick cottage

35 – architect designed? 60s? huge multipaned feature glass wall

40 – group architect-style cottage

2 Beagle Ave

Post 1940 – pre 1959

Angled brick construction

[No building plans held at Council Archives]

18 Belfast Street

Hillsborough Primary School

Pre 1959

100 Boundary Road

Lynfield College

1957-1958

Boyce Avenue

1956 Parade of Homes- refer research prepared by Lisa Truttman in the thematic

overview.

Buckley Road

Mt Albert to Fernleigh Ave, east side

Appears to be first state housing project in Mt Roskill (From MRPHS: 48 + 50 Buckley Rd - a couple of your early state houses. 48 amazing multi-coloured clay-tile roof – brick walls now white. 50 – Plunket Rooms.)

50 Carlton St

(From MRPHS)

1930's dwelling, *(Not on site until after 1959)*

55 Carlton St

(From MRPHS)

large two storied wooden dwelling with dormer windows, Poss pre 1940

100 Carlton St

(From MRPHS)

1914- 1929 wooden farmhouse may be earlier than 1914. Enlarged and altered since 1959

103 Carlton St

(From MRPHS)

1930s two storied wooden dwelling

4-6 Carr Road

Former Aulsebrooks biscuit factory

1957

[No building plans held at Council Archives]

4-86, 63-87 Carr Road (to Denbigh Ave)

59-67 Hayr Road

18-58, 37-65 Frost Road

37-43 Dornwell Road

1-53 Clinker Street

Post WWII industrial development on former farmland (includes Aulsebrooks factory) – most built by early 1960s.

(From MRPHS:)'Between 1950 and 1954 a score of new factories went up at the foot of Frost Road and in Carr Rd.' (Not Just Passing Through)Many of these are still standing, and in commercial/industrial use. Many were built to exactly the same plan, and in the same materials. They have a gable front and are brick clad. Nos 1-4 below are all the same size and design, and near to each other, and still with their original shape

81 Carr Rd – CBP Bean Products

78 Carr Rd – M.J.N. McNaughton – longstanding business

74 Carr Rd – Swadesh Indian Cuisine

67-69 Carr Rd – Redwood Engineering – as above but with 'art deco' façade.

Others to the same design are: nos 60, 46, 47

and 55 Carr Rd and 59 Hayr Rd, Euroglass showroom in Dornwell Rd.

Frost Rd

30 Frost Rd

large 2-storied former industrial building. Now occupied by Fruit Word, Aussie Butcher and Big Ups Inflatable Games

North and south facades still attractive brick and concrete (1950s) construction. South façade backs onto narrow alleyway, the other side of which has some small old (1950s) industrial buildings now belonging to BA Drainage and PJ Automotive of 87 Carr Rd. Like an old-time alleyway.

32 Frost Rd

Offices fronting Carr Rd are tiny, distinctive and attractive

Occupied by MK Kitchens and Bathrooms, and by Silk.

No's 3 and 4 have only parts of their buildings still old:

42 Frost Rd

longstanding business – M.J.N. McNaughton parts of buildings 1950s

52 Frost Rd

Anglo Engineering. Part of complex on the south sides is 1950s? – concrete block and asbestos roof.

Other buildings in Carr Rd

81 Carr Rd

Euroglass south façade facing Carr Rd Well proportioned, large 1950s 9-pane windows

10 Carr Rd

Large 2 storied industrial building in exactly the same style as the many smaller ones.

North façade has top floor all in windows (a future railway station?!)

Big commercial buildings between Hayr and Hillsborough Rds

6B Carr Rd 1950s? Chipmunks Adventure Playground

4 Carr Road Calendars Co. Classy brick complex (age?)

With residential and commercial intensification planned for the Three Kings area, it would be wonderful to be able to keep a little neighbourhood of these 1950s commercial/industrial buildings in this Carr/Frost Rd area. They could be converted to other uses, as has happened in Newmarket.

Chandler Avenue

Royal Oak School gates

9 Coleman

Pre 1940 house

24 Denbigh Ave

Pre 1940 brick house, mission style

[No building plans held at Council Archives]

29 Denbigh Ave

Pre 1940s house

[No building plans held at Council Archives]

877-885, 950-954, 956 Dominion

Pre 1940 shopping blocks

907-909 Dominion Rd

(From MRPHS)

Industrial buildings. 907 occupied by Roskill Sheetmetal Works (1984) Ltd (1959 GIS map appears to show a building there)

Building has a distinctive beautifully proportioned façade

921 Dominion Road

Pre 1959 factories? Suggested by MRPHS:

Block concrete and brick - shops/factory

Mt Roskill Shops, Dominion/Mt Albert Roads

993-999, and 1238-1240 Dominion date from pre 1940

Much of remainder pre 1959. Site beside 1282 Dominion was a corner shop, now carpark.

(From MRPHS) Oldest shopping strip in Puketapapa. Former Farmers Building constructed in 1940 by RH Page

(Timespanner). Stonework at Dominion Rd entrance to Dominion Rd School

Clock Tower, SE corner of intersection, designed by Arthur Beere and donated by Mt Roskill Lions Club.

1041 Dominion Road

Pre 1940s farmhouse

1055 Dominion Road

Roskill Chapel

Post 1940, pre 1959.

1057A Dominion Road

Pre 1940 house, poss Arts & Crafts

[No building plans held at Council Archives]

1079 Dominion Road

Dominion Superette

Pre-1940 shop, originally stand-alone

1/1095 Dominion Road

Former 1940 cottage, additions since

1207 Dominion Road

St Giles Presbyterian Church
1952

[No building plans held at Council Archives]

1211 Dominion Road

Roskill Police Station
Northern part of building from pre-1959,
additions later

1213 Dominion Road

(Information from MRPHS)
Home built by Dr Torrance 1950s
Designed by Albert Goldwater (draft plans with
Alan Torrance)

1302 Dominion Road

Pre 1940 brick mission-style
[No building plans held at Council Archives]

1317 Dominion Road Extension

Pre 1940 house, once surrounded by open
land.

1328 Dominion Road

Pre 1940, poss villa, poss linked to former
farmland

1381 Dominion Road Extension

Hillsborough Heights
Part of the complex still existing from 1940s.

1480-1484 Dominion Road

1950s shops, linked in with rehabilitation loans
to returned soldiers

1486-1488 Dominion Road Extension

Pre 1940 retail building. Possibly site of
Klondyke Store, c1900-

1536 Dominion Road Extension

Former farmhouse, pre 1940, extended pre
1959
Poss appears 1904 survey plan as footprint
(DP 3537)

1560 Dominion Road Extension

Pre 1940 farmhouse, once surrounded by
open land

1564 & 1566 Dominion Road Extension

Pre 1940 farmhouses

9 Dornwell Road

(Suggested by MRPHS)
Pre 1940 villa, possibly former farmhouse.

15 Dornwell Road

Pre 1940 cottage
(From MRPHS: Villa-style cottage seen in very
early photos: connected to Peck's Paddocks?)
[No building plans held at Council Archives]

29 Duke Street

Two-room cottage, with lean-to additions at
rear. Pre 1940

112-118 Duke Street

Cnr Duke St & Mt Eden Roads
Post 1940-pre 1959 retail block

21A Fearon Ave

Fearon Park. 1960s development?

20-24 Fernleigh Ave

Fernleigh Reserve & Waiata Tennis Club
Tennis Courts shown on 1940 aerial
(From MRPHS: Waiata Epsom Tennis
Clubrooms, Fernleigh Ave Reserve. Big
windows now, but some old windows and
building has older profile)

2 Foch, 887 Dominion Road

Pre 1940 flats. *[No building plans held at
Council Archives]*

21 – 31 Foch Ave

(Suggested by MRPHS)
Mainly transitional villas in an unusual plain
style

Foch Ave

Arthur Faulkner Reserve
Stone walls at entry. Pre-1940 building and
tennis courts. Mt Roskill Tennis Club
(Also suggested by MRPHS)

Fred Woodward Place

(Character area? – suggested by MRPHS)
39 flats for newlyweds built in late 60s? early
70s? by the Mt Roskill Borough Council.
Provided as short-term rentals with the
stipulation that tenants had to open a savings
account for their first mortgage. Now in
individual titles.

15 Frederick Street

(formerly 1 Frederick Street – last house
before Manukau Harbour)
Original section pre 1940

86 Frederick St

(From MRPHS) 1914-1929 wooden villa

105 Frederick St

(From MRPHS)
large wooden villa/bungalow

Frost Road

Mt Roskill Grammar

(Some parts pre 1959)

65 Goodall Street

Pre 1940 house

81 Goodall Street

Pre 1959

Flat-roofed architecture

[No building plans held at Council Archives]

84 Goodall Street

Pre 1940

(May have been removed since 2010)

Goodland Street & Goldstine Place

Site of Auckland Tramway Sheds (off Manukau Road)

(cleared by 1996)

Gregory Place

(Information from MRPHS)

No's 5 and 13 - classic '**Group Architects' style**. Beautifully 'composed' walls of rick, timber and glass. No's 3 and 9 in a similar style. 19 and 22 also stylish. Whole street still mostly original.

19 Haig Avenue

(Suggested by MRPHS)

Post 1940, Pre 1959

21 Haig Avenue

(Suggested by MRPHS)

Post 1940, Pre 1959

32, 34, 35 Haig Avenue

(Suggested by MRPHS)

Pre 1940. Arts and crafts cottages, with gable front.

4 Hardley/16 Hazel Ave

(also suggested by MRPHS)

Pre 1940 brick flats

8-12 Hardley Avenue

Pre 1940 brick flats

(Also suggested by MRPHS)

[No building plans held at Council Archives]

22, 24 Hardley

(Suggested by MRPHS)

small plain wooden cottages

Pre 1940

[No building plans held at Council Archives]

1A-1K Hayr Road

Post 1940, pre 1959 shops

2A Hayr Road

Possibly pre 1940 house shifted from Mt Albert Road frontage next to service station.

(From MRPHS:)

N.d. Distinctive stucco tall-windowed house, with landmark steep roof.

3 Hayr Road

(From MRPHS:)

In Richardson Photo 18 Sept 1920

Shifted to back of site and new house put in front (mid 2000's?)

One of few remaining early villas in area

21 Hayr Road

(From MRPHS: 1920s -1930s wooden

bungalow in well-kept original condition, with large Norfolk pine behind

View of park, golf course and Waitakeres seen above the house on its full site)

25 & 27 Hayr Road

Pre 1940 survivals of early farm subdivision

(Suggested by MRPHS)

8, 10, 12, 14 Hazel

(Suggested by MRPHS)

A group of very distinctive brick 'mission style' (or art deco?) houses and flats. The flats are named: Moana, Laloma, Hazeldene, Inverness etc.

[No building plans held at Council Archives]

Note currently Included in small Residential 1 zone in Auckland District Plan Isthmus section.

19, 21, 23, 29 Hazel

(Suggested by MRPHS)

a group of 'arts and crafts' homes

(Similar architecture – same builder?)

[No building plans held at Council Archives]

9 Hillsborough Road

Pre 1940 house

1939 – residence of butcher Walter Smith

16 Hillsborough Road

Hillsborough Bowling Club

161-163 Hillsborough Road

Pre 1959 block of shops, corner Littlejohn Street

(From MRPHS:

1950s block of shops.

In design, very similar to those at corner of Penney Ave & Richardson Road (489 Richardson), associated (according to MRPHS) with Zubritsky builders.

179 Hillsborough Road

Hillsborough Baptist Church & pre-school
Post 1959

180-182 Hillsborough Road

Post 1940, pre 1959 shops

214 Hillsborough Road

Large house, pre-1940, down ROW
[No building plans held at Council Archives]

317 Hillsborough Road

St John Vianney Catholic Church Hall

345 Hillsborough Road

(From MRPHS)
was the home of Hon. Hugh Watt Deputy
Prime Minister in the Kirk Government

381 Hillsborough Road

Waikowhai Primary School
Pre 1959

386 Hillsborough Road

Possible site of Waikowhai Hall (removed)

441 Hillsborough Road

Pre 1940 farmhouse

494 Hillsborough Road

Pre-1940 house

10, 12, 16 Landscape Road

Pre 1940, poss Arts & Crafts
Homes of merchants and professionals 1939
[No building plans held at Council Archives]

3 Lauchlan Avenue

Villa
Pre 1940
(formerly 1 Lynton Ave)

5 Lauchlan Avenue

Arts & Crafts design?
Pre 1940
(formerly 3 Lynton Ave)
[No building plans held at Council Archives]

2A Liverpool Street

Pre c1940
1930 directory – residence of Henry V Choyce
(Milne & Choyce)
[No building plans held at Council Archives]

27 Liverpool Street

Pre 1940, on top of interesting geologic
formation
Poss residence of William Goodfellow,

company director, 1930 directory
[No building plans held at Council Archives]

28B Liverpool St

Pre 1940
[No building plans held at Council Archives]

40 Liverpool St

Pre 1940, appears to have been part of larger
property, since altered with major additions
Poss formerly 18 Liverpool, poss residence of
Joseph Ambury (of Amburys) (1930 directory)
[No building plans held at Council Archives]

54-58 Liverpool Street

Set of three villas

19 Louvain

(Suggested by MRPHS)
small plain wooden cottage
Post 1959
[No building plans held at Council Archives]

54, 56, 58 McCullough Ave

Post 1940, pre 1959 houses
Site of substantial farm building(s) 1940
Blocks of dressed stone in front of No. 54 –
Memorial to Wesley School.

Marie Avenue

*[Suggested by MRPHS: – only 2 subdivided
sections in whole street. Mix of substantial art
deco, Californian bungalow, arts and crafts (eg
no 14), 1950's and early modernist (no 14)
styles, still in original design. No 7 is a very
distinctive stucco neo-tudor (?)]*
Street has varying designs, not sure of
continuity.

5 May Road

Pre-1940
Villa? Pre-dates most of May Road
development.
1930 – James Williams, stonemason

18 May Road

Post 1940 – pre 1959
Sloping roof, wooden construction
[No building plans held at Council Archives]

**Shops, May/Stoddard Road corner
41-49 May Road**

1950s State Housing rehabilitation loan
scheme

95-111 May Road

Factories/warehouses
Appear to be mainly post 1959, one part (105-
109) could be pre 1959.

135 May Road

Pre 1940

Villa at rear – original site – was once surrounded by a lot of farmland.

Melrose Road

(Information from MRPHS)

134 Melrose (opposite the Bacon Factory). Transitional **villa** (?) very simple verandah trim. Nice site with big tree – but only semi-visible from the road. The young couple who own it came to Garth's early Heritage Festival talk – interested in the history of their house.

108, 112 and 116

Opposite the bacon factory. Little 1920s (?) bungalows. 116 is newly restored, some fancy glass windows (art-deco-ish), 108 has 1950s (?) windows now.

79 – 1920s (?) bungalow w art deco elements, but not in original condition

156 -160 back sections – yet to be looked at, down massive long driveways. Possibly home of local identity.

249 Mt Albert Road

Post 1940 – Pre 1959 (frontage to Mt Albert)

Additions since 1959

AEPB?

355 Mt Albert Road

Pre 1940

1946 – NR Absolum, painter (Norman Robert, orig from Kaitaia?)

[No building plans held at Council Archives]

367-369 Mt Albert Road

AEPB structure, 1954

Associated with landscaped triangle in front and memorial clock.

(From MRPHS) Clock Tower, SE corner of intersection, designed by Arthur Beere and donated by Mt Roskill Lions Club.

[No building plans held at Council Archives]

403 Mt Albert Road

(Information from MRPHS)

Large modernist flat-roofed house on 1,598m²

Built prior to 1959

Home of notable person (Keith Hay?)

422 Mt Albert Rd

(From MRPHS)

St John's Presbyterian Church 1950s?

Landmark complex

[No building plans held at Council Archives]

439 Mt Albert Road

(Information from MRPHS)

1950s? Distinctive Huntly brick 2-3 storied residence, adjacent to shops

463 Mt Albert Road

St Therese Catholic School & Church

465 Mt Albert Road

Pre 1940 bungalow, early subdivision

501D-F Mt Albert Road

Post 1940, pre 1959 shops

504 Mt Albert Road

(From MRPHS)

Fire Station, Mt Albert Rd – Cultural Heritage Inventory (considered for scheduling, decision deferred)

2/513 Mt Albert Road

(From MRPHS)

Former police station – now Barber Shop.

Appears on GIS 1959 photo.

553-563 Mt Albert Road

Pre 1940 block of shops

589 Mt Albert Road

Telephone Exchange, pre 1959

(Suggested by MRPHS)

602 Mt Albert Road/70 Buckley Road

Pre-1940 retail building

(From MRPHS)

distinctive English-cottage (?) style 2-storied shop and house (Hairdresser)

Poss designed by Holman & Moses, 1920s –

“Bright Shops & Flats”, for Mrs M Bright, ID 2179, Architecture Archive

[No building plans held at Council Archives]

617 Mt Albert Road

Marcellan College

Pre-1940 residence

636 Mt Albert Road

Carmelite Monastery

Monastery of St Thomas Apostle established

20 April 1937 in “Ashfield”, large kauri villa on

2 ½ acre section. (Refer research prepared by

Lisa Truttman, 2013)

650A Mt Albert Road

Large pre 1940 residence, formerly with substantial land.

670 Mt Albert Road

Retail shop

1926 James Selman, blacksmith

1930 James Ward, grocer
1946 E C Fisher, grocer

691 Mt Albert Road

Brick factory Building
Post 1940, pre 1959

874, 876 Mt Eden Road

Pre 1940 villas

947 Mt Eden Road

Three Kings Grove
First pensioner unit development by Mt Roskill Borough Council, 1964

985 Mt Eden Rd

(From MRPHS)

Winstone Quarry industrial buildings
Retain an industrial area important to Mt Roskill, with links to Mt Roskill's distinctive Winstone Cottages and to a locally invented and manufactured product known New Zealand-wide.
Maybe post 1953?
Constructed of what look like Vibrapac concrete masonry blocks made by Winstones. Asbestos roof. Stylish block tower behind the Café. Adjacent corrugated iron flat-roofed bigger tower.
Group of industrial buildings now occupied by Eiffel en Eden Café, Pet Doctors and the design Store. The design Store and Eiffel en Eden have kept their part of the buildings intact, and the large currently empty part is in original and sound condition. Fronted along Mt Eden Road by distinctive Roskill Stone block walls (now painted over)

1025 Mt Eden Road

Pre 1940 villa
Linked to quarry land history, water supply history
(From MRPHS)

Mt Eden Rd / Mt Albert Rd Corner. Civic and historic precinct.

Following 10 sites are all around/near this corner. It is one of the longest established (European) parts of Puketapapa and also the seat of local government since 1879 when the Mt Roskill Highway District and Road Board met in the Mt Roskill Schoolhouse (now Three Kings School.

Crucial that this historical area is kept intact as it is the civic and historical heart of Puketapapa. Protection is especially important as Three Kings is designated a Town Centre in the up-coming Unitary Plan and it is very likely that our civic/historic precinct will be

surrounded by high density commercial and residential zones.

Ranfurly Veterans Home – Scheduled

The Pumphouse – Scheduled

The Mt Roskill Borough Council Chambers – Cultural Heritage Inventory

The Rose Garden – SW corner of intersection
Site of the Mt Roskill Road Board Office – Mt Albert Road, newly upgraded with signage

Three Kings School – Formerly Mt Roskill School established 1878. Existing buildings constructed in 1935 and 1936. Lots of stone walls – built by unemployed over 5 years in the 1930s Depression. Magnificent deciduous trees.

Former Metrowater Water Treatment Plant.

Early elegant stucco villa.
Cnr of Graham Breed and Mt Eden Roads (opposite 942 Mt Eden Rd).

Three Kings Reserve– adjacent Borough Council Chambers, Mt Eden Road. Cricket ground lined with magnificent deciduous trees. Stone outdoor arena where Carols by Candlelight have been held yearly since 1948.

Three Kings Tennis Courts and Pavillion – 1930's or 1940's (Carol Farnell has information and photos.)

Fickling Centre and Library – 1976. Stylish 1970 architecture. (Historical Society has site history)

Noton Road

(Information from MRPHS)
No 9 wooden 'art deco' cottage

107-113 Oakdale Road

Post 1940, pre 1959 shops

Oakdale Road

(Information from MRPHS)
20 – beautiful little **farm cottage** (1930's?) (shown on the spot where the big 'pig?' farm was in the 1840 GIS) Beautifully maintained – only non original on the exterior is awnings over the windows. 'Mini' bay window. Unfortunately it is now behind a newer house directly on Oakdale Road.
36 – 48 Sun Valley subdivision, with distinctive gateway. Down driveway. No 36 – wooden cottage, behind newer house on Oakdale. 1 old shed at very end of shared driveway, behind house on the right.
37 – cute tiny 'bachy' art deco – fibrolite
41 – well cared for 20s? bungalow NW cnr

Sylvester

45 – on SW corner of Sylvester – **striking landmark solid stucco** house with gently sloping flat roof (Group Architect?) and distinctive recesses and protruding parts of the long façade facing Sylvester. Some art deco elements. Garden in keeping – including large Norfolk pine.

54, 55 and 62A group of attractive small cottages

54 Winstone (?) cottage w art deco window
62A wooden ‘art & crafts?’ – small paned windows and mini bay window.

55 as above, but windows replaced with aluminium

65 – stucco art deco

Mixed group of older houses at the very south end of Oakdale

85 & 87 – stylish art deco

90 – big flat roofed. Classy windows (group architect?) but 1 big front one is aluminium now.

96 – early villa, but front now 50s brick. Newer house on roadfront.

97 – 1920s (?) bungalow

101 – stucco (Winstone?) cottage

103 – **Exclusive Brethren** un-named meeting place. Very simple, well constructed brick and timber. Many bedroomed large house behind.

Stylish 50’s (?) **ex post –office** on cnr with Richardson Rd

78 – 80 Olsen Ave

(Information from MRPHS)

Huge quite stylishly designed hall (or gymnasium?) formerly belonging to the Exclusive Brethren, and now is the ‘Science of the soul study centre’.

51 Pah Road

Pre 1940 set of brick flats

[No building plans held at Council Archives]

100-108 Pah Road

Sanitarium factory

c.1959

[No building plans held at Council Archives]

1 Parau Street

Frontage added post 1959, main part pre 1940.

50-52B Parau Street

1950s shops, Rehabilitation Loan project- refer research prepared by Lisa Truttman, 2013.

20 Peet Ave

Villa, pre-1940

In 1940, was 628 Mt Albert Road, corner site, with gardens.

Shops, 2-6 Potter Ave

1950s State Housing rehabilitation loan scheme

84 Queenstown Road]

(From MRPHS)

1914 -1929 two storied dwelling

7 Quentin Ave

(from MRPHS)

Caughey’s Arts and Crafts stucco mansion.

Other arts and crafts substantial houses nearby.

[No building plans held at Council Archives]

9 Quentin Avenue

Pre-1940

Poss residence of members of the Caughey family

[No building plans held at Council Archives]

13 Quentin Ave

1940? House

[No building plans held at Council Archives]

14 Quest Terrace

Dominion Road School

Two buildings pre-1940

1 Rewa Road

Pre 1940, poss Arts & Crafts

[No building plans held at Council Archives]

Rewa Road as a possible character area.

421 Richardson Road

Small stand alone shop

Post 1940, pre 1959

[No building plans held at Council Archives]

438 Richardson Road

One of the last survivors of farmhouses along Richardson Road, pre 1940. Additions at rear and side since 1959.

[No building plans held at Council Archives]

483 Richardson Road

Post 1940, pre 1959

Flat-roofed architecture

486 Richardson Road

Pre 1940 villa

One of the last survivors of farmhouses along Richardson Road

489 Richardson Road

Shops, 1950s, corner Penney Ave & Richardson Road.

(From MRPHS:)

Subriski Buildings – 489 Richardson Road shops on the cnr of Penny Ave and Richardson Rd. Main length of shops front onto Penny Ave adjacent No1. Connection with Bill Subriski, owner of Universal Homes, Subriski Estate in Lynfield (John's info on the garden). Latterly a preacher world-wide. Shops on Cnr of Littlejohn and Hillsborough Rds of same design – shop windows slope outwards.

504 Richardson Road

May Road School
Part poss pre 1940

675 Richardson Road

(Information from MRPHS)
Group Architect?

720 Richardson Road

Former Waikowhai Post Office, 1964.
Distinctive façade & landmark

722-726 Richardson Road

Post 1940, pre 1959 shops

66 Rogan Street

Hillsborough Hall
1954 – transferred from Import Wharf, cut in two, transported and relocated by Keith Hay homes.

Rogan Street

(Information from MRPHS)
64 – carefully renovated (1920s?) bungalow on elevated prominent site. (Shown on 1940 GIS on chicken (?) farm)
60 – 1920s (?) bungalow with art deco touches eg arched entranceway, art deco windows
8 – Calif bungalow
3 – plain cottage (Group Architect style?) but behind big wall

171, 173, 175, 183 St Andrews Road

Series of pre-1940 grand houses. In 1930, these belonged to Kirby Wilson of Wilson & Horton, Thomas Grinter of Grinter Brothers, John Wickett Bridgman of Bridgman & Son. Very tall Norfolk pine at corner Landscape and St Andrews Road (no. 171)
[No building plans held at Council Archives]

205 St Andrews Road

Post 1940, pre 1959 house
[No building plans held at Council Archives]

685-697 Sandringham Road

Post 1940 – pre 1959
Shops, linked to Sandringham Rd extension & development of surrounding farmland.

766-778 Sandringham Road

Wesley Intermediate School
Post 1940 – Pre 1959
Associated with development of surrounding Wesley area post-war

28A Seacliffe Rd

(From MRPHS)
pre 1914 villa style dwelling
(probably relocated from elsewhere)

52 Seacliffe Rd

(From MRPHS)
pre 1914 two storied dwelling with turret property named Seatoun

60 Seacliffe Rd

(From MRPHS)
1914-1929 dwelling

61 Seacliffe Rd

(From MRPHS)
1914-1929 dwelling which has interesting style windows but they are obstructed by shrubbery

42 Selwyn Road

Corner return villa
Poss residence 1930 of manufacturer George Mills-Palmer

44 Selwyn Road

Return transitional villa, pre 1930 house
Possibly residence of Arthur J Buttle (Amburys – directory)

Stamford Park Road

(Information from MRPHS)
74 – large site with trees – important local identity?
47, 53 and 57 are are a grouping of a transitional villa (?) at no 47 and 2 Californian? bungalows. The villa is in good condition, and in a dominant position on the corner. No 57 is in good condition, but no 53 in fair condition and some windows have been changed. There are several other Californian (1920s?) bungalows in the street: 12, 14,23, and 48. 48 is in good original condition.
15 and 17 are very tiny 1950s? 'workers cottages' – quite distinctive.
10 is art deco

Staveley Avenue

(Information from MRPHS)
31 – Calif bungalow and 34 – old cottage

Cnr of Sylvester & Staveley: **Exclusive Brethren** un-named meeting hall

20 Stoddard Road

Site of Mt Roskill bus depot
(Removed post 2010)

34-48 Stoddard Road

Post 1940, pre 1959 light industrial development

192-230 Stoddard Road

204-236 Richardson Road
Post 1940, pre 1959 retail development.

18 Tropicana Ave

1967-1968, designed by Henry Kulka

Vic Butler Street

(Information from MRPHS)
majority of street standard 1950's stucco, or brick, and tile solid style very common throughout inland Hillsborough in this street not too much subdivision – small sections?

2 Warren Avenue

Pre-1940 bungalow.
(From MRPHS)
1940's (?) substantial wooden bungalow in excellent original condition. Some stained glass
On full site
[No building plans held at Council Archives]

4 Warren Avenue

(From MRPHS)
1939 art deco bungalow on full site
Built by Tom Grinter for his family. In family hands until 2011. Recently appropriately restored.
[No building plans held at Council Archives]

11-39 White Swan Road

Mt Roskill Sub Station
Post 1940 – pre 1959

36-38 White Swan Road

Power substation, pre 1959

152 White Swan Road

Pre 1940 bungalow
May have been moved back on section after realignment of White Swan/Hillsborough Road.

180 White Swan Road

Pre 1940 Bungalow
Poss farmhouse

197 White Swan Road

Pre 1940 bungalow, poss farmhouse

62 Whitmore Road

Pre 1940 farmhouse, once fronting Hillsborough Road. May have been altered 1950s.

Appendix 4: Special Character Areas Assessments

- ⁱ Refer to 1940 aerial photo, Auckland Council GIS
- ⁱⁱ Drawings for road layouts, Auckland Council Archives, MRB 001 Record No. S5-16, and AKC 031, record R117-1
- ⁱⁱⁱ Evidence for this is based on the following: On the 17 February 1905 Michael Coughlan Dignan bought the property as shown on 17 February 1905. In 1905 tenders were called for by solicitors, Dignan and Armstrong, for the "erection of country residence at Three Kings Estate" in February 1905 see the *NZ Herald*, 16 February 1905, p. 8. The *Wises NZPO Directory, 1907*, p. 1061 indicate that Michael C Dignan was resident in Mt Roskill by 1907 and there was clearly a substantial building on the property by 1915 which is indicated by the rates record see 1915/1916, MRB 112/1, Line 249, Auckland Council Archives. "In 1871 Mr. Dignan commenced to practice his profession, and established the legal firm of Dignan and Armstrong; the late Hon. John Sheehan being at one time a member of the firm." *Cyclopedia of New Zealand 1902. P Dignan*.
- ^{iv} *New Zealand Herald*, 27 October 1892, Pakuranga Hunt Club.
- ^v *Auckland Star*, 18 October 1937, p. 5
- ^{vi} *Home and Building March 1940 Autumn*, vol 4, no 2, p 5, 12-13
- ^{vii} NA147/17
- ^{viii} Matthews & Matthews, *Monte Cecilia, Hillsborough, Heritage Assessment*, 2001, p.13
- ^{ix} <http://www.marcellin.school.nz/history>, sighted June 2013
- ^x *Auckland Star*, 14 February 1938, p. 11
- ^{xi} Speech by Bishop Brodie at the opening of Mount St Joseph, *Auckland Star* 14 September 1931, p. 3
- ^{xii} NA 124/271, LINZ records
- ^{xiii} Refer to 1940 aerial photo which shows the semi rural character of the area at the time. A small number of other houses are evident in the photo
- ^{xiv} Dates of construction are derived from street directories. No early or original drawings have been located at Auckland Council archives or on the property file to confirm, date, architect or builder.
- ^{xv} Reidy, p. 53
- ^{xvi} NA 474/101, LINZ records
- ^{xvii} Staff at Phil Goff's electorate office, phone call to Lisa Truttman, June 2013.
- ^{xviii} Auckland Council Property File B1954/2815, and B1954/2816
- ^{xix} Mt Roskill Borough Council minutes, MRB 100/26, p. 3832, Auckland Council Archives
- ^{xx} *Auckland Star*, 15 June 1957, via Mt Roskill Borough Council scrapbooks, MRB 127/3, Auckland Council Archives
- ^{xxi} *New Zealand Gazette*, March 1886, Issue 13, p. 294. In 1886 Allotment 85, which already included land granted for educational purposes to the school, was officially subdivided into six further sections in 1886, with temporary reservations gazetted in March that year under the terms of the Land Act 1885.
- ^{xxii} *Auckland Star*, 5 April 1911, p. 4

A historical map of Eden County, New Zealand, showing original sections and subdivisions. The map is titled 'Map of EDEN COUNTY' in a decorative font, with 'SHAWING ORIGINAL SECTIONS AND SUBDIVISIONS THEREOF' below it. The map is color-coded into several districts: Mount Albert Road District (yellow), Mount Eden Road District (blue), Mount Roskill Road District (teal), and Borough of Onehunga (orange). A red line traces a path through the city, likely representing a major road or boundary. The map also shows the Waitemata Harbour to the north and the Manukau Harbour to the south. Various street names and district names are visible on the map.

Map of
EDEN COUNTY
SHAWING
ORIGINAL SECTIONS
AND
SUBDIVISIONS THEREOF

PUKETAPAPA - MT ROSKILL THEMATIC HISTORIC OVERVIEW

Prepared for

Auckland Council and the Puketapapa Local Board

by

Lisa Truttman

in association with Matthews & Matthews Architects Ltd

Rev 3 – November 2013

PUKETAPAPA - MT ROSKILL THEMATIC HISTORIC OVERVIEW

PREPARED FOR AUCKLAND COUNCIL

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Final Rev 3 – November 2013

Cover image: 1914 Map of the County of Eden. Sir George Grey Special Collections, Auckland Libraries, NZ Map 4661.

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Puketapapa: Thematic Historical Overview

Introduction



Figure 1: 1940 Aerial view, Auckland Council GIS Viewer.

Much of Mt Roskill remained largely rural in character until after the Great Depression, particularly south of Mt Albert Roadⁱ. The farmhouses of settler-farmers were spread across the district, with some examples still surviving today. Some of the more substantial early residences in the area also remain including The Pah Homestead, Arkell's Homestead, 'Coleraine' and the former El Ray Country Club in Hillsborough Road.

The provision of public transport and in particular the electric tram service which commenced in the early 1900s and extended down Dominion Road, Mt Eden Road and Manukau Road, had a direct effect on commercial and residential development. The 1920s saw a significant period of residential expansion in the Mt Roskill Borough in the area to the north of Mt Albert Road. This period of development is reflected in the predominantly bungalow type housing evident still in many streets in parts of the northern parts of the Mt Roskill area.

State housing development had a significant impact on Mt Roskill in terms of its pattern of built development and the social and physical character of residential areas. The resulting increase in population created demand for shops and services locally. Development of state houses in Mt Roskill occurred mostly within five main blocks of land after 1939. The earliest large comprehensively planned state housing area to be developed was the Upper Wesley block which extended from Donald Cres and Fearon Ave off Dominion Road and included Duke Street and McCullough Ave and the surrounding streets. The main period of state house construction was in the 1940s and early 1950s, with 1,085 dwellings built by 1947 and 2,529 by 1953.

Further increases in population and greater affluence in the 1950s led to even further residential expansion, particularly in the Lynfield area after the Second World War.ⁱⁱ Boyce Avenue provides an interesting example in Mt Roskill of a parade of demonstration homes, developed in 1956 to exhibit the work of 29 building contractors and firms.

Commercial activity was largely focused along Dominion Road. Development in the Three Kings area accelerated soon after the opening of the Auckland Veterans Home (later Ranfurly Home) in 1903. ⁱⁱⁱ An early post office and telephone service was set up nearby in 1906 at the first store in the area along with the first church, the Three Kings Congregational Church which opened in 1907. ^{iv} Mt Roskill's first community or municipal hall was the altered Three Kings Pumphouse building, built in 1915.

From the 19th century until the end of World War II, industries developing in Mt Roskill focussed on products derived from agriculture as primary industries. Small-scale secondary industries started up in the north-western areas of the district from the late 1920s, following on from subdivision and residential development. Larger industries in the area developed following the Second World War after subdivision of farmland from Hillsborough through to the Lower Wesley Estate. From 1950-1954, many new factories were built in the Carr-Frost-Hayr Road area, as well as further west in May and Stoddard Road areas.

The Christian ethic has played a strong role in the history of Mt Roskill. Known as 'the Bible Belt', by 1988 Mt Roskill Borough had the highest number of churches per head of population in New Zealand, with 26 churches for the 35,000 local residents. ^v A Wesleyan college was established at Three Kings in 1848, one of the earliest religious training institutions in Auckland. ^{vi} The Three Kings Congregational Church was the first place of worship to be erected in the area. ^{vii} A number of important Catholic institutions are located in the Hillsborough/Waikowhai area including The Pah-Monte Cecelia, St Frances Retreat and the former Sisters of the Good Shepherd Home at 461 Hillsborough Road.

Other important achievements for the Mt Roskill community included the opening of the Mt Roskill Municipal offices at 560 Mount Albert Road in 1956/1957, as well as the Mt Roskill War Memorial Hall and cenotaph at May Road built in the mid to late 1950s.

This historical overview follows the format of the North Shore Thematic History (2011), with some modifications. The area defined in the study brief includes that of the former Mt Roskill Borough, now the Puketapapa Local Board area. This overview was prepared as part of a built heritage survey and does not include the Maori history of the Puketapapa area, which is to be separately prepared.

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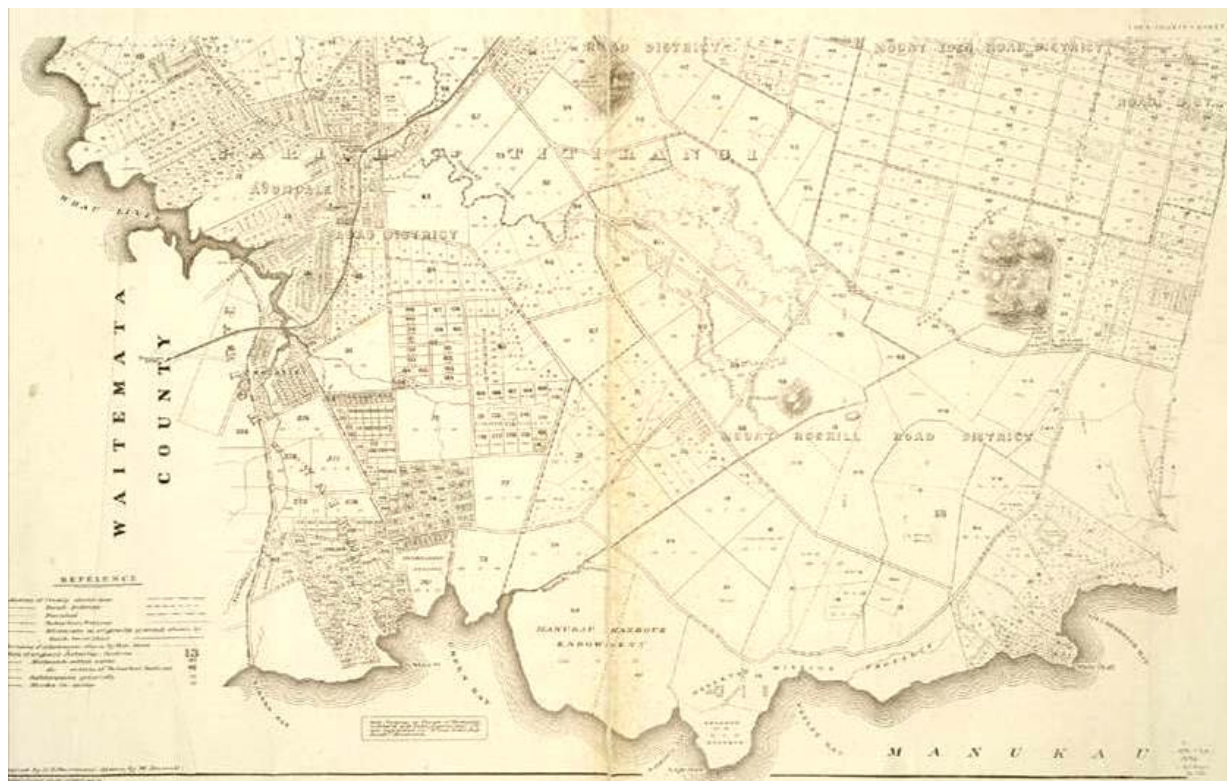


Figure 2: Map of Eden County, Sheet 2 Auckland City Libraries, Special Collections NZ Maps 4786, dated 1892.

1 Building the area

1.1 Early land ownership post 1840

The Three Kings complex of scoria cones was obtained by the Crown under Deed 208 on 29 June 1841,⁸ along with most of the surrounding area north of present day Mt Albert Road.⁹ Most of Mt Roskill north of Mt Albert Road as part of Deed 208 was in private ownership by 1849. The remainder of the district was subject to private land claims. On 26 March 1844, Governor FitzRoy issued his 10-shillings-an-acre pre-emption waiver proclamation. In it, FitzRoy said he would consent, unless otherwise ordered, to waive the right of pre-emption over “certain portions of land in New Zealand”, on the Queen’s behalf, under certain conditions. One-tenth of land sold under waiver was to be conveyed by the purchaser to the Crown as reserved waste land. Over the remainder, a fee of 10 shillings was to apply, 4 shillings to be paid by the purchaser to the Government on application for a crown title, and the remainder on receipt of the title.¹⁰

One purchase by a settler directly from Maori owners had a direct impact on the land history of the immediate area around the Three Kings reserves; that of publican Patrick Donovan on 8 August 1845 of what would become Allotment 7 of Section 13 Suburbs of Auckland,¹¹ also known as Pouoto.¹² Allotment 7 included land to the north of Mt Albert Road, the road deviated to follow the line of high ground around the cones. This includes the site of Three Kings Plaza today.

Another land claim in the Three Kings area during the pre-emption waiver period was that by Jeremiah O’Keefe and Daniel O’Donohue for Kotematau or Kingsview, just to the east of Donovan’s claim, which included the present day site of the former Municipal Chambers, Three Kings School and St Andrews Reserve.¹³ This was reduced so that Mt Albert Road formed the northern boundary of Allotment 6, the Crown retaining the rest as part of Allotment 85.

The western side of the Three Kings scoria cone complex was granted in seven sections to the Wesleyan Mission Trust for a Maori training institution in April 1845,¹⁴ while the eastern side (Allotments 79 to 84 of Section 10 Suburbs) was sold to private owners between September 1842 to October 1845.¹⁵ The Trust

also received title in 1850 to 280 acres of predominantly swampland between Mt Albert and Stoddard Road, ¹⁶ later known as the “Mission Swamp” or Wesley Estate.

Hastings Atkins’ land claim of over 1,109 acres, including the future site of Lynfield, Cape Horn and the Manukau Harbour coastline later granted to the Wesleyan Mission Trust, ¹⁷ included much of the swampy ground of the interior of the Mt Roskill district, which was not re-conveyed under Crown Grant to private owners until the period 1855-1859. ¹⁸

The Crown retained 336 acres of Atkins’ land claim, transferring it as a public reserve to the Superintendent of Auckland Province in 1861. It

was declared an endowment for a proposed Manukau Harbour Board, although such a body was not formed, then brought under the Manukau Harbour Act of 1911 and conveyed to the Auckland Harbour Board in 1914. ¹⁹ As early as 1909, the land was surveyed by the Government for a planned subdivision into 30 lots of 5 to 17 acres each, along with roads, to be leased on the Glasgow system. ²⁰ Only a few sections were still available for lease by July 1914. ²¹

James Carlton Hill’s land claim ²² was successful, and became the “Hillsboro” estate when subdivided in 1860. ²³ William Hart ²⁴ obtained title to much of what was to become the Pah Estate in late 1847 to early 1848.



Figure 2a: Map showing locations of some of the large early land owners in the area, overlaid on Map of Eden County, Sheet 2 Auckland City Libraries, Special Collections NZ Maps 4786, dated 1892, after map in Reidy: *Not Just Passing Through; The Making of Mt Roskill*, p.24.



Figure 3: Panoramic view in January 1921, looking north-west from Three Kings over Mount Roskill and Owairaka and Mount Albert to Avondale (distance) with Mount Albert (right distance). Sir George Grey Special Collections, Auckland Libraries, 4-4219.

1.2 Residential Subdivision

The Mt Roskill area remained largely as farmland until after the First World War when there was an increase in demand for housing sites, shops, improving the quality of roads, providing schools and public transport.²⁵

Large areas of land fronting Dominion Road were subdivided around this time. One of these subdivisions was patriotically known as the Victory Estate. Street names recall places and people associated with the Great War; Haig, Foch, Beatty, Mons, Cambrai, Hardley and Jellico. This subdivision occurred in 1920 for Messers Hardley and De Luen. (DP 14054) While the first residents in the Victory Estate had the benefit of new houses, there was still no electricity, gas or water. Postal deliveries were made twice daily until the Depression when the service was once daily.

Newspapers, produce and supplies were delivered on horseback, served mostly by businesses in the Balmoral shopping centre.²⁶

Further subdivisions of Lots 41 and 42 at the corner of Dominion and Mt Albert Roads was carried out in 1925 for E H Glover.²⁷

South of Mt Albert Road subdivision plans for large areas of land on both the west and east sides of the Dominion Road extension were prepared between 1925 and 1927 for George Winstone Esq. Senior.²⁸



Figure 4: View north from Mt Roskill with Dominion Road in the foreground. December 1930. Although clusters of houses were beginning to appear by this time the area remained semi rural. Sir George Grey Special Collections, Auckland Libraries, 4-5888.

1.3 Residential Development

Private Housing

As with other areas in the Auckland region, the earliest type of colonial housing in Mt Roskill, apart from the Wesleyan institution at Three Kings, was in the form of raupo whares, raupo possibly being readily available in the district considering the swampiness of low-lying areas which later became the watershed for the Oakley Creek and Whau Stream. An early advertisement for the sale of Alexander Kennedy's farm (which included Mount Roskill itself) describes "several raupo Warres [sic] are erected on the land".²⁹ The buildings at the Native Institution at Three Kings utilised another resource in abundance at the site: scoria blocks, from the laying of the foundation stone of the first one by Governor Grey in 1848.³⁰ Successive buildings were either timber with a scoria base,³¹ or just timber construction.

The farmhouses of settler-farmers scattered across the district, some still surviving today—from the period c1890 to the 1930s, would likely have followed familiar patterns as seen elsewhere; box cottages, two-roomed or four, through to villas and, later, bungalows in the 20th century.



Figure 5: Example of a Surviving farmhouse at 143 White Swan Road. Matthews & Matthews Architects Ltd, 2012.

The house at 143 White Swan Road for example was built c. 1913 for Herbert William Brooks and his wife Helen, located at that time on the Brooks' much larger pig farm. Other examples of surviving farmhouses include:

- 100 Carlton Street -1914-1929 wooden farmhouse which may be earlier than 1914. It has been enlarged and altered since 1959
- 1041 Dominion Road
- 1560 Dominion Road Extension
- 9 Dornwell Road
- 441 Hillsborough Road
- 8 Liverpool Street
- 438 Richardson Road
- 486 Richardson Road
- 180 White Swan Road
- 197 White Swan Road
- 62 Whitmore Road

But the district has also seen its share of grander architectural statements on the landscape.

William Hart's farmhouse on his Pah Farm in the late 1840s was eight-roomed³² and likely of timber construction. But this was replaced by James Williamson's grander gentleman's residence, the Pah Homestead, in 1879, constructed in brick on a scoria base.³³ His mansion was relatively close to Mt Albert Road and access to the city via Manukau Road, so served as a country home.



Figure 6: The Pah Homestead, built in 1879 for James Williamson on a large estate in Hillsborough. Matthews & Matthews Architects Ltd, 2010.

The timber Mt Roskill homestead built for Joseph May probably originated from c.1880, when May sold his Epsom and Mt St John properties and settled finally beside the mountain. Purchased from May's estate after his death by George Winstone, it was leased along with a considerable portion of Winstone's land to the Akarana Golf Club and became their first clubhouse. It was demolished in the 1970s-1980s. Unlike Williamson, however, May's homestead did not have direct access to a public road. Dominion Road did not exist between Mt Albert and Richardson Roads until the late 1920s, so possibly May had long private drive connections with either of those two roads.

A 'Gentlemen's Residence' was built on a large property at what is now 650a Mt Albert Road in 1884-5 for Joseph Banks, managing Director of the NZ Frozen Meat and Storage Company. He was married to Susan Buckland, daughter of Alfred Buckland. The substantial two-storeyed timber Italianate home was known as 'Sefton' and later 'Milton Park', following its purchase by Michael Corcoran in 1897.³⁴



Figure 7: Arkell's Homestead, 461 Hillsborough Road. Matthews & Matthews Architects Ltd, 2007.

The owners of the William Aitken estate fronting both Hillsborough and Richardson Roads in the 1890s, began planning a private road to link the two public ones early that decade,³⁵ finally forming a definite route known as Arkell's Road from 1902,³⁶ later known as Dominion Road extension. Daniel Arkell constructed his 1901 two-storey residence in brick,³⁷ built and sited to take advantage of the views, as well as with the dual access via either Hillsborough Road or the private road later taken over by the Road Board.



Figure 8: Former Dr Gordon's house at 202 Hillsborough Road. Matthews & Matthews Architects Ltd, 2013.

Perhaps Arkell was aware of the earlier purchase along Hillsborough Road by surgeon Frederick Gordon in 1899. Gordon constructed his home sometime between 1899 and 1905, at what is today 202 Hillsborough Road, accessible (especially from c.1905 when he purchased a motor car)³⁸ via Mt Albert and Manukau Roads and thus to his surgery in Parnell. At the end of 1910, Dr Gordon offered the house for sale or to let, "9 rooms, lately built, has an unrivalled situation, with magnificent views; tennis lawn, tastefully laid out, garden and orchard, motor house,

coachhouse, stables etc.; hot and cold water. Telephone. Three or four acres of beautiful native bush with tree ferns, and planted with English and native trees. The whole forms an idea gentleman's residence."³⁹

The early residential subdivisions of the north-eastern sector of the Mt Roskill district, from Mt Albert Road to Greenwoods Corner from the 1890s, along with water and gas reticulation schemes in that part of the Road Board area (see below) led to the establishment of a number of merchant mansions in the area. One example is "Atalanga" at 183 St Andrews Road (c.1906), formerly "Greenacres", built for James Henry Gunson when he was managing director of a successful seed and grain merchant company, and before he began his political rise to become Mayor of Auckland 1915-1925. Gunson was to build three notable houses, according to John Stacpoole: "Greenacres" at St Andrews Road, Totara Park in Manurewa, and Rydal Mount, Penrose Road.⁴⁰ Gunson sold the property in 1928 to Kirkby Harry Wilson, who in turn sold it to Dennis Raoul Hillel Nathan⁴¹ (1912-), member of the noted Nathan family.⁴² In September 1952, the Government of Tonga decided to purchase an Auckland residence for Queen Salote Mafile 'o Pilolevu of Tonga (1900-1965), to be used by her and members of her Cabinet on visits to New Zealand.⁴³ The purchase was finalised in November of that year,⁴⁴ and the home renamed 'Atalanga, said to be in honour of a high-ranking ancient Tongan chief remembered and honoured for his great strength and fearless courage,⁴⁵ but also said to simply mean "development".⁴⁶

Another mansion is Coleraine, originally built for Michael C Dignan in 1905,⁴⁷ at what is today 1 Warren Avenue. Dignan was a sculptor and artist from c.1896,⁴⁸ before he changed careers to that of land agent from c.1913.⁴⁹



Figure 9: Coleraine, originally built in 1905, 1 Warren Avenue. Matthews & Matthews Architects Ltd, 2013.

Development around the 1920s

The 1920s saw a significant period of residential expansion in the Mt Roskill Borough, in the area to the north of Mt Albert Road. The extension of the tram line along Dominion Road, reaching Mt Albert Road in 1930 was a catalyst for subdivisions to the east and west of Dominion Road. These subdivision developments also reflect a period of rapid expansion during the 1920s when government lending through State Advances loans encouraged the subdivision of suburban land and resulted in rapid increase in speculative development on the outskirts of the main towns.⁵⁰ Despite warnings of the inflationary effects of cheap state loans, the Government expanded its support for private home ownership during the 1920s.⁵¹ In the former Mt Roskill borough subdivisions such as the Victory Estate, from Invermay Road through to Jasper Ave on the east side of Dominion Road date from this time, evident in the many bungalow era houses that remain, together with Moderne apartments, which are also a feature of this area.

Land in the area between Mt Eden Road and Manukau Road was divided into large allotments in c.mid to late 1840s⁵². Survey Plan SO 781C shows the grid layout applied over the area, with no indication of the underlying volcanic landscape. Subdivisions dating from the early 1900s were of these original blocks into smaller, but still large allotments. The fine grained pattern of residential subdivision in this area dates from a series of subdivisions made in the 1910s and 1920s. The 1940 aerial photo on Auckland Council's GIS shows that the area had been largely built on by that time. Given the main period of subdivision in the 1910s and 1920s, bungalow style housing was the predominant type constructed and many of these streets retain clusters of bungalows. A number of villas remain throughout the area, demonstrating earlier types of residential development in the area.

Ongoing development has resulted in a varied built character in many of these streets. However, many of these streets have a very appealing ambience, contributed to by the relatively low density, well vegetated private gardens, the grid street layout and strong framework of street trees in many streets.

Early State Housing

A number of subdivision blocks in Mt Roskill were purchased by the state during the 1930s to 1960s for development. These included the Winstone Park Estate (in two parts), Lower Wesley Estate (four parts), Upper Wesley Estate (Three Kings), Glass, Simpson and Locke blocks (south of Richardson Road), MacDonald-Swanson (Penney and Boyce Avenues, Cormack Street), Alison & Welsh (Ernie Pinches and Alison Streets).⁵³ There wasn't a mass building programme happening all at once in the Mt Roskill Road Board/Borough Council area; while plans were made for the development of the areas purchased by the state, undeveloped areas were leased back to vendors or others, maintaining their farming productivity until required.⁵⁴

In terms of the Mt Roskill area, the development plans were drawn up taking the area's topography into account, adjusting for areas near Oakley Creek, setting aside low-lying areas as public reserve (Gifford Avenue area for example), the effect of the proposed Avondale-Southdown railway link, and the local authority's requirements under district scheme plans over the years.⁵⁵

In her study of the state housing schemes in Mt Roskill, Stephanie Trevena identified contributing influences on the development plans used as coming from the ideas of Ebenezer Howard (1850-1928, British author of *Garden Cities of To-morrow* in 1898), and Clarence Perry's neighbourhood unit concept.⁵⁶

The earliest state housing construction in the area, during 1937-1939, was in isolated patches, mainly in the north of the district.⁵⁷ The first development was a total of 28 houses in Buckley Road, advertised in September 1937,⁵⁸ followed by two further contracts for nine houses in Buckley and Mt Albert Roads, along with part of Pegler Avenue.⁵⁹



Figure 10: Duplex state housing type in the Upper Wesley State housing development which included Donald Cres, Fearon Ave, McCullough Ave and surrounding area. Matthews & Matthews Architects Ltd, June 2013.

Most of the early development in the north-eastern part of the district was single units. In 1940, development began in the Three Kings area of the Wesley College Trust block, including double units.⁶⁰ In the main war period of 1941-1945, the Housing Construction department made progress toward completing the Three Kings development, and starting on the Lower Wesley blocks, along with a large block on Hillsborough Road (Budock Road).⁶¹



Figure 11: View to Cleghorn Ave in the Upper Wesley State housing development. Matthews & Matthews Architects Ltd, June 2013.

The Wesley Block was almost completed during the immediate post-war years, 1946-1951, the main construction for this area in 1947-1948. Development of the Winstone Park Estate was split into northern and southern blocks, with the northern part delayed due to uncertainty regarding the siting of the Avondale-Southdown Railway land reservations.⁶²

By 1947, the State was the largest landowner in Mt Roskill, with 1085 units built and another 209 under construction. This number had risen considerably by 1953: 2529 built units.⁶³ With the change in government in 1951 came a change in emphasis in terms of state housing construction. The Wesley Blocks were completed in 1953 and 1954, and a large area of the Winstone Park block was constructed, along with parts of the Glass-Simpson-Locke and MacDonald-Swanson blocks, but government policy was to decrease state housing construction, and sell 50% of developed sections.⁶⁴

Later State Housing in Roskill

Multi-unit development characterised state housing projects in the area in the late 1950s, including pensioner housing constructed at Rainford Street in 1956. Most of the work done in the 1960s and 1970s was in the form of work on properties already owned by the government, with few new sites purchased, and isolated infilling developments during the 1970s period.⁶⁵



Figure 12: Pensioner housing in Rainford Street.

Group Building Schemes

Through to 1956, parts of the Alison-Welsh and Glass-Simpson-Locke blocks were sold to Group Building schemes. In mid 1954, an 81-house construction project by local builder H J Hulse was commenced under a group scheme at the corner of Richardson Road and Maioro Street. Under this scheme, the land belonged to the State until the new house and section was purchased, the builder having a “working tenancy” until the house was ready to be sold. Another building firm, MBM, were building 18 houses at the time along Richardson Road under this same group housing scheme.⁶⁶

William Sullivan who became Minister of Housing in late 1953 was a former building

contractor. A conference of building industry interests was called by the Government in August 1953. This resulted in the setting up of a National Housing Council, through which the Government aimed to push the construction industry toward attaining the Government’s targets. Sullivan also introduced the Group Building Scheme in 1954, whereby he proposed that builders agreed to construct groups of six or more houses which the government would buy at an agreed price if they had not sold to the general public within two months of their completion. The intent had been for builders to supply their own land, but in the end the land was mainly purchased by the Housing Division. Nearly 20,000 houses were built nationwide from the scheme. It dwindled off by early 1964 with the Government approving fewer projects, and the scheme was wound up in the late 1960s.⁶⁷

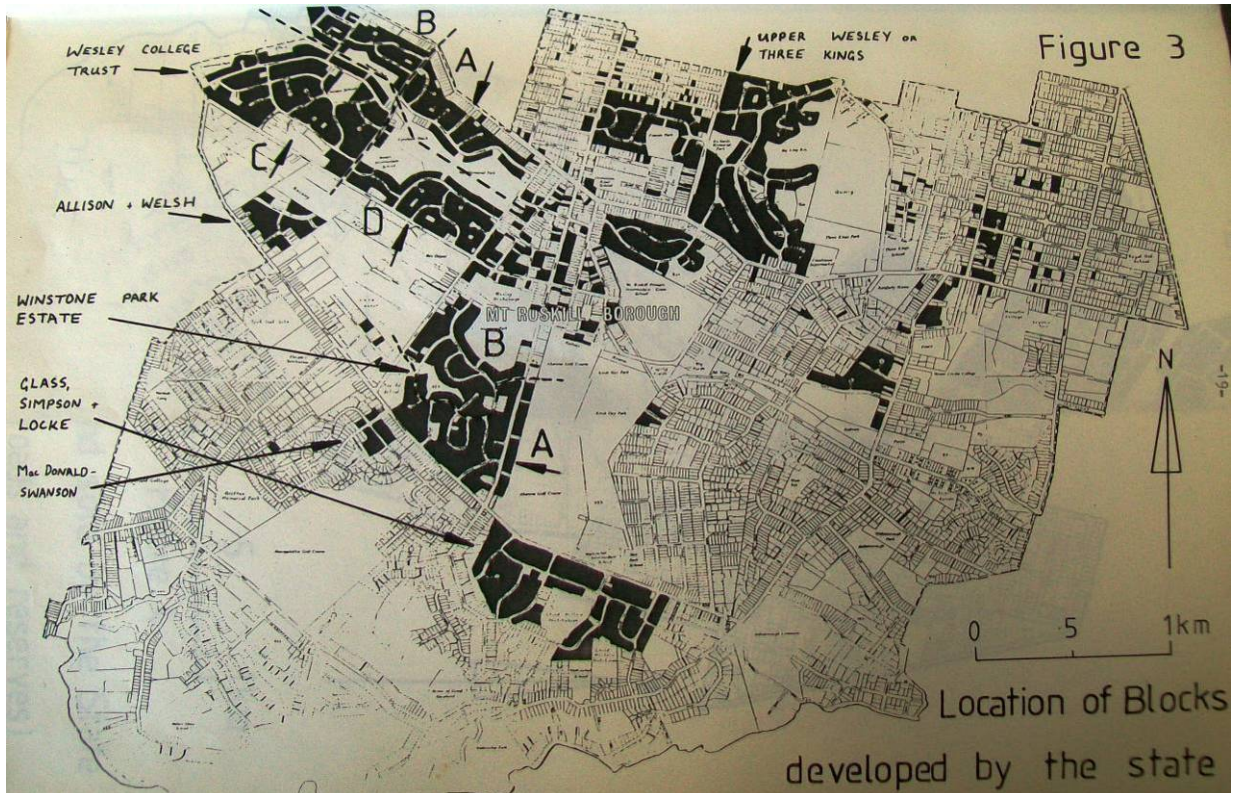


Figure 13: Stephanie Trevena, *Planning and State Housing in Mt Roskill*, Research Essay, University of Auckland, 1981 (Map 3 – “Location of blocks developed by the state”)



Figure 14: State housing development in the area to the east of Dominion Road, south of Landscape Road. Fearon Park with its distinctive semi-circular road (Donald Ave) is visible near the centre. Mt Albert Road runs left to right near the bottom of the images. Auckland Council GIS, 1959 Aerial photograph.

Parade of Homes

The culmination of the group housing scheme was the series of Parades of Homes organised from 1955 to the early 1960s. A new street, Norrie Avenue in Mt Albert, was the first in the Auckland region in May 1954, with 18 “demonstration homes” exhibited built by eight building firms.⁶⁸ The success of that event prompted the Government to venture another exhibition in 1956. This time, one on a larger scale (56 houses) on another new street, Boyce Avenue, involving 29 building contractors and firms. Two of the houses of the houses were built for the New Zealand Institute of Architects, one (No. 19) constructed by Fletcher Construction, to a design by the Group Architects.⁶⁹



Figure 15: No. 19 Boyce Ave, constructed by Fletcher Construction, to a design by the Group Architects as part of the 1956 Parade of Homes. Matthews & Matthews Architects Ltd, 2013.

Carports and built-in garages were a feature,⁷⁰ with sections ranging from 1/5 to quarter-acre in size, and prices ranged from £2300 to £3300. The Government guaranteed to take any unsold sections, provided all plans were approved.⁷¹

On 28 April 1956, the exhibition was opened by the Minister of Housing, with the Mayor of Auckland presiding as chairman of the Auckland Parade of Homes Committee. Mt Roskill's Mayor Keith Hay was, at the time, deputy chairman of that committee. A special 15 minute bus service from the end of Dominion Road was put on by the Auckland Transport Board for those viewing the exhibition.⁷² It was estimated at the time that over 30,000 visited the Boyce Avenue Parade of Homes, inspecting 44 completed and finished homes which had, by the time of the exhibition, already been sold. By the end of the first weekend of the two-week exhibition, all 56 houses had been purchased.⁷³



Figure 16: 39 Boyce Ave, built as part of the 1956 Parade of Homes. Matthews & Matthews Architects Ltd, 2013.



Figure 17: 30 Boyce Ave, built as part of the 1956 Parade of Homes. Matthews & Matthews Architects Ltd, 2013.

1.4 Commercial development

Before the twentieth century, it is unlikely that much existed in the Mt Roskill Road Board area in the way of supply stores of any size, apart from anything in the Pah Road-Royal Oak area. Supplies were likely obtained from either early stores at Mt Eden, or the Eden Valley area (the early “Mt Roskill”). Olesen's Store on Mt Albert Road “near the Veteran's Home” appears at Three Kings c.1903⁷⁴ (possibly operated by Byrge Peter Olesen, the site purchased in 1905 by Robina Netherby Olesen)⁷⁵ and served from 1906 (Te Tatua Post Office and telephone bureau)⁷⁶ until 1935.⁷⁷

This store was demolished in 1970 to make way for the present rose garden at the corner of Warren Road.⁷⁸

Earlier still, the Klondyke Store existed from c.1900 until at least 1903, at the junction of Richardson Road and Arkell's Road (Dominion Road Extension)⁷⁹, operated by William Hunter, and possibly still surviving as part of the structure of the store at 1486-1488 Dominion Road. It was on the main route at the turn of the 20th century between the city and Cape Horn,⁸⁰ and served as something of an early community centre for Waikowhai, where information about thoroughbred stud stallions could be obtained,⁸¹ and specifications for the formation of Arkell's Road could be seen.⁸²

A major development took place at the Dominion Road terminus, linked to the completed extension of the tram line in January 1930.⁸³ A number of buildings appear to have been built before World War II.

1.5 Mt Roskill shopping centre on Dominion Road

Historic maps prepared in 1932 as part of an urban survey prior to the preparation of the first district plans show that the Mt Roskill shopping centre was almost undeveloped. (Refer Figure 26).

Two events which had a significant effect of the development of the shopping centre at Mt Roskill include the extension of the tram route to the terminus at the Mt Albert Road intersection by 1930, as well as state housing development which commenced in the 1930s. The new Labour Government purchased extensive areas of land including part of the former Wesley Training College site in Three Kings and large areas on the eastern side of the Dominion Road extension.

After the tram service was extended to the Mt Albert Road intersection in December 1929 the development of the shopping centre commenced with a number of buildings erected in the mid 1930s such as Farmers, the ASB Bank and other shops. Examples include the following:



Figure 18: The two storey building at 1262-1266 Dominion Road which included a shop and dwelling was built around 1935 for Mrs E Fisher.⁸⁴



Figure 19: The shop which is now occupied by Golden City at 993 Dominion Road was designed by architect Basil Croker in June 1935 and built for A O'Donnell Esq.⁸⁵



Figure 20: 985 Dominion Road. The original drawings dated November 1940, for the Farmers Building show that the building was for R H Page contractor, and were prepared by R H Page.



Figure 21: Drawings were prepared for alterations and additions to the Auckland Savings Bank by architect Daniel B Patterson in 1955. It is possible that he designed the building originally although it varies from the more elaborate bank buildings that Patterson designed for the ASB in the 1920s. It is likely to have been built after the mid 1930s.⁸⁶



Figure 22: The Mount Roskill Fishery is thought to be built as shops for E L Bartlett Esq. c 1930s.⁸⁷



Figure 23: It is thought this is the TAB and shop built for Mr Selwyn Edwards in 1953. The window openings at the upper level have been modified.⁸⁸



Figure 24: The shops at 1222-1226 Dominion Road were built in 1954 for G W Simmonds⁸⁹

The 1950s and 1960s were the golden age of shopping in Mt Roskill. New housing developments had swelled the local population, increasing demand for schools, churches and shops. The “Terminus” was a hub of activity. There were four groceries including Self Help, Woodcox’s Four Square, Farmers and Haycocks. There were dairies too including ones opened across Mt Albert Road and at the northern end of the centre making it easier for people who didn’t want to walk up the hill right to the centre. The dairies did a roaring trade on Saturday nights, especially when the Auckland Star’s sports results section was available at 8 pm.⁹⁰

Humphries Haberdashery supplied sewing and knitting supplies. Carter’s, later renamed Milne and Choyce, provided a large range of Women’s wear and boasted a specially trained corsetiere. Hugh Wrights, Sunny Gill and Reg. Clapp sold menswear. The Home Cookery and Bon Accord provided fresh supplies. Kay Harvey, manager of Bon Accord became the first Chair of the Mt Roskill Businessmen’s Association. The ASB remained the only bank for many years.⁹¹

In the 1950s town planning reports for Mt Roskill Borough envisaged a regional shopping centre at Three Kings. The Dominion Road shopping centre was seen as a local centre, and it was thought that eventually retail shops would relocate to the Three Kings Centre.

The Post Office at the corner of Dominion Road and Jasper Ave opened on the 4 October 1963. Another large development in the 1960s was the construction of the first supermarket in 1967. Earl Cox leased the property in the block between Cambrai Ave and Jellicoe (now Jasper) Ave and built his IGA Supermarket, with a large sealed car park at the front. The supermarket employed about forty people and upstairs was a wedding lounge and ballroom.⁹²



Figure 25: United Video occupies the building that was built in 1967 as Mt Roskill’s first Supermarket, with a Wedding Lounge and Ballroom upstairs.

The clock at the corner of Mt Albert Road and Dominion Road was the first clock, provided for the district by the Mt Roskill Lions Club in 1974.⁹³



Figure 26: Part of survey map prepared in 1931-32 for Auckland area prior to preparation of town plans. Auckland City Archives, Series ACC 003, Item 27. Much of the land in the area around the Mt Roskill shopping centre remains vacant, and only two buildings are shown within the centre at this time.

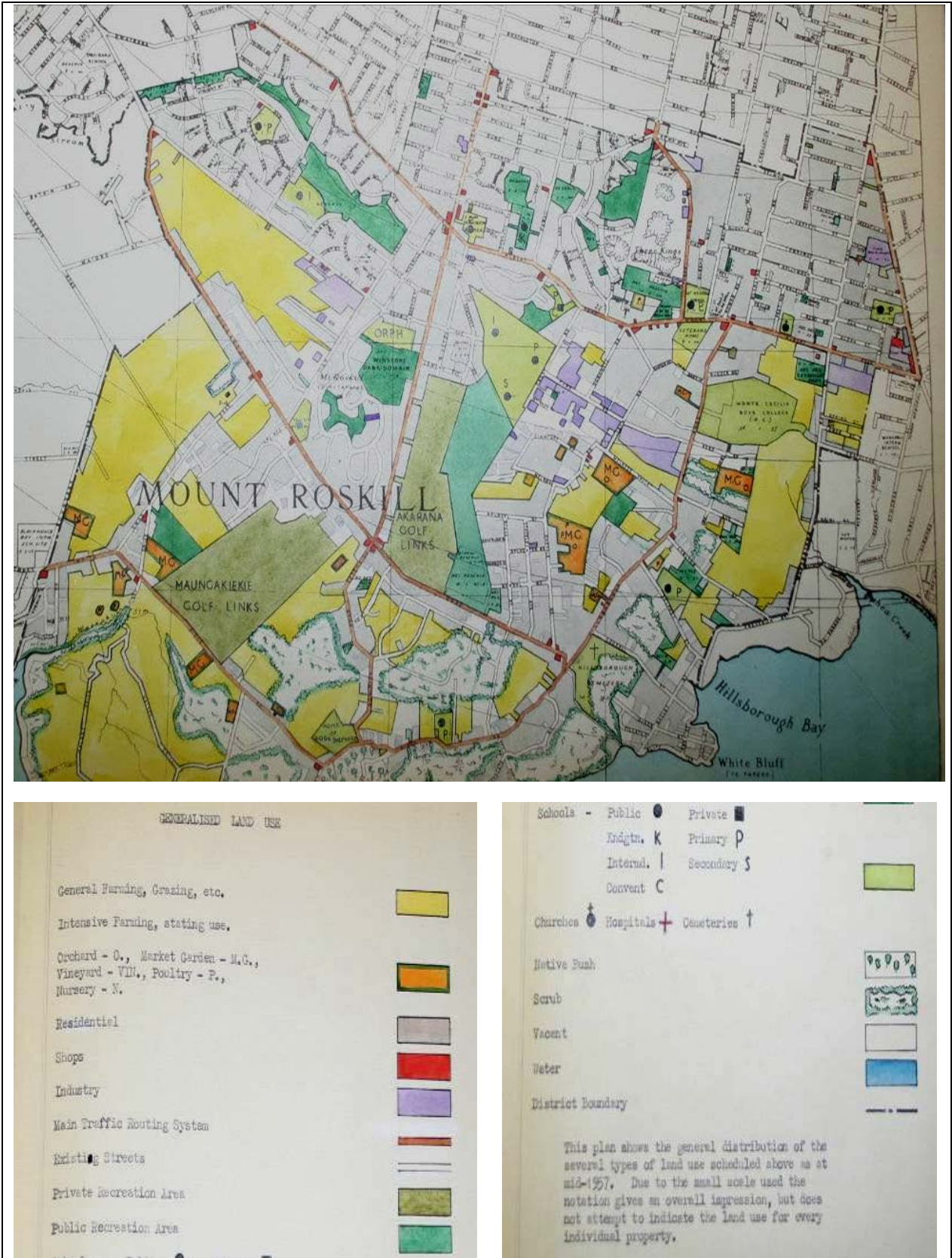


Figure 27: Map showing generalised pattern of land use in Mt Roskill, contained in report prepared by the Auckland Regional Council in 1957, Auckland Council Archives



Figure 28: 1963, Looking north over Mount Albert Road (in the foreground) towards Nola's Poultry Farm. Mount Roskill Borough Council Workshops are in the top right corner. The five houses from the right and the poultry farm were demolished to make way for Three Kings Plaza. Sir George Grey Special Collections, Auckland Libraries, 864-A16900.

1.6 Development at Three Kings

Development in the immediate Three Kings area appears to have been accelerated soon after the opening of the Auckland Veterans Home (later Ranfurly Home) on 10 December 1903.⁹⁴ An early post office and telephone service was set up in 1906 at the first store in the area (site now of the rose garden at the corner of Warren Avenue and Mt Albert Road) due to its proximity to the veterans home.⁹⁵ The local parishioners of the Congregational Church opened their church, at first a Sunday school hall, on Mt Albert Road in 1907.⁹⁶

Development at Three Kings, after the original small store, began from the 1930s, with a service station at top of Hayr Road possibly from as early as the mid 1920s. A number of the shops in the Dornwell-Hayr Road area appear to date from the 1940s-1950s period.

As part of the 1950s period of state housing development in the borough, five areas were set aside from developments for shop sites.

These were at the junctions of Fearon-Parau, May-Stoddard, Potter-O'Donnell, Richardson-Dominion and one beside the future Wesley Community Centre on Sandringham Road extension. Only the last failed.



Figure 29: Shops at the corner of Parau Street and Fearon Ave are examples of shop sites set aside as part of state housing developments, with preference given in ballots to returned servicemen. Matthews & Matthews Architects Ltd, June 2013.

Sales of the sites by ballot began in April 1952, with the Fearon-Parau block. Firms and companies were not initially not eligible to apply to take part in the ballot for the sites; preference was given to individuals, with first preference returned servicemen applying for rehabilitation loans, followed by all other ex-servicemen from World War II.

By 1954, the restriction on accepting companies and joint applications by individuals in partnership was removed; these were given preference after returned servicemen and other individuals. At Fearon-Parau, "there are five sites for sale – one for a greengrocer, one for a grocer, one butcher, one dairy and one to be specified by the applicant for the site." The sites were sold on the condition that those purchasing made "immediate arrangements to erect shops of a minimum standard of construction and of satisfactory design."⁹⁷ More of these neighbourhood retail sites were offered in Mt Roskill than anywhere else in the Auckland region at the time.⁹⁸

The first District Scheme Statement and Code of Ordinances for Mt Roskill borough dates from 1958 and was based on a report prepared in 1957 by the Auckland Regional Council.⁹⁹ (Refer map , Figure ??)

The scheme provided for a regional shopping centre at Three Kings and a Local Shopping centre at the Dominion Road Mt Albert Road intersection. The gradual transference of shops to the regional centre was envisaged. The scheme notes that the district was fully supplied for water and electricity and sewer drainage was to be supplied as finance became available.

The report also shows the plans for Dominion Road at the time. A vehicular underpass was planned to allow pedestrians to cross the road.

Plans to develop a modern shopping centre at Three Kings began at least as early as 1962.¹⁰⁰ Foodtown and Woolworths combined in a joint venture later that decade to build Three Kings Plaza, with a Foodtown supermarket opening 30 April 1968. Other tenants at the time were Levene & Co and the Auckland Savings Bank.¹⁰¹

2 Governance

2.1 Local Government

From November 1848 the future area of Mt Roskill was divided between the Hundred of Auckland and the Hundred of Onehunga, divisions of an early County of Eden.¹⁰² The use of "hundreds" dated from England, originally defining the living space for a hundred families or households within a geographic area from the Middle Ages. By the 1830s, hundreds in England were beginning to decrease in number, while 1850 was the last time they were used for census purposes.¹⁰³

In New Zealand, levies paid to the wardens of the hundreds by those owning nearby land within the area of the Hundred to "depasture" cattle and other stock on Crown Land was put toward maintenance of the common ground, including fencing.¹⁰⁴ From August 1850, a portion of the proceeds of the sale of Crown lands (the Land Fund) in the Hundred district was paid to the wardens "*applicable to the execution of Public Works, such as roads, bridges, &c.*"¹⁰⁵ However, with the institution of first the short-lived Borough of Auckland in 1851,¹⁰⁶ followed by the Auckland Provincial Council from 1853,¹⁰⁷ access by the wardens to the Land Fund monies virtually ceased, while the acreage of Crown Lands from which to gather levies lessened. These early administrative districts were therefore gradually replaced from 1862 by Highway Districts, instituted under various Highway Districts Acts through the decade, with the ability to charge land rates. The Highway District Board in turn became the Mt Roskill Road Board in 1882, under the terms of the Road Boards Act of that year.¹⁰⁸ The Borough of Mt Roskill was constituted in 1947.¹⁰⁹

In 1911, the Road Board proposed to build a Coronation Hall at the corner of Mt Eden and Mt Albert Roads, in honour of the coronation of King George V. The hall, designed by Onehunga architect J Park, would have been either concrete or wood, with total cost (including levelling the site) at £1,000.¹¹⁰ Nothing more was recorded in the newspapers about the project beyond that year.

Plans for the building of a full municipal centre at the corner site were apparently first raised in 1923.¹¹¹ By April 1934, plans had been prepared by architects H L Massey and C Garrett¹¹² for new municipal buildings to be erected at the corner of Mt Eden and Mt Albert Roads, however the project funding was

declined by the Local Government Loans Board in June 1935.¹¹³

Further proposals were investigated in 1937, 1939 and in 1944-45.¹¹⁴ In 1948, the Mt Roskill Road Board became Mt Roskill Borough Council.¹¹⁵ In 1950, a new scheme was proposed, modifying the area of the theatre in the original plans. The Borough Council decided at the end of the year not to proceed.¹¹⁶



Figure 30: Mt Roskill Municipal Chambers, built 1957 building before additions or alterations. Source: Auckland Council Archives.

This Municipal hall was completed and opened 19 July 1956.¹¹⁷ Approval for the main municipal office building was eventually received in 1956, and local resident and architect designed the building.¹¹⁸ On 29 September 1956, the Mayor Keith Hay laid the foundation stone for the new building. The new building was officially opened by the Minister of Internal Affairs on 15 June 1957.¹¹⁹

Mt Roskill amalgamated with Auckland City Council in 1989, which in turn amalgamated with Auckland Council in 2010.

Parliamentary representation

A summary of parliamentary representation in Mt Roskill is included in Appendix 3.

2.2 Police and justice

It is likely that most early cases involving Mt Roskill residents were heard in the Onehunga Police Court, at least from the early 1870s.¹²⁰ However the district was overseen by the police stationed in neighbouring districts such as Onehunga, Mt Albert, Balmoral and Mt Eden, up until the middle of the 20th century, due to relatively low population. A proposal to have a constable based at Mt Roskill was thought

unnecessary by the Commissioner of Police in 1924.¹²¹ In 1935, the Mt Roskill Road Board made another appeal to have a police station established in the area, as *“the chairman said there were many annoying thefts in the district.”*¹²²

Constable Arthur White was the first policeman to be stationed in the district, moving to his residence at 14 Hayr Road in February 1936, as the boundaries of a new Roskill police district were set out and the Road Board advised. This property was apparently leased by the government from a private owner.¹²³ A house and land was purchased for use as a police station in July 1940 on Mt Albert Road at Three Kings.¹²⁴

In 1969, the Mt Roskill and Waikowhai (1213 Dominion Road) were closed down and replaced by a mobile patrol based at Mt Albert.¹²⁵ By 1981, Mt Roskill’s police district had been incorporated with those at Blockhouse Bay, Avondale, Waterview and part of Mt Albert.¹²⁶ However, the Mt Albert Road station was operational in 1985.¹²⁷ The country’s first unit set up to combat youth crime was operating in Mt Roskill in 1994.¹²⁸ Currently, the Mt Roskill Police station is located at the expanded site at 1213 Dominion Road.

2.3 Healthcare

Private Nursing and rest homes

Information on early private nursing homes in the Roskill area is sparse. A Nurse Campbell briefly operated a maternity home on Duke Street, near Dominion Road, from c.1924-c.1926.¹²⁹ There were other nursing homes just outside the Roskill area, though, at Avondale, Onehunga, and Mt Eden, so there is a likelihood that these would have served mothers from the district before the advent of the maternity hospital at Cornwall Park after World War II.

Of some interest is a “Manukau Rest Home” which apparently operated on Hillsborough Road at Waikowhai from September 1929 to September 1930. Advertised as catering “for people, needing care, and supervision”¹³⁰, and “for nervous cases and those needing special care”,¹³¹ the description given as “large balconies, splendid views, own farm; wonderful health resort” along with the brief period in which the establishment advertised itself, could indicate that this was at the Arkell Homestead,

owned at that time by May Delicia Thatcher,¹³² just before the Sisters of the Good Shepherd took over in 1931.¹³³ When the house was up for auction in 1926, it was advertised as “*This house would be very suitable for a college or nursing home, or large family residence. It is built of brick and concrete and has over 200 feet of verandah space ...*”¹³⁴

Ranfurly Rest Home

The most well known rest home in the district is the Ranfurly Rest Home, in operation since 1903. The original name for the facility was the Auckland Veterans’ Home. In 1951, the nephew of former Governor Lord Ranfurly visited the site, and gave permission for the family name to be lent to it in honour of the Fifth Earl of Ranfurly.¹³⁵

The Governor of New Zealand at the time of the Second Boer War (1899-1902), the Fifth Earl of Ranfurly (1856-1933), proposed as soon as peace was declared on 2 June 1902 that instead of a number of local monuments to the fallen around the country, there should be one national monument in the form of a veteran’s home, the equivalent of the Chelsea Home for Pensioners in England.¹³⁶



Figure 31: Auckland Veterans’ Home, later the Ranfurly Rest Home. Photo held in Smallfield Papers, Archives, Anglican Diocese of Auckland, photographed by Matthews & Matthews Architects Ltd, 2002.

There was some opposition to this proposal around the country, and local areas outside Auckland, Wellington and Christchurch erected their own monuments despite Lord Ranfurly’s call.¹³⁷ However, Lord Ranfurly was backed by an able committee, including Major-General Sir James Melville Babington (Commandant of the New Zealand Defence Forces¹³⁸, treasurer of the Veterans Home committee,¹³⁹ and one of the two initial title holders as a trustee for the site from 1903).¹⁴⁰ Babington was noted for being a tactician and training organiser,¹⁴¹ and headed the NZ forces from January 1902 until

the end of the war in June of that year. He remained as head of the armed forces until 1906.¹⁴²

Another person involved, and quite possibly part of Lord Ranfurly’s organising committee, was Col. Richard Hutton Davies (later promoted to Major-General) (1861-1918) who was the other initial title holder for the site.¹⁴³ He was the first New Zealand officer to command an independent force on active service overseas, the Eighth New Zealand Contingent during the 2nd Boer War, the only colonial officer given command of a composite mobile column during the war, and between 1902 and 1909 he played a leading role in the reform of the New Zealand military.¹⁴⁴

Fundraising was still in progress as the foundation stone was laid on Empire Day, 25 May 1903,¹⁴⁵ and continued after the home was officially opened on 10 December of that year.¹⁴⁶ The architect of the main building was W EG. Coleridge of Wellington, while the builder was W E Hutchinson of Auckland.¹⁴⁷ Further building improvements were overseen by noted architect G. Selwyn Goldsbro’ in 1910.¹⁴⁸

Between 1921 and 1923, the building was upgraded, with verandahs re-floored and a total of £1200 spent on upgrading the facilities.¹⁴⁹ A new wing to the home was opened on 2 December 1953 with a second under construction at that time, and it was proposed that the old 1903 building might have to have been removed to make way for two more extensions, but this did not happen.¹⁵⁰ Instead the development was wrapped around the original building. By February 1961, the upgrade project was completed by the construction of a new three-storey accommodation block.¹⁵¹ It would have been during this development period that the private hospital would have been built on the site. A new secure 20-bed dementia patients unit, the Bob Reed Memorial Unit, was opened in late 1997,¹⁵² and as at March 2005 the Ranfurly Trust Board were considering creating the country’s first “centre of excellence” for post-traumatic stress.¹⁵³

Administration and ownership of the home has altered over the years. From 1903 to 1921,¹⁵⁴ the original committee held title, firstly under the names of Babington and Davies, and then from 1913 under the names of Edwin Mitchelson (1846-1934), former Mayor of Auckland and noted timber merchant,¹⁵⁵ and James Hugh Buchanan Coates (1851-1935),¹⁵⁶ manager of the National Bank. From 1921, the site was

owned by the Auckland Provincial and Patriotic War Relief Association,¹⁵⁷ which was renamed the Auckland Veterans' Home Board in 1941.¹⁵⁸ The site was transferred jointly to the New Zealand Patriotic Fund Board and Canteen Fund Board in 1950, who in turn leased back the site to the Auckland Veterans' Home Board.¹⁵⁹ This latter board went out of existence in 1962, and the facility was managed directly by the Patriotic Fund and Canteen Fund boards from that point on.¹⁶⁰ The owners became known as the Patriotic and Canteen Funds Board in 1988, and remain so to date.

There were over 40 veterans in residence in 1949,¹⁶¹ which rose to around 132 by 1961,¹⁶² 135 by 1970,¹⁶³ and 140 by 1974.¹⁶⁴ In the face of declining numbers of veterans who would qualify for care and residence at Ranfurly, the administration have diversified to take in those from civilian forces such as the police and fire service in recent years.

3 Infrastructure

3.1 Roads and Transport

Mt Eden Road from Landscape to Mt Albert Roads, and possibly Mt Albert Road to Royal

Oak, were formed from 1875,¹⁶⁵ although much earlier Mt Albert Road from Royal Oak formed the most direct route to the Three Kings Native Institution.

The southern portion of Mt Eden Road was eventually dedicated to the Crown in 1883.¹⁶⁶ The final formation of Dominion Road within the road district to Mt Albert Road appears to have been completed relatively late, from 1898.¹⁶⁷ This may have been in relation to early kinks in main roads in the district to avoid some terrain, ie. at intersections such as Richardson/Hillsborough Road and Dominion /Mt Albert Road. The School Road (St Andrews Road) intersection with Mt Albert Road was formed in the 1880s due to similar terrain barriers.

A paper road from before 1890 at the top of May Road, diverted diagonally toward Mt Albert Road, but vanished after 1940. Another paper road from before 1890, almost parallel with Stoddard Road, vanished all but entirely by 1940. A paper road off Hillsborough Road, dedicated to the Crown by William Aitken in 1901 from Allot 15 Section 13 Suburbs, is now part of land adjacent/part of Waikowhai Primary School.¹⁶⁸ (3A 2109)



Figure 32: Looking along unsealed road in Mt Roskill with dry-stone wall (left) glimpse of 'Bellwood' building through trees. Sir George Grey Special Collections, Auckland Libraries, 7-A4405.

Hillsborough Road

The earliest plan found shows the section through James Carlton Hill's land claim (later "Hillsboro"), 1845.¹⁶⁹ It was extended north-east to link with Mt Albert Road between 1870 and 1890. The line from White Swan Road dates from early Crown Grant to Wesleyan Mission.¹⁷⁰

3.2 Public transport

Bus services

Early motor bus services included Manukau Road¹⁷¹ linking Greenwood's Corner and Onehunga with the city, along Buckley Road in 1925,¹⁷² feeder bus services to tram terminuses at May Road, Mt Eden Road near Mt Albert Road, the Dominion/Mt Albert Road junction that year, Hayr Road in 1926, as well as a Sunday feeder service to Hillsborough and weekday service to Waikowhai Park that year¹⁷³. Some of these buses were operated by Auckland City Council,¹⁷⁴ while others were operated by the Mount Eden Bus Company.¹⁷⁵

In response to increased fares on the Auckland City Council services, a "suburban transport and social club" was proposed to be formed in Mt Roskill to run "community buses" where in return for weekly maintenance fees, members were permitted to travel for no further charge on the service's buses.¹⁷⁶ This proposal does not appear to have gone ahead, as it did in other areas until challenged legally by the Council. From 1927, plans were prepared for the establishment of a Transport Control Board, to take over the Council services. An omnibus garage was added to the Mt Roskill tram workshops later that year.¹⁷⁷ From 1928 the services were taken over by the Auckland Transport Board. During the 1930s, several appeals were made to the Transport Board for extended services in Mt Roskill, but these did not go ahead.

May Road bus depot

The May Road depot, built in 1951, had space for 150 buses plus barns, workshops, engineering plants and offices.¹⁷⁸ It served as one of a number of depots around Auckland as part of the Auckland Transport Board, later Auckland Regional Authority.

The depot was demolished around 2010-2011, when new facilities for Metrolink were developed in Onehunga¹⁷⁹.

Tram services

The Dominion Road tram route reached Mt Albert Road in January 1930, with the Mt Eden Road route terminating at Three Kings in March the following year.¹⁸⁰ The Road Board, Mt Roskill South Ratepayers Association and the Akarana Golf Club tried unsuccessfully in late 1932 to have the Dominion Road tramline extended through the Winstone Estate to Richardson Road.¹⁸¹ Had this gone ahead, it may have accelerated residential development in the central part of Mt Roskill before World War II. Tram services to the Mt Roskill area ended in 1953.¹⁸²

Tram workshops

In 1913 the Auckland Electric Tramways Company built a construction and repair facility on Manukau Road, covering 50,000 square feet and designed by C W G Little. With the takeover of AET by the Auckland City Council, the depot was passed over to the Auckland Transport Board at the end of the 1920s, and the Auckland Regional Authority in 1964. From the 1960s, the depot was devoted to servicing buses. Under the Auckland Regional Services Trust the workshops were declared redundant in 1994, and the buildings were demolished. The site, sold as a private housing development, is now Goodland Street and Goldstine Place.¹⁸³



Figure 33 : 1940 aerial photo showing the tram depot on Manukau Road, built in 1913. It was demolished in 1994 and replaced by a housing development. Auckland Council GIS.

3.3 Communications

Post and telecommunication

In 1905, Mt Roskill residents began to petition the Auckland inspector of telegraphs for the installation of a telephone bureau “in a central position ... At present it takes three to four days, it is asserted, to send a letter and get a reply by mail, although the suburb is only about five miles from Auckland.”¹⁸⁴ As a result of the residents’ petition, the telephone bureau was established at Olesen’s Store alongside the Veteran’s Home at Three Kings.¹⁸⁵ This became the Te Tatua telegraph office from 1906-1911 when the suggested name of “Rugby” was found by the Postmaster-General to be unsuitable. In August 1911, the post office and telephone bureau at the store was renamed Mount Roskill.¹⁸⁶

A temporary post office was established at Greenwoods Corner in 1915, close to the north-eastern boundary of the Mt Roskill Road Board area.¹⁸⁷ The postal agency was shifted to the store at Three Kings (former Olesen’s Store) in 1921, and remained there until 1932.¹⁸⁸ In 1919, part of the district was served from the Chief Post Office, while others came under Epsom and Onehunga post offices. The Road Board appealed for this situation to be rectified.¹⁸⁹

As at 1924 however, Mt Roskill did not exist as a separate postal district. Mail to residents in the district had to be addressed to Onehunga.¹⁹⁰

When the postmaster at Mt Roskill, Mr Warren, refused to continue after a large cut in his remuneration from the Post and Telegraph Department,¹⁹¹ the post office was transferred to Mr Peacock’s premises at the corner of Kingsway and Queensway Avenues until 1941.¹⁹²

This office shifted to a stationery shop on Mt Albert Road near Hillsborough Road operated by Mrs E M Lovell “as a war measure” (1941-1955, likely renamed “Three Kings” in 1950). This office provided for all services, except telegrams.¹⁹³ Hayr Road at Three Kings (1956-1985), and then at Three Kings Plaza until 1991,¹⁹⁴ and is now a Postshop in the shopping centre.

A Hillsborough post office opened in 1911.¹⁹⁵

The Dominion Road South post office opened on 5 November 1935 at Lawler’s store.¹⁹⁶ It reopened in J W Dowling’s premises in 1939, after being closed for a time.¹⁹⁷ This was renamed Mount Roskill Post Office in 1950. Land was progressively purchased from 1946 until 1962 for both the enlargement of the post

office and provision of an automatic telephone exchange.¹⁹⁸



Figure 34: 1964 Post Office at corner of Jasper Ave and Dominion Road. Photo Matthews & Matthews Architects Ltd, 2006.

The first purpose-built Post Office in Mt Roskill opened on the 4 October 1963 at the corner of Dominion Road and Jasper Ave. The building cost £45,000 and was opened by the Post Master General Mr. Kinsella. Speakers at the official opening included Mayor Mr. K.W Hay, the M.P. for Roskill Mr. A.J. Faulkner and the President of the Mt Roskill Business Association Mr. G Gilmore. The post office employed 27 people when opened. It was one of six new post offices opened in New Zealand between October and November 1963 and was the largest suburban post office of its kind in Auckland at the time. It housed a sorting room at the upper level which was a unique feature at the time. The building was designed by the architectural division of the Ministry of Works for the Post and Telegraph Department. It was built by H.C. Page and Co Ltd. Blue glass panels used on the facades at the upper level were specially imported from Belgium.¹⁹⁹

The Mt Roskill South post office at 1243 Dominion Road Extension was built in 1973 as a single storey concrete block building by Keith Hay Ltd for \$39,728. Before this, deputations had been made from early 1927 for a public telephone and post office to be opened at what was then “Arkell’s Road”. A post office occupied leased premises from March 1957. The 1973 building was sold by NZ Post in 1987, replaced by a PostCentre in the Village Foodmarket, 1482 Dominion Road.²⁰⁰

Mt Roskill East post office opened 11 October 1965 at the corner of Duke Street and Mt Eden Road, and was renamed Landscape Post Office 1 May 1981. It became a Postbank in 1987, with postal services still continuing in conjunction with the banking services, until the

office was completely shut down 26 March 1987 after an armed bank robbery.²⁰¹

White Swan Road post office operated from leased premises at the corner of White Swan and Richardson Roads from February 1958 until October 1986 when the lease expired.²⁰² Lynfield post office operated in the new Auckland Harbour Board subdivision at the corner of Hillsborough Road and The Avenue from June 1966 until February 1988.²⁰³

At Waikowhai, the first postal services were provided from leased premises in April 1949, in E R Monteith's store at the end of Dominion Road near Waikowhai Park. Postal facilities were introduced in February, 1950. That office was closed in January 1955. It was reopened on Richardson Road in a florist's shop in July 1955, with full accounting facilities introduced from October that year. In November 1955 it was transferred to a drapery store. On 14 September 1964, a single-storey concrete building was opened at the corner of Richardson and Oakdale Roads and cost £8,525 to construct. The site had been purchased for £950 in 1959 from White Star Products Ltd. It was proposed to call this post office Hillsborough, but one with that name was still in existence at that time.²⁰⁴ The Owairaka post office operated from a single storey concrete building at 192 Stoddard Road from 1967, on a site also purchased in 1959. It replaced leased shop-type premises in the area used from 1957. The 1967 building has since been sold, with postal services transferred to a Postshop at 218 Richardson Road.²⁰⁵

In 1914, the Mt Roskill Road Board voted to have their offices connected to Auckland by telephone.²⁰⁶ Telephones were provided for the private residences of the Board Chairmen from that point. Public slot telephones were introduced into Auckland in 1912.²⁰⁷ In 1916, the Road Board requested that a 2d in the slot public telephone be installed at Greenwoods Corner.²⁰⁸ Another request was sent from the Board in 1919, for both Greenwoods Corner and Royal Oak.²⁰⁹ However in 1920, the Board were advised that the connection in the exchange prevented installation of these phones.²¹⁰ From early 1926, slot telephones were installed at Greenwoods Corner, Royal Oak and Three Kings, with another on Dominion Road adjacent to Duke Street dependent on budgeted funds.²¹¹ Another public telephone followed from March 1927 at the junction of Dominion and King's Roads,²¹² and at the corner of Dominion and Mt Albert Roads around September 1929.²¹³

The cost of telephone rentals for private subscribers in Mt Roskill was halved in May 1935 from £4 per mile from the telephone exchange to £2, making private telephones more affordable.²¹⁴ The extension of telephone services and cables increased as both state housing and private subdivisions took place, particularly in the 1950s. In 1961, the Post Office called for tenders to lay 17,000 feet of telephone distribution cable in the Mt Roskill area.²¹⁵



Figure 35: Showing the Mount Roskill Reservoir under construction July 1962, Sir George Grey Special Collections, Auckland Libraries, 580-6549.

Utilities

3.4 Water supply

In early 1883, a meeting was convened by the chairmen of the Mount Eden, Mount Roskill, One Tree Hill, and Remuera Road Boards at the Epsom Hall, *“for the purpose of considering the best means of securing a water supply for the whole of the districts interested.”* The outcome of the meeting was agreement that Auckland City should make water from their Mt Eden reservoir available to the nearby districts. It is likely that this did not immediately benefit the relatively few residents close enough to the supply living within the boundaries of the Mt Roskill Roads Board district at the time.²¹⁶

After nearly two more decades, the Roskill Road Board reported in 1900 to the ratepayers that a “good water supply” should be available by 1901.²¹⁷ This appears to have involved the Road Board applying to have part of the district included under the Manukau Water Trust Board,²¹⁸ which included the areas of One Tree Hill and Onehunga, and sourced water from the reservoir on One Tree Hill. In October 1901, a residents’ meeting heard Charles Bagley’s

suggested scheme *“to provide a water supply for an area the starting point of which would be from Greenwood’s corner at Epsom, along a northern boundary through Crawford’s property to Stoney Road, the western boundary going through Messrs Conelly’s and Dibble’s properties, round Mr Hayr’s property, and embracing Mr Dodd’s farm, and thence along the Three Kings Road to the starting point.”*²¹⁹

A poll of the ratepayers was held in late November 1901, to determine whether or not the Road Board should borrow “£4000 for the purpose of providing a water supply for the more distant portion of the district”. The poll resulted in approval for the loan application.²²⁰

In April 1902 the Road Board secured their £4000 loan from the government for the district’s water supply, and engineer Henry H Metcalfe was commissioned in connection with the preliminary survey.²²¹ The tender from E Porter & Co for the supply of cast-iron pipes and valves etc was accepted the following month.²²² In October 1902, the Mt Roskill Water Supply Board agreed to enter into a four year contract to obtain water from the Manukau Water Trust’s reservoir at One Tree Hill, and to call for tenders to lay pipes and mains throughout the district. Meters were to be used for domestic and other supplies.²²³ The firm of Woolley and Higgins had the lowest tender.²²⁴

Pressure tests were completed in February 1903.²²⁵

The subdivision of the Buckland estate by the Assets Realisation Board in 1905 meant that more potential water subscribers would require connection, and they came within the 1901 boundary for the district's water supply.²²⁶

In 1914, the Road Board arranged for Rev Mason, a well-known water diviner, to locate a site in the district that would provide a good water supply. A site was determined at on the Board's reserve at Three Kings, and a bore located water at 70 feet.²²⁷ By May it was estimated that the bore could produce 50,000,000 gallons per year, with double available if the shaft went further down.²²⁸

In February 1915, the Road Board came to an agreement to have a water supply from Auckland City Council.²²⁹ A month later, it was announced that a new reservoir on top of "Three Kings Mountain" was nearing completion, a steel tank capable of holding 30,000 gallons of water constructed by Seager Bros, a new chamber for holding the pump was in place and the pump was about to be installed. The well was 67 feet deep. The water would be supplied to the district's "water area" formerly supplied from the One Tree Hill reservoir. The waterworks were designed by the board's engineer, J Dawson. On March 27 1915, the waterworks was opened by Board Chairman J Peet.²³⁰

"The floor and walls [of the pumphouse] were built of concrete with scoria for the concrete quarried on the site. Three large trusses (apparently kauri timber) sit on the built-in concrete piers in the walls and span the full width. The purlins and rafters are either kauri or Oregon timbers. At both ends of the building, circular window vents adorned the gables. Locally manufactured concrete tiles were used on the roof." The site was chosen as the point at which the underground stream was nearest the surface.



Figure 36: The Pumphouse built in 1915 as part of the Mt Roskill waterworks. Matthews & Matthews Architects Ltd, 2010.

The typhoid outbreak at Mt Albert in 1922 spelled the end for Mt Roskill's pumping station. The 1923 Annual Report described the selling of the plant and shutting down of the pump house, on request from the Minister of Public Health. "A kitchen was added to the southern wall ... a ladies cloakroom opposite the kitchen ... and an entrance porch combined with men's cloakroom added to the double doors on the northern face." This became Mt Roskill's first community or municipal hall. It hosted "dances, parties, social gatherings, local theatrical productions" amongst other uses.

The well was brought back into operation during World War II, but for testing purposes only. The building returned to being the municipal hall after the war, with the interior altered to accommodate the Auckland Boxing Club in the early 1950s. A new hall was built elsewhere in the borough, and by September 1958 the Mt Roskill Municipal Band were granted sole use of the former pump house.

Further alterations to the former pumphouse took place during upgrading in 1958-1959. The kitchen to the south was demolished, and the ladies' cloakroom converted into a kitchen. The eastern gable circular window was cemented and plastered over. A ceiling of slatted timber was nailed to the underside of the kauri trusses to improve acoustics. A new toilet was added to the southern end of the building.²³¹ The building was restored in 1988 by the Mt Roskill Borough Council and members of the Municipal Band.²³²

A large reservoir was constructed within the crater of Mt Roskill in 1963.²³³

3.5 Sewerage

In 1915, engineer Lockie Gannon wrote to the Road Board on the subject of a sewerage scheme for the district. He advised that the most economical and efficient routes for a sewerage scheme would need to be determined. "The first work to be undertaken should fit in with that part to be carried out at a later date. This can only be ascertained by taking levels throughout and defining the proper sewer routes."²³⁴

By 1923, little if anything appears to have been done. At a ratepayers' meeting in August that year, "Mr C Worley, one of the Board's engineers, explained the scheme in detail. He said the eastern portion of Mount Roskill was in urgent need of drainage. The present system, even with septic tanks, was polluting the soil, which was volcanic on a bed of clay. He had seen septic tanks not 200 yards from that hall [Methodist hall, in Epsom] which were a disgrace. The sewerage scheme would make provision for the draining of every property in the special area. Unless a modern and water-borne drainage system were installed a disastrous outbreak of typhoid or similar disease must eventually occur. The system which it was proposed to install had been designed on the most modern and scientific lines. The sewage would all gravitate to a main sewer running down to a septic tank situated on the shore of the Manukau Harbour, which, after treatment, would be discharged into the tide ... Negotiations had been concluded with the One Tree Hill Road Board to join in the scheme (drainage), and that Board was prepared to pay one-third the cost of the main sewer and septic tank, and £1000 extra for enlargement of settling tank, and for the use of the main sewer for the discharge of sewerage from the south-western portion."²³⁵

Tenders for the project were accepted in July 1924: £11,226 for septic tanks, storage tanks, automatic outfall and effluent pipe; £7259 for main sewer and tunnel; £11,044 for reticulation in Pah Road area; £6244 for reticulation in Buckland Road area; £3,947 for reticulation in Mt Albert Road area; and additional for pipes.²³⁶

Just over a year after the meeting in the Epsom Methodist hall, the ceremony of turning the first sod in connection with the Mt Roskill sewerage

scheme took place 30 August 1924, at the Pah Farm gate, off Mt Albert Road.²³⁷

"Now that the drainage of the eastern portion of Mt. Roskill has been completed, the Road Board is giving its attention to the sewerage of the western area.

"This comprises 485 acres and extends from the Three Kings Road on the east to the board's boundary on the west, just past Mons Avenue, and on the south by Mt. Albert Road, and on the north by the borough of Mt. Eden. The Auckland and Suburban Drainage Board offered some time ago to extend its sewerage scheme so as to take in this part of Mt. Roskill on the payment by the Road Board of a due proportion of the cost."²³⁸

3.6 Gas reticulation

In 1902, the Mt Roskill Road Board district ratepayers agreed to 1/8d in the £ special rate to provide a lighting scheme. It was arranged with the Auckland Gas Company that ten lamps be erected in the district, "with incandescent burners", at £3 10/- per lamp.²³⁹ From 15 July that year, parts of the district therefore were lit by gas light, mainly in the eastern part of the district, the goal being "a continuous line of light from Auckland to Onehunga." This tied in with the opening of the new Road Board offices the same day.²⁴⁰ An extension of the "gas area" to Three Kings Rd (Mt Eden Road) was contemplated by May 1910.²⁴¹ The AGC installed automatic extinguishers on their lamps in 1912,²⁴² and plans were put in place to extend the gas main along Three Kings Road that year.²⁴³ By April 1925, with the installation of electric street lighting under way, the district had 57 gas lamps, serving only the north-eastern residents.²⁴⁴ The two-storey clubhouse at the Akarana Golf Course was fitted with gas, water and electricity connections in time for that facility's opening in 1927.²⁴⁵

3.7 Electricity

It was announced in April 1920 arrangements had been made with Auckland City Council to supply the eastern part of Mt Roskill with electricity "at city rates."²⁴⁶ Work was planned to be undertaken by the City Council in the "Mt Roskill alternative current area" in the 1921-1922 financial year.²⁴⁷ Towards the end of 1921, a local bill was introduced into Parliament under the title "The Auckland Electric Power

Board Act, 1921”, on behalf of a number of Auckland isthmus and South Auckland councils, including the Mt Roskill Road Board.²⁴⁸ On 28 February 1922, residents in Mt Roskill took part in the first election of the twelve-member Auckland Electric Power Board.²⁴⁹ By early 1924, electricity mains had been supplied as far as Frost Road,²⁵⁰ but a supply to the new Victory estate took until around the end of that year.²⁵¹

As at June 1925, there were still 57 gas street lights installed in the road board area. The AEPB proposed to the board that 141 electric street lights be installed at that point, each “100 candle power” at an annual cost to run of £976, as opposed to the cost for the gas lamps of £396. At the time, the board applied a special rate in the district for street lighting of £400 per annum.²⁵² The proposal apparently did, at least in part, go ahead; it was reported in May 1926 that “the larger portion of the district, including the eastern, western, Three Kings and Stamford Park areas were lighted with electricity.”²⁵³ In May 1930, the AEPB announced extensions of electricity reticulation to side roads in Waikowhai and other outer Mt Roskill districts.²⁵⁴

The sub-station at White Swan Road was constructed from May 1940, the original buildings constructed by J R Simpson for the Public Works Department. This was a second point of supply for the AEPB area, after construction of the Penrose sub-station, and was located on the then-new 110,000-volt line being constructed at the time between Penrose and Henderson. The new source of supply greatly assisted further development not only in Mt Roskill, but in surrounding districts as well, especially in the post-war period. It was expected that the sub-station would be operational by autumn of 1941.²⁵⁵



Figure 37: Sub-station at White Swan Road was constructed from May 1940. Matthews & Matthews Architects Ltd, 2013.

3.8 Fire brigades

In mid 1914, the Grey Lynn Borough Council offered their fire brigade hose, reel and appliances for sale to the Mt Roskill Road Board. This offer promoted the Road Board to consider setting up a volunteer fire brigade in the district. The suggestion was made to have a united Fire Board covering especially the Mt Roskill and Onehunga districts, and the possibility entertained of setting up a fire station at Greenwood's Corner.²⁵⁶ At a public meeting on 10 March 1915, it was resolved that a volunteer fire brigade be formed in the district, tying in with the inauguration of water supply from Three Kings.²⁵⁷

However, nothing appears to have happened. When a cowshed caught fire at the Ranfurly Veterans' Home in 1921, no help was available, and neighbouring district fire brigades advised the fire was outside of their areas,²⁵⁸ although an agreement with the Onehunga Brigade to attend fires in the Mt Roskill district existed at the time.²⁵⁹

Residents in the western part of the district appealed early in 1924 to the Road Board to set up a fire brigade in the district, but the response was that the Board's funds were limited, and that arrangements were already being planned for the Mt Eden Borough Council's brigade to cover the western half of the area.²⁶⁰

The Roskill West Association, asking the Road Board in 1925 for a reduction in the fire insurance rate on their properties now the Victory, Islington and Dominion Estates had reticulated water supply, were advised that the district still had to rely on Mt Eden Borough Council's brigade to respond to calls in the west of the district, while the Onehunga brigade covered the eastern half. As a result of discussion among the Road Board members, it was decided to form a committee to wait upon the Auckland Fire Board for a reduction in insurance rates, and that the setting up of two auxiliary stations, one in Roskill West, the other in Greenwood's Corner, be investigated.²⁶¹

The Road Board requested that the Auckland Fire Board include the Mt Roskill area, but the Fire Board declined, suggesting that Mt Roskill set up a volunteer fire brigade instead of relying on Mt Eden and Onehunga to cover the area.²⁶²

However late in 1925 came the news that with the introduction of an Onehunga Fire Board, that district's brigade would no longer be able to

cover the eastern area of Mt Roskill from 30 June 1926.²⁶³ The Road Board therefore agreed that a fire station would be needed, close to the Veterans' Home, and decided to include the cost of erecting a fire station in an upcoming loan proposal to the ratepayers.²⁶⁴ By August 1926, the Mt Roskill Fire Board had been constituted, and made requests to the Road Board for funding for equipment, but was unable to function under Government legislation until 1 July 1927.²⁶⁵ A volunteer fire brigade was formed on 16 September 1926, to serve until the Fire Board took over the following year.²⁶⁶ The incoming Fire Board met on 21 October 1926 to discuss options for a site for the district's fire station, including the proposal to build one on the reserve land at the corner of Mt Albert and Mt Eden Roads at Three Kings.²⁶⁷

The Mt Roskill Fire Station on Mt Albert Road cost £3111 to build.²⁶⁸ It was opened 10 December 1927 by Sir Maui Pomare, Acting Minister of Internal Affairs. The ground floor provided accommodation for two fire engines, with the gates "fitted with modern automatic trip-action releases." In the upper floor was a "commodious social hall" with adjoining board room and mess rooms. Living and sleeping accommodation was provided for the officer in charge and two firemen. The station was constructed from reinforced concrete and brick by Watson and Holmes, to the design of Gerald E Jones and Arthur Palmer.²⁶⁹ At the time Mt Roskill had a total approximate area of 5000 acres, with around 5000 residents, in 1900 houses.²⁷⁰



Figure 38: Mt Roskill Fire Station, built in 1927. Newspaper clipping held in the Smallfield Papers, Archives, Anglican Diocese of Auckland, photographed by Matthews & Matthews Architects Ltd, 2002.

By 1980 the station doubled as an ambulance base as well.²⁷¹ Alterations to the living area were made in 1959, and there may have also been an earlier extension to this part of the building.²⁷² In 1970 the Auckland Metropolitan Fire Board subdivided the property, retaining less than half of the original site.²⁷³ On 11 September 2009, a new \$4.9 million station was opened on Dominion Road,²⁷⁴ and the old station was put on the market in April 2011.²⁷⁵

4 Work

4.1 Farming

The viability of farming depended on the fertility of the land. The fertile pastures of north Hillsborough near Three Kings were highly productive, whereas the unyielding clay of the Hillsborough coastline proved unsuitable for agriculture. The swamplands west of Dominion Road, and the gorse, blackberry and lava outcrops around Stoddard Road were less encouraging for farming.²⁷⁶

Cattle and sheep were essential for a steady meat supply for the inhabitants of Auckland. Dairy cows were favoured for the steady returns for milk and dairy products. There were important sale yards in Market Road mainly for livestock. The raising of horses was also important for the mobility of the early population as well as for recreation such as horseracing and hunts.²⁷⁷

Poultry and eggs were always in demand along with all types of vegetables. Celery and potatoes seem to have thrived in Roskill South and White Swan Road and Hillsborough became important areas for the growing of strawberries.²⁷⁸

Much of the Mt Roskill area was farmed until after WWII. Land use survey maps carried out by borough councils in the early 1930s record the extent of land used for grazing and farmland.²⁷⁹

Aerial photographs dating from 1940 and 1959 document the transformation of the landscape from farmland to residential and industrial use.²⁸⁰

4.2 Quarrying

The earliest instance found of quarrying at the Three Kings volcanic complex, aside from perhaps stone taken for farm walls, buildings and boundaries from the 1850s, would be that undertaken at the dairy farm of William John Conolly, owner of Allotment 82, 83 and 84.²⁸¹ Access to the quarries by road was made easier by the formation of Three Kings Road from Mt Albert Road to Boundary (Landscape) Road in the mid 1870s. In April 1879, advertisements appeared in the newspapers calling for tenders to be sent to “*W J Conolly [sic], Three Kings ... for carting scoria ... from the quarry at the Three Kings for repairing the roads in the Mt Roskill Road District.*”²⁸² Conolly was also working the pit on his own property; one of his sons was killed there in 1894.²⁸³ Conolly died in 1902, but his sons continued the family business at the scoria pits,²⁸⁴ until selling the property in 1918.²⁸⁵ George Winstone Jr. and William Perry Winstone purchased the quarry in 1924.²⁸⁶

In 1883, Conolly sold 10 acres from Allotment 84 to William Brierley from Onehunga.²⁸⁷ He was advertising the supply of coarse, medium and screened scoria from Three Kings from 1885,²⁸⁸ and in 1902 “*Brierley’s Pit ... with an inexhaustible supply of splendid hard Scoria,*” was up for sale.²⁸⁹ This had been sold to Brookfield in 1891.²⁹⁰ The land was then conveyed to the Olesen family in 1903 who owned it until 1913. Bray & Co may have operated from this quarry from 1916.²⁹¹ This was ultimately purchased by Winstone Ltd in 1938.²⁹²

At Allotment 81, just above Conolly’s pits, a Mr Carr conveyed part to Mr Lamb in 1885.²⁹³ Two years earlier, an accident at Lamb’s quarry at Mt Roskill caused an injury to a man loading a dray.²⁹⁴ Another part was conveyed from a Mr Carr to Mr Berry in 1890.²⁹⁵ The Berry family had a working scoria pit for the Onehunga Borough Council from 1896,²⁹⁶ until 1899 when the pits were sold, eventually to Hull Kinloch, a blacksmith from Mt Eden, in 1900.²⁹⁷ Kinloch was actively quarrying from that point,²⁹⁸ until at least the late 1920s.²⁹⁹ From 1927, William McQuoid leased the quarry,³⁰⁰ then Kinloch sold the quarry to Ellen Agnes Wintle in 1932, and she in turn transferred the site to Gordon Hunter Limited in 1945³⁰¹ (although the company operated from the quarry from at least 1942).³⁰² The quarry was sold to Chase Holdings of Te Awamutu in 1973.³⁰³ Chase Corporation subdivided the property from 1984

until the company’s collapse in 1987. It has since been redeveloped as a commercial/retail site.³⁰⁴

The quarry part of Allotment 80, nearest to Landscape Road, was purchased in 1894 by Epsom veterinary surgeon Richard Percival Kinloch. The quarry was sold to George Winstone Jr. and William Perry Winstone in 1922.³⁰⁵ The area was subdivided by the Winstones from 1922-1927.³⁰⁶

In 1884, Auckland City Council was acquiring scoria from Three Kings,³⁰⁷ sourced from contractor George Wilson who had “purchased” a scoria pit at Three Kings for £200.³⁰⁸ The Mt Roskill Road Board opened up their own scoria pit in 1888 on Allotment 85.³⁰⁹ Mt Eden Borough Council obtained scoria from the various pits operating at Three Kings by 1921.³¹⁰

The Wesley Mission Trust Board were apparently approached in 1916 to sell the last remaining major scoria cone as a quarry site, but declined the offer, taking into consideration that the preservation of the hill was desired by the community.³¹¹

Other quarries included a likely short-term quarry in the Three Kings School grounds worked for a time by the Mt Roskill Road Board from July 1918,³¹² one operated by Sam Allison & Co at St Andrews Road from 1919,³¹³ and Richardson & Bigham somewhere at Three Kings from 1921.³¹⁴

By late 1927, it was reported that 50,000 tons of scoria had been removed from the Three Kings area in the preceding twelve-month period.³¹⁵ Winstones Aggregates still operates the 15 hectare Three Kings Quarry, which reached its present capacity in the 1950s. Current demand averages between 160,000 to 180,000 tonnes per year.³¹⁶

4.3 Industrial Development

From the 19th century until the end of World War II, industries developing in Mt Roskill focussed on products derived from agriculture as primary industries (for example Albert Dornwell's slaughterhouse, bone mill and meat preserving plant at Three Kings in the early 1870s,³¹⁷ Robert Salmon's abattoir on Richardson Road near White Swan Road from 1898 through to the 1920s,³¹⁸ and the Oakdale Bacon Factory in Melrose Road from 1928 until 1945.)³¹⁹

Small-scale secondary industries started up in the north-western areas of the district from the late 1920s, following on from subdivision and residential development in that period (for example P W Peate's joinery factory at the corner of Foch Avenue and Dominion Road in the 1930s;³²⁰ C N Ball's cabinet-making factory at Princes Avenue in the early 1940s, damaged by fire in 1943).³²¹ The Roskill Sheetmetal Works at 907 Dominion Road were established in 1946.³²²

But it wasn't until 1947, with subdivision of the central farmlands from Hillsborough through to the Lower Wesley Estate, that large industries sprang up in the area. R G Averill Ltd had a joinery factory on the site of the Mt Roskill Grammar School from 1947.³²³ The Korma textile mills was built on the outskirts of the borough in 1949 at 100 Pah Road,³²⁴ later known as Holeproof Mills from 1957,³²⁵ and taken over by Alliance Textiles from Dunedin in 1980.³²⁶

From 1950-1954, new factories were built in the Carr-Frost-Hayr Road area, as well as further west in May and Stoddard Road areas. *"There were engineering, sheetmetal and joinery works, textile and footwear factories, and places where they made prebuilt houses, builder's hardware, spray pumps, wire baskets, venetian blinds, mirrors, bronze-covered timber mouldings, electric furnaces and a colourful range of automatic coin vending equipment like jukeboxes and shoe shine machines."*³²⁷ Richard Airey Ltd's factory was the first built in Stoddard Road, in 1950.³²⁸

Keith Hay Homes Ltd moved to Carr Road in 1953, constructing houses in a central assembly yard for transport all around the country.³²⁹

Aulsebrooke's factory on Carr Road in 1954, the largest pre-fabricated building in the country, cost £400,000, covered 70,000 square feet, employed 120 people and was capable of turning out 11 tons of biscuits a day.³³⁰ The Aluminium Company of NZ Ltd built a 26,000 square ft. factory in May Road in 1955-56, making pressed and spun aluminium domestic ware.³³¹



Figure 39: Aluminium Company of New Zealand, 109 May Road, Mt Roskill - polishing department in forefront"(Circa 1959). Fletcher Trust Archive Series No.0263P, Item #:0263P/8.

Clothing manufacturer E L Riley Ltd built a 17,500 ft. factory on nearly 1.5 acres in May Road in 1957.³³² A 17,000 square ft factory on Carr Road was opened in November 1963 for J Mercer & Sons.³³³

By 1964, all of the area on Dominion Road zones for industrial use was full, Carr Road was nearly full, and Stoddard Road was three-quarters full.³³⁴ Six-and-a-half acres of land between Stoddard and Farrelly Avenues was offered for lease by the Mt Roskill Borough Council in 1968.³³⁵ One of the last developments in this period was the Keith Hay Court in Stoddard Road, completed in 1983.³³⁶

Winstone's Vibrapac concrete masonry block plant at their Three Kings Quarry was the largest such factory in the country in 1964. From 1953, scoria from the quarry was combined with cement from Whangarei and sand from the Waikato River to produce the blocks. Another product, Roskill stone, was also produced there.³³⁷ Carr, Frost, Hayr, Stoddard and May Roads were and are still centres of industrial activity. A new commercial centre was established later on in the Lynfield area south of the Margaret Griffen Park.³³⁸



Figure 40: Aerial photograph 1940, Auckland Council GIS Viewer.



Figure 41: Aerial photograph 1959, Auckland Council GIS Viewer.

5 Ways of Life

5.1 Churches and Religious Institutions

The Christian ethic played a strong role in the history of Mt Roskill and as the population increased so did the demand for Churches. Previously Churches to the north of Mt Albert Road had responsibility for wide areas, stretching to the coast. However after the First World War new parishes were formed.

Known as 'the Bible Belt', by 1988 Mt Roskill borough had the highest number of churches per head of population in New Zealand, with 26 churches for the 35,000 local residents.³³⁹

A Wesleyan college was established at Three Kings in 1848, one of the earliest religious training institutions in Auckland.³⁴⁰ The Three Kings Congregational Church on Mt Albert Road opened in 1907 and was the first place of worship to be erected in the area.³⁴¹

The Anglican Mission to Mt Roskill, led by Rev. P S Smallfield, began in 1923 with meetings at the Mt Roskill Hall (former pumphouse at Three Kings). The original St Margaret's Hall was built 1927-1928 on Mt Albert Road, alongside the Mt Roskill Fire Station.

The Catholic Church developed a large number of institutions in the Hillsborough and Waikowai area. In 1913 The Pah was purchased by members of the religious order of the Sisters of Mercy and renamed Monte Cecilia.³⁴² During its nearly century long ownership by the Sisters of Mercy and later the Catholic Diocese, the Pah Homestead served as an orphanage, a novitiate house, boarding school and more recently to provide emergency housing.³⁴³



Figure 42: The Pah following purchase by the Sisters of Mercy, not dated, but around mid 1910s. Sir George Grey Special Collections, Auckland Libraries, 15130.



Figure 43: Additions to the western end of the Friary nearing completion. Source: Auckland Council Archives MRB 11D, H15, Pt 6, Box 16.

Bishop Liston invited the Franciscan Order to set up the first Franciscan friary in New Zealand on the site at 50 Hillsborough Road on part of the Pah property in time for the celebrations of the centenary of the Catholic Church in New Zealand in 1938.³⁴⁴ The friary was officially opened in 1940.³⁴⁵ Also on a part of the original Pah Farm, is Marcellin Catholic College opened in 1959.³⁴⁶ The Carmelite Convent at 636 Mt Albert Road, opposite the college was established in 1938.³⁴⁷ The Sisters of the Good Shepherd opened the Mt St. Joseph's Home in September 1931 at the former Arkell Homestead at 461 Hillsborough Road.³⁴⁸



Figure 44: Sisters of the Good Shepherd, St Joseph's home in the former Arkell's Homestead at 461 Hillsborough Road, 1963. Sir George Grey Special Collections, Auckland Libraries A484.

In 1957, under Bishop Liston, Father Lenihan was appointed to form a new Catholic parish in the Hillsborough/Waikowhai area. In 1959 the church of St John Vianney, at 317 Hillsborough Road, was built. The boundaries of the new parish included the Friary established in 1938, Monte Cecelia that had been established in 1913 and the Sisters of the Good Shepherd and

St Joseph's Convent that had been established in 1931.³⁴⁹

Catholics in Mt Roskill had access by tram and bicycle to Good Sheppard Church at Balmoral.³⁵⁰ In 1946 Mt Roskill and Three Kings became a separate parish of St Therese. Typical of the time an ex- army hut was used for a church, administered by an army padre, Reverend Joe Rogers. The original church was eventually replaced and an infant school built. The school opened in 1946, and the convent opened in 1954.³⁵¹

Other churches were built around the mid-twentieth century and onwards, as the suburban population grew. Not surprisingly Mt Roskill was a dry area and the sale of liquor was not introduced until the twenty first century.

Anglicans were served by the church of St Andrew in Three Kings. It was one of the Selwyn Churches built in Kohimarama and shifted to its present site. The Church of St Martin served the new state housing area on the former Winstone Estate.³⁵²

The Brethren community of Wiremu Street in Balmoral expanded and erected an army hut on the Dominion Road Extension for their services. The Methodists also built a centre on Mt Albert Road to cater for expansion. The Presbyterian Church of St Giles was founded at Roskill South.³⁵³ A large Mormon Chapel was built in 1959 in Pah Road.³⁵⁴

Keith Hay, mayor from 1953-1972 had a significant influence on the Christian vision for the suburban life of the borough.³⁵⁵ Each year the Christian significance of Holy Week (Easter) and Christmas are celebrated in Mt Roskill with the illumination of a large cross on the top on Mt Roskill. After returning from the United States, Mayor Keith Hay had a cross erected at the top of Mt Roskill and it is still illuminated at night during these times.³⁵⁶

More recently Pacific Island church communities as well as Muslims have established in Mt Roskill.

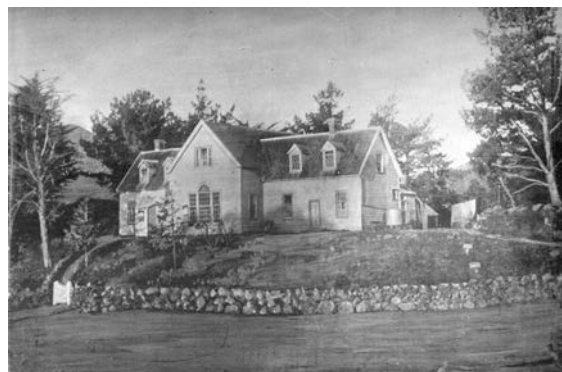


Figure 45: Wesley College in Three Kings, 1897. Sir George Grey Special Collections, Auckland Libraries, 4-722.

Three Kings Native Institution (1848-1922)

In April 1845, Governor FitzRoy granted just over 192 acres, the western half of the Three Kings volcanic complex, to the Superintendent of the Wesleyan Mission Trust.³⁵⁷ On 6 April 1848, the foundation stone for the first scoria building at the Three Kings Native Institution was laid by FitzRoy's successor, Governor Grey,³⁵⁸ and the buildings were completed by c.1850, when the school shifted around 100 students from Grafton to Three Kings.³⁵⁹ The initial aim of the school was *"to train selected Maoris to become efficient teachers of their countrymen."*³⁶⁰ From 1850, the institution was partly funded by the government to serve as an industrial school for European children as well, providing training in carpentry and agricultural methods.³⁶¹ It was reported that the deeds of conveyance for the Waikowhai and western Wesley farm areas stated that these areas were given in support of *"the education of our subjects of both races, and of children of poor and destitute persons being inhabitants of the islands of the Pacific Ocean, in trust ... so long as religious education, industrial training and instruction in the English language shall be given to those educated therein or maintained thereat."*³⁶² This was apparently in line at the time with Government support for two other religious education institutions, a Catholic school on the North Shore and St Stephen's³⁶³ at Parnell.

Up until 1864, however, the Three Kings school did not include a school for destitute European children. This was intended to be rectified by the Provincial Council sending around 15 children to the institute,³⁶⁴ so that the provincial government subsidised European students, while the central government subsidised Maori students.³⁶⁵

By 1867, the number of students at the school was greatly reduced, 25 Maori/half-caste and 43 European students as quoted in a report that year to Parliament.³⁶⁶ In 1868, the Wesley Mission started leasing out part of their land in the Wesley area,³⁶⁷ but after deductions made by the Wesleyan Church for advances made during the setting up and operating of the institution, very little income was available to maintain the institution or to pay wages for the staff, even with the government subsidies. The Destitute Children's Schools Committee in 1869 recommended to the Auckland Provincial Council that the endowment land granted to the Wesleyan Mission Trust should be taken over by the Council.³⁶⁸ By 1869, there were only 19 European and 5 Maori/half-caste children remaining. The European destitute children were sent from the Three Kings Institution to the Parnell Orphan Home on 1 April 1869,³⁶⁹ effectively closing the school.

In 1875, the Native Minister began the process of assuming control of around 300 acres of the land granted to the Wesleyan Mission Trust at Three Kings. This would appear to have been the western Wesley Estate.³⁷⁰ This led to discussion within the Wesleyan Home Mission Society as to the feasibility of reopening the Three Kings school.³⁷¹ At the Wesleyan Methodist Conference in January 1876, the recommendation to re-open the Three Kings institution "for the instruction of Maori ministers and catechists" was tabled.³⁷² More sections of the Wesley Estate were advertised for lease that year.³⁷³ The school was re-opened in June 1876, with three European and two Maori students.³⁷⁴ The school continued at Three Kings, financed in part by income from the land grants made by Governor Grey, until 1922 when it was moved to Paerata in Franklin.³⁷⁵

Three Kings Congregational Church – Mt Albert Road

Sunday afternoon services for the local Congregational Church members were held at Mt Roskill from August 1906. The following month, around 40 members attended Sunday evening services,³⁷⁶ possibly held at Three Kings School. A Sunday school was started at the public school that year, and operated until 1907. The foundation stone for the new church and Sunday school was laid 13 July 1907 by S W Smeeton, on land donated by a member of the church, close to the Veterans' Home. Some of the veterans attended the foundation stone ceremony. The Three Kings Congregational Church was celebrated at the time as being the first place of worship erected in the area.³⁷⁷



Figure 46: Three Kings Congregational Church, 513a Mt Albert Road, Three Kings. Matthews & Matthews Architects June 2013.

The new church was officially opened 15 September 1907.³⁷⁸ The church hall provided an important public meeting space in the early part of the 20th century, with both the Road Board and local ratepayers holding meetings there.³⁷⁹ In 1982, \$2000 in renovations extended the rooms and altered the exterior facing Mt Albert Road.³⁸⁰

St David's in the Fields – 202 Hillsborough Road



Figure 47: St David's in the Fields Church, 202 Hillsborough Road. Matthews & Matthews Architects June 2013.

In May 1951 local residents gathered at a Hillsborough home to meet with members of the Session of St David's Church at Khyber Pass, to discuss the setting up of a local church for the area. By this time, the house and property was owned by Dr Eva Hill. The church purchased the house at 202 Hillsborough Road, formerly Dr Gordon's house and later the El Ray Country Club, and gradually altered it to become Church House.³⁸¹

Originally part of James Carlton Hill's "Hillsboro" subdivision,³⁸² the site of the present

Presbyterian Church was purchased by Dr Frederick W Gordon late in 1899.³⁸³ By August 1905 at the latest, he had constructed a home there.³⁸⁴ In 1930, timber merchant John William Shaw McArthur inherited the house and grounds.³⁸⁵ After a financial scandal, McArthur transferred the property to the National Investment Company of Queensland in 1935. This company proceeded to lease the house and surrounds to operators of the El Rey Country Club, until 1945. In 1948 it was transferred to Mrs Jane Maria Bettridge,³⁸⁶ but had been used by former residents of the Merivale Rest Home from Epsom from mid 1945.³⁸⁷

St Margaret's Anglican Church

The original St Margaret's Hall was built 1927-1928 on Mt Albert Road, alongside the Mt Roskill Fire Station. It was officially opened 28 April 1928. The Anglican Mission to Mt Roskill, led by Rev. P S Smallfield, began in 1923 with meetings at the Mt Roskill Hall (former pumphouse at Three Kings). St Margaret's Hall was constructed with voluntary labour, to the plans of H J Leahy. A church bell was provided, as a gift from the family of Frederick Smith.³⁸⁸

The church property was sold to the Auckland Metropolitan Fire Board in 1955. Two sections at 102 Hillsborough Road were purchased,³⁸⁹ and the new church hall was dedicated in November 1958.³⁹⁰

St Therese Catholic Church

St Therese is the parish church for the Three Kings Roman Catholic parish, originated in 1946. Initially it included parts of Balmoral, Epsom and Onehunga. The school opened in April 1946, with the Sisters of St Joseph teaching there after the school holidays. The convent opened in 1954. A new school was built in 1951, presbytery bought in 1952, and a new church, incorporating the church hall, opened by Archbishop Liston in 1955. Another hall was added in 1960.³⁹¹ The architect for the school is not known, but George Tole designed the 1955 church.³⁹²

Church of Christ

At the heart of Mt Roskill shopping centre is the Church of Christ. Pastor F A Wilson and his followers are said to have made their own concrete blocks and erected their church themselves. A church tower played carillons before services and the church was the first in New Zealand to play religious films every

Sunday evening The Church expanded its activities to include youth work, bible classes, sports facilities, administration, library and more recently outreach to migrants. From modest beginnings it now comprises a substantial complex of buildings.³⁹³



Figure 48: tower of the Church of Christ, visible behind shops at the south west corner of Dominion Road and Mt Albert Road.

St John's Presbyterian Church



Figure 49: St John's Presbyterian Church, Mt Albert Road. Matthews & Matthews Architects Ltd, June 2013.

St John's Presbyterian Church in Mt Albert Road is thought to date from 1963 when a thanksgiving service was held to mark the completion of a rebuilding project. A new building, memorial window, tower and steeple were dedicated and a memorial stone unveiled in August 1963.³⁹⁴

5.2 Education

In December 1877, the Waste Lands Board agreed to grant three acres from Allotment 85 at Three Kings as a site for a school house and teacher's residence.³⁹⁵ A year later, the tender from Messrs Smith & Wooller of £325 was accepted to build the school's first building,³⁹⁶ and the school opened 6 May 1879, with 44 children enrolled.³⁹⁷ The annual ratepayers meetings were held in the schoolroom,³⁹⁸ as this was the district's first community meeting space. A further 2 acres was granted by the Waste Lands Board in 1880 to serve as a school playground,³⁹⁹ and from around that time School Road (St Andrews Road) was cut through and completed to intersect with Mt Albert Road. The original boundaries of the Mt Roskill Educational District included the entire area of the Mt Roskill Highway District, and stretched further north up to the line of Balmoral Road.⁴⁰⁰

By May 1921, a four and a half acre site had been purchased by the government "adjacent to the Royal Oak" and plans were considered for the building a small school there.⁴⁰¹ By January 1923 a grant of £6528 for a four-roomed brick school building on the site had been approved.⁴⁰² The new Royal Oak School was opened 1 April 1924. It was intended to relieve overcrowding at the Onehunga School,⁴⁰³ but also served to take part of the roll for the Three Kings School as well. In that year school districts were re-zoned, and a significant part of the north-eastern part of the Road Board area was placed within the catchment for the new school.⁴⁰⁴ Six extra rooms were added in 1925, so that there was a total accommodation of 500.⁴⁰⁵ The new school was officially opened 31 October 1925.⁴⁰⁶

In 1924, the Mt Roskill West Ratepayers Association strongly expressed the view that a new school be established on land "recently acquired on the Dominion Estate,"⁴⁰⁷ at the north-eastern corner of Dominion and Mt Albert Roads. The Association held a meeting on the site in September that year, after completing a survey of the district and finding that upwards of 200 children of school age could potentially attend a new school on the site. The four and a half acre site had been acquired the previous year by the Ministry of Education.⁴⁰⁸ By 1926, however, a side school to the Three Kings School had been set up at the corner of May and Richardson Roads, initially with a roll of 40

pupils.⁴⁰⁹ A new building was added to that site in 1928.⁴¹⁰ The residents association however continued their applications for the establishment of a school at Dominion Road.⁴¹¹ The Dominion Road School was built in late 1928.⁴¹²

Other public schools in the area are from the period after World War II, and linked to the postwar development period. These include Wesley Primary School (1951), Hillsborough Primary School (1951), Mt Roskill Grammar School (1953), Wesley Intermediate School (1953), Mt Roskill School at Frost Road (1955), Mt Roskill Intermediate (1956), Waikowhai Primary School (1956), Lynfield College (1958), Marshall Laing Primary School (1962), Hay Park School (1963), Waikowhai Intermediate School (1964), and Halsey Drive School (1968).⁴¹³

5.3 Public Halls

In 1911, the Road Board proposed to build a Coronation Hall at the corner of Mt Eden and Mt Albert Roads, in honour of the coronation of King George V. The hall, designed by Onehunga architect J Park, would have been either concrete or wood, with total cost (including levelling the site) at £1,000.⁴¹⁴ Nothing more was recorded in the newspapers about the project beyond that year.

Plans for the building of a full municipal centre at the corner site were apparently first raised in 1923.⁴¹⁵



Figure 50: Three Kings Pumphouse. Matthews & Matthews Architects Ltd, 2010.

Mt Roskill's first community or municipal hall however was the altered Three Kings Pumphouse building. "A kitchen was added to the southern wall ... a ladies cloakroom opposite the kitchen ... and an entrance porch

combined with men's cloakroom added to the double doors on the northern face." It hosted "dances, parties, social gatherings, local theatrical productions" amongst other uses.⁴¹⁶

Waikowhai Hall

Waikowhai Hall, near Waikowhai Park, opened 12 May 1925. Forty people attended the opening night dance, with refreshments served from the nearby tea kiosk,⁴¹⁷ both run at the time by Edward George Cullen and his family,⁴¹⁸ who were local farmers and strawberry growers, with grazing rights at the nearby park.⁴¹⁹ "Paltridge's Orchestra from the Druids" provided musical accompaniment at "Cullen's Hall" in December 1925.⁴²⁰ The hall was used for meetings of the Roskill South residents association and so served as a focal point for local community campaigns to improve services in the area.⁴²¹ The hall was conveniently at the terminus of a bus service through to Waikowhai in 1936.⁴²² The hall served as a polling place in November 1941,⁴²³ but no further references to it were found after that date, until 1967, when it was reported that the Waikowhai Hall had been moved to land below Margaret Griffen Park.⁴²⁴

Mt Roskill Municipal hall

By April 1934, plans had been prepared by architects H L Massey and C Garrett⁴²⁵ for new municipal buildings to be erected at the corner of Mt Eden and Mt Albert Roads. These plans included municipal offices, a hall with seating for 600, a supper room, and four shops, estimated cost £8,800. It was decided to wait until after that year's election for any further action.⁴²⁶ By November 1934 the proposal included a possible cinema, and approval was sought from the Board to apply for a loan toward the cost of the project. An offer to lease the planned cinema had already been received by the board.⁴²⁷ Approval was granted by the board to apply for the loan,⁴²⁸ but was referred back to the board by the Local Government Loans Board for more information in March the following year.⁴²⁹ The application was declined by the Loans Board in June 1935, one of the reasons being the Road Board's outstanding overdraft.⁴³⁰

By September 1944, the Road Board had returned to the original 1934 concept for a combination municipal offices, community hall and shops at the corner site.⁴³¹ In August 1945, it was announced that architects Gummer and Ford had designed "a long range project capable of development as the district progresses," combining a large public hall,

municipal offices, a shopping centre and seven club rooms to support the clubs utilising the sports facilities on the reserve. This time, the proposed hall would seat 450 people, but would have included a stage and orchestra pit, and a dance floor suitable for 250 couples. The only part of the scheme that remains visible today is the grandstand terracing to the north of the corner site, backing onto Mt Eden Road. The total cost of the scheme was estimated at £55,000.⁴³² This, however, as with the other proposals since 1911, did not go ahead, perhaps due to post-war building supply controls, but there was also some ratepayer objection to the cost of the project, which apparently had spiralled up to as much as £90,000.⁴³³

Part of Allotment 85C was exchanged for Part of Allotment 85B during 1955, under approval from the Minister of Lands. This allowed the northern part of Allotment 85C to be gazetted for recreation purposes, and ground at 546-548 Mt Albert Road to be used as a site for a municipal hall.⁴³⁴ This hall was completed and opened 19 July 1956. This building was described as having a "gracious but not too ornate aspect", and cost £10,000, built from monies made available from reserve funds from new subdivisions.⁴³⁵

Nearly a year after completion of the Municipal Building, the Borough Council released a district town plan which included provision for a regional shopping centre at Three Kings, "flanked by parklands," providing for 91 shops, 2 department stores, 38 offices and commercial spaces, a bus station, hotel, cinema, library, youth centre, sports area, and community hall.⁴³⁶

The first stage of a new civic centre was completed in 1979, including a library and offices for the Citizens Advice Bureau. Plans were in place in 1982 for a three-storey development on Borough Council land but attached to the Three Kings Plaza, to house a post office, Labour Department office and a medical centre.⁴³⁷ A new community hall was built, known as Fickling Hall after the Mayor at the time. This formed the core of the later Fickling Convention Centre.

Hillsborough Hall

On April 10 1954, the Hillsborough Hall in Rogan Street was opened. The building was purchased from Raymond-Fletcher-Merritt, "as it stood on the new Import Wharf", cut in two, and transported to the Rogan Street site by

Keith Hay Ltd to the section of land reserved by the Crown as a hall site. The hall was administered by a board of ten members elected by the residents of the district at a public meeting and gazetted by Government to hold office for five years. By 1956 Sunday schools run by the Church of England and the Salvation Army were held there, while the Rogan Nursery Play Centre used the hall twice a week. Other regular users included the Girl Guides, Brownies, Manchester Unity Lodge, Table Tennis Club and Plunket Mothers' Club.⁴³⁸ The hall is thought to remain at 66 Rogan Street.

War Memorial Hall at May Road

Just over 38 acres, most of which was formerly part of the Oakley Creek swamplands,⁴³⁹ was set apart as a recreation reserve by the Crown in May 1956 between May Road and Sandringham Road Extension, and vested in the Borough of Mt Roskill.⁴⁴⁰ On 29 October 1955, Mt Roskill mayor Keith Hay formally opened the War Memorial Hall at the May Road end of the new reserve, designed by architect Stephen G Wright. This transformed the park's identity from just the May Road reserve to War Memorial Park.

*"In his opening remarks the Mayor said that in the early stages when we thought back to the trials and worries, it was very pleasing to know that the Memorial was at last finished. He said that they had endeavoured to retain the dignity of a war memorial outside and enjoyment of all inside ...He thanked the willing band of workers who had worked so hard to raise the money and he thanked the citizens for their donations, and said that it was their memorial hall, which was second to none in the Dominion and "what was most important, the hall is opened free of debt" ...*⁴⁴¹

When opened it was described as 'a real, living memorial.'⁴⁴² The hall was planned as a 'living memorial' for the district. At the end of the Second World War, rather than duplicating the monuments of the First World War, the Labour Government favoured 'living memorials', which would, through use and enjoyment, honour those who had given their lives.⁴⁴³

Great effort was put into raising funds for its construction including donations from local citizens. Mayor Keith Hay also donated his honorarium for 1955 and 1956 to enable the hall to be opened debt free.⁴⁴⁴



Figure 51: Mt Roskill War Memorial Hall, 13 May Road, Matthews & Matthews Architects Ltd, June 2013.

The suggestion that a permanent cenotaph as a war memorial for the district should be constructed at the War Memorial Park was made in August 1957.⁴⁴⁵ The whole project was to be completed in readiness for the service on Anzac Day 1959.⁴⁴⁶



Figure 52: Mt Roskill War Memorial cenotaph, built in c. 1959, adjacent to the War Memorial Hall. Matthews & Matthews Architects Ltd, June 2013.

Black Hall to Wesley Community Centre

In 1944, it was announced that part of the Lower Wesley Estate state housing development would include provision of a community centre at the corner of Stoddard Road and the new extension of Sandringham Road. *"Centres such as the one contemplated usually include shops, cinema, gymnasium, public hall and possibly health and adult education facilities. An intermediate primary school will be constructed within the centre, and there will also be a primary school in the eastern section of the block. If necessary, subsidiary shopping centres will be erected in other parts of the block. Ample parking facilities will be a feature of the centre."*⁴⁴⁷

The community centre was planned by architects and planners at the Department of Housing Construction including Austrian émigré

architect Ernst Plischke and Reginald Hammond, as a series of connected rectangular blocks, forming courtyards between them. The scheme, which was not built, combined 'garden city concepts with the anti-urban notations of classic Modernism to create an Arcadian town landscape.'⁴⁴⁸

The 20th century concept of community centres in this country began with an experimental facility for adult education attached to the Fielding Agricultural High School in 1937.⁴⁴⁹ In Britain during the 1930s, local and central government housing projects included provision for some type of community centre. The Housing Construction department here in New Zealand during the 1940s and 1950s included the idea of incorporating community centres, along with retail and education facilities, with the large state housing projects, including Orakei.⁴⁵⁰

From early 1950, however, the National Government was less interested in the establishment of community centres other than as war memorials. The Physical Welfare and Recreation branch of the Department of Internal Affairs, established in 1937, was terminated over the course of 1950-1955, so the era of advice and assistance from government to territorial authorities regarding the planning and implementation of community centres came to an end.⁴⁵¹

The original plan for the Lower Wesley Estate was therefore not to have a community centre facility opposite O'Donnell Avenue on Sandringham Road extension. By 1952, however, the Black Hall was in place, and the site had at least an unofficial designation as a community centre.⁴⁵² According to Jade Reidy,⁴⁵³ the Wesley State Tenants and Residents Association had campaigned for a community centre, and the hall was built during the 1951 Waterfront Strike. The Open Brethren held Sunday school classes there, and the League of Mothers used the hall as their base. The residents association met there to successfully campaign to allow state tenants the right to vote in local body elections in Mt Roskill.

In 1958 the site was officially gazetted as a reserve for a community centre, with the land vested in the Mt Roskill Borough Council.⁴⁵⁴ The Black Hall was damaged by fire in June 1968,⁴⁵⁵ and apparently relocated to the Lynfield Community Centre at Oriana Reserve.⁴⁵⁶ The site of the hall forms part of the Lovelock Track facility.

The Sandringham Owairaka Baptist Church gifted their old hall to the Wesley Projects Trust in 1992,⁴⁵⁷ and this was sited further north than the Black Hall site, further away from the Lovelock Track complex. This building was destroyed by fire in 1998. The new Wesley Community Centre was completed on the site of the second Wesley Community Hall in 2003.⁴⁵⁸



Figure 53: Wesley Community Centre completed in 2003. Matthews & Matthews Architects Ltd, 2013.

Red Cross Hall

To the north of the War Memorial Hall, a Red Cross hall was built near the corner of May Road and Gifford Ave in 1956. The hall was a 'Ready-Built' type by Keith Hay Ltd, Carr Road Mt Roskill.⁴⁵⁹

5.4 Community Library

Moves to try to obtain a library for the district began early, with a concert and dance held at the Three Kings School on 26 October 1882 to raise funds for the project. 150 people attended, and £7 10s was raised.⁴⁶⁰ It was hoped at the time that a portion of the costs of setting up a district library could be obtained from government grant.⁴⁶¹ By January 1883, the school committee had raised just over £13, with the Road Board consenting to raise the balance required, and to become trustees of the library, with the school committee managing it.⁴⁶² Nothing further appears to have happened at that stage.

The next proposal for a district library was aired during planning for a Coronation Hall at Three Kings in 1911,⁴⁶³ but this hall was never built. In 1927, in discussing a proposal to amalgamate with Auckland City, the Mount Roskill West Ratepayers' Association proposed that £4800 budgeted for a stone crusher

instead be used to provide a public hall and library in the district.⁴⁶⁴

In 1963, proposals for a district library were aired again. A referendum was held among Mt Roskill residents, and the result was that residents didn't want a library. Other options were explored over the next nine years, including approaching Auckland City to run a mobile service into the area. This was abandoned in favour of amalgamating library services with Onehunga Borough Council, but when it was found that the population in Mt Roskill was twice that of Onehunga, it was feared that the Onehunga service would be swamped, so this was abandoned as well.⁴⁶⁵

A report tabled at the February 1972 meeting of the Mt Roskill Borough Council included a proposal to set up a library at the May Road War Memorial Hall, at a cost of \$125,000. The Council voted to defer the proposal.⁴⁶⁶ In October 1972, the mayor Keith Hay suggested that the council instead look into setting up a small library in a disused building at the Mt Roskill shopping centre at a cost of about \$20,000.⁴⁶⁷ In November 1972, the council decided to set up a "mobile trailer-type library" instead,⁴⁶⁸ but in March 1973 the council rescinded this and decided to hold another ratepayers' referendum on the issue.⁴⁶⁹

In March 1976, it was announced that the contract for a civic centre, including a library, had been let by the council.⁴⁷⁰ The library was the first stage of this development, with books bought and catalogued by Auckland City library staff, and Mt Roskill residents to have full and free access to libraries in the Auckland City Council area.⁴⁷¹ The Mt Roskill Library was officially opened on 20 August 1977, its construction cost estimated at \$500,000. It was run by a staff of five, including two fully qualified librarians and included a mobile service.⁴⁷²

Work began in August 2011 to refurbish and extend the library, along with the rest of the Fickling Centre,⁴⁷³ completed in February 2012.⁴⁷⁴



Figure 54: The Fickling Centre, Three Kings, Matthews & Matthews Architects Ltd 2013.

5.4 Hillsborough Cemetery

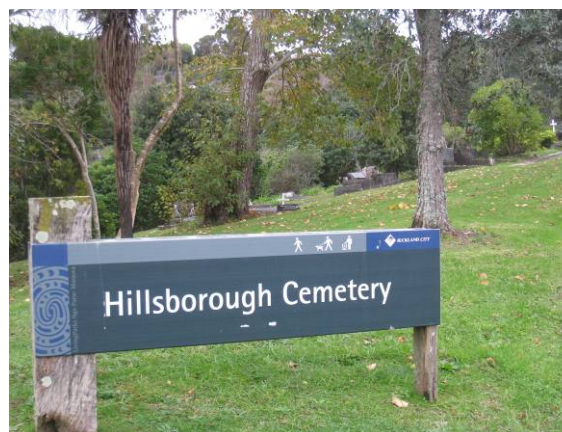


Figure 55: Hillsborough Cemetery in Clifton Road, Hillsborough. Matthews & Matthews Architects Ltd, June 2013.

In May 1896 the Assets Realisation Board (property liquidation arm of the Bank of New Zealand) offered 50 acres at Hillsborough to the Onehunga Borough Council for £1250, for use as a cemetery.⁴⁷⁵ The Borough Council approved this purchase on 18 May 1896, and took steps to raise the money required.⁴⁷⁶ The imminent closure of the burial grounds within Onehunga itself, at the Anglican and Catholic churches, along with legislative issues regarding the use of Waikaraka Cemetery, drove the Borough Council to seek a site for a new cemetery.⁴⁷⁷ A burgess's poll at Onehunga to authorise the raising of a £1500 loan for the purchase failed however, so the matter was dropped at that point.⁴⁷⁸

In 1915, with concerns that the Onehunga Cemetery at Waikaraka was filling up, the Borough Council once again considered the matter of a new cemetery area. They had requested permission to extend Waikaraka Cemetery, but this proposal had been rejected

by the Government.⁴⁷⁹ Around July 1915, the Borough Council sought and obtained sanction from the Mt Roskill Road Board to establish a cemetery in the latter authority's area.⁴⁸⁰ By January 1916, the Borough Council had an option to buy land at Hillsborough, close to Waikowhai Park, from the estate of solicitor William Coleman. Residents in the area protested to the Mt Roskill Road Board, but the Board voted not to oppose the scheme.⁴⁸¹ In June 1916 a new Road Board (all of the former Board voted out as a result of the cemetery controversy, except for John Parr) came out in opposition to the cemetery, on receiving a large petition against it from residents.⁴⁸² Despite the opposition, the cemetery opened 14 July 1916 with the first burial taking place then.⁴⁸³ The Minister of Internal Affairs announced on 1 September 1916 that he had no reason to interfere with the operating of a cemetery on that site.⁴⁸⁴ Advertisements were published for the position of sexton and caretaker of the new cemetery on 1 January 1917.⁴⁸⁵

The Onehunga Borough Council obtained formal title in November 1917 to nearly 35 acres between Goodall Street and Clinton Road, and another nearly 16 acres on the west side of Clinton Road, leading right down to the Manukau foreshore.⁴⁸⁶ Part of the foreshore property was subdivided and sold in 1926.⁴⁸⁷ By 1958, local residents complained of the unkempt look of the cemetery, overgrown by grass and weeds.⁴⁸⁸ In 1964, the Onehunga and Mt Roskill Borough Councils jointly commissioned a development report for the unused 28 acres of the site. The plan included a 90 unit residential development, a commercial site and three large reserves.⁴⁸⁹ By 1968, however, these plans had been shelved, and it was suggested that the overgrown reserve become a memorial park.⁴⁹⁰ In 1982, this part now known as Hillsborough Reserve was vested in the Mt Roskill Borough Council,⁴⁹¹ and the cemetery came under the administration of Auckland City Council from 1989.

5.5 Parks and reserves

The district's first reserves and parks were acquired by legislative process either from central government directly or formalised by acts of parliament. Under the Land Act 1885, Allotment 85B of the **Three Kings Reserve** site was gazetted as a recreation ground.⁴⁹² The Three Kings reservations were made permanent in February 1888 under the terms of the Public Domains Act 1881. Allotment 85B

was administered by the Mt Roskill Domain Board from that point.⁴⁹³ This area was gradually cleared and developed by a series of lease holders until 1919, when a deputation was received by the Domain Board regarding formation of a croquet lawn, tennis court & cricket pitch in Domain Reserve.⁴⁹⁴ Tennis courts were completed there in 1920. Around 1928, the remaining "Big King" cone from the Three Kings volcanic complex was presented as a public reserve by the Wesley Mission Trust Board,⁴⁹⁵ and formally gazetted as such in 1950.⁴⁹⁶

The **Rose Garden** at the corner of Warren Avenue and Mt Albert Road in Three Kings was formerly the site of the first store in the area where a post office and telephone service was set up in 1906, due to its proximity to the Veterans' home.⁴⁹⁷ A Suffrage memorial within the garden was unveiled on 19 September 2013, on the 120th anniversary of Women's Suffrage in New Zealand. Designed and made by MVS Studio, the memorial was commissioned by the Puketapapa Local Board and Auckland Council. It is designed as an abstract interpretation of the camellia flower, an important symbol of the suffrage movement, with names of the local suffragettes inscribed around the base.⁴⁹⁸



Figure 56: The Suffrage Memorial at the Rose Garden in Three Kings, unveiled on 19 September 2013. Photo courtesy Puketapapa Local Board.

Hillsborough Park was set aside in 1858 under the will of James Carlton Hill as part of a "Hillsboro township" which included sites for churches, a Mechanic's Institute, cemetery and town hall. On Hill's death, his estate was left to John Anderson Brown to administer, but after he in turn died in 1867 his heir sold the reserved land in breach of trust in 1884. The Mt Roskill Road Board in 1887 took the matter to the Supreme Court, where it was decided to bring the reserve areas back to the Public Trustee.⁴⁹⁹ The Mt Roskill Domain Board

apparently assumed some control from 1892, from which point they leased the reserve for grazing.⁵⁰⁰ “Hillsborough Square” was finally vested in the Mt Roskill Road Board from c.1920.⁵⁰¹

Thirty acres of land at **Waikowhai Bay**, originally part of a crown grant to the Wesley Mission Trust in 1850,⁵⁰² was offered to the Mt Roskill Road Board by the Mission Trust Board at a peppercorn rental for recreations purposes, in 1907. This was to encourage the Road Board to have Hillsborough Road in the vicinity fully formed.⁵⁰³ *“The park would not only be of use to Mt. Roskill, but to the City and surroundings also. It would be unique, and there was nothing around us to compare with it with its beautiful sandy beach, its harbour frontage, and room for thousands of children and adults. At small expense a perfect bathing place could be made. The park and lands were all that could be desired for picnicking and camping. There were magnificent specimens of native trees, including beautiful pungas, and a stream of fresh water. Probably for hundreds of years up till 50 years ago, a native village was situated at the bay; old military charts showed Maori whares there. The bay was ideal for yachts, and when a short wharf, not an expensive one, was erected, it will be approachable for yachts and small steamers at all tides.”*⁵⁰⁴ In October 1909, the Road Board agreed to form and metal a road known as H Munro Wilson’s Road from Hillsborough Road through to the shore, and provide a small wharf.⁵⁰⁵ A memorandum of agreement was signed by June 1911 between the Road Board and the Trust Board,⁵⁰⁶ and on 21 October 1911 the Waikowhai Park Act was passed into law. The park was formally opened 28 February 1914.⁵⁰⁷ In the middle of the 20th century much of the park was used as a landfill tip, but is at present being restored.

By 1930, the Road Board had 21 vested reserves.⁵⁰⁸ Most of these reserves came about as a result of subdivisions from the 1920s. These include **Winstone Park** (opened 1937),⁵⁰⁹ **Keith Hay Park** (set up as the Metropolitan Playing Area in 1956, renamed in 1959),⁵¹⁰ **Arthur Faulkner Reserve** (originally Foch Avenue and Hazel Street Reserves, vested in the Crown 1922, under Mt Roskill Domain Board 1930, amalgamated and renamed in 1983),⁵¹¹ **War Memorial Park** (vested by the Crown in 1956),⁵¹² **Walmsley Park, Fearon Park, Harold Long Reserve** (c.1950s), **Arthur S Richards Park** (1956, renamed with “S” added 1984),⁵¹³



Figure 57: Arthur Faulkner Reserve at the western end of Foch Ave, Matthews & Matthews Architects Ltd, June 2013.



Figure 58: Arthur S Richards Reserve, view from Parau Street. Matthews & Matthews Architects Ltd, June 2013.

Reserves along the Manukau Harbour shoreline (other than Waikowhai Park) include: **Frederick Street Reserve**, vested in the Crown in 1945, later vested to Mt Roskill Borough Council. It was proposed to dispose of the reserve in 1954, but after objections received this did not take place.⁵¹⁴

Belfast Street Reserve, made up of a number of parcels of land. The lower area was acquired by the Crown from 1943-1945. An area of reclamation was vested in the Borough Council in 1972. The central area was acquired by the Crown in 1928, and vested in the council in 1965. The upper area was acquired by the council in May 1973, after appeals by the local community to prevent the land being used by developers.⁵¹⁵

Bluff Terrace, Hillsborough Bay, where the council completed a carpark in 1975 during an upgrade of the area,⁵¹⁶ is actually part of a paper road also called Bluff Terrace which was planned to run around the small headland

initially known as White Bluff or The Bluff from the time of the subdivision of the “Hillsboro” estate by the administrators of James Carlton Hill’s property in the 1860s.⁵¹⁷ The reserve area today is at an inlet of the Manukau Harbour across which an embankment and reclamation area was formed by 1952,⁵¹⁸ and added through to 1968.⁵¹⁹ It is still part of the Manukau Harbour tidal lands. The Rotary Club of Mt Roskill handed over a new children’s playground at the reserve to the council in 1976, commemorating the Club’s foundation president, Thomas Holdsworth. A memorial fountain in the form of a Rotary Wheel dedicated to Holdsworth was proposed, but this may not have been installed.⁵²⁰

Esplanade Reserve at Grannys Bay was acquired by council in 1975. A “sheep landing” was once just to the east of the reserve.⁵²¹

At **Cape Horn**, 52 acres was selected in March 1885⁵²² and surveyed in May that year by G W Williams for the Government as a defence site for the Manukau Harbour. The survey noted old earthworks at the highest point on the headland, just beyond the end of a road or track later known as Artillery Road, and now Cape Horn Road.⁵²³ The site was described as “*a bold and prominent position, about a mile and a half from the Onehunga Wharf, which fully commands that channel of the Manukau Harbour.*”⁵²⁴ Whether any defence positions were actually set up at Cape Horn is unknown. Although the land was still nominally part of the Wesleyan Mission Trust estate, Cape Horn was advertised in 1900 as a “government reserve, best place for picnic parties during the summer months,”⁵²⁵ and so predates Waikowhai Park as a recreation area. There was some talk in 1905 that Cape Horn, along with the Manukau Harbour Endowment area to the west (later Lynfield), was about to be subdivided for lease by the government.⁵²⁶ By 1913, however, a main sewer emptied into the Manukau Harbour below Cape Horn.⁵²⁷ The site was subdivided and sold by the Mission Trust Board from 1925.⁵²⁸ Part remains privately owned. The eastern side is divided into two small reserves, linked with Waikowhai Bay (since 1973), while the majority to the west is part of Wattle Bay Reserve since 1983.⁵²⁹

Wattle Bay was acquired by the council in 1972-1973. A number of boat sheds existed at the bay, but these have subsequently been removed.⁵³⁰

Manukau Domain, Himalaya Reserve, Sylvania Crescent Esplanade Reserve,

Halsey Esplanade Reserve, Lynfield Cove Reserve and Lynfield Reserve are all part of what was once an area of land forming part of the Manukau Harbour Endowment in the 19th century, comprising 336 acres.⁵³¹ The land, formerly under the Provincial Government before 1876, had remained vacant since 1860.⁵³² The government surveyed and subdivided the land into 5-17 acre blocks in 1908,⁵³³ Sylvania Crescent Esplanade Reserve, Halsey Esplanade Reserve, Himalaya Reserve and Lynfield Cove Reserve were all surveyed as reserves back in 1908,⁵³⁴ although Himalaya Reserve was formally vested in 1929, and became a recreation reserve in 1953.⁵³⁵ The Harbour Board vested a reserve on Halsey Drive in the Mt Roskill Road Board in 1929,⁵³⁶ which was formally named Manukau Domain in 1930.⁵³⁷

Griffen Park Road was originally Endowment Road then Griffen Road. The authorities decided to provide easier access to the Halsey Drive farmlets from the White Swan Road end. Griffen Park Road was the result. This cut out the steep and very rough incline that took the traveller up White Swan Road to the corner of Ridge (Hillsborough) Road, and also eliminated an equally rough and steep descent. It also meant several blocks of land came onto the market. On one of them, Griffen Brothers (A D & J B) were able to work up a milk supply and strawberry growing business known for many years as Griffendale Farm. On retirement, A D Griffen bought back his brothers property at the corner of White Swan and Griffen Road, along with an adjoining property. The resulting 10½ acre block was given to the people of Mount Roskill as an athletic ground and playing area for the youth of the district, in tribute to the memory of A D Griffen’s late wife Margaret, and opened 9 February 1952, as **Margaret Griffen Memorial Park.**⁵³⁸

Monte Cecilia Park in Hillsborough was designated as a park and reserve in 1998.⁵³⁹ There have been a number of acquisitions made by Auckland City Council, expanding the area of the park.



Figure 59: View from the verandah at The Pah Homestead overlooking Monte Cecilia Park. Photo Mark Smith, 2010.

Seymour Park is six acres purchased in 1925 by Frederick Seymour Potter and Mary Elizabeth Potter, née Seymour. F S Potter transferred the property to the Mt Roskill Road Board in December 1926,⁵⁴⁰ with conditions including that no building was to be erected upon it except for those required for the park or for sports, and that the board was permitted to let the land for grazing for five years to pay for improvements. At the end of that term, if the land proved to be a financial burden, it could be returned to him. He also contributed £675 toward the cost of draining the land.⁵⁴¹ The board decided to lease the park for grazing for three years.⁵⁴² The park was named Seymour Park after Potter's wife's maiden name. From July 1931, it was developed and levelled for two full-sized football grounds, plus three cricket pitches.⁵⁴³ The park was officially opened 15 March 1933.⁵⁴⁴ The Auckland Whippet Racing Club held race meetings there in 1935 and 1936.⁵⁴⁵

F S Potter was born in London in 1857 and arrived in New Zealand the following year with his parent and brother. He worked at his father's coach-building and blacksmithing firm of Gee and Potter, becoming a partner.⁵⁴⁶ He also donated two Potter's Parks, one in Balmoral, the other in Takapuna. It should be added that he was not related to the Potter family in Mt Roskill who served as Members of Parliament and on the Mt Roskill Road Board.⁵⁴⁷

5.6 Sport and Recreation

Amongst the earliest sports groups to establish organised activities in the Mt Roskill district were tennis, croquet and cricket enthusiasts.

The establishment of open domains and reserves from the period just after World War I, along with the increase in residential development in the area, meant that sports clubs began to appear and spread. In September 1919, a deputation was received by the Road Board calling for establishment of a tennis court, croquet lawn and cricket pitch in the Three Kings Domain Reserve.⁵⁴⁸ The tennis courts to the north of the corner site were completed in December of 1920,⁵⁴⁹ and opened 5 February 1921.⁵⁵⁰ Levelling of the area used by the courts was achieved by applying fill from work done at the same time on Mt Albert Road. Around this time, what appears to be Mt Roskill's first tennis club was formed.⁵⁵¹ A new Roskill Rugby Union club was formed 3 February 1922.⁵⁵²



Figure 60: Three Kings Domain Reserve. Photo: Auckland Council GIS, 2013.

In 1926, the Hillsborough Bowling club formed.⁵⁵³ Another bowling green was laid out at Winstone Park in 1933-1935.⁵⁵⁴

Another Mt Roskill Tennis Club opened at Foch Avenue on Labour Day, October 1931,⁵⁵⁵ after a lease was granted to the club for a term of 21 years.⁵⁵⁶ Most of the founding members of this tennis club came from the area close to the reserve: the Victory and Dominion Estates.⁵⁵⁷ Unemployment scheme No. 5 labour was utilised at the Foch Avenue reserve during 1932,⁵⁵⁸ possibly including formation of the stone walls. The tennis courts were still in the process of formation on the reserve as at August 1933, including a proposed playground.⁵⁵⁹ The club's pavilion dated from at least September 1934.⁵⁶⁰ Five hard courts had been established at Foch Avenue by September 1935.⁵⁶¹



Figure 61: Tennis pavilion and courts in the Arthur Faulkner Reserve at the western end of Foch Ave. Matthews & Matthews Architects Ltd, June 2013.

The Fernleigh Tennis Club was granted a 15 year lease of reserves on Fernleigh Avenue from October 1931.⁵⁶² The Winstone Park Tennis Club opened in March 1937.⁵⁶³



Figure 62: The Akarana Golf Club, 1388 Dominion Road, Mt Roskill, established in the late 1920s on G Winstone's land. Photo: Auckland Council GIS, 2013.

The Mt Roskill District has two golf courses. The Akarana Golf Club began with a meeting on 2 February 1927 to consider formation. It was decided to lease land from G Winstone near Mount Roskill itself, just as Winstone was subdividing his property for residential development.

A lease agreement was made for an initial three year term, at an annual rental of £450, and the club was incorporated in April 1927. The course was enlarged in 1929. The homestead built for Joseph May in the 19th century became the clubhouse, and was altered over the years before demolition in the 1970s-1980s. The property was purchased by the club in 1950.⁵⁶⁴ The Maungakiekie Golf Club, established in 1909 at One Tree Hill, eventually relocated to the area alongside Lynfield, fronting Hillsborough Road, in 1943, opening in 1946.⁵⁶⁵

A full-sized rugby field was laid out at the Three Kings Domain by May 1931.⁵⁶⁶ From July 1931, Seymour Park was developed and levelled for two full-sized football grounds, plus three cricket pitches.⁵⁶⁷ Mt Roskill Rugby Football Club was formed in 1944, and played at May Road and Dominion Road School.⁵⁶⁸

Before the 1960s, athletic training in Mt Roskill was undertaken on grass tracks at Three Kings and Fearon Park.⁵⁶⁹ An all-weather track, named Lovelock Track after Canterbury's Olympic gold medallist at the 1936 Olympic Games, was constructed close to the Black Hall off Sandringham Road extension, part of the War Memorial Park, and this opened in April 1961. It became the home of the Owairaka Amateur Athletics Club.⁵⁷⁰ While the Olympic and Empire Games gold medal success of Murray Halberg (1956, 1958, 1960) and Peter Snell (1960) are associated with the club's Mt Albert track at Anderson Park, the Mt Roskill track has hosted training for the All Blacks, cross country teams, road relay teams, marathon competitors and Beatrice Faumuina in the discus (1994).⁵⁷¹

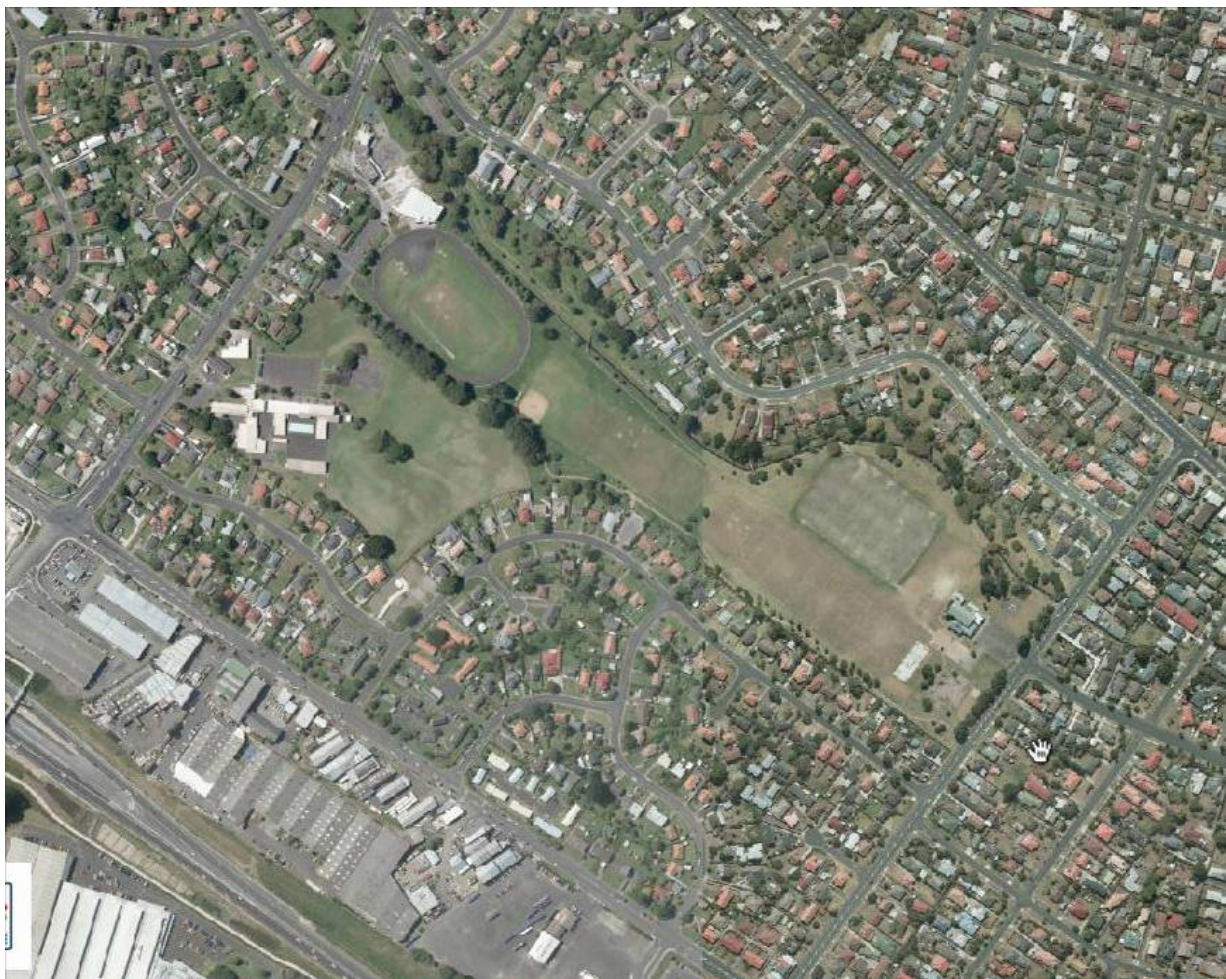


Figure 63: War Memorial Park, with the Lovelock Track at the western end. *Auckland Council GIS Viewer, 2013.*

Appendices

Appendix 1: Part of Survey map prepared in 1931-32



Part of survey map prepared in 1931-32 for Auckland area prior to preparation of town plans. Auckland City Archives, Series ACC 003, Item 27.

Appendix 2: LINZ information re subdivisions

Mt Roskill Shops Area

West side: Cambrai Ave to Memorial Ave

East Side: Donald Crescent to Memorial Ave

West side: Cambrai Ave to Memorial Ave

- **DP 14054** Dominion Rd frontage From nth of Foch Ave to Mt Albert rd and nth and sth of Jellicoe Ave. For Messrs Hardley and De Luen, 1920
- **DP 19303** Further subdivision of lots 41 and 42 at the corner of Dominion and Mt Albert into 8 lots. 1925 for E.H.Glover Esq
- **DP 30528** subdiv into 3, next block north. Showing Joinery factory (wood) and Brick shop and Shoe factory (brick) on Mt Albert Rd. 1941 for W.S. Cusher? (Asher?)
- **DP 18564** South of Mt Albert Rd, west and east of Dominion Rd extension. For George Winstone Esq senior, 1925.
- **DP 20664** West of Dom Rd Ext through Mt Roskill Rd and May Rd. For George Winstone Esq Senior. 1927
- **DP 20520** West of Dom Rd Ext through Mt Roskill Rd and May Rd, south to sth of Denbigh Ave. For George Winstone Esq Senior. 1927
- **DP 35710** Sthn corner below Mt Albert rd 1948. Subdivision of shops, right of way behind Dom Rd. For ?M Winstone, Frank M. Winstone, G. Winstone. H.M the King to sthwest, L.A. McIntosh to South
- **DP 42238** Further subdiv of shops to South and R.O.W. For Reg ? Lowery, Savory. 1954.

East Side: Donald Crescent to Memorial Ave

- **DP 16446** Subdiv from nth of Kingston to Mt Albert rd and East to Lovers' Lane (Parau St). Incl recreation reserve to east. 1922 for Potter, McCracken, Lambeth, Caughey, ?Pooton, Shackleton
- **DP 14036** Dominion Road and Mt Albert rd Frontage. 1920 John W. Shackelford for "Dominion Estate Syndicate".

- **DP 20127** Further subdivision north of Kingston Ave (now Keystone Ave). For L.M. Rudd and E.R.Dow 1926
- **DP 28591** 3 shops nth of Mt Albert for Emily Lawler 1930
- **DP 19902** Subdiv of 3 shops sth of Kingston, showing plan of brick sho 1926. Name?
- **DP 41043** 4 Shops to south for M. Smith 1953.
- **DP 18564** South of Mt Albert Rd, west and east of Dominion Rd extension. East to Winstone Rd and Somerset Rd. For George Winstone Esq senior, 1925.

Mt Roskill South Area

LINZ information re subdivisions

West side: Memorial Ave to Winstone Quarry (Mt Roskill)

East Side: Memorial Ave to Lowery Ave

West side: Cambrai Ave to Memorial Ave

- **DP 18564** South of Mt Albert Rd, west and east of Dominion Rd extension. For George Winstone Esq senior, 1925.
- **DP 20664** West of Dom Rd Ext through Mt Roskill Rd and May Rd. For George Winstone Esq Senior. 1927
- **DP 20520** West of Dom Rd Ext through Mt Roskill Rd and May Rd, south to sth of Denbigh Ave. For George Winstone Esq Senior. 1927
- **DP 38656** North of Denbigh. 1940. Block of 4 to west of Dom Rd – HM the King.

East Side: Donald Crescent to Memorial Ave

- **DP 18564** South of Mt Albert Rd, west and east of Dominion Rd extension. East to Winstone Rd and Somerset Rd. For George Winstone Esq senior, 1925.
- **DP 20660** nth and sth of Martyn Rd (now Memorial Ave) 1926. For ?Kiddle and Winslow
- **DP 38656** North of Denbigh. 1940. East of Dominion Rd. Names given of owners to east – inc Winstone.
- **DP 19327** South of Denbigh to south of Berwick Ave (now Lowery), to east of Somerset Rd. 1926.

Appendix 3: Parliamentary Representation in Mt Roskill

Up until 1919, due to low population, the Roskill area was included with larger, more general electorates from the time of the first parliament in 1853.

1853-1860 Suburbs of Auckland (western Auckland isthmus to Henderson)

Frederick Ward Merriman (1818-1865), solicitor, founder of the firm Merriman & Jackson, which later became Jackson Russell after his death.⁵⁷² Represented Suburbs of Auckland 1853-1860.

William Porter (1784-1869). Represented Suburbs of Auckland 1853-1855.⁵⁷³

Walter Brodie (1811-1884). Fort Street general merchant. First to import English pheasants at Mongonui and English sparrows.⁵⁷⁴ Represented Suburbs of Auckland 1855-1859.

1860-1870 Raglan (western Auckland isthmus, Western Waikato to Taupo)

Charles John Taylor (1826-1897). Represented Raglan 1861-1865.⁵⁷⁵

Joseph Newman (1815-1892). Merchant and farmer, resided in Remuera. Represented Raglan 1866-1867.⁵⁷⁶

James Farmer (1823-1895). Represented Raglan 1867-1870.⁵⁷⁷ Just before the by-election, he sold the Pah farm at Hillsborough to Thomas Russell.⁵⁷⁸

1870-1881 Eden (most of Auckland isthmus)

Robert Creighton (1835-1893). Represented Eden 1871-1875.

Joseph Augustus Tole (1846-1920). Represented Eden 1876-1887.

1881-1887 Manukau (eastern and southern Auckland isthmus)

Sir (George) Maurice O'Rorke (1830-1916). Represented Manukau 1881-1902.

1887-1893 Eden (much of Auckland isthmus, west Auckland to Waitakere)

Edwin Mitchelson (1846-1934), timber merchant. Represented Eden 1887-1896.

1893-1902 Manukau (most of Auckland isthmus)

Sir (George) Maurice O'Rorke (1830-1916). Represented Manukau 1881-1902.

1902-1908 Eden (much of Auckland isthmus, west Auckland to Swanson)

John Bollard (1839-1915). Represented Eden 1896-1914.

1908-1911 Split between Eden and Parnell

John Bollard (1839-1915). Represented Eden 1896-1914.

Frank Lawry (1844-1921). Represented Parnell 1890-1911.

1911-1919 Split between Eden and Manukau

John Bollard (1839-1915). Represented Eden 1896-1914

Sir (Christopher) James Parr (1869-1941). Represented Eden 1914-1925

Sir Frederic Lang (1852-1937). Represented Manukau 1906-1919.

The electorate of Roskill has had a number of boundary changes over the years.

1919 -1922 Roskill

Vivian Harold Potter (1878-1968). Represented Roskill 1919-1925.

1922 –1928 Split between Roskill and Manukau

Vivian Harold Potter (1878-1968). Represented Roskill 1919-1925

Sir William Joseph Jordan (1879-1959). Represented Manukau 1922-1935.

1928 – current Roskill (renamed Mt Roskill 1996)

George Charles Munns (1877-1954) Represented Roskill 1928-1931.

Arthur Shapton Richards (1877-1947) Represented Roskill 1931-1946

Frank Langstone (1881-1969) Represented Roskill 1946-1949

John Rae (1904-1979) Represented Roskill 1949-1957

Arthur Faulkner (1921-1985) Represented Roskill 1957-1981

Phil Goff Represented Roskill (1953-)1981-1990, 1993-current

Gilbert Myles Represented Roskill 1990-1993.

End notes

ⁱ Refer to 1940 aerial photo, Auckland Council GIS

ⁱⁱ Roskill, An Illustrated History of New Zealand's Largest Borough, page 8

ⁱⁱⁱ "The Veteran's Home", *NZ Herald*, 10 December 1903

^{iv} *Auckland Star*, 16 September 1907, p. 3

^v Jade Reidy, p. 93

^{vi} *NZ Herald*, 21 April 1864, p. 3

^{vii} *Auckland Star*, 15 July 1907, p. 7

⁸ Jade Reidy, *Not Just Passing Through: The Making of Mt Roskill*, 2006, p. 26

⁹ See Roll 35, showing land described in Turton's Deeds, and Old Land Claims, LINZ records

¹⁰ Rose Daamen, "The Crown's Right of Redemption and FitzRoy's Waiver Purchases", 1998, Waitangi Tribunal, pp. 73-76

¹¹ H Hanson Turton, *Maori Deeds of Old Private Land Purchases in New Zealand, From the Year*

1815 to 1840, with Pre-Emptive and Other Claims, 1882, p. 513, via nzetc.victoria.ac.nz

¹² OLC (Old Land Claim) 383, LINZ records

¹³ OLC 346, LINZ records; Roll 35, LINZ records; Turton, p. 515, via nzetc.victoria.ac.nz

¹⁴ Deeds Index 2A.801, LINZ records

¹⁵ Deeds indexes 2A.794-799, LINZ records

¹⁶ Deeds Index A2.268

¹⁷ Deed 106 for Pourewa, Turton p. 509. The Wesleyan Mission Trust received grant to the Manukau coastal property in 1850 (DI 3A.2108)

¹⁸ Deeds Indexes 9A.253, 3A.2109-2111

¹⁹ Deeds Index 13A.239; *Auckland Star* 25 February 1902 p. 3; "County of Eden" map 1890, Roll 45 LINZ records

²⁰ *Auckland Star*, 1 May 1909, p. 4

²¹ Advertisement, *Auckland Star*, 25 July 1914, p. 2

²² Turton, p. 506, via nzetc.victoria.ac.nz

²³ Deeds Index 3A.2102

²⁴ Deeds Indexes 3A.2098-9099

²⁵ Background on Mt Roskill prepared by Peter McConnell 2006, for Dominion Road Heritage Study

²⁶ Ibid

²⁷ Subdivision maps, refer Appendix 2

²⁸ Subdivision maps, refer Appendix 2

²⁹ *Southern Cross*, 25 April 1851, p.1

³⁰ *New Zealander*, 8 April 1848, p. 3

³¹ *Southern Cross*, 2 August 1864, p. 5

³² Advertisement, *New Zealander*, 27 October 1852

³³ *NZ Herald*, 7 April 1879

³⁴ L Truttman, Historical Summary for 650A Mt Albert Road/ 8A Rewi Road, Mt Roskill, November 2013.

³⁵ "Map of Eden County", NZ Lands & Survey, c.1890, Roll 46, LINZ records

³⁶ Advertisement, *Auckland Star*, 10 February 1902

³⁷ Advertisement, *Auckland Star*, 2 April 1901

³⁸ *Auckland Star*, 19 September 1905, p. 3

³⁹ Advertisement, *Auckland Star*, 10 December 1910, p. 3

⁴⁰ John Stacpoole, "Gunson, James Henry 1877-1963", *Dictionary of New Zealand Biography*, updated 7 April 2006, www.dnzb.govt.nz

⁴¹ CT 446/15

⁴² Lawrence D. Nathan, *As Old As Auckland*, 1984, p. 101

⁴³ *NZ Herald*, 18 September 1952

⁴⁴ CT 446/15

⁴⁵ *The History of Epsom*, ed. by Graham Bush, 2006, p. 402

⁴⁶ *Auckland Star*, 23 October 1971

⁴⁷ Tender advertisement, *Auckland Star*, 16 February 1905, p. 8

⁴⁸ Advertisement, *Auckland Star*, 19 December 1896, p. 8

⁴⁹ Advertisement, *Auckland Star*, 1 February 1913, p. 8

⁵⁰ Gael Ferguson, *Building the New Zealand Dream*, 1994, p. 88

⁵¹ Ferguson, p.91

⁵² Lisa Truttman notes that it doesn't show the line of Mt Albert Road cut through at the bottom of the map (only the part cut off Allotment 121), potentially dating this map from the mid to late 1840s. See also Roll 35b from the 1890s.

⁵³ Stephanie Trevena, *Planning and State Housing in Mt Roskill*, Research Essay, University of Auckland, 1981 (Map 3 – "Location of blocks developed by the state")

⁵⁴ Trevena, p. 21

⁵⁵ Trevena, p. 21

⁵⁶ Trevena, p. 24

⁵⁷ Trevena, p. 27

⁵⁸ *Auckland Star*, 20 September 1937, p. 6

⁵⁹ Tender advertisement, *Auckland Star* 1 February 1938, p. 18

⁶⁰ Trevena, p. 27

⁶¹ Trevena, p. 27

⁶² Trevena, p. 27

⁶³ Trevena, p. 34

⁶⁴ Trevena, pp. 34-35

⁶⁵ Trevena, p. 36

⁶⁶ *Auckland Star*, 19 June 1954; *Roskill Times*, 3 November 1954

⁶⁷ Gael Ferguson, *Building the New Zealand Dream*, 1994, pp.182-185

⁶⁸ *NZ Herald* 20 November 1955; *Pictorial Parade No. 37*, Archives New Zealand, via <http://www.ecasttv.co.nz>

⁶⁹ Special supplement, *NZ Herald* 28 April 1956; *NZ Herald* 10 April 1956, via School of Architecture database.

⁷⁰ *NZ Herald* 10 February 1956

⁷¹ *NZ Herald*, 7 March 1956

⁷² *NZ Herald*, 27 April 1956

⁷³ *NZ Herald*, 30 April 1956

⁷⁴ Advertising, *Auckland Star*, 14 October 1903

⁷⁵ NA 39/70, LINZ records

⁷⁶ *Auckland Star*, 5 February 1906

⁷⁷ *Auckland Star*, 6 November 1935

⁷⁸ *Roskill & Onehunga News*, 11 August 1970

⁷⁹ Andrew D Griffin, "Early Days in Mt Roskill South" Instalment 5, *Roskill Times*, 15 June 1955. Footprint of early store appears in a 1904 survey plan, DP 3537, LINZ records

⁸⁰ Advertisement, *Auckland Star*, 8 December 1900

⁸¹ Advertisement, *Auckland Star* 24 September 1901

⁸² Advertisement, *Auckland Star*, 10 February 1902

⁸³ Graham Stewart, *The End of the Penny Section*, 1973, p.200

⁸⁴ Original drawings on microfilm at Auckland City Consent Records

⁸⁵ Original drawings on microfilm at Auckland City Consent Records

⁸⁶ Original drawings on microfilm at Auckland City Consent Records

⁸⁷ Original drawings are not signed or dated, on microfilm at Auckland City Consent Records

⁸⁸ Original drawings on microfilm at Auckland City Consent Records

⁸⁹ Original drawings on microfilm at Auckland City Consent Records

⁹⁰ Background on Mt Roskill prepared by Peter McConnell 2006

⁹¹ Background on Mt Roskill prepared by Peter McConnell 2006

⁹² Background on Mt Roskill prepared by Peter McConnell 2006

⁹³ Newspaper articles 11.3.1974 and 20 3 1974, contained in Appendix II, Historical Record for Mt Roskill, prepared by Auckland City Council, from scrapbook owned by Eddie Tell.

⁹⁴ "The Veteran's Home", *NZ Herald*, 10 December 1903

⁹⁵ *Auckland Star*, 5 February 1906

⁹⁶ *Auckland Star*, 16 September 1907, p. 3

⁹⁷ *Roskill Progress*, 17 May 1952, p. 3; State Rental Shop sales files, Archives New Zealand (BAAM A691 1593)

⁹⁸ One site each was offered in Waterview, Meadowbank, One Tree Hill, Tamaki, Mt Albert, Orewa, Devonport, Remuera and Panmure.

⁹⁹ Mt Roskill District Scheme, Auckland City Council Archives

¹⁰⁰ Auckland Scrapbook, Mar 1962- p. 125, Auckland Library

¹⁰¹ *Auckland Star*, 30 April 1968

¹⁰² See descriptions of the boundaries of the Hundreds of Auckland and Onehunga, *New Zealand Government Gazette, Province of New Ulster*, 2 November 1848, No. 24, pp. 113-114

¹⁰³ "A Vision of Britain Through Time", <http://www.visionofbritain.org.uk>, sighted 16 April 2013

¹⁰⁴ *New Zealander*, 12 August 1848, p.2; 4 November 1848, p. 5

¹⁰⁵ Despatch from Earl Grey to Governor Grey, 13 August 1850, from *New Zealander* 2 April 1851, p. 4

¹⁰⁶ G T Bloomfield, *The Evolution of Local Government Areas in Metropolitan Auckland 1840-1971*, 1973, p. 41

¹⁰⁷ Bloomfield, p. 45

¹⁰⁸ Bloomfield, p. 60

¹⁰⁹ *New Zealand Gazette*, 9 October 1947, p. 1429

¹¹⁰ *Auckland Star*, 5 April 1911, p. 4

¹¹¹ *Roskill Times*, 3 October 1956, p. 1

¹¹² *Roskill Times*, 6 June 1957, p. 6

¹¹³ *Auckland Star*, 19 June 1935, p. 8

¹¹⁴ Report on Road Board meeting, *Auckland Star*, 7 April 1937, p. 12, *Auckland Star*, 31 May 1939, p. 10, Report on Roskill ratepayers meeting, *Auckland Star*, 16 May 1941, p. 3, *Auckland Star*, 7 September 1944, p. 6, *Roskill Times*, 3 October 1956, p. 1

¹¹⁵ *Roskill, An Illustrated History of New Zealand's Largest Borough*, 1984, p. 32

¹¹⁶ *Roskill Times*, 6 June 1957, p. 6

¹¹⁷ *Roskill Times*, 25 July 1956, p. 1

¹¹⁸ Report of Works Committee Meeting, 24 January 1956, MRB 100/25, p. 3193, Auckland Council Archives

¹¹⁹ *Auckland Star*, 15 June 1957, via Mt Roskill Borough Council scrapbooks, MRB 127/3, Auckland Council Archives

¹²⁰ *NZ Herald*, 16 June 1870, p. 5

¹²¹ Road Board report, *Auckland Star*, 27 February 1924

¹²² Road Board report, *Auckland Star*, 6 February 1935

¹²³ Road Board report, *Auckland Star*, 12 February 1936, p. 11; *Wises Directory*, 1939, p. 89; Road Board report, *Auckland Star*, 23 September 1936, p18

¹²⁴ *Auckland Star*, 25 July 1940

¹²⁵ *Roskill & Onehunga News*, 30 June 1969

¹²⁶ *Western Leader*, 321 March 1981, p. 28

¹²⁷ Unsourced news clipping, from Eddie Tell scrapbook, 12 February 1985

- ¹²⁸ *Central Leader*, 15 July 1994, p.4
- ¹²⁹ Birth notice, *Auckland Star*, 14 January 1924, p. 1
- ¹³⁰ *Auckland Star*, 28 September 1929, p. 1
- ¹³¹ *Auckland Star*, 14 April 1930, p. 1
- ¹³² NA 450/187, LINZ records
- ¹³³ NA 631/84, LINZ records
- ¹³⁴ Advertisement, *Auckland Star*, 13 November 1926, p.6
- ¹³⁵ *Auckland Star* 13 July 1961
- ¹³⁶ “New Zealand in the South African (‘Boer’) War – Memorials”, from NZhistory.net. Sighted 12 January 2006.
- ¹³⁷ *ibid.*, and also T. P. McLean, “Old Warriors Remember”, *NZ Herald* 22 May 1993, SDec 2, p. 2
- ¹³⁸ “Chronological List of New Zealand Army Chiefs”, from Regiments.org. Sighted 12 January 2006.
- ¹³⁹ “The Veterans’ Home”, *NZ Herald*, 26 May 1903
- ¹⁴⁰ CT 113/237
- ¹⁴¹ “The 2nd Anglo-Boer War”, from www.militarybadges.info/nz-army/page/05-boer.htm, sighted 12 January 2006
- ¹⁴² Regiments.org
- ¹⁴³ CT 113/237
- ¹⁴⁴ John Bourne, “Lions Led by Donkeys – Richard Hutton Davies”, University of Birmingham site, www.firstworldwar.bham.ac.uk/donkey/davies.htm. Sighted 12 January 2006
- ¹⁴⁵ *NZ Herald*, 26 May 1903
- ¹⁴⁶ “The Veteran’s Home”, *NZ Herald*, 10 December 1903. An interesting footnote is that Mrs. Arthur Heather lent the grounds of her home “Boxley” to the fundraising committee for a garden party to which Lord Ranfurly gave his patronage, held on 11 December. “Boxley” was later to become, after being gifted by Sir Frank Mappin, the new Government House in Auckland in the 1960s, and therefore an official residence of Lord Ranfurly’s modern-day successors.
- ¹⁴⁷ *NZ Herald*, 26 May 1903.
- ¹⁴⁸ Tender notice, *Auckland Star*, 4 March 1910
- ¹⁴⁹ “Veteran’s Home – Recent Renovations”, *Auckland Star* 22 May 1923
- ¹⁵⁰ “Four-Star Home for the Old Soldiers”, *NZ Herald*, 3 December 1953
- ¹⁵¹ “Building for veterans nearly ready”, *Auckland Star* 18 February 1961
- ¹⁵² *Central Leader* 3 December 1997, p.3
- ¹⁵³ *Central Leader*, 26 March 2005
- ¹⁵⁴ CT 113/237
- ¹⁵⁵ Janice Mogford, “Mitchelson, Edwin 1846-1934”, *Dictionary of New Zealand Biography*, updated 7 July 2005. URL: <http://www.dnzb.govt.nz>
- ¹⁵⁶ S.R.H. Jones, “Coates, James Hugh Buchanan 1851-1935”, *Dictionary of New Zealand Biography*, updated 7 July 2005. URL: <http://www.dnzb.govt.nz>
- ¹⁵⁷ CT 113/237
- ¹⁵⁸ CT 424/73; also “Veterans’ Home Purchase”, *NZ Herald* 8 June 1949
- ¹⁵⁹ *ibid.*
- ¹⁶⁰ *Auckland Star* 19 February 1962
- ¹⁶¹ *NZ Herald*, 8 June 1949
- ¹⁶² *Auckland Star*, 18 February 1961
- ¹⁶³ *NZ Herald*, 20 April 1974
- ¹⁶⁴ “Soldiers’ home launches \$10m funding drive”, *NZ Herald*, 2 October 1999, Sec A p. 10
- ¹⁶⁵ *NZ Herald* 14 July 1875
- ¹⁶⁶ Several Deeds Indexes
- ¹⁶⁷ *Auckland Star* 15 January 1898 p.4
- ¹⁶⁸ Deeds Index 3A.2109
- ¹⁶⁹ OLC 412, LINZ records
- ¹⁷⁰ See Roll 46, Map of Eden County
- ¹⁷¹ Road Board report, *Auckland Star*, 9 September 1925, p. 10
- ¹⁷² Ratepayers’ meeting report, *Auckland Star*, 7 July 1925, p. 5
- ¹⁷³ *Auckland Star*, 1 November 1926, p. 8
- ¹⁷⁴ Reference to bus stands, Road Board report, *Auckland Star*, 23 September 1925, p. 3
- ¹⁷⁵ Road Board report, *Auckland Star*, 24 February 1926, p. 11
- ¹⁷⁶ *Auckland Star*, 12 November 1926, p. 9
- ¹⁷⁷ *Auckland Star*, 18 March 1927, p. 12; 16 July 1927, p. 7
- ¹⁷⁸ Reidy, p. 55
- ¹⁷⁹ <http://www.nzbus.co.nz/recent-developments/nz-bus-launches-new-state-of-the-art-depot-in-onehunga>, sighted May 2013.
- ¹⁸⁰ Graham Stewart, *The End of the Penny Section*, 1973, p. 200
- ¹⁸¹ *Auckland Star*, 13 December 1932, p. 9
- ¹⁸² Stewart, p. 200
- ¹⁸³ *The History of Epsom*, ed. Graham Bush, 2006, pp. 159-162
- ¹⁸⁴ *Auckland Star*, 19 August 1905
- ¹⁸⁵ *Auckland Star*, 17 October 1905
- ¹⁸⁶ *NZ Herald*, 18 January 1906, p. 3; Letter to the editor, *NZ Herald*, 13 September 1910, p. 7
- ¹⁸⁷ Road Board report, *NZ Herald*, 29 July 1915, p. 5
- ¹⁸⁸ Road Board report, *NZ Herald*, 19 August 1920, p. 3; Ivan Clulee, *Post Office Buildings in the Auckland Province*, 2011, p. 41; *Auckland Star*, 30 March 1932, p. 13
- ¹⁸⁹ *NZ Herald*, 9 January 1919, p. 6
- ¹⁹⁰ *NZ Herald*, 24 September 1924, p. 12
- ¹⁹¹ Road Board report, *Auckland Star*, 30 March 1932, p. 13
- ¹⁹² Road Board report, *Auckland Star*, 27 April 1932, p. 14; Clulee, p. 41

¹⁹³ *Auckland Star*, 30 March 1955, Mt Roskill scrapbooks, MRB 127/3, Auckland Council Archives
¹⁹⁴ Clulee, p. 41
¹⁹⁵ *Roskill & Onehunga News*, 16 September 1964
¹⁹⁶ Road Board report, *Auckland Star*, 6 November 1935, p. 21
¹⁹⁷ Road Board report, *Auckland Star*, 17 May 1939, p. 7
¹⁹⁸ Clulee, p. 42
¹⁹⁹ Dominion Road Heritage Study 2006
²⁰⁰ Clulee, p.42; Road Board report, *Auckland Star*, 9 March 1927, p. 17
²⁰¹ Clulee, p. 41
²⁰² Clulee, p. 43
²⁰³ Clulee, p. 43
²⁰⁴ *Roskill & Onehunga News*, 16 September 1964
²⁰⁵ Clulee, p. 43
²⁰⁶ *NZ Herald*, 6 May 1914, p. 11
²⁰⁷ *NZ Herald*, 8 August 1912, p. 8
²⁰⁸ Road Board report, *NZ Herald*, 6 April 1916, p. 5
²⁰⁹ Road Board report, *NZ Herald*, 4 September 1919, p. 5
²¹⁰ Road Board report, *NZ Herald*, 1 April 1920, p. 6
²¹¹ Road Board report, *Auckland Star*, 2 December 1925, p. 16
²¹² Road Board report, *Auckland Star*, 9 March 1927, p. 17
²¹³ Road Board report, *Auckland Star*, 18 September 1929, p. 17
²¹⁴ *Auckland Star*, 8 May 1935, p. 9
²¹⁵ *Auckland Star*, 11 July 1961, Mt Roskill scrapbooks, MRB 127/3, Auckland Council Archives
²¹⁶ *NZ Herald*, 4 January 1883, p. 6
²¹⁷ *Auckland Star*, 2 May 1900, p. 2
²¹⁸ *Auckland Star*, 3 May 1901, p. 3
²¹⁹ *Auckland Star*, 10 October 1901, p. 2
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