

BALMORAL & SANDRINGHAM

HERITAGE WALKS



NEIGHBOURHOOD WALKS



BALMORAL & SANDRINGHAM, AUCKLAND HERITAGE WALKS

Two trails are included in this brochure, each taking approximately one hour to walk. They explore different themes in the historic development of the area. We have introduced the trails with an overview of the Maori history of the area.

Balmoral shopping centre walk:

This walk features Potter's Park and the Mt Eden War Memorial Hall together with local shops, the Capitol Cinema and churches.

Sandringham shopping centre walk:

This walk features early shops, Sandringham reserve, Edendale School, Warren Freer Park, Gribblehirst Park and Eden Park.

Acknowledgements

Cover image: Sandringham shopping centre in the 1950s. At left is the Edendale Cinema, later known as the Mayfair Cinema.

Photograph: Graham Stewart.

This pamphlet was published by Auckland City Council, 2009. It was funded by the Eden/Albert Community Board.

Planning, research and text was prepared by Ngati Whatua o Orakei Ltd and Lisa Truttman. Co-ordinated by Matthews & Matthews Architects Ltd.

Assistance from Auckland City Libraries, Auckland War Memorial Museum, Alexander Turnbull Library, Fletcher Archives and Graham Stewart in providing historic images is gratefully acknowledged.

Privacy: These walks are along public roads and contain historical information about places in the area, most of which are private property. Please respect the privacy of local businesses and owners.

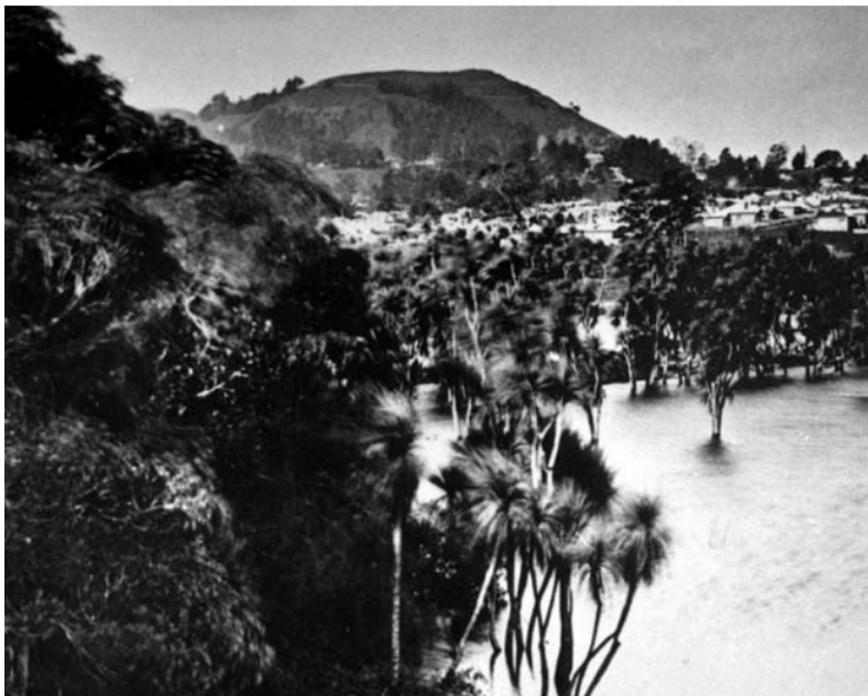




THE BALMORAL & SANDRINGHAM AREA



Sandringham shopping centre in the 1950s
GRAHAM STEWART PHOTOGRAPH



Balmoral and Sandringham are overlooked by two of Tāmaki's large volcanic cones - Ōairaka-Mt Albert and Maungawhau-Mt Eden.

Along with the other Auckland mountains these are said to result from the efforts of powerful tohunga from Waitākere to destroy a war party from Hunua provoked by the illicit love affair between a girl of their people, Hinemairangi, and Tamaireia of Waitākere. This released the volcanic forces of the earth, controlled by the unborn god child Rāaumoko, restless within the womb of his earth mother Papauānuku.

An alternative explanation for their formation is that the efforts of powerful tohunga threw them off the Waitākere coast to land in Tāmaki.

A further suggestion is that their creation was due to the efforts of Mahuika, goddess of fire who was called upon by Mataaho the giant to warm him.

This history reflects tribal cosmological beliefs and explains the environment Māori ancestors and their descendants have encountered. They link ancestral names and events to landscapes and provide an unbroken association with the formation of Tāmaki Makaurau and its many generations of ongoing human occupation. They also reflect the spiritual nature of the mountains – associated with the actions of the gods themselves and the very body of our earth parent.

View towards Maungawhau - Mt Eden from
Cabbage Tree Swamp, now Gribblehirst Park
AUCKLAND CITY LIBRARIES 255A-8



Maungawhau (the mountain of the whau plant) is one of Tāmaki's tapu places. Its impressive crater is known as Te Kapua Kai a Mataaho – the food bowl of Mataaho. It was here that ceremonies were held to placate him and prevent the renewed release of the volcanic forces he could influence.

Maungawhau was the pā of Hua Kaiwaka, the grandfather of Kiwi Tāmaki. He consolidated the descendents groups of the Isthmus as indicated by his identification as the 'waka eater', a metaphor for his gathering together tribes and thus bequeathed his successor a united Waiohūa alliance "as numerous as ants".

Te Kawau of Ngati Whatua gifted most of Auckland from the summit of Maungawhau to the Crown to establish Auckland City. He hoped for ongoing prosperity and peace for all people, however his own, soon became landless and nearly annihilated by the modern city. In recent years his descendants have recovered and are active participants in the economic and civic life of Auckland.

BALMORAL AND SANDRINGHAM→



Ōwairaka - Mt Albert prior to quarrying, showing its terracing for occupation and defence. Painted by John Guise Mitford, 1845

ALEXANDER TURNBULL LIBRARY, WELLINGTON, C-089-013

Originally Ōwairaka - Mt Albert was known as Ōruarangi in honour of the chief Ruarangi. Besieged by his brother Ohomatakamokamo at Ōwairaka Ruarangi and his people fled through the lava cave Te Aratomo a Ruarangi, which some sources claim they actually excavated, emerging near Western Springs. Here they threw rocks into the sea forming a long reef, Te Arawhakaapekapeka a Ruarangi, 'the jagged pathway of Ruarangi' – Tokaroa/Meola Reef, that when close enough, enabled them to cross safely to the North Shore. Another early korerō relating to Ōwairaka maunga that introduces its contemporary name involves a woman named Wairaka who lived there. Although she was married to Tamatea o Te Ra, who lived in the volcanic cones of Tāmaki and was a cause of seismic activity, Hauāuru (the West Wind) of Waitākere yearned for her. One day, when Tamatea was away, he sent sweet sounds and words across the isthmus designed to make Wairaka fall in love with him – which she did. They eloped together as far as Westport in Te Wai Pounamu but Tamatea caught up with Wairaka there and she allowed herself to drown in the sea, reappearing as a rock pillar which bears her name today.



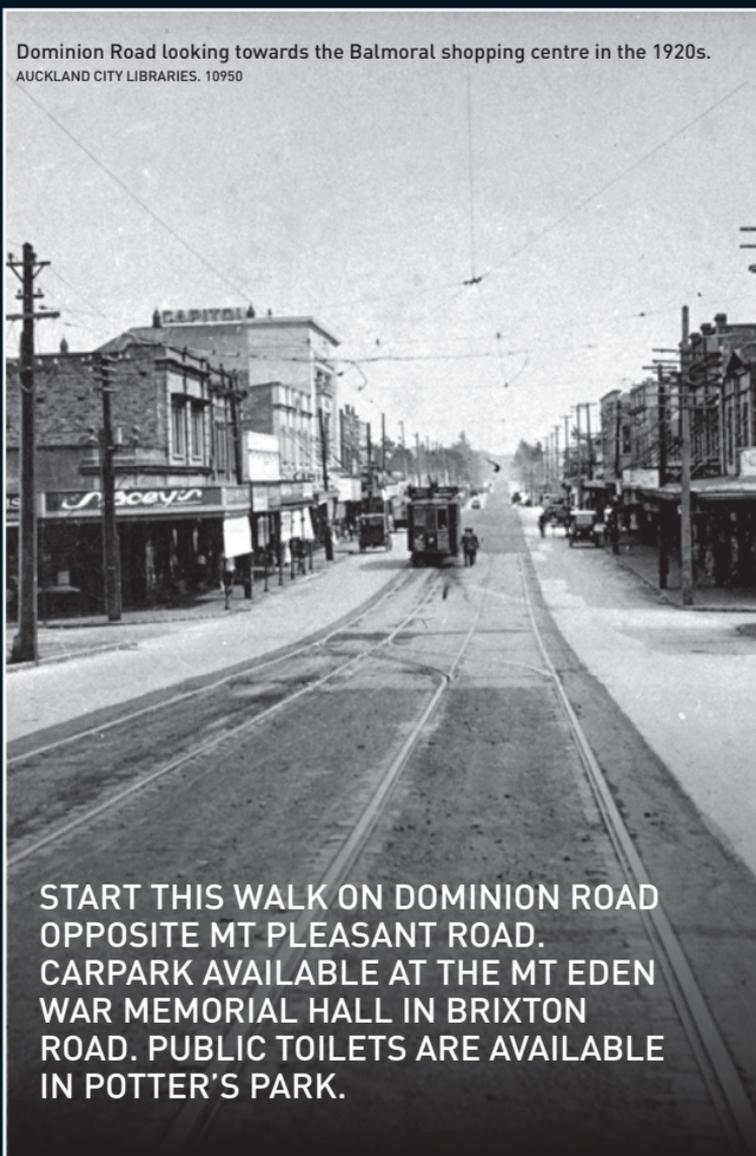
View of Cabbage Tree Lake c1907, giving an impression of the landscape and resources available at the northern end of what is now Sandringham Road
255A-29 AUCKLAND CITY LIBRARIES SPECIAL COLLECTIONS

Extensive swampland was once present around Balmoral and Sandringham. Where water ran into underground caverns, known in the colonial era as Cabbage Tree Swamp and today as Gribblehirst and Eden Parks, was known as Ngā Anawai (The Watery Caves). Further wetlands are recalled to the south and west of Fowlds Park in the headwaters of the Waitātiko - creek of the mud snail / Meola Creek. The use of these freshwater bodies and their resources, eg. tuna/eels, by Māori is attested to by associated archaeological sites'.



BALMORAL SHOPPING CENTRE WALK

Dominion Road looking towards the Balmoral shopping centre in the 1920s.
AUCKLAND CITY LIBRARIES. 10950



START THIS WALK ON DOMINION ROAD
OPPOSITE MT PLEASANT ROAD.
CARPARK AVAILABLE AT THE MT EDEN
WAR MEMORIAL HALL IN BRIXTON
ROAD. PUBLIC TOILETS ARE AVAILABLE
IN POTTER'S PARK.

Much of the character of the Balmoral shopping centre was established by the succession of buildings constructed during the 1920s.

The tram line reached as far as Herbert Road just to the north of the Balmoral Road intersection by 1908. Commercial development started around 1910 when the first shop, operated by Alexander Spiers Thorburn, a confectioner and dairyman, opened between Balmoral Road and Rocklands Ave.

The shopping centre and immediate surroundings were the site of three farms in the 1870s, owned by Donald McNaughton, James Paice and William Brown. The subdivision of these larger farm allotments into residential sites and the formation of side streets off Dominion Road in the area of the shopping centre mainly occurred from c1907 to 1920.

By 1912 the shopping centre had expanded with a baker, grocer, chemist and drapers. The oldest building remaining from this early period of development - 594-596 Dominion Road, dates from 1917. The electric trams were extended to Halston Road in 1920. As the residential population in surrounding streets steadily increased in the 1920s a major period of built development occurred to provide for local needs. This included a range of retail buildings, a post office and the Capitol Theatre.

Potter's Park was gifted by a local family for local residents and children around 1916 and was officially opened in 1921.

In the wake of the rapid development during the 1920s, a local businessmen's association was formed c1935. They achieved the first community lighting scheme in Auckland for the commercial area along Dominion Road. This was later replaced and enhanced in 1953.

Significant industries in the area in close proximity to Dominion Road included Winstones Wallboard factory on Balmoral Road. This factory was the first in Australasia to be mechanically operated.

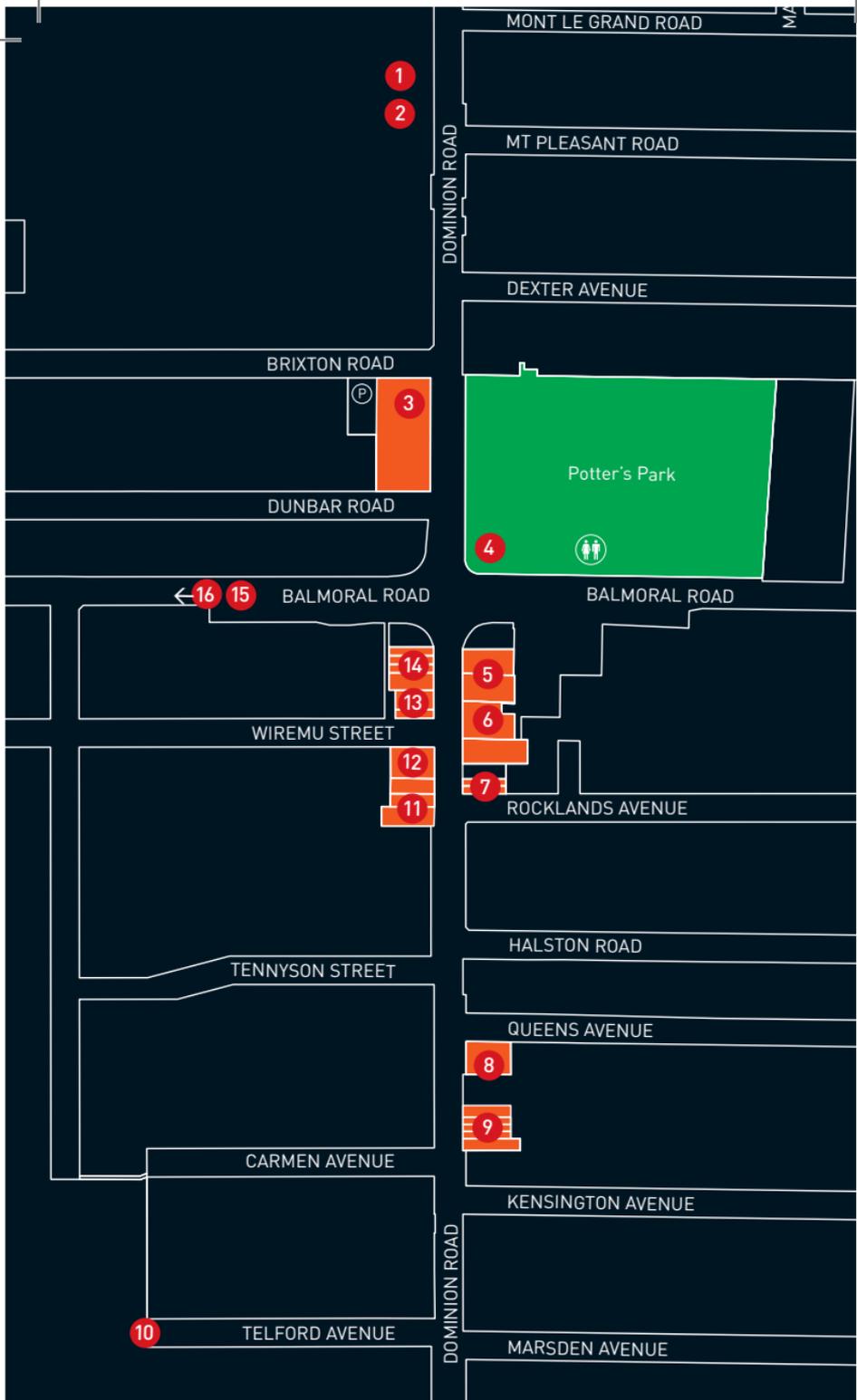
The tram tracks were removed in 1954 and around the same time a town planning requirement meant that any new buildings were set back seven feet further from the road.

The construction of the Mt Eden War Memorial Hall in 1958 as well as schools and churches in the 1960s further reinforced the area as an important community centre.

Balmoral saw its first shopping arcade, the Variety Arcade - open in the 1960s, next to the Seventh Day Adventist headquarters on Dominion Road.

In 1968 Super Value opened a supermarket near the main intersection on Balmoral Road. Described as Auckland's latest mall type of shopping complex, it included a supermarket and other specialty shops and was served by a large car park. This later became a Woolworths store as part of a redeveloped Parklands Shopping Centre, and in 1991 the site became another branch of The Warehouse.

Throughout the years of development, the Balmoral shopping centre has retained much of its 1920s character.



BALMORAL SHOPPING CENTRE WALK

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Te Roto a Rangi (Rangi's lake) 2. St Albans Anglican Church 3. Mt Eden War Memorial Hall 4. Potter's Park 5. Shops on east side of Dominion Road 6. Capitol Theatre 7. Shops on east side of Dominion Road 8. Baptist Church | <ol style="list-style-type: none"> 9. Shops on east side of Dominion Road 10. Good Shepherd Church (Catholic) 11. R J Cates building 12. Shops at the corner of Wiremu Street 13. Shops on west side of Dominion Road 14. Shops on the west side of Dominion Road 15. Balmoral Presbyterian church 16. Bharatiya Mandir Hindu Temple |
|--|--|

Start this walk on Dominion Road opposite the corner of Mt Pleasant Road. Look towards St Alban's church.

1. TE ROTO A RANGI (RANGI'S LAKE)

Te Roto a Rangī (Rangi's Lake) was "a small lake, now dried up, at the rear of St Alban's church, Dominion Rd". It was named for Rangī of Maungakiekie who went there with her attendants to gather fresh water shellfish and was captured by a group of Ngāti Whātua. By the latter 1800s it was described as a raupo swamp. Today a damp gully can still be seen to the south and west of the church, running down towards the low ground occupied by Balmoral School. Flowing stormwater is audible in a culvert on the western boundary of the school grounds in wet weather.

2. ST ALBANS ANGLICAN CHURCH II, B 443 DOMINION ROAD

Built in 1886, St Albans Anglican Church was the first church to be established on Dominion Road. James Paice, one of the largest landowners in the area, gifted the site and funds were raised for the project by Captain H.G. Ewington. The church is one of 65 churches worldwide affiliated to the eleventh century abbey of St Alban in England. A brick apse was added to the front of the church around 1910.

Walk south along Dominion Road.

3. MT EDEN WAR MEMORIAL HALL 489 DOMINION ROAD

The Mt Eden War Memorial Hall on Dominion Road, close to the intersection with Balmoral Road, was built in 1957. Designed by architect C. B. Watkin, almost half of the total cost of £72,000 was raised by the Eden-Roskill R.S.A. It was subsidised on a pound-for-pound basis by the government, as part of the policy of the Department of Internal Affairs to encourage "living memorials" in the form of war memorial community centres from 1949 onward.

3.



The Mount Eden War Memorial Hall, under construction in 1957

FLETCHER CONSTRUCTION COMPANY ARCHIVES 9078P/28 C 1955

4. POTTER'S PARK CORNER OF BALMORAL ROAD AND DOMINION ROAD

Potter's Park was created in 1916 on land gifted by Frederick Seymour Potter to the Mt Eden Borough Council, on the basis that it would be held in perpetuity as open space for the citizens of the area. Frederick Potter was a partner in the firm Gee and Potter, Coachbuilders and Blacksmiths. By mid 1907, Potter had surveyed the corner site and a subdivision was mapped out by 1908. It is thought that only around a third of the sites were sold however. In March 1916, four years after the death of his wife, Ellen Potter, who died shortly after the death of their newborn baby, Frederick Potter handed over the remaining land to the Mt Eden Borough Council, "in the interests of the residents and children of the Borough". He remained as an occupier of the family home on the site until his death in 1941.

4.



Potter's Park was formally opened on 2nd December 1921 by the then Governor-General, Lord Jellicoe. During the Second World War extensive ditches were dug at Potter's Park which were covered with trap doors. The park was also used to grow vegetables for the council run scheme to assist the Patriotic Fund. Beans, beetroot, lettuce, and potatoes grown at Potter's Park were sold through the Patriotic shops in the area to raise funds for servicemen and their families. Purpose-built Plunket offices were opened near Potter's Park in 1940.

Head towards the pedestrian crossing, cross over and look at the buildings on the opposite (east) side.

5.



5. SHOPS – EAST SIDE OF DOMINION ROAD 588-592, 594-600 DOMINION ROAD

The original owners of these shops were J A Adams and B Grayson. 588-592 Dominion Road (Adams' block) date from 1924, while Grayson's block (594-600 Dominion Road) date from 1917. Adams' block was designed by Arnold and Abbott architects who also designed Auckland Boys Grammar School and Kings College.

6.



Part of original drawings by Grierson Aimer and Draffin for the Capitol Theatre
HELD ON MICROFILM AT AUCKLAND CITY RECORDS

6. CAPITOL CINEMA II, B 602-616 DOMINION ROAD

The Capitol Picture Palace, named after the Temple of Jupiter in Rome, opened in August 1923, and was one of the earliest of a number of suburban theatres built in Auckland in the 1920s. Like most of these, the Capitol's location took advantage of the proximity to a tramway terminus. This venue would prove to be a major attraction for Balmoral shopping centre for the next two decades. The developers, I. H. Hardley and W. H. De Luen, who owned other land in the Balmoral area around this time, commissioned architects Hugh Grierson and Kenneth Aimer (who also designed the Auckland War Memorial Museum) to design the theatre with N Cole as the contractor.

BALMORAL SHOPPING CENTRE WALK →

The building could accommodate over 900 people. It was leased by Hardley & De Luen to a succession of theatre managers, the first being John H Quinn who operated a small chain of cinemas. The theatre was often floodlit in colour and was a focal point for the area. "Talkies" arrived in October 1929 and the theatre was renovated in May 1934 under Edwin R Greenfield's direction. When Greenfield died in 1963 all of the theatres in his group were split up and the Capitol was taken over by K C Burley. By 1974 it was the largest suburban theatre in Auckland and was again renovated. The building incorporated separate shops on the ground floor level including, until World War II, a National Bank agency, as well as confectioners photographers, jewellers and a children's wear shop.

The theatre closed down after it was gutted by fire in 1978. It reopened in 1986 as Charlie Grey's, but was taken over in 1992 and operated as an upmarket arthouse cinema. Renamed the Capitol Cinema, it was taken over again in 1998 and was the home of Bollywood cinema and entertainment before it closed in 2008. Reopened in May 2009, it now showcases independent movies.

7.



7. SHOPS – EAST SIDE OF DOMINION ROAD 618-628 & 630-632, 634-636 & 638-644, 646-650

All these are shops originating from the 1920s, some built by the firm of Adams & Hine (Cuthbert Henry Adams and Charles Percy Hine) who developed a number of sites along the Dominion Road corridor, or Beazley & Bayliss. All are examples of mixed-use development containing shops with living accommodation behind at ground level, while others have accommodation on the upper floor.

8.



8. BAPTIST CHURCH 682 DOMINION ROAD

The Baptist Church had previously been located at the corner of Grange Road and Dominion Road, in the original St Sepulchres Church which was relocated there in 1904. The building continued to be used as the Grange Road Baptist Church until 1963 when it amalgamated with the Shackleton Road Baptist Church which had opened in 1926. The new church building for this combined congregation, called the Balmoral Baptist Church, opened on the corner of Dominion Road and Queens Ave in August 1965.

The site was jointly purchased by the two congregations. An old house on the site was demolished for the construction of the church. The complex included a church, youth hall, minister's study and prayer chapel. The inclusion of a range of facilities as part of a complete purpose-built facility was noted as different from the usual approach by the Baptist church. Typically a church hall would initially form the nucleus and other facilities would follow in stages. Designed by architects Fairhead & Brown, the new church could seat 200-250 people and was planned to be extended if necessary. The church incorporates the historic pipe organ, which is described as one of the oldest in New Zealand that was originally in St Sepulchres.

9.



9. SHOPS ON EAST SIDE OF DOMINION ROAD 704-712 DOMINION ROAD 714 DOMINION ROAD BRAZIER'S BOOKSHOP

These shops date from the 1920s. The shop at 714 Dominion Road was originally built by Cuthbert Henry Adams and Charles Percy Hine and purchased from them by Sydney and Eleanor Gambling in 1926. They sold it in 1942 and in 1963 it was purchased by Philip Gordon Brazier (1909-1976) and his son Timoshenko Gordon Nelson Brazier (1941-1996). They converted it from a cake shop to a book shop known as Dominion Books, operated by Philip's wife, Christine Brazier, New Zealand book enthusiast and antiquarian book dealer. Philip Brazier was a member of the Communist Party in New Zealand and an executive member of the Hotel Workers' Union. His son Timoshenko was named after Soviet Marshal Timoshenko who stopped the German advance into the USSR during World War II. The Brazier's second son Graeme is lead singer with noted New Zealand popular music band Hello Sailor and may occasionally be found here strumming his guitar.

Cross to the west side of Dominion Road and walk south to Telford Avenue, or head back towards the Balmoral Road intersection.

10. GOOD SHEPHERD CHURCH (CATHOLIC) TELFORD AVENUE

In 1911 five acres of land were purchased at the end of Telford Avenue and a church was constructed in 1914. Two classrooms were built in 1912 which were replaced in 1922-1923 by a new school and presbytery as the parish complex was developed. The old church was moved 86 feet to make room for a new church, officially opened and blessed in August 1959.

11.



Original drawings for stages of R J Cates building at 559 Dominion Road on the west side in the Balmoral shops
MICROFILM RECORDS AT AUCKLAND CITY COUNCIL

11. R J CATES BUILDING 573-575 DOMINION ROAD 577-581 DOMINION ROAD

The building was built in two stages. In 1922 grocer and land agent R. J. Cates commissioned noted architect A. Sinclair O'Connor, who also designed the Courtville Apartments in the city, to design his "Progress Stores" at 575 Dominion Road. This was added to twice - in 1927 and in 1929 when a central building was added to serve until around World War II as a Bank of New Zealand branch. The façade is distinctive with its heraldic Roman fasces decoration. Mr Cates' house, located on the site behind the shops, still remains.

12.



12. SHOPS – THE CORNER OF WIREMU STREET 555 -563 DOMINION ROAD

The block of shops on the corner of Wiremu Street, dating from the early 1920s, included the Zealandia Dance Hall from the 1920s until the late 1940s. Up until the advent of television and other forms of entertainment in the latter half of the 1900s, ballroom dancing was a popular social event in Auckland.

BALMORAL SHOPPING CENTRE WALK →

13.



13. SHOPS ON WEST SIDE OF DOMINION ROAD 545-553 DOMINION ROAD

The corner shop and dwelling were built for T Spooner c1920, and the adjacent three shops were built for E A Gilmore. 553 Dominion Road would later serve as a postal agency and subscriber library for the area. The block included a large billiard room at the upper level, operating from the building from the early 1920s until the 1960s. Billiard saloons were a feature in most of Auckland's suburban shopping centres up to the last quarter of the 20th century. Originally a feature of early hotels, billiard saloons offered a cheap form of entertainment for men.

14.



14. SHOPS – WEST SIDE OF DOMINION ROAD 541-543, 533-535, 537-539 & 529-531

The building at 541-543 Dominion Road was built for E A Gilmore in two stages. In 1920 a single level building with two shops was built and in 1928, the upper level was added. The corner building at 529-531 Dominion Road was designed as a shop and dwelling in 1919 for T Spooner. Adjacent shops of a similar age were demolished during the widening of Balmoral Road.

Turn left into Balmoral Road and walk along towards Sandringham Road to the Balmoral Presbyterian Church and Bharatiya Mandir Hindu temple or finish here.

A separate walk follows for the Sandringham Road shopping centre and surrounding area.

15. BALMORAL PRESBYTERIAN CHURCH

The local Presbyterian settlers at Edendale initially met at a cottage owned by Mr and Mrs James Dick from August 1888. A new hall was built in 1889, at a cost of £175. Church activities were an intrinsic part of community life in the Edendale area during that period. By the early 1890s, the church had a thriving Sunday School, two bible classes, and a Band of Hope operating from the site along with an 80-volume library.

Two classrooms at the rear of the hall were finished by 1895. In 1901 the church managers secured two further pieces of land, one at the rear of the church property and one at the side. In December 1903 the church ceased to be a mission station and became a fully sanctioned charge, known as the Edendale Presbyterian Church. Just prior to the Rev. James Murdoch Fraser's induction as the first minister in February 1904, further alterations and additions, valued at £346, were made to the church building and it reopened on 10 May 1904.

15.



In 1915 rock beneath the church was excavated during construction of a basement bible class room. At one point blasting was used and the resulting explosion shattered every window in the church.

The Infant Hall was built in 1922 behind the church. In 1925 it was named the Joseph Wilson Memorial Hall, after Mr Wilson who had worked as Sunday School Superintendent from 1889-1920. From 1928 Scouts, Cubs and Girl Guides were among a number of local youth clubs associated with the church. In 1929 the church was enlarged by pushing out both sides to double its capacity and seat an extra 150 people. A new vestry was also built and front vestibule added. The following year the church's name was changed to Balmoral Presbyterian Church.

16. BHARATIYA MANDIR HINDU TEMPLE

This is New Zealand's first purpose-built Hindu temple. Two houses were purchased and removed to make room for the new building.

The foundations were laid in October 1991 and it was completed and ceremonially opened in June 1993. The design includes an 11 metre dome with a five metre brass spire.

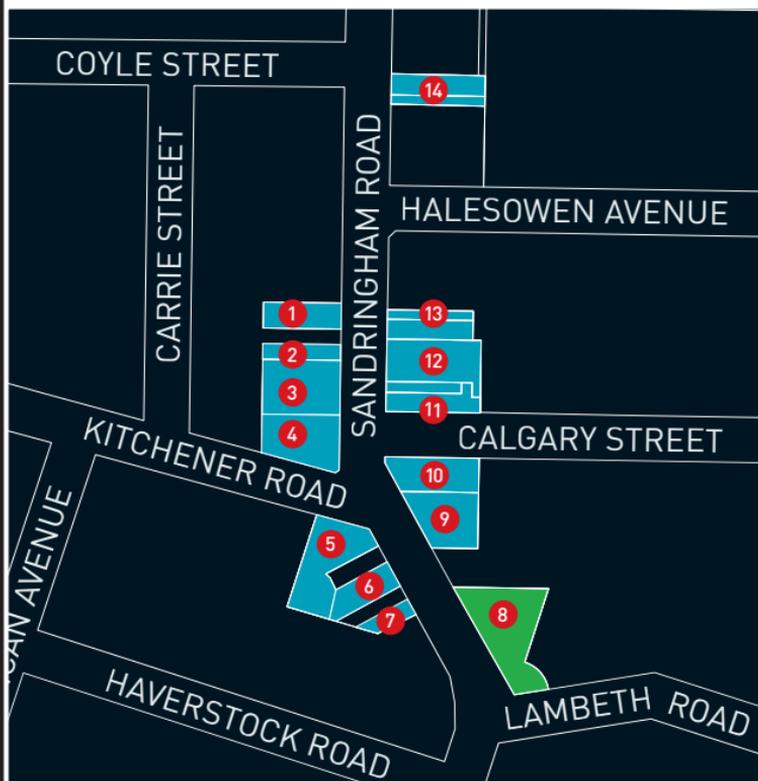


16.



SANDRINGHAM HERITAGE WALK

BEGIN THIS WALK AT THE NORTHERN END OF THE SANDRINGHAM ROAD SHOPS, NEAR THE CORNER OF HALESOWEN ROAD. LOOK OPPOSITE TO BUILDINGS ON THE WEST SIDE OF THE ROAD AND WALK SOUTH INTO THE CENTRE.





SANDRINGHAM SHOPPING CENTRE WALK

1. Shop at 513 Sandringham Road
2. Gordon Buildings
3. Arcadia Building (formerly known as Empire Building)
4. Carrie's Building
5. Warings Corner
6. Shops at 573 -579 Sandringham Road
7. Former Sandringham Service Station
8. Sandringham Reserve
9. Tollemarke Building
10. Winstone's Buildings
11. Shops at 542-546 Sandringham Road
12. Congregational Church of Samoa
Site of Mayfair Cinema
13. Baillie Building
14. Shops near corner of Tranmere Road
15. Edendale School
16. Warren Freer Park
17. Gribblehirst Park
18. Helen Clark's former electoral office,
19. Nga aha wai
20. Eden Park



View down Sandringham Road towards the Sandringham shopping centre, November 1923

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The Sandringham shopping centre development started with Warings Corner around 1915. This was followed by a number of buildings built in the 1920s. The western side, close to the intersection of Kitchener Road, was initially developed in the early 1920s with the eastern side following in the late 1920s after drainage had been improved.

Today's Sandringham Road was once known as Cabbage Tree Swamp Road until 1877 when the Mt Albert Highway District board resolved, "at the request of the inhabitants" to change the name to the Kingsland Road. The name Cabbage Tree Swamp Road however, appeared to have initially extended much further, including the Western Springs Road leading from New North to Great North roads in 1851.

Whereas original crown grantees of land in the 1840s in Auckland were usually merely speculation investors, in 1857 Henry Hardington purchased allotment 45, to the south-east of the Sandringham area, and appears on a list of occupiers in 1862 petitioning for a special rate to improve the road. He sold his farm two years later but his presence indicates the beginnings of the period of European occupation of this part of the district. Another early land owner in the Sandringham

area was Rev. French (b.1828) who arrived in Auckland in 1858, and was the first master of the Mt Albert District School. In 1864 Rev. Alexander French, who owned a farm extending from the corner of St Lukes Road and Sandringham Road to Fowlds Avenue (including the site of Edendale School), purchased allotment 161, which covers part of the area of the present day shopping centre.

The Mt Albert Highway Board apparently placed one of their two toll gates at the corner of the Cabbage Tree Swamp Road and Page's original wooden store on New North Road, to earn revenue for their road maintenance and construction budget. From the turn of the century the district came to be known as Edendale. This may have originated from the names given to the subdivisions of the farms at the time, a number known as "Town of Edendale Extension". Kingsland Road became known as Edendale Road by c.1912. The name Sandringham Road was used from the early 1930s.

The Sandringham area was described as desolate, strewn with boulders and flooded in parts almost all year round from Eden Park to the present Sandringham shopping centre. The area was mainly used for dairy farms and to provide road access over flooded areas a number of stone bridges were formed including Newbolds Bridge near Eden Park and Gribble's Bridge near Gribblehirst Park.



View towards Warings Corner in Sandringham in the 1950s

GRAHAM STEWART PHOTOGRAPH

SANDRINGHAM HERITAGE WALK →



View of Sandringham shops in 1924 with the Arcadia Building under construction
AUCKLAND WAR MEMORIAL MUSEUM M766

The subdivision of the larger farm allotments into residential sites and the formation of side streets off Sandringham Road in the area of the shopping centre occurred between 1908-1910. The early pattern of original allotments has resulted in the bend in Sandringham Road in the heart of the shopping centre.

The provision of the electric tram service along Sandringham Road was later than Dominion Road, which started in 1908, because a rail over-bridge had to be constructed near the junction with New North Road in Kingsland. The extension to the Sandringham shopping centre was completed by March 1925. The tram service was an important catalyst for further commercial development particularly during the 1920s, clustered around the intersection of Sandringham and Kitchener roads. Surrounding residential development also increased and included a large number of state houses built in the area in the 1930s.



Sandringham Shopping Centre with the service station at the left and Tollemarche Building at the right

AUCKLAND WAR MEMORIAL MUSEUM C 23272

Throughout the 1920s to 1950s the shops catered for most of the everyday needs of surrounding residents and included butchers, bakers, fruiterers, drapers, dairies, fishmongers, chemists and stationers. As the residential population in surrounding streets steadily increased the range of services provided in the shopping centre expanded to include the Mayfair Picture Theatre in 1929, the Sandringham Reserve in 1925, public toilets in 1930 and a purpose built Post Office in 1956.

The centre retains its early buildings including intact groups of one and two storied 1920s - 1940s buildings. A number of the buildings in Sandringham shopping centre have been designed by well-known architectural practices such as A Sinclair O'Connor, Massey Hyland and Phillips and R A Abbott. The shopping centre has a number of good examples of the shop-with-dwelling type that was built in many commercial centres around this time.

1.

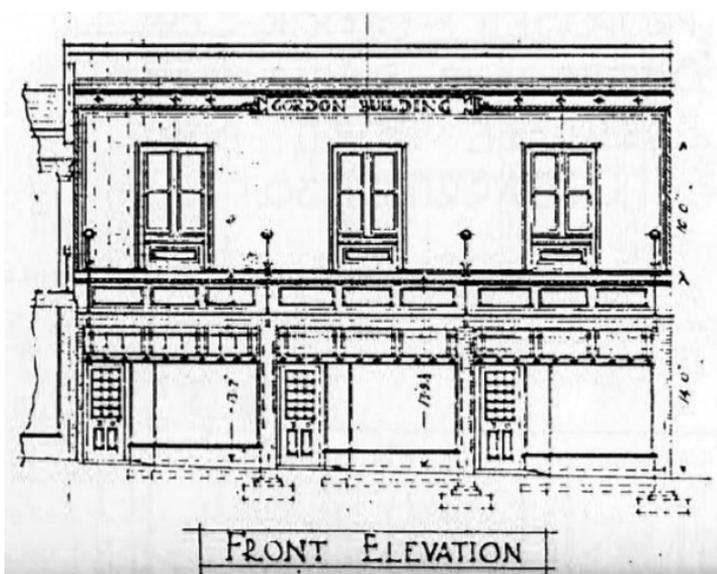


1. SHOP AT 513 SANDRINGHAM ROAD

The building at 513 Sandringham Road was designed in June 1945 by architect R A Abbott for Mrs A C McEwan. Abbott was also the architect for Kings College. The building provided a shop and small office at ground level as well as a kitchen and living area. Upstairs were three bedrooms and a bathroom. Street directories show the building housed AC McEwan Shoe Dealer during the 1950s and 1960s, and Ideal Shoes in the 1970s.

While the core of buildings in the shopping centre were built in the 1920s, this building and Pickering's Building opposite, on the corner of Calgary Street, were built in the early to mid 1940s. The building to the left was built as a Self-Help Co-op store in the early 1960s.

2.



Gordon Building elevation AUCKLAND CITY COUNCIL CONSENT RECORDS

2. GORDON BUILDINGS 515-519 SANDRINGHAM ROAD

Built in 1925 Gordon Buildings is the second building built on this side of Sandringham Road for John Carrie and was also designed by architect A Sinclair O'Connor.

According to street directories the building has housed a range of tenants including pastry cooks and boot makers in the 1930s and the Post Office from c1940 until 1955. It has also contained premises for State Advances and the BNZ between 1946 and the mid 1970s as well as hair salons and real estate agents. It has contained a home bakery continuously since the 1930s.

Carrie (d.1961) owned the block between Kitchener Road and Coyle Street from c1891. This was originally purchased from Albert Nightingale who first subdivided the part of allotment 161 fronting onto Sandringham Road.

Carrie's second building was erected in 1925 and was named Gordon Building (as shown on the original elevation). Carrie Street, which commemorates John Carrie, was formed as part of a subdivision of 12 residential sites along Carrie Street, Kitchener Road, Sandringham Road and Coyle Street in 1938.

Little is known about Carrie, a farmer and contractor. It is thought that his father, J. R. Carrie, tried unsuccessfully to tender for maintenance of the then Kingsland Road to the Mt Albert Road Board in 1877. John Carrie himself was said to be a roading contractor in his own right, responsible for the building and construction of many of the roads and bridges in the Mt Albert district before he retired. He was a member of the Edendale Progressive Association at one time, and was chairman of the Edendale School Committee from 1919 to 1932.

3.



3. ARCADIA BUILDING (FORMERLY KNOWN AS EMPIRE BUILDING) 521-531 SANDRINGHAM ROAD

Cassidy's block was originally known as Empire Buildings, designed by architects Massey, Hyland and Phillips and built in 1924. At a later point it was renamed Arcadia Buildings. Miles Joseph Cassidy was the head of a successful real estate company in the 20th century. The firm however does not appear to have had offices here; it therefore appears to have been an investment property. It was sold to George Winstone in 1930 before the Winstone family sold the property in 1954. This may have been the same person after whom Winstone's Buildings, across the road, at 570-574 Sandringham Road was named.

Miles Cassidy purchased the section at 523-531 Sandringham Road from John Carrie in 1924. John Carrie built the two buildings on either side - Carries Building at the corner of Kitchener Road in 1923, followed by 515-519 Sandringham Road in 1925. Both of these were designed by A Sinclair O'Connor. The rest of the farm was subdivided and sold from 1924 onwards.

Street directories show that the Arcadia Building housed a bootmaker, fruiterer, dentist, dressmaker, draper and fishmonger. Other tenants over the years included grocers, shoe shops, a wool shop and more recently a video shop. A pastry cook or home cookery business was located in one of the shops from the mid 1930s until the late 1990s.

4.



4. CARRIE'S BUILDING 533-541 SANDRINGHAM ROAD

Carrie's Building was built in 1923 for John Carrie and was designed by architect A Sinclair O'Connor.

John Carrie (d.1961) owned the block between Kitchener Road and Coyle Street from c1891. It was purchased from Albert Nightingale who first subdivided the part of Allotment 161 fronting onto Sandringham Road. Carrie registered three different subdivision plans for his land from May 1923 to May 1924.

In 1923 he built his first block, followed by another at 517-519 Sandringham Road in 1925, again designed by A Sinclair O'Connor.

This building has particular association with butchers, stationers and pharmacy businesses in Sandringham. Street directories show that Carries Building has housed a butcher's shop continuously from 1920s until the late 1990s including Welch's Butchery and then the Auckland Meat Co. from 1930 until 1980. More recent butchery businesses in this building have included Quinns Quality Meats and Khari Halal butchers. There has also been a stationers shop, operated by a range of stationery businesses, since the 1920s until late 1990s. Other long term businesses in this building have included Combes Pharmacy which was here from 1936 until the late 1960s, followed by Everitt's Pharmacy which was here from 1970-1980. Challenge Fish Mart was here from the mid 1960s until the late 1990s.

SANDRINGHAM HERITAGE WALK→

5.



View of Warings Corner, Sandringham Shopping Centre

AUCKLAND WAR MEMORIAL MUSEUM C 23278

5. WARINGS CORNER 2-6 KITCHENER ROAD/ 571 SANDRINGHAM ROAD

The first block of shops in Sandringham centre was built here by Horace Tom Markwick in 1915, a local building contractor and Mt Albert Borough Councillor (1915-1916). Sydney James Waring purchased part of the corner site formerly owned by Horace Markwick, including Markwick's shopping block, from Mrs. Annie Isabella Entrican in early 1921. He was already operating a grocer's shop from that location as early as 1918. The remainder of the site was purchased in 1929. Waring appears to have started a series of developments on the total site much earlier. These include the Kitchener Road street frontage (2-6 Kitchener Street) and the later, possibly c1921, wooden block from 8-10 Kitchener Street around to 571 Sandringham Road. Most of "Warings' Corner" was completed by Waring in 1923. The single level timber shops, forming part of 2-6 Kitchener Road, are thought to have been built around 1921 and are evident in photographs dating from 1923. Arthur B Hart, a grocer, operated from what was then 2 Kitchener Road from 1923. He was the first to see the opportunity of the increase in motor traffic along Sandringham Road and installed a concrete tank, with hand pump, to store petrol he sold by the four-gallon tin from his store.

Cross Sandringham Road and continue walking south, looking at the buildings on the western side of Sandringham Road.

6.



6. SHOPS AT 573-579 SANDRINGHAM ROAD

This block is thought to have been built by Sydney James Waring c1930. He also built the shops at 2-6 Kitchener Road and 571 Sandringham Road and possibly the Sandringham Service Station at 579 Sandringham Road. These buildings are on the remainder of the corner site, the second purchase made by Waring (1929).

7. FORMER SANDRINGHAM SERVICE STATION 581 SANDRINGHAM ROAD

The Sandringham Service Station was built c1929 possibly for Sydney J Waring who was a partner with Norman Arthur Thayer, the proprietor of the service station, until their partnership dissolved in August 1931. The parapet detail indicates that it was designed and built together with the adjacent building at 583 Sandringham Road which may have provided for a showroom or servicing function. These buildings are on the remainder of the corner site, the second purchase made by Waring (1929). Street directories note that the service station was operated by John Collins in 1936 and was known as the J&A Walker Service Station from 1940 until 1955. It was known as the Sandringham Service Station from c1960 until the late 1990s.

The adjacent building housed the David B Turner furniture manufacturer in the early 1940s followed by Trevor Gordon Panel beaters. From 1966 until 1995 it housed Fred Holland & Co, then Hollands Auctions and the Hollands Bedroom Centre.

7.



Sandringham shopping centre with the service station at the left and Tollemarke Building at the right

AUCKLAND WAR MEMORIAL
MUSEUM C 23272

8. SANDRINGHAM RESERVE 598 SANDRINGHAM ROAD

In 1925 land was vested by the Crown from the old pound reserve, now Sandringham shopping centre reserve. In 1930 the Mt Albert Borough Council built a public toilet block on the reserve ground at 598 Sandringham Road. Designed by Borough Engineer W E Begbie it was possibly based on an earlier 1928 design for the Kingsland toilets by architect D B Patterson. A number of public toilet buildings were built in shopping centres in Auckland and other urban centres around a similar time to those in Sandringham.

8.



Cross to the opposite side of Sandringham Road at the pedestrian crossing and return north along Sandringham Road, looking across at the buildings on the east side of the road.

9. TOLLEMARCHE BUILDING 578-586 SANDRINGHAM ROAD

The building was built in 1928 by S L Wallath for T L Tollemarche. It was a substantial two level retail and residential building divided into five shops with two-bedroom apartments at the upper level. Street directories show that the building has housed a wide range of retail tenancies since its construction including a dairy, butchers, watchmaker, pastry cook, boot maker and dressmaker in the 1930s. One shop was occupied by a nurseryman and seedsman from the 1940s until around 1970.

Subdivision of large allotments for residential development in the area of the Sandringham shopping centre started around 1908-1909. The site that this building is on was part of a large estate called Kenilworth which was subdivided in 1908.

9.



10.



10. WINSTONE'S BUILDINGS 570-576 SANDRINGHAM ROAD

"Winstone's Buildings" at 570-574 Sandringham Road was originally built by Allan Baille Ltd for A L Petterick in 1929 and extended later. Street directories record a wide range of retail businesses here since its construction, including drapers, fruiterers, a dairy and a library. The directories show that the building was called Winstone's Building from 1936 until c1971. Some of the longest term businesses were Mrs Skilton's dairy which was here from 1936 until 1970. The building also housed LJ Ayre's library from 1940 until 1950 when the shop became a stationer's and then the Sandringham Book Club from 1966 to 1975.

11.



11. SHOPS AT 542-546 SANDRINGHAM ROAD

The building at the corner of Calgary Street was built in two stages. The left hand part was designed for fishmonger H G Pickering c1941. Designs for a fish cleaning room at the rear of the shop were prepared in 1943. At this time the site on the corner was vacant. Drawings for an addition are not dated but thought to be around the mid 1950s.

Street directories show that the building contained a fish shop from the 1940s until the 1970s. Robsons Home Appliances were a long term tenant here from c1966 until 1980.

12.



Mayfair Cinema on Sandringham Road built in 1926

AUCKLAND WAR MEMORIAL MUSEUM NEG. M102 (A,B,C)

12. CONGREGATIONAL CHURCH OF SAMOA SITE OF MAYFAIR CINEMA 532 SANDRINGHAM ROAD

Drainage of the area east of Sandringham Road appears to have held up development on that side of the shopping centre area. The only building of note on that side up until 1926 was the St Chad's church building which was moved in 1929. Soon after Mt Albert Borough Council began their drainage scheme for the district, and the tram service started, the first development on the eastern side appeared. This was the Mayfair Theatre at 532 Sandringham Road in 1926, by developers I. H. Hardley and W. H. De Luen. Hardley and De Luen also built the Capitol Cinema in Balmoral in 1923 and may have commissioned the same architects for the Mayfair as they had for the Capitol - Hugh Grierson and Kenneth Aimer. Even with the council drainage scheme, according to Jan Grafstad in his history of Auckland Cinemas, "Sandringham Road was constantly under water and one of the first projectionist's jobs was to lay a plank outside the cinema to allow the patrons to have dry feet on entering the foyer."

The theatre was demolished in 1993 and the Congregational Christian Church of Samoa replaced their existing (1980) Calgary Street building with a larger church including this site, designed by architect Jacques Buitendyk.

13.



13. BAILLIE BUILDING 526-530 SANDRINGHAM ROAD

This was built for Allan Baillie Ltd in 1929 as a block of three shops. Baillie also constructed the building at 570-576 Sandringham Road, on the southern corner of Calgary Street for a Mr Petterick in 1929.

Street directories show the building has housed a range of tenancies including butchers, milliners, drapers, bakers and pastry cooks. The building has continually housed a butchers shop since the 1930s. There was a milliners shop here from c1946 until the 1970s.

14.



14. SHOPS NEAR CORNER OF TRANMERE ROAD 506, 508 SANDRINGHAM ROAD

The group of small shops close to the intersection with Tranmere Road are thought to date from around the early 1920s. Street directories show a store owned by Leonard Gowker in 1923 which may be when this building was built. By 1927 there was a grocer and fruiterer shown close to the intersection of Tranmere Road. These small shops, in amongst housing, are typical of many found in Auckland's early suburban streets.

The walk continues to the northern end of Sandringham Road, past Edendale School, Warren Freer Park, Gribblehirst Park and finishes at Eden Park.

15.



15. EDENDALE SCHOOL 419 SANDRINGHAM ROAD

The Auckland Education Board bought four acres from James Dick in 1908 and Edendale School was built in 1909. The school initially had accommodation for some 320 pupils in its four large rooms. However, just 146 pupils attended at its opening. The roll rapidly increased and by 1912 there were 508 pupils at the school. The following year three new classrooms were opened. In 1917 a further acre of land was purchased from Mrs M Carrie. In 1918 a new infant school was built and that year the roll reached 800. By 1925 Edendale was the third largest primary school in the country with 929 pupils. Edendale's roll was to drop with the opening of nearby Brixton and Richardson Road schools. In 1972 the original building was condemned by the Education Board due to the deterioration in the lime mortar and masonry walls. The school was subsequently demolished and a new school erected in its place. The new school was opened by Prime Minister Robert Muldoon in 1979.

According to the 1959 Edendale School Golden Jubilee booklet, the School Committee first considered the question of a fitting War Memorial in August 1920. They decided between a bubble fountain cast in stone or heavy wrought iron entrance gates with memorial pillars engraved in stone with the names of old boys who had served with the Expeditionary Force. The second option was chosen. The memorial gates were designed by Mr D Mount with materials provided by Mr Spooner who also carried out all cement and plastering work free of charge.

The gates were opened in 1921 on Anzac Day. The day before, a special remembrance service was held where the gates and pillars were hung with flowers and laurel wreaths specially prepared for the ceremony.

The original gates had weathered and deteriorated so badly by 1957 that they were replaced by new gates and wings. The plaques on the pillars appear to have been incorporated in the school's new design from 1979.

Continue north along Sandringham Road. Cross at the lights at St Lukes Road and continue north to Watson Avenue.

16.



16. WARREN FREER PARK 19 WATSON AVE

The volcanic depression comprising most of the site was formed by lava flow from the Maungawhau - Mt Eden eruptions and for many years a scoria quarry operated from the site resulting in the original ground contours being significantly lowered. From the early 1940s until mid-1974 the site was used as an inorganic tip for waste materials originating from the manufacture of wallboard. After this it was graded, filled and grassed. In 1980 Mt Albert City Council designated the site under the Operative District Scheme for public recreation purposes and completed negotiations for the purchase of the property from the owners, Winstone Limited. After purchasing the property the council carried out levelling, top-soiling and grassing of the site.

The resulting park was named after Warren Freer, who was elected as the Member of Parliament for the newly established Mt Albert electorate in 1947 at the age of 26. He served as the Member of Parliament for Mt Albert for 34 years rising to a high level position in the Labour Party's parliamentary hierarchy and becoming a Senior Minister.

[Return to Sandringham Road and continue north.](#)

17.



17. GRIBBLEHIRST PARK 230 SANDRINGHAM ROAD

The land on which Gribblehirst Park now stands was originally formed by lava flow from the Maungawhau - Mt Eden eruption about 20,000 years ago. Lava from this eruption passed over the earlier Owairaka flow causing a number of small sunken areas to be created in which water collected. In some ponds beds of a fine white silt called diatomite formed. This substance is used in the manufacture of polishing powders and for some years a diatomite pit was worked in a corner of what is now Gribblehirst Park.

The majority of the park remained part of a larger low-lying wet area in northern Sandringham named by the early European settlers Cabbage Tree Swamp because of the hundreds of cabbage trees growing there. To entomologists the remnant area of Cabbage Tree Swamp is of scientific interest. A weevil (*Peristoreus viridipennis*) was described from this area by Captain Broun in 1880 and thus this is the type-locality for the species. Part of the park is scheduled in the Auckland district plan as a significant ecological area as it contains several remnant patches of native lava-flow forest. It includes plant species that are adapted to the harsh substrate on which it grows and provides an important habitat for native birds and insects in this part of the city.

Gribblehirst Park itself was created when in 1928 Mr Samuel Luther Hirst and his brothers-in law William and James Gribble agreed to donate and sell over 5.9 hectares of land to the Council on the condition that the area be used as a public park and recreation reserve. The park was formally opened on 28 March 1931 after much of the area had been drained and cleared of rocks by relief workers during the depression.

William and James Gribble were executors of their father, James Gribble's estate. James Gribble (1828-1886) was born in Cornwall and arrived in Auckland in 1849. He worked as a miner at both the Kawau copper mines and those at Great Barrier Island. He was a founding member of the Mt Albert community, buying land there in 1855. He laid the foundation stone of the Kingsland Methodist Church and was a member of the Road Board. In the 1870s he was manager of some



of the principal mines on the Thames goldfield. He settled on a farm in Waikato, but lived for a few years before his death at his Auckland home in Aroha Street (house still standing).

Samuel Luther Hirst (1851-1934) born in Lancashire, arrived with his family at Auckland in February 1859. He settled in the Thames district in 1872, engaged in battery work as an amalgamist. Around 1891, he opened business as a cordial manufacturer in Te Aroha and was later an agent for the Northern Steamship Company. He married Mary Ann Gribble (1856-1941) from Hamilton, daughter of James Gribble, in 1874.

Soon after the park was opened regular organised use began by the Kowhai Junior High School, the Auckland Rugby Football Union and the Eden Rugby Football Club and later the Mt. Albert Amateur Athletic Club. A children's playground was established in 1931 and a dressing shed built in 1935. In 1937 two cricket wickets were formed and used by the United Friendly Society and the Mt. Albert Churches Athletic Association.

During 1938 and 1939 the council formed two bowling greens and built an adjoining pavilion in the south-western part of the reserve, leased to the Edendale Bowling Club. In 1942 a cleansing station was built adjacent to the playing field to be used in the event of an enemy gas attack during World War II. This building was later converted into a sports pavilion in 1947.

During the 1950s regular users included the Mt. Albert Amateur Athletic Club, the Eden District Cricket Club, the Auckland Rugby Union and the Eden Rugby Football Club. The Boys' Brigade, Edendale and Kowhai Schools also occasionally used the facilities during this period. The Eden Rugby Football Club leased the sports field and pavilion facilities from 1957, building a new two-storey pavilion in 1958, with additions made in 1964 and 1974.

The existing children's play facilities were upgraded with an adventure playground in 1974 with the assistance of the Rotoract Club. The 1998-2007 Eden/Albert Community Board funded an upgraded adventure playground, flying fox and seating for rugby fans.

18.



18. HELEN CLARK'S FORMER ELECTORATE OFFICE, RUGBY BUILDINGS 65 SANDRINGHAM ROAD

This was the location of the electorate office for Helen Clark. In 1981 Ms Clark was elected the Member of Parliament for Mt Albert and continued in that role until 2008. Helen Clark was the Prime Minister of New Zealand for nine years following her election on 27 November 1999.

The office was occasionally the site of pickets and protests but it was more commonly used for constituency work for the Mt Albert electorate, to support the Member of Parliament, provide secretarial services, interact with Parliamentary Services, liaise and network with local community groups, and assist constituents with problems and issues.

The site was part of a 1928 subdivision and the appropriately named Rugby Buildings, opposite Eden Park, were built in 1929, possibly for builder Charles Benjamin Short. Over the years the building has been the location of a dairy, fruiterer, confectioners, grocer, dental technician, laundry, hairdressers and a takeaway bar. The Mt Albert electorate office has been located here for around 28 years.

19. NGĀ ANA WAI

Underground rivers flow through this district out to the Waitemata Harbour through ancient lava caverns created by the eruptions of Maungawhau and Owairaka more than 30,000 years ago. Water springs forth at various locations including Eden Park, which is known to Maori as Ngā ana wai 'the watery caverns'. The former swamp at Eden Park was a significant resource providing a diverse range of food and materials for everyday use.



Aerial view of the park taken during the 1956 Springbok–Maori test match
 AUCKLAND CITY LIBRARIES 7 A2081

20. EDEN PARK LOCATED BETWEEN REIMERS AVE AND WALTERS AVE

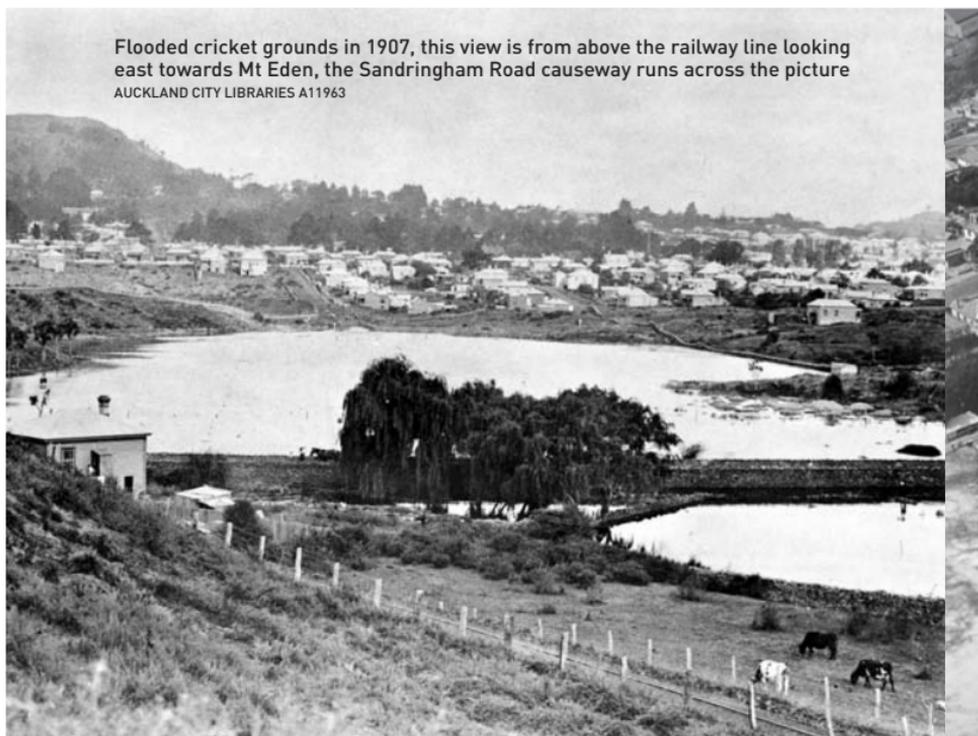
Most of the present site of Eden Park was part of allotment 12 of the Suburbs of Auckland, one of a series of subdivisions of James Roberts Walter's (1843-1918) farm starting from 1898. The original farm was bought by his father John Walters who had come to the region, originally from Cornwall, in 1845 to run a copper mine on Kawau Island. He arrived in Auckland two years later and bought his 52 acre farm fronting onto the "Whau Road" (now New North Road, Kingsland) incorporating the area now known as Eden Park.

In 1899 the Kingsland Cricket Club are said to have leased an area close to the Sandringham Road frontage from Walters and Leith clearing the rocky debris littering the site to use the ground for friendly games. With the advent of a District Scheme the Kingsland Club disbanded at their Annual General Meeting on 19 September 1903, offering "the ground used by the club" to the Eden District Cricket Club.

The cricket ground officially opened on 9 November 1903. Much of the work over the next few years involved further clearing of the site, including removal of stone walls that once divided the farms and coping with the severe drainage problem which led to the area being flooded out, more than once, to form a lake. This proved beyond the resources of the Eden District Cricket Club and by 1910 they had started to make approaches to the Auckland Cricket Association for that body to take over the grounds.

20.

Flooded cricket grounds in 1907, this view is from above the railway line looking east towards Mt Eden, the Sandringham Road causeway runs across the picture
AUCKLAND CITY LIBRARIES A11963



Sometime around 1911 the association agreed and started planning for improvements. The men named in the 1912 transfer of land from J R Walters were the original trustees and they almost immediately entered into negotiations with the Auckland Rugby Union for shared use of the grounds during the winter months.

The Auckland Rugby Union recorded in their Annual Report for 1912 that negotiations for a lease of Eden Park from the park's trustees for 21 years, with a right of renewal for a further 21 years, were practically completed. The union, during the course of these negotiations, erected a grandstand at the park at a cost of £3,381. The original No. 1 Stand was started in 1913, built by the rugby union to accommodate 2,500 people. The Cricket Association let a tender for erection of a members' stand, known as the No. 2 Stand, in 1913. This was completed a year later. The first recorded rugby match at Eden Park was a seven-a-side series on 9 May 1914, while the first club match was on 16 May 1914. The first representative match was on 5 September against Wellington.

Many parts of Sandringham in the first two decades of the 20th century, including parts of Kingsland and therefore extending to the Eden Park area, were severely flooded on a regular basis. Once the drainage problems were over, Eden Park began to flourish. By 1922/1923 the cricket association's annual report stated that "the six grounds at Eden Park were in constant use". In March 1926 control of the ground was vested in a Board of Control consisting of three members each from the trustees, the rugby union and the cricket



association. A memorial to John Arneil, former President of the Auckland Rugby Union who died on 11 August 1938, was placed on the ground in 1938-1939.

In 1950, Eden Park served as the athletics location for the Empire Games and the opening ceremony was staged there on 4 February 1950. The Eden Park Trust Act was passed in September 1955 completely legalising ownership of the Park. The trust board holds the ground in trust for the co-beneficiary bodies, the Auckland Rugby Union and the Auckland Cricket Association.

Attendance records grew over the years. By 1983 26 properties around Eden Park's perimeter had been purchased during the expansion programme which started in 1958. The 1987 World Cup final between the All Blacks and France was played in Eden Park, with New Zealand running out inaugural winners. In 1988-1989 a new cantilevered roof was added to the South Stand and 28 corporate boxes built along its length. In March 1991 the old 1914 No. 2 Stand was shifted from beside the No. 1 Ground to beside the Outer Oval Ground to the west and was renamed the Outer Oval Stand. It now houses the Auckland Cricket Society. The West and South West Stands, the latter replacing the old 1914 building, at No. 1 Ground were built in 1992 at a cost of \$11.2 million, in time for that year's World Cup cricket tournament. By 1999 the Northern Stand was being replaced by the new ASB Bank Stand. At present further redevelopment is underway for preparations for the 2011 Rugby World Cup matches to be held at the ground.

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Dominion Road in the Balmoral shopping centre in 1953
GRAHAM STEWART PHOTOGRAPH