



Māngere Bridge, Māngere East and Favona Built Heritage Survey

**Auckland
Council**

Ti Kaurhoro o Tāmaki Makaurau



Cover illustration: St James Church, built in the 1850s, 27 Church Road, Māngere Bridge.

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Māngere Bridge, Māngere East and Favona Built Heritage Survey, Rev 2, Final

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Executive summary

The Māngere Bridge, Māngere East and Favona Heritage Survey is part of the broader Auckland Heritage Survey (AHS) programme. The survey is focused on built heritage.

The Historic Heritage Survey process follows a logical staged approach. The study requires a Level 2 assessment which involves broad contextual research to identify historic themes, and to consider places in the area that may be important in representing key themes. The contextual research has been complimented by preliminary research and fieldwork to identify 'places of interest' in the study area that may warrant further research to investigate their potential significance. A study list has been prepared that prioritises places of interest for further research. Detailed research and evaluations of places or areas are to be undertaken as a second stage of the survey, where appropriate.

Māngere was largely a farming community for the first half of the 20th century; however pockets of residential development were established alongside farms. The Māngere Bridge area was an early locale of suburban development. The opening of the first Māngere Bridge, in 1875, provided a good link between the northern part of Māngere and Onehunga, which had a busy port and was a centre of industry that was well-connected to the city by rail. In the 1920s more residential development occurred at Māngere Bridge, though the area remained mostly rural until the latter half of the 20th century. In Māngere East land in the area from Hain Road north, towards the railway line, began to be subdivided into smaller allotments in the early 1900s; and other areas of residential subdivision occurred gradually.

This survey report provides an overview of the key themes used in the Historic Thematic Context Statement. It provides an outline of the research methodology and fieldwork carried out, as well as the places that are currently scheduled in the study area, and other statutory management tools that may be relevant (such as precinct overlays). The report provides a succinct analysis of findings and a summary of strengths, weaknesses, opportunities and constraints in terms of identification and management of built heritage places and features.

There are 33 places in the study area currently included in the Proposed Auckland Unitary Plan schedule of historic heritage places, which represent a number of the themes that have been important to the development of the Māngere Bridge and Māngere East areas. There are no places scheduled in Favona. Residences are the main type of scheduled place in the study area. Scheduled houses are associated with people and families who were important in the early development of the Māngere area, and demonstrate the architectural styles and housing typologies evident. Early churches in the area are scheduled, as are early surviving education and community buildings. Research has revealed places that warrant investigation for potential scheduling.

A series of appendices include the Historic Thematic Context Statement, a timeline, a summary of currently scheduled places, a summary of places listed by Heritage New Zealand Pouhere Taonga, a summary of the Pre-1944 survey, a prioritised study list of places of interest, information about Rosella Road, a summary of architectural drawings for places in Māngere held at the Auckland Architecture Archive, and preliminary research information for some places.

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List of Acronyms

Heritage New Zealand Pouhere Taonga (HNZPT)

Proposed Auckland Unitary Plan (PAUP)

Project Team

The Māngere Bridge, Māngere East and Favona Heritage Survey has been produced by the following team working for, and on behalf of, Auckland Council's Heritage Unit:

- Matthews & Matthews Architects Ltd (Project lead): Built Heritage
- Tania Mace (Historian): Thematic history and research
- Cara Francesco (Principal Specialist Built Heritage, Auckland Council).

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- Māngere Historical Society -Val Payne, Judith Wilson and Bryan Belcher.
- Auckland Architecture Archive
- Auckland City Libraries
- Auckland Council Archives
- Auckland War Memorial Museum Library
- Alexander Turnbull Library
- Archives New Zealand, Auckland

Project Timeframes

The project timeframe extended from mid-April to the end of June 2016. Historic research and preparation of the thematic context statement commenced in April 2016. A number of field trips were made to the study area in April and May 2016.

INTRODUCTION

Purpose

The Māngere Bridge, Māngere East and Favona Heritage Survey is part of the broader Auckland Heritage Survey (AHS) programme to identify, understand and manage heritage throughout Auckland. It is a multi-year programme led by Auckland Council, Heritage Unit. The intention of the AHS surveys is to research, identify, analyse and establish recommendations for historic heritage within a given area. We are continually finding new facts and stories about Auckland's past. The surveys are a way to initiate and organise these discoveries in a comprehensive framework within a geographically defined area.

The Māngere Bridge, Māngere East and Favona Heritage survey is focused on built heritage and seeks to:

- Produce a thematic framework summarising key themes of relevance, provide examples of types of places that relate to the themes, and they are of significance.
- Place emphasis on addressing places not currently recognised via statutory historic heritage management, and draw upon existing scheduled places where relevant to the theme. The Historic Context Statement (HCS) helps to understand historic heritage places in their localised context, and provides the basis for the more detailed research and investigations to be carried out later. (Appendix 1: Historic Context Statement).
- Provide a chronological overview through a timeline of the area's significant events that are in part, derived from, and complementary to the HCS. (Appendix 2: Time line).
- Produce a study list of *places of interest* prioritised based on a set of criteria. Where appropriate, formal evaluations of places are to be undertaken as a second stage of the survey. Prioritisation provides direction for considering which places should be given the highest to lowest priority for further consideration. (Appendix 6: Places of Interest list).
- Produce maps setting out the spatial elements of the themes or other relevant data.
- Undertake a strengths, weaknesses, opportunities and threats (SWOT) analysis and further recommendations to be actioned.

Developing the AHS programme

The Māngere Bridge, Māngere East and Favona Heritage Survey will assist in setting out Auckland Council's approach to heritage surveys, under the AHS programme over the next decade. In the past, legacy councils and practitioners across the region have adopted different methods and approaches to the identification of heritage places and areas. The creation of the Auckland Council has provided an opportunity to develop a robust and consistent methodology, which builds on current regional, national and international good practice, as well as reflecting new aims and priorities for Auckland. The AHS programme promotes good heritage practice and provides support for both internal and external decision makers, practitioners and community groups.

Background projects and context documents

Auckland Plan

The Auckland Plan (2012) is a 30-year spatial plan and strategy which aims to make Auckland the “world’s most liveable city.” The AHS represents the implementation of the Auckland Plan by increasing the survey coverage of the region, and intends to significantly add to the schedule of *Significant Historic Heritage Places*. AHS also aims to improve community satisfaction with the council’s management of historic heritage.

The AHS aligns with the vision set out under Chapter D, section 3 of the Plan - Auckland’s High Level Development Strategy, and most specifically with Chapter 4 - Auckland’s Historic Heritage, as well as relationships in other sections of the plan relating to Māori and natural heritage.

Chapter D of the Auckland Plan focuses on moving to a quality, compact Auckland in order to accommodate high population and economic growth, without eroding Auckland’s essential qualities. Historic heritage is part of Auckland’s essential qualities. This survey will help as a starting point to determine how inevitable change will be managed, to protect and enhance historic heritage in the survey areas.

Chapter 4 of the plan focuses on protecting and conserving Auckland’s historic heritage, for the benefit and enjoyment of present and future generations. This survey will help deliver on the targets and directives on increasing survey coverage; improving the heritage information base; identifying, protecting and conserving locally, regionally and nationally significant historic heritage; and ensuring that historic heritage informs new development and inspires high-quality sympathetic design.

The Māngere-Ōtāhuhu Area Plan (Area Plan), released in 2014, sets out a number of aspirations and directions for the area. Outcome 3 of the plan relates to ‘natural, heritage and character,’ with a desired outcome that “*Māngere-Ōtāhuhu’s important historic heritage is identified, protected, celebrated, and made a focus for community revitalisation.*” It is intended that this survey will build upon addressing this outcome.

Pockets of the Māngere-Ōtāhuhu Board area have not yet been surveyed for built heritage, including Māngere Bridge, Māngere East and Favona.

Further heritage survey coverage is an action in the Māngere-Ōtāhuhu Local Board Plan (the Plan). The plan sets out funding for survey work in the 2015/2016 and 2016-2017 financial years.

METHODOLOGY

Methodology

The Māngere Bridge, Māngere East and Favona Heritage Survey (MHS) is based on Auckland Council’s methodology, as set out in the *Historic Heritage Area Assessments: Draft Interim Guidance (October 2012)*, a practical tool to improve the identification, understanding and management of heritage in defined areas. It also takes on board refinements made since this date. It is anticipated that the methodology will be refined even further in future as the AHS programme evolves.

Scope

The brief for the study focuses on built heritage.

Selecting study areas, boundaries and levels

The study area

The study area boundaries are shown on the map below. The heritage survey is focused on Māngere Bridge, Māngere East and Favona. Māngere Town Centre was the subject of an earlier heritage survey. The study area is located generally to the north of George Bolt Memorial Drive, Bader Drive, Buckland Road and Massey Road, north east of Buckland Road. The area is bordered on the eastern side by Savill Drive and extends to include Rosella Road.



Figure 1: Indicative study area boundaries

Boundaries

The study area boundaries reflect parts of the Māngere-Ōtāhuhu Board area that have been identified as needing further heritage survey. Māngere Bridge, Māngere East and Favona were not covered by the 2012 heritage survey of nearby Māngere Town Centre and Ōtāhuhu.

Survey level

The Historic Heritage Survey process has followed a logical staged approach. The study is staged and adopts a detailed (Level 3) assessment. Stage 1 involves broad contextual research and initial identification of places of potential interest, followed by prioritised study lists. Stage 2 will involve detailed research and assessment where appropriate, to evaluate the heritage significance of places that may justify specific controls and management, including for scheduling and/or special character overlays.

Level	Scale	Assessment	Outcomes/ Deliverables	Engagement/ Consultation
Outline (Level 1)	Broad in scale (sub-regional) and resource-efficient	Limited in depth, usually using 'desktop' sources and vehicular-based fieldwork	<i>Identifies</i> existing and potential places of historic heritage value for further research	High level - key stakeholders, heritage specialists, Mana Whenua and Local Boards
Rapid (Level 2)	Medium-grained in scale (neighbourhood level) and resource-moderate	Research secondary sources and some primary sources; on-foot survey	<i>Proposes</i> new places of historic heritage value for detailed evaluation and protection	Extensive engagement - including above and local/ community interest groups
Detailed (Level 3)	Fine-grained (place-based) and resource-intensive	Research of primary sources, including detailed site/ place investigation	<i>Determines</i> the historic heritage significance of places that justify specific controls e.g. scheduling/ overlay	Intensive engagement - including above and individuals

Levels of Heritage Survey

Extract from the *Historic Heritage Area Assessment: Draft Interim Guidance*. (2012).

Survey modules

The AHS programme adopts a modular approach, tailored to the specifics of the place. The survey modules are guided by the desired outcomes and defined boundaries for the project, and influenced by available resources, timeframes and budget.

Background to thematic framework approach

The thematic framework refers to the themes in the history of a place or settlement that have shaped it physically, culturally, socially and politically. Understanding the key themes in the development of the area is a way of interpreting heritage values within its 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, alongside more iconic buildings or structures, which are often already recognised for their heritage values.

The AHS programme also advocates for the thematic approach, as it is very useful in identifying gaps in the knowledge base, and where further research and documentation or management may be needed, and undertaken in a systematic way.

The themes often overlap due to the very nature of heritage changes and evolve over time. History is continuously being told and retold, in the light of new information, new perspectives, and the passage of time. Inevitably, there will be places whose stories have not been revealed for a number of reasons through research associated with this survey.

Regional thematic framework

The nature of historic heritage is such that many of the themes in Māngere's history have regional as well as national connections. As with the majority of places, development has not occurred in isolation and many places across Auckland and New Zealand share similar histories with local variances. Due to the nature of the study, these connections have not been overtly explored, but are fundamentally significant to understanding some of the themes within a wider and comprehensive context.

The development and initiation of a *Regional Thematic Framework* is currently underway by the Auckland Council Heritage Unit. This programme aims to recognize specific themes in their regional and national context. The AHS project is able to link in with the thematic framework programme to understand the local context, and then use it to contextually appreciate its significance from a wider lens. One of the shortcomings of localised area based studies is the limitation of in-depth research and understanding the regional and national context, in particular when the sub theme is not well-articulated and documented. The above points are also discussed under the issues section of this report.

Synopsis of themes

Six primary themes comprise the overarching outline of the HCS, with a number of sub-themes sitting within these. The themes often have considerable synergy and overlap with one another, so should therefore not be viewed in isolation. For the purposes of avoiding overlap but maintaining fluidity, places and events are set out under the theme of greatest relevance, and reference is made in other chapters or sections where applicable, to enable cross reference.

Sub-themes that do not present themselves through the research and investigation phase as being particularly relevant to the area, have not been set out. In some instances their lack of presence in the study area has been noted, as it is important to understand what is not historically significant, as much as what is significant.

The study's themes are:

- Land and People
- Governance
- Infrastructure
- Building the Place
- Work
- Ways of Life

Themes

Land and people

This theme outlines some of the key features within the natural environment. The natural landscape forms the backbone of the place in which a community inhabits, it provides the ability for significant amenity and has the potential to be of scientific and/or ecological value. There are a number of Outstanding Natural Features in Māngere, as identified in Appendix 3.1 of the Proposed Auckland Unitary Plan. The second part of this theme broadly covers people of the land and place in relation to Māori's relationship with the area and early European contact.

However the scope of the Māngere Bridge, Māngere East and Favona Heritage Survey is focused on built heritage. Natural heritage and places of value to Māori are not part of the scope of this study.

Potential historic heritage places associated with this theme may include (but are not limited to) volcanic field features, soils, lava caves, fossil forests, vegetation of historical, cultural, botanical, ecological and/or archaeological significance, the foreshore, as well as water courses, such as streams and springs. In Māngere Bridge, St James Church and Urupā and

King Tawhiao's cottage, are examples of scheduled buildings associated with Māori relationships with the area and early European contact.

Governance

This theme delves into the development of local government. Early local government was established in Māngere in 1859, with a local board of highway governors, followed by the Māngere Highway Board in 1862. In 1912 the highway board was incorporated into a new Manukau County Council. In 1965 the county towns were dissolved as part of the establishment of Manukau City. In 2010 Manukau City was amalgamated with the new Auckland Super City.

Understanding the governance structure is critical to understanding the evolution of the area as a whole, as in many cases it underpins the subdivision of land and the provision of public and infrastructure services. The development of fire, justice, post and healthcare services are also discussed under this theme.

Potential historic heritage places associated with this theme may include (but are not limited to) municipal buildings and places associated with governing bodies, this could include the home of former mayors, and council works depots, as well as police stations, fire stations, post offices and hospital institutions. In relation to the sub-theme of defence, places of potential significance associated with settlement may include urupā, graves, defended pā, battle sites, trenches, redoubts, stockades or buildings used as a place of refuge during warfare.

While there are no places associated with the highway board or county offices evident in the Māngere area, there are a few buildings in Māngere Bridge, Māngere East or Favona associated with people involved in local government.

Infrastructure

This theme follows the expansion of infrastructure and public utilities. Transportation, in its various forms, has been essential to movement and development, traditionally in the form of horse drawn transport and later private motor vehicles, buses and trucks. The opening of the first Māngere Bridge in 1875 was significant in linking the area to Onehunga. The bridge was replaced in 1915 and another new bridge was constructed further east in 1983. A water reservoir was built on Māngere Mountain in 1932 and electricity was supplied to the area in the late 1930s. The Māngere Sewerage Purification Works were completed in 1960. In the early 2000s the oxidation ponds were closed and the facility upgraded.

Potential historic heritage places associated with this theme may include (but are not limited to) early navigation tracks, portages, early concrete roads, military roads, lamp posts and power lines, petrol and garage associated buildings and facilities, horse tying poles, bus depots, train stations, bridges, signal boxes, goods yards, and station master and railway workers' housing.

Work

This theme discusses various key agriculture and industries over time. Gardening had been carried out at Māngere for centuries by local Māori. From the 1850s farms at Māngere were established by new settlers. From around 1915 Chinese people began to create market gardens in the area. Viticulture has also been a feature of the area since the 1950s.

Early industries included quarrying and a rope works. The nearby Ōtāhuhu Railway Workshops, near the border with Māngere East, were a major place of employment from the

1920s to 1992. Much of the industrial development in the Māngere area and Favona has occurred in the post-war era. Examples of houses associated with earlier farms remain in parts of the study area.

Potential historic heritage places associated with this theme may include (but are not limited to) market gardening sites, mills, early factories, produce markets, packing sheds, stables and barns, and farm and worker cottages.

Building the Place

This topic covers two key sub-themes in relation to development and settlement patterns; these being residential and commercial. Development can be separated out into six broad periods/eras: Early pioneering (pre 1870), Victorian (1870-1900), Edwardian (1900-1919), Inter-war (1920-1939), World War II and Post-war (1940-1965) and the Modern-contemporary (1966- onwards).

Under this theme, associations of significance may link to notable residents, events and groups that exemplify a notable architect's work, or the architectural traits or technological accomplishments of the building(s).

Potential historic heritage places associated with this theme may include (but are not limited to) individual or collective residences from a particular period, town centres with a strong physical cohesion and contextual value, or individual buildings of interest within the town centre or outlying settlements.

Ways of life

The Ways of life theme is separated into five topics areas given the range and extent of the subjects that it covers. This theme is highly significant in relation to the regular activities of the people of the area, and societal practices and places are at the forefront of this theme.

Core sub themes within the *Ways of life* theme are:

Education: *Potential historic heritage places associated with this theme may include (but are not limited to) educational institutions from preschool through to tertiary, ranging from public, integrated, private, as well as religious affiliated educational institutes.*

The 1859 Māngere Central School at 299R Kirkbride Road served the whole district, until the opening of a new school at Māngere Bridge in 1890. The school building is comparatively early in an Auckland context.

Religion: *Potential historic heritage places associated with this theme may include a number of features, often making up a wider complex. The key feature is often the church building itself, but often includes a Sunday School hall or other church associated halls, convents, presbyteries or other such religious establishments. This can also include religious affiliated education institutes, cemeteries and urupā, memorials, housing associated with churches/chapels such as manses, vicarages and parsonage, as well as other buildings adaptively used for worship purposes, such as community halls.*

The Māngere Bridge and Māngere East areas retain a number of scheduled churches that are relatively early examples in the Auckland context. These include St James Church Māngere Bridge (1859), the Selwyn Church, relocated from Ōtāhuhu to Hain Road in Māngere East (1863), the Presbyterian Church at 254 Kirkbride

Road (1874) and the former Westney Road Wesleyan Chapel, now at Abbeville in Nixon Road (1856).

Remembering the Past: *Potential historic heritage places associated with the sub theme of 'Remembering the past' may include physical places, which mark events that may have taken place there or remembrance to events and people offsite. Memorials can be in the form of various objects such as buildings, plaques, stones, flag poles and gardens, as well as unmarked places, but where the stories associated with that place are passed down through generations. Memorials can relate to wars or in commemoration of a significant person or event. More often than not these memorials are located in public areas or in places accessible to the public. Graveyards are also a key place associated with this theme.*

The Māngere War Memorial Hall opened in 1955 and was designed by one of New Zealand's best known architectural practices, Gummer and Ford and Partners. Some of the earliest cemeteries in Māngere are associated with St James Church and the Māngere Presbyterian Church, forming part of their scheduled extent of place. Other cemeteries include Māngere Lawn Cemetery at 85 McKenzie Road, where the first burial took place in 1894. (This cemetery is not scheduled.) Local parks commemorate people who have been important to the area.

Sports and Recreation: *Potential historic heritage places associated with this theme may include sports clubrooms and pavilions, courts, fields and greens across an array of sports.*

Community Facilities and Organisations: This theme focuses on community-building activities. These facilities are developed to provide leisure and recreation for residents, and are generally places for people within a community, with a common set of interests, to interact.

Potential historic heritage places associated with this theme may include a number of different community halls, as well as benevolent institutions such as lodges, as well as theatres, pools, libraries and scout dens.

The scheduled 1924 Māngere East Hall is an important community facility, built to serve the growing residential population at that time. The 1955 War Memorial Hall at Māngere Bridge is another substantial community facility. Church halls provided community gathering places in the area, including the 1928 hall in Favona.

The HCS is set out in Appendix 1: Historic Context Statement.

Historical summary: timeline

The timeline sets out a chronological summary of key events associated with the area, and reinforces and summarises the HCS. The timeline is split into six broad periods of development, which links back to eras explored within the HCS or the *Building the Place* chapter:

- 1840 – 1870: Pre-European and early settlement
- 1870 – 1900: Victorian-era
- 1901 – 1919: Edwardian-era
- 1920 – 1939: Inter-war era
- 1940 – 1965: World War II and Post-war era

- 1966 – 2014 (present): Modern/contemporary

The timeline is included in Appendix 2 of this report.

Research methodology

Research that has been undertaken to inform the survey work has included archival research using primary, secondary or tertiary sources from various repositories. Auckland Council's Cultural Heritage Inventory (CHI), District Plan and Proposed Auckland Unitary Plan (PAUP) schedules and the Heritage New Zealand Pouhere Taonga (HNZPT) New Zealand Heritage List were searched for recorded built heritage places. Auckland Council's Pre-1944 survey records were also used. Property files have not been accessed in Stage 1 but will be relevant to the second stage of the heritage survey.

The level of known or likely accessible information is an important factor in determining which places are to be prioritised for future evaluation. The key resources used during the development of the study are listed below.

A complete list of references is provided at the end of the Historic Context Statement report (Appendix 1).

- Archives New Zealand (Auckland)
- Auckland Council Libraries
- Online research sources (Papers Past, Digital NZ, Matipihi, Alexander Turnbull Library, Auckland Museum online)
- Auckland Council GIS and Unitary Plan Viewers
- Land Information New Zealand (LINZ)
- Auckland Council Property Files
- Cadastral Survey Maps (Pre 300,000 Index)
- A range of heritage reports prepared by or for the council, held on file through the Cultural Heritage Inventory (CHI)
- A range of local history books (see references in Heritage Survey report: Appendix 1)
- General knowledge and memories from members of the Māngere Historical Society and other members of the local communities.

Fieldwork

Fieldwork has been carried out throughout the project to help with a greater understanding of what is physically present in the survey area, and to enable the physical identification and analysis of places with potential historic heritage value(s). Surveys were generally conducted by car ("windshield"), and partly on foot. As part of the process, historic aerials and maps (where available) were consulted and photographs taken to document the survey areas. Places have been viewed from the exterior/ public realm. No interiors have been inspected

as part of the Stage 1 fieldwork. An array of photographic documentation not presented within the reports, has been compiled as records of part of the survey process.

Survey results

There are three forms of places set out within the report, '*protected*,' '*recorded*' and '*identified*'. *Protected* places are set out in a statutory document with formal protection afforded. *Recorded* in this case refers to sites currently held in a formal database i.e. The Cultural Heritage Inventory (CHI) and the New Zealand Archaeological Association Archways (NZAA). Thirdly, *identified* sites are those places set out via this survey and not yet formally documented elsewhere. There is a degree of overlap between *recorded* and *identified* sites. Through this survey, a recommended output is to add these additional places to *recorded* places and potentially also *protected* places, via a plan change to make additions to the *schedule of significant historic heritage places*.

Places of interest list

A study list of *places of interest* has been developed in accordance with the six themes and respective sub-themes. This relates only to places currently without statutory protection. A prioritisation methodology sets out how to determine the allocation of highest priorities for potential evaluation for scheduling. This is set out in Appendix 6: Places of Interest list.

Analysis of existing schedule of Significant Historic Heritage places

Within the study area are a total of 33 scheduled *significant historic heritage places* set out in the notified Proposed Auckland Unitary Plan, from within the study area.

A further break down illustrates that the 33 scheduled historic heritage places fall under the following groupings (with some overlaps such as the house now used as the Māngere Community House and the former Fischer's Store and residence):

- 26 residences. These include historic cottages, farm houses and modest villas, as well as more substantial houses, including Massey Homestead and examples of substantial bungalows.
- 4 churches (St James Church, Māngere Presbyterian Church, Selwyn Church and relocated Westney Road former Methodist Church)
- 2 community halls/ buildings (Māngere East Hall, Māngere Community House)
- 2 school buildings (Old Māngere School and school house)
- 2 farm buildings – the barn at Waterlea, 14 Ambury Road and at Abbeville farmhouse
- 1 early shop - former Fischer's Store and residence at 25 Wallace Road, Māngere Bridge.

See Appendix 4 for a list of scheduled significant historic heritage places in the PAUP.

Additionally, held on a separate schedule and considered against different criteria, there are 11 scheduled *Outstanding Natural Features* (Appendix 3.1) in Māngere and Favona:

- 1D 3 Ambury Road lava cave, Māngere Bridge: a complex 140m long lava cave with two branches and many well-preserved flow features
- ID 14 Boggust Park crater, Favona: one of the oldest volcanoes in the Auckland volcanic field, consisting of a 400m in diameter explosion crater, surrounded by a 9m high, semi-circular tuff ring.
- ID 22 Crater Hill, Māngere: Crater Hill is one of the two best examples of remaining explosion craters and tuff rings in the former Manukau City.

- ID 52 Ihumatao buried forests - best example in New Zealand of a fossilised mature kauri forest, and of a fossil forest, buried and preserved beneath volcanic ash.
- ID 86 Māngere Lagoon explosion crater, Māngere Bridge: a large explosion crater (23 hectare) with a low-profile tuff ring and a small, central scoria cone.
- ID 87 Māngere Mountain volcano (Te Pane o Mataoho): Māngere Mountain is one of the best examples in the Auckland volcanic field of a large, well- preserved scoria cone with a breached crater.
- ID 89 Manukau foreshore lava flows, Māngere Bridge: this area contains the best example of pahoehoe lava surfaces in New Zealand. Many small areas of well-formed pahoehoe lava from Māngere Mountain volcano occur in the foreshore, north of Kiwi Esplanade. Lava flow exposures extend westward around the coastal edges of Ambury Regional Park.
- ID 147 Otuataua lava flows, Māngere: one of the least modified remaining areas of lava flows in the Auckland volcanic field.
- ID 166 Pukaki Lagoon volcano, Māngere: Pūkaki Lagoon is one of the best two remaining examples of an explosion crater and tuff ring in Manukau City.
- ID 168 Pukeiti scoria cone and lava field, (Puketāpapa) Māngere: Pukeiti is the only remaining example of a small, cratered scoria cone in the Auckland volcanic field, and the only remaining largely intact, scoria cone of four originally in this area.
- ID 170 Puketutu Island volcano, Māngere: Puketutu Island is an isolated compound volcanic centre, with tuff ring remnants, several scoria cones, and many lava flows, some submarine, covering an area of 2.1km by 2 km².

The above summary also does not cover trees and clusters of vegetation that may be of historical or natural heritage value, currently scheduled, or otherwise.

Other existing Statutory Heritage Management Tools

Within the study area eight built heritage places are also listed by Heritage New Zealand Pouhere Taonga (HNZPT). All of the listed places are included in the Schedule of historic heritage places in the Proposed Auckland Unitary Plan. Refer to Appendix 5 for places listed by HNZPT.

Precincts

A number of precincts are located in Māngere Bridge and Māngere East. Precinct provisions are aimed at managing the established residential character in parts of Māngere Bridge and Māngere East. Chapter F of the PAUP describes these precincts and sets out the objectives and policies for each.

The Māngere Bridge precinct applies to the majority of the residential area west of Woodward Road, and the northern part of Coronation Road. Within this area the Single House Zone applies under the notified Proposed Auckland Unitary Plan.

The Māngere Bridge precinct seeks to protect traditional suburban development in the area, with single, large houses on relatively big sites arranged around a distinctive street pattern. In the older eastern half of the Māngere Bridge area, the streets follow a grid pattern. In the newer western half, streets are curvilinear with cul de sacs. Overall suburban development maintains a spacious character with site sizes ranging from 600m² to 1000m². The underlying zoning is the Single House zone. Controls are applied to regulate density and subdivision, and yards to maintain the spacious residential character in the precinct overlay area.

The Rosella Road precinct seeks to protect a group of Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s, on Rosella Road, Māngere East. The precinct seeks to protect building spacing, orientation, setback, scale, height, roof forms and the extent of site coverage.

The Māngere 1 precinct accommodates the SPCA Auckland Animal Village at 50 Westney Road, Māngere. The SPCA was established in 1978 and is a regionally significant resource, providing animal welfare and associated services for Auckland.

The Māngere 2 precinct seeks to protect one of the first examples of cluster housing in New Zealand in Teo and Tioro lanes. This state housing was built in 1978 and is significant because it represents a change in the government's housing policies, relating to architectural and subdivision design.

The Māngere Puhinui precinct is comprised of land to the north and east of the Auckland International Airport, outside of the rural urban boundary. It includes areas of Māngere and Puhinui, which were once main areas of Māori settlement (c1000AD – 1860s) as documented in the report of the Waitangi Tribunal on the Manukau Claim 1985, and which are now largely in rural or public open space use today. The purpose of the precinct is to recognise the relationship and values that tangata whenua have with the area, to maintain an open rural character and areas for food growing, and to protect wahi tapu from being destroyed during site development. The purpose of the precinct is also to protect the significant geological features that remain in the area from damage or further development.

The Māngere Gateway precinct (containing a series of sub-precincts) is comprised of land north of the northern runway of the Auckland International Airport, and west of George Bolt Memorial Drive and Kirkbride Road. The area currently comprises mainly rural land but also contains important resources such as, the Makaurau Marae and papakāinga area, and the Ōtuataua Stonefields Historic Reserve. The underlying zone for sub-precincts A, B and C is Light Industry, for sub-precinct D the underlying zone is Future Urban, and for sub precinct E the underlying zone is Mixed Housing Suburban.

The area has significance extending over hundreds of years as a centre of food gathering and production. Local iwi fished from the harbour, harvested shellfish, grew kūmara in the high-quality volcanic soils, and lengthened the growing season using volcanic rock gardens to heat the soils and increase drainage. Iwi have strong ancestral and spiritual associations with the whole area. It also contains significant natural, cultural and built heritage resources, and public open space.

Chapter F 6.15 of the PAUP notes significant characteristics of sub-precinct D include Māori cultural associations. Heritage and historic associations noted include:

- Cultivation of much of the area as part of a larger food production area, over approximately eight centuries by local Māori and (from the mid-19th century) Europeans
- Examples of 19th century dry stone walls
- Historic farmhouses
- The archaeological, architectural, cultural, historic, scientific and technological values associated with the natural and physical resources of Ihumātao, that relate to both the Māori and European occupation and use of the land.

Framework plans and structure plans, based on consultation with mana whenua, are required to take into account significant cultural heritage, cultural associations and landscape values associated with this area. (However the underlying zoning allows for

substantial change in areas identified as having significant cultural and historic associations and values.)

Analysis

'Māngere and Puhinui were main areas of Māori settlement. The area has significance extending over hundreds of years as a centre of food gathering and production. Local iwi fished from the harbour, harvested shellfish, grew kūmara in the high-quality volcanic soils, and lengthened the growing season using volcanic rock gardens to heat the soils and increase drainage. Iwi have strong ancestral and spiritual associations with the whole area'.¹

Māngere was the location of a significant Māori population during the 1840s-1860s. There were a number of Māori living at Ihumatao, where the Wesleyan mission station was established, and the government would encourage settlement of Māori at Māngere in the late 1840s in a militia settlement.² Similar to Auckland's other Fencible settlements at Ōtāhuhu, Panmure, Howick and Onehunga, the 1840s settlement at Māngere Bridge is comparatively early within the Auckland region.

The grid layout of roads at Māngere Bridge reflects the 1840s militia settlement and some early surviving scheduled buildings, including St James Church and Urupā and a small number of cottages, are associated with this early period of development.

Māngere Bridge remained a semi-rural settlement into the 20th century. Subdivision for residential development occurred progressively. The area retains a number of late 19th and early 20th century houses associated with pioneering families in the area, in amongst ongoing residential development. Commercial development at Māngere Bridge was limited in the late 19th and early 20th centuries to a handful of small scale local stores, a post office, as well as businesses like a blacksmiths store. Very few commercial buildings had been built by the mid-20th century. The area was served by larger shopping centres nearby at Onehunga and Ōtāhuhu. Many of the shops in Coronation Road were built after 1960.

Māngere East and Favona remained largely rural areas into the 20th century. Many of the early houses are associated with the earlier farming use of the land, including the substantial Massey Homestead, as well as examples of villas and bungalows. Rosella Road is distinctive as an area that was subdivided for residential development in the 1910s and built on soon after. Located closer to Ōtāhuhu and to Kings College (established in 1917), one of the houses on Rosella Road, for example, was built for a teacher at the college.

Transport routes have been important to the development of the area. A ferry connected Māngere with Onehunga in the 1840s. The opening of the North Island Main Trunk Railway line from Auckland to Mercer in 1875, and through to Wellington in 1908, was a catalyst for development in Ōtāhuhu and Māngere East. In 1875 the first Māngere Bridge opened. This was replaced with a concrete bridge in 1915 and the new Māngere Bridge opened in 1983.

Maps dating from the early 1900s show that there were relatively few roads in the area, outside of the Māngere Bridge settlement³ Local roads were progressively formed as part of residential subdivisions. In 1951 work began on the southern motorway and in 1955 the section connecting Redoubt Road with the city opened.⁴ In the 1990s an airport branch of the south-western motorway was built. Auckland International Airport is a regional facility that has been a distinctive part of Māngere's development.

Places currently included in the schedule of historic heritage places represent a number of themes that have been important to the development of the Māngere Bridge and Māngere East areas. There are currently no places scheduled in Favona.

Residences are the main type of scheduled place in the study area. Some of the scheduled houses are associated with farming and with people and families who have played important

roles in the early development of the Māngere area. However there are residential buildings that appear to be of potential value, both for their architectural and historical values. Early churches in the area are scheduled, as are early surviving educational and community buildings. Further examples of church halls and community buildings may be of interest. Rosella Road is an area that was identified in the Manukau District Plan in 1994 as a residential heritage area. Currently managed in the PAUP with a precinct overlay, it merits assessment as a historic character area, consistent with other areas of coherent historic residential character in the Auckland region.

Places associated with commercial, industrial or horticultural development are not well represented. War memorials are not reflected in the current pattern of scheduling. Development post-World War II is not currently reflected either.

Aerial photos show that the Māngere Bridge shopping centre was very sparsely developed in the early decades of the 20th century. A two storey block of shops was built in the late 1930s near the corner of Miro Road. However the 1959 aerial photo shows that both sides of Coronation Road were largely empty between Miro Road and Rimu Road. A small number of commercial buildings were located close to the Rimu Road intersection by 1959. The petrol station at 1 Coronation Road was operating by 1941. The commercial area developed over the following decades. Retail and commercial buildings on this block are generally modest, single level buildings. The shopping area is appealing because of the scale and activities along the street edge, including retail shop fronts and café seating. Generous footpaths, street trees and hanging planted baskets add to the character of the street environment.

Māngere Bridge and Māngere East evolved from being separate county towns to suburbs that were part of Manukau City, and subsequently part of the Auckland Super City. However no buildings remain that relate to local government.

Stone walls are a significant built feature in the Māngere Bridge /Māngere area. Some walls are potentially captured as part of the extent of place for scheduled historic places. Otherwise many may be potentially overlooked in terms of formal management. Types of stone walls include dry stone walls as well as walls constructed of cut stone blocks. In Māngere Bridge stone walls are evident at the front boundary of many residential properties, as well as along sea walls on the foreshore. There are long, dry stone walls evident, such as those along Oruarangi Road, in the vicinity of Ihumatao Quarry Road. Currently these do not appear to be scheduled (they are identified as heritage features within the Māngere Gateway Precinct Sub-precinct D).

In other parts of Auckland, some stone sea walls have been scheduled. Examples include UP ID 1647 Blockhouse Bay Seawall and ID 907 Birkenhead Seawall.



Figure 2. Stone walls at Māngere Schoolhouse, 299R Kirkbride Road



Figure 3. Stone wall near residence at corner of Muir Road and Ambury Road, Māngere Bridge.



Figure 4. Stone walls in Oruarangi Road, Māngere.

Future outputs

More detailed research will assist in the consideration of places associated with a range of historic themes. As part of stage 2, detailed research and site visits will be undertaken to evaluate some prioritised places for potential scheduling.

It would be useful for dry stone walls to be further investigated as a subject of wider regional investigation in Auckland. There are examples remaining in Mt Eden and Mt Albert. In other parts of New Zealand where historic drystone walls are evident, they are identified and managed. Whangarei is an example where dry stone walls are given blanket protection through the Whangarei District Plan. Whangarei District Council has also produced a brochure, available online, with maintenance tips for dry stone walls.⁵ Dry stone walls on the Dunedin peninsula are also managed and conserved.

It would be worth recording where these walls remain in Māngere and the Auckland region, and for consideration to be given to their management. The examples in Māngere may be of particular significance due to the number of walls evident.

Further investigation of glass houses could also be useful as a wider regional investigation. There are remaining examples in Favona which demonstrate the horticultural use of land in the area. As building types however, there are issues with potential management. The glass and building frame are typically very fragile and difficult to maintain over time, particularly in terms of health and safety requirements. Recording locations, preparing photographic records and research of the families and businesses associated might be considered.

A heritage trail could be developed to highlight historic places at Māngere Bridge, to add to the series already produced by Auckland Council.⁶ Three walks are promoted at the Otūataua Stonefields at Māngere including historical, botanical and geological walks in the reserve.

Research information gathered as part of the heritage survey could be shared with property owners to enhance understanding of the place they own. For example, original architectural drawings or other historic information may be of interest to owners of properties on Rosella Road. Updated research information might assist other scheduled building owners in the development of their own interpretative information, or when preparing a resource consent application.

On-going work is required to build on information held by Auckland Council in relation to scheduled places, where it is currently limited.

Community values, engagement and consultation

Members of the Māngere Historical Society have had some involvement in the project. Visits to their archives have included discussions regarding the project and information or suggestions on places of potential interest. Val Payne of the Māngere Historical Society made submissions to the Proposed Auckland Unitary Plan concerning places that may be significant. These have been incorporated into the list of places of interest. In addition, Carrol Elliott of the Māngere Ōtāhuhu Local Board, identified places of potential interest at the project start-up meeting.

Highest priority places of interest

Appendix 6 explains the methodology used to determine the prioritisation of places set out on the *places of interest* list. The list has been compiled into respective themes and sub-themes. In addition Appendix 7 spatially defines the location of the priority 1 places. A total of five priority 1 places have been identified as warranting immediate further action. Rosella Road, currently managed in the PAUP by a precinct overlay, is proposed for evaluation as a historic character area. 30 priority 2 places have been identified, some of which may deserve progressing to a heritage evaluation, should the places' values or information be further identified.

Priority 1

In no specific priority order, the places identified as priority 1 are:

No. of Places	Place Name	Address
1	Māngere Memorial Hall	10 Domain Road, Māngere Bridge
2	Former Court House	11 Coronation Road, Māngere Bridge
3	Cottage	5 Rimu Road, Māngere Bridge
4	Former Hastie House	64 Mountain Road, Māngere Bridge
5*	Former Gibson Farmhouse, shed and well	14 Thomas Road, Māngere
6	Former Rowse House	3R Taylor Road, Māngere Bridge
7	Rosella Road historic character area	Rosella Road, Māngere East

*Site visit with owner's permission is required; however preliminary research information suggests this is an early farmhouse in the Māngere area, and warrants further investigation.

Priority 2

In no specific priority order, the places identified as priority 2 are:

No. of Places	Place Name	Address
1	House	26 Church Road, Māngere Bridge
2	St James Church Hall	27 Church Road, Māngere Bridge
3	Petrol Station	1 Coronation Road, Māngere Bridge
4	House	4 Coronation Road, Māngere Bridge
5	House	6 Coronation Road, Māngere Bridge
6	House	8 Coronation Road, Māngere Bridge
7	Shops and offices	43 Coronation Road, Māngere Bridge
8	House	65 Coronation Road, Māngere Bridge
9	House	75 Coronation Road, Māngere Bridge
10	Church hall	11 Favona Road, Favona
11	Church hall	6 Ferguson Street, Māngere East
12	House	54 Gray Avenue, Māngere East
13	House	68 Gray Avenue, Māngere East
14	House	17 Hastie Avenue, Māngere Bridge
15	House	294 Massey Road, Māngere East
16	House	417 Massey Road, Māngere East
17	House	39 Muir Avenue, Māngere Bridge
18	House	561 Oruarangi Road, Māngere
19	House	67 Taylor Road, Māngere Bridge
20	House	5 Tennessee Ave, Māngere East
21	House	37 Walmsley Road, Māngere
22	House	57 Wallace Road, Māngere Bridge
23	House	89 Wallace Road, Māngere Bridge
24	House	17 Wellesley Road, Māngere Bridge
25	House	25a Wellesley Road, Māngere Bridge
26	Church hall	2 William Street, Māngere East
27	House	23 (or 33?) Yates Road, Māngere East
28	House	43 Yates Road, Māngere East
29	Māngere Lawn Cemetery	85 McKenzie Road, Māngere

Priority 3

For priority 3 places identified, refer directly to Appendix 6: Places of Interest List.

ISSUES MAPPING

The following is an overview of the issues identified through this project, and key recommendations to enhance understanding of historic heritage places in Māngere Bridge, Māngere East and Favona. Some of the points below overlap between the four categories, and can be applied differently, depending on the angle by which they are considered. The following issues should be read alongside the recommendations in this survey report.

This analysis focuses on the following questions:

- What are the key issues that came out of the research and other types of analysis?
- Where and what are the gaps in the existing information base?
- What are the opportunities in the area?
- What are the strengths in the area?
- What are the weaknesses in the area?
- What are the threats in the area?

Strengths	<ul style="list-style-type: none"> • A strength in the Māngere Bridge, Māngere East and Favona areas, in terms of built heritage, is that more than 30 historic heritage places have previously been identified and scheduled. Many of the early/significant houses at Māngere have been scheduled, together with early churches, school and community buildings. Identification of places by Heritage New Zealand generally occurred in 1983, so recognition of places has been in place over a long period. • The Māngere-Ōtāhuhu Local Board advocates for historic heritage in the area. Heritage surveys have been prioritised and organised. Members of the local board and members of the community advocate for heritage management and raise awareness of heritage issues in forums such as Auckland Heritage Advisory Panel meetings. • The collective historic residential values of Rosella Road and Māngere Bridge have been managed through zoning in the Manukau District Plan, and Single House zoning and precincts in the PAUP. As a result, the historic residential area in Rosella Road has been retained along with the established suburban character at Māngere Bridge. • Māngere has some excellent local history resources. Of particular note is the Māngere Historical Society collection housed at the Māngere Town Centre. This includes displays of information, aerial photographs and artefacts related to the history of the area. Indexed file records have been developed over time and the expert local knowledge of the members of the historical society, many of whom are long term residents, provide an invaluable resource. The society has also published a number of books on the history of Māngere. The South Auckland Research Centre at Manukau Library also contains a considerable collection of local history material, and the online Manukau's Journey is a very useful resource. Other online resources including Papers Past and Digital NZ have been helpful as they have records held by Land Information New Zealand and Archives New Zealand.
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Weaknesses	<ul style="list-style-type: none"> • Not all places of potential historic heritage value are yet identified. A lack of recognition can lead to the impression that places are not considered important, placing them at risk of redevelopment. • No places in Favona have previously been identified. • While numbers of places are currently scheduled in the Māngere Bridge and Māngere East area, there is sometimes limited research information available on file. This makes it harder and more costly for owners of scheduled buildings if they need to prepare a Heritage Impact Assessment for resource consent. It would be useful for Auckland Council to progressively add to research records for places where necessary. (As part of this, study information that is available in condition reports or conservation plans has been collated to add to the scheduled property records). • Some types of historic heritage places/historic themes are not well-represented by the current pattern of scheduling. No commercial buildings at Māngere Bridge town centre on Coronation Road have been identified. No post World War II places are recognised. The Māngere War Memorial Hall is not recognised.
Opportunities	<ul style="list-style-type: none"> • Dry stone walls should be further investigated as a subject of wider regional investigation in Auckland. The location of dry stone walls in Māngere could be recorded as a trial project. • Further investigation of glass houses could also be useful as a wider regional investigation. • A heritage trail could be developed to highlight historic places concentrated at Māngere Bridge, to add to the series already produced by Auckland Council • Research information gathered for a range of places in Māngere Bridge and Māngere East has been collated onto Preliminary Information inventory forms. This information should be added to the council's cultural heritage inventory. • Provision of incentive measures to acknowledge and support the role of owners in the care and maintenance of historic heritage, which has a wider public benefit.
Threats & Constraints	<p>Potential threats and constraints affecting historic heritage in the Māngere area include:</p> <ul style="list-style-type: none"> • Lack of maintenance and/or inappropriate alterations which can erode integrity. Neglect over extended period results in increased requirements to replace/repair fabric and adds to cost. (Robertson Road Homestead is an example). • Even though heritage surveys have been undertaken, it's important to continue to review historic heritage resources periodically. What is considered to be of value may change over time, or if research reveals further information. • While much of Māngere Bridge is zoned Single House, Mixed Housing Suburban Zoning in the PAUP to the east side of Coronation Road, potentially places some places of interest at risk due to increased development potential. • The town centre at Māngere Bridge is zoned Local Centre, with a building height of 16.5 metres (4 storeys). Smaller scaled early

	<p>commercial buildings identified as places of interest may be at risk due to increased development potential. The predominantly single level scale of the town centre is likely to change over time.</p> <ul style="list-style-type: none"> • SHA's in the Māngere area have the potential to place heritage values at risk.
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Recommendations

This section provides recommendations largely based on key survey outputs and the issues mapping sections of this report. The following recommendations are set out as short, medium and long term however, are not necessarily in a priority order. Short term in this case means commencement in zero to two years, medium two-five years and long term in five years and beyond. On-going refers to an unspecified period of time, often as part of business as usual.

Timeframe	Recommendation(s)
Short term	<p><u>Dissemination</u> Present the findings of the Māngere Bridge, Māngere East and Favona Heritage Survey to stakeholders such as Māngere-Ōtāhuhu Local Board, Māngere Historical Society, as well as interested or concerned landowners and members of the public, if possible. Distribute copies of the study to relevant Auckland Library service centres, as well as publication on the Auckland Council website.</p>
Short term	<p><u>Local Board Plan</u> Advocate for the inclusion of project aspirations through the future Māngere-Ōtāhuhu Local Board Plan.</p>
Short term	<p><u>Database</u> Update the Cultural Heritage Inventory (CHI) with the information recorded for each place of interest from this survey.</p>
Short- medium term	<p><u>Progress Evaluations</u></p> <p><u>High priority places:</u> Establish a timeframe and progress the findings of priority 1 places identified through this level 2 heritage survey with individual evaluations. Further research on other places of interest to be programmed in the future when appropriate.</p> <p>Where possible and appropriate, co-operation with relevant property owners is intended, should places be formally investigated for proposed statutory heritage management.</p>
Medium term	<p><u>Interpretation and Information</u> Develop interpretation, such as signage across built, cultural and natural heritage. Consider development of a heritage trail for Māngere Bridge, available online or via mobile phone applications, similar to others in the Auckland Council series. Share updated research information with the owners of scheduled historic heritage places to support interpretation.</p>
Long term	<p><u>Regional Thematic Framework</u> Undertake wider research on key regional themes and use information on themes related to the survey in future studies, through the <i>Regional Thematic Framework Project</i>. Regional thematic studies will assist in establishing and contextualising how themes identified in</p>

Timeframe	Recommendation(s)
	Māngere feature in a broader regional context.
On-going	<u>Advocacy and understanding</u> Advocate for the increased appreciation for Māngere's heritage assets, both internally at the council and with an array of community and public stakeholders.
On-going	<u>Conservation documents</u> Advocate land owners (especially council-owned scheduled heritage assets) to undertake a conservation plan to guide the management, and fully identify all the values of a place that have historic heritage value, even if the place is not presently subject to statutory heritage management.
On-going	<u>Community relations</u> Maintain strong and meaningful relationships with heritage interest groups, as they are significant advocates, stewards and a source of local history knowledge. <u>Oral History</u> In particular promote and where possible, assist and/or facilitate with undertaking oral histories of members of the Māngere Historical Society, and other members of the public. In particular in relation to the untold stories of the past i.e. themes and stories that are under-represented and not widely known or understood.
On-going	Support owners of scheduled historic places by way of <u>incentive measures</u> , including grants for conservation and maintenance and waiving or reducing resource consent fees.
On-going	Share any updated research information with owners of scheduled historic places.

End Notes

¹ Overview of the Māngere Gateway Precinct, Proposed Auckland Unitary Plan, Chapter F

² A. E. Tonson, *Old Manukau*, Auckland, 1966, p.47, 48, 49 and 96-7.

³ Part of a map of Manukau County in 1902. Sir George Grey Special Collections, Auckland Libraries, NZ, Map 4790.

⁴ Tonson, p.320.

⁵

<http://www.wdc.govt.nz/BuildingandProperty/GuidelinesandStandards/LandscapeGuidelines/Documents/Dry-stone-wall-project.pdf>

⁶

<http://www.aucklandcouncil.govt.nz/EN/newseventsculture/heritage/Pages/experienceourheritage.aspx#walks>



Historic Context Statement Māngere Bridge, Māngere East and Favona

February 2017

**Auckland
Council**

Te Kaunihera o Tāmaki Makaurau



Cover illustration: View of Old Māngere Central School and School house. MMA
May 2016.

APPENDIX 1: Historic Context Statement-Māngere Bridge, Māngere East and Favona

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Glossary

Acronyms

Auckland Council	AC
Auckland Libraries	AL
Alexander Turnbull Library	ATL
Auckland Heritage Surveys	AHS
Auckland War Memorial Museum	AWMM
Deposited Plan	DP
Geographic Information Systems	GIS
Heritage New Zealand	HNZ
Historic Context Statement	HCS
Land Information New Zealand	LINZ
New Zealand Text Collection	NZTC
Proposed Auckland Unitary Plan	PAUP
Returned Services Association	RSA
Sir George Grey Special Collections	SGGRC
World War One (I)/ World War Two (II)	WWI/ WWII
Matthews & Matthews Architects Ltd photographs	MMA

1 CHAPTER ONE: LAND AND PEOPLE

1.1 Māori Relationships with the area

Within Māori traditions, heritage is a living spirituality, a mana that transcends generations. It comes to life through relationships between people and places, and with both the material and the non-material world. Sacred and special (wāhi tapu) places to Māori can be either tangible or intangible. The intangibility of some wāhi tapu sites is a specific feature making its values quite different to archaeological sites alone, where archaeology prescribes the need for physical remains.

Places remain important in the consciousness of Māori identity and culture of today's generations. These sites and places help in enabling whakapapa (likened to genealogy) back to tupuna (ancestors) for the tangata (people) of the whenua (land).

The scope of this heritage survey for Māngere Bridge, Māngere East and Favona is limited to built heritage and therefore the natural environment and Māori associations with the area have not been addressed as part of the study. (A draft report was prepared by Graeme Murdoch in consultation with Tāngata Whenua for Auckland Council in 2013 to provide an overview of Māori Ancestral Relationships with Māngere-Otāhuhu.)

2 CHAPTER TWO: GOVERNANCE

This chapter covers various elements relating to the governance of Māngere. Sub-themes addressed within this chapter are *Local Government, Public Services and Facilities, Defence and Healthcare*.

2.1 Local Government

2.1.1 Overview of Local Government

This section records the development of local government in Māngere Bridge, Māngere East and Favona. Places of potential significance associated with local governance can include municipal chambers and offices, depots, local government housing scheme areas, local services provided by the council such as fire and postal services, as well as less direct associations such as the homes associated with notable former mayors and local members of parliament.

In 1859 the settlers of Māngere took steps to establish a local board of highway commissioners to undertake local improvement works. Prior to this the responsibility for local improvements had fallen on the Auckland Provincial Council. Legislation had been passed to allow the election of highway commissioners and the levy of rates to fund local works since 1845, but it appears that the people of Māngere were the first to put the 1845 ordinance to use.¹

In 1862 the Auckland Provincial Highways Act reversed earlier local government legislation and made way for the establishment of local highway boards. With this came the demise of the highway commissioners and the birth of the Māngerei (sic) Highway Board.^{2[iii]} In 1867 the Māngerei Highway Board was singled out as an

example for other boards in the Auckland province to emulate. It was noted at the time for both its efficiency and low rates.^{3[iii]}

This form of local government would last into the 20th century. In 1912 Manukau County Council was elected, incorporating twelve road districts (earlier known as highway districts) including Māngere. Just seven years later Māngere Road District was abolished.⁴ As parts of the county became more closely settled, some of the more populated areas formed county towns including Māngere Bridge (formed in 1954) and Māngere East (formed in 1955). The county towns were dissolved in 1965 along with Manukau County and Manurewa Borough. The areas merged to form Manukau City, the largest urban local authority area in the Auckland region.⁵ In 2010 Manukau City became part of the Auckland Super City with the amalgamation of local bodies in the Auckland urban area.

While there are no places associated with the Highway Board or county offices evident in the Māngere area, there are a few buildings in Māngere Bridge, Māngere East or Favona associated with people involved in local government. For example the house at 3 Taylor Road, built by Fred Rouse, was the home of Roy Garrett, Assistant Manukau County engineer from 1941. The scheduled property Waterlea on 14-16 Ambury Road, Māngere Bridge was built for JE Taylor, a civil engineer who served as chairman of the Māngere Roads Board and Māngere Domain Board.⁶

The Māngere- Ōtāhuhu Local Board Offices are currently located at Māngere Town Centre.

2.1.2 Communications

2.1.2.1 Overview of post offices

Postal services have traditionally been a significant enabler of communication. For the early pioneers of Māngere, mail played an important part in their lives, being one of the only means of contact with the outside world. Even then a ship could take three months to journey to and from the motherland (Great Britain) to New Zealand with parcels.

In New Zealand, the postal service was in its peak from the mid-19th to late 20th century. The Local Posts Act (1856) authorised provincial councils to set up local post offices. In 1854 there were fewer than a dozen post offices across the nation, but by 1880 there were 856.⁷ The buildings housing this service also played a role in the distribution of mail and information. With the introduction of the telegraph and particularly the telephone, the communication facilities of telephone exchange buildings were significant, as it was a means to bring people together without the need for face-to-face communication, and with much more convenience than had been imaginable before.

Before the opening of Māngere's first post office, letters would be collected three times a week from Ōtāhuhu by local settler, Mr Absolum, who would deliver them to the local school for distribution.⁸

The first Māngere Schoolhouse, built in 1859, on Kirkbride Road also served as a post office from 1871. The old schoolhouse was relocated a 100 yards westwards, along Kirkbride Road, when a new school building was built behind the original one in

1881. From the early 20th century the old schoolhouse acted as a residence with the post office and a telephone exchange operating from the front room.⁹ This post office would later be known as Māngere West.¹⁰

It appears that a second post office was opened in the Māngere district in 1878. Less than a decade later postal services were provided at Māngere Bridge from the Māngere Bridge store.¹¹

In 1897 the Māngere Post Office was connected with a telephone line.¹² Meanwhile the people of Māngere Bridge were soon able to access telephone and telegraph services from the Māngere Bridge store, which had the only telephone connection in the area in the early 20th century.¹³ In 1927 a telephone and telegraph service was established at Māngere East, attached to the Māngere East Hall.¹⁴ However, the people of the area were keen to see local services extended, and in 1934 they presented a 223 signature petition to Manukau County Council urging the founding of a local post office to serve the growing population. Members of the council met with the chief postmaster and the Māngere East Post Office was then opened at Pirie's Store, next to Māngere East Hall on Massey Road.¹⁵

In 1943 a post office operated from the wartime air force base at Māngere Aerodrome. A temporary post office was opened at the Māngere Town Centre in 1972. This was a temporary arrangement while plans were drawn up for a dedicated post office building fronting Bader Drive.¹⁶ The new post office building was opened in 1975.¹⁷

Today there are four post office branches at Māngere, one at the airport, one at Māngere Bridge, one at Māngere East and a central one at Māngere Town Centre.

The current Māngere Telephone Exchange, constructed after 1960, is located at 63 Ashgrove Road, on the corner of Bader Drive.¹⁸

2.1.3 Banks

The provision of local branches of banks at Māngere Bridge did not occur until the shopping area developed in the late 1950s and 1960s. The nearby centres at Onehunga and Otāhuhu would have catered for the banking needs of the community. The Auckland Savings Bank at Māngere Bridge was designed in 1964 by architects, Patterson, Lewis & Sutcliffe.¹⁹ It remains on the corner of Coronation Road and Rimu Road.

2.1.4 Justice

Police

For many years police services were provided by officers stationed at neighbouring Onehunga and Otāhuhu. Prompted by population growth and a series of thefts, the need for a local police presence was discussed at a meeting of the Manukau County Council in 1931. It was resolved to raise the issue with the police department.²⁰ However this came to nothing and a further approach was made to the police department in 1939.²¹ It appears that Māngere remained without a permanent police presence until the 1950s, but the area was fortunate to have Constable Watt of the Onehunga Police Station living on Mountain Road from the 1940s.²²

In 1973 a police community liaison centre was opened at Māngere Town Centre. A police patrol base was opened on Bader Drive in 1980 and seven years later a new police station was opened.²³

2.1.5 Fire Service

In the early 1930s Manukau County Council negotiated for the Māngere area to be serviced by neighbouring fire brigades in return for a fee, the area not being sufficiently populated for the formation of a local fire service at the time.²⁴ The area was divided with Māngere Bridge and Māngere central serviced by the Onehunga brigade, while Māngere East and Māngere Crossing were catered for by the Ōtāhuhu brigade.²⁵

Māngere had its own fire service from around 1969 when funding was applied for the building of a fire station at Māngere. The Bader Drive station opened in 1971 and was served by both professional and volunteer fire fighters.²⁶

2.1.6 Healthcare

It appears there was no local doctor for many years at Māngere, and medical services were provided by doctors from neighbouring districts. These included Dr Scott, Dr Erson, Dr J C Pabst and Dr Harry Tressider from Onehunga, as well as Dr Ross from Ōtāhuhu.²⁷ Maternity services also appear to have been provided elsewhere with Māngere women giving birth at home, attended by a visiting doctor or nurse, or at one of the maternity homes in neighbouring suburbs.²⁸ By the late 1940s there were a few resident doctors serving the people of Māngere. Doctor Topping had a medical practice on Miller Road after local builder, HJ Short, provided premises for him at Māngere Bridge.²⁹

Middlemore Hospital

Middlemore Hospital was originally planned as a military hospital for New Zealand servicemen. Middlemore was the name of the farm run by the Thompson family who named it in honour of an 18th century forebear. Work on the project began in 1943 on 42-acre site. It was originally predicted that the hospital would be completed at the end of September 1943, but labour and materials shortages hampered progress.³⁰ By the close of World War II the hospital was yet to be completed and it never served its purpose as a military hospital. It had always been intended that the hospital would be taken over by the Auckland Hospital Board after the war, but this was a source of contention given that the Auckland Hospital Board was not consulted on the plans, and the price initially requested by the Assets Realisation Board was considered too high. The 300 bed hospital was finally opened in 1947 and is now the largest hospital in Auckland.³¹

Māngere Hospital Training School, Robertson Road Māngere

Established in the 1960s the hospital at Māngere was designed to cater for 1200 psychopedic patients, from the Auckland and Northland areas, and to provide training for nursing staff. In the 1970s the government halted the construction or extension of psychopedic hospitals. This signalled the beginning of deinstitutionalisation of psychopedic care.³² In the 1980s the Māngere hospital was closed and the land was redeveloped.³³

Plunket rooms/women's restrooms

The Māngere Bridge Plunket branch was established in May 1949.³⁴ The Plunket rooms are located on Taylor Road, Māngere Bridge.



Figure 1. Cheryl Fowler, 1980, Māngere Bridge Plunket Rooms. Courtesy Māngere Bridge Library. Auckland Libraries Footprints 01144

Ambulance station

The people of Māngere were provided with ambulance services from other districts until the 1950s. St John Ambulance had been established in New Zealand in 1885, just eight years after its founding in England. An Auckland branch was formed in 1892.³⁵ By August 1910 the Onehunga division of St John Ambulance was providing an ambulance service within relatively easy reach of Māngere.³⁶ From the 1920s St John stationed trained volunteers at sports events in Auckland, including horse and cycle races at Māngere.³⁷ In 1934 an Otahuhu railway division of St John Ambulance was formed, one of several located at railway facilities.³⁸ Māngere got its first local ambulance service in 1951, when a St John Ambulance was stationed at Middlemore hospital to serve the South Auckland area.³⁹

Today the St John Ambulance Station is located at 276 Kirkbride Road, Māngere.

3 CHAPTER THREE: INFRASTRUCTURE

This theme explores infrastructure development in Māngere Bridge, Māngere East and Favona starting from early settlement through to the middle of the 20th century.

A ferry connected Māngere with Onehunga in the 1840s. The opening of the North Island Main Trunk Railway line from Auckland to Mercer in 1875, and through to Wellington in 1908 was a catalyst for development in Ōtāhuhu and Māngere East. In 1875 the first Māngere Bridge opened. This was replaced with a concrete bridge in 1915 and the new Māngere Bridge opened in 1983. Maps dating from the early 1900s show that there were relatively few roads in the area outside of the Māngere Bridge settlement.¹ Local roads were gradually formed as part of residential subdivisions. In 1951 work began on the southern motorway and in 1955 the section connecting Redoubt Road with the city opened.⁴⁰ In the 1990s an airport branch of the south-western motorway was built. The Auckland International Airport at Māngere is a regional facility that has been a distinctive component of Māngere's development.

3.1 Transportation

The first public transport service at Māngere was a ferry that connected the area with Onehunga, from 1847.⁴¹ Communications were improved in 1875 with the building of the first Māngere Bridge, spanning the waters separating the area from Onehunga.⁴² By this stage a rail connection between Onehunga and the city was up and running.⁴³

Māngere was fortunate to have a supply of local scoria that could be used for local roadmaking. In the 1860s a section of Māngere Road was gravelled and other local roads were improved over the coming years. In the 1930s there were some sealed roads and footpaths but these were few and far between.⁴⁴

The second Māngere Bridge opened in 1915 and transport links were improved again in 1983 with the opening of the new Māngere Bridge. It had been a long time coming with the first plans for the new bridge being drawn up in 1964, and a decade later work finally beginning. Work was hampered by industrial disputes resulting in the contractor being declared bankrupt. It was with considerable relief that the bridge was finally opened on 19 February, 1983.⁴⁵

¹ Part of a map of Manukau County in 1902. Sir George Grey Special Collections, Auckland Libraries, NZ, Map 4790



Figure 2. WT Wilson, Second Māngere Bridge at the time of its opening in May 1915. Courtesy Māngere Bridge Library Collection, Auckland Libraries Footprints 01132.

The motorways built in the latter half of the 20th century would provide a faster route to the city. In 1951 work began on the southern motorway and in 1955 the section connecting Redoubt Road with the city opened.⁴⁶ However Māngere was located some distance from the southern motorway route and it would be several decades before the community had a motorway on their doorstep.

In the 1990s an airport branch of the south-western motorway was built. Initial plans for the motorway saw it bypass Māngere Central altogether, but fears this would lead to a decline in business at Māngere Town Centre, led to calls for an off ramp at Māngere Central. The Bader Drive off ramp was subsequently built but the fortunes of Māngere Town Centre continued to decline.⁴⁷

Road names

Road names can provide insight into the history of an area, indicating settlement patterns and community values. A number of the roads in Māngere Bridge, Māngere East and Favona are named after early families in the area. Examples are given in Section 6.3.1.1.2 Interpretation below.

Bus services

Māngere had access to bus services as early as 1903, but by 1914 the people were keen to have a more extensive service, to connect parts of the area with the railway station at Onehunga. A public meeting was held and it was decided to form the Māngere Co-operative Bus and Transport Company.⁴⁸ However it appears that this came to nothing. During the 1920s and 30s the Universal Motor Coach Service, Passenger Transport Company and Suburban Buses provided public transport services for the people of Māngere.⁴⁹

3.1.1 Rail

The first railway in New Zealand opened in 1863, connecting Christchurch and Lyttleton. Under the leadership of Premier Julius Vogel in the 1870s, railway development became a priority for the government as it assisted in the colonial expansion of New Zealand and encouraged immigration.⁵⁰ By 1908 the Main Trunk Line allowed for unbroken travel from practically one end of the country to the other.

In 1880 train services ran twice weekly along the railway that connected the city with Papakura.⁵¹ While there appears to have been no station at Māngere, passenger trains clearly stopped at Māngere as early as 1909.⁵² It appears that the first station was built in the 1920s.

3.1.2 Auckland International Airport

One of the key features of Māngere is the international airport located at its southern end. It dates back to 1928 when the Auckland Aero Club was established on a Māngere farm. The evolution of the aerodrome into Auckland's international airport in the early 1960s, saw neighbouring farmland converted to airport purposes.⁵³ The airport was further developed over the coming years. For many millions of visitors to this country, Māngere has been their first port of call. Recently work has begun on extending the airport to provide a second runway.

3.2 Utilities and services

Being a predominantly farming community, Māngere residents had to wait sometime before services such as power and water were connected in the area. While the central city was supplied with piped water in the 19th century and electricity in the early 20th, Māngere residents would have to wait longer for these modern conveniences.

3.2.1 Water supply

The water supply scheme for Mangere Bridge, Favona and Mangere East districts commenced in late 1931, including excavation for a water reservoir on Mangere Mountain. The contract for the plumbing plant was let to an English firm.⁵⁴

3.2.2 Sanitation and sewage

Across early Auckland, particularly in the more urbanised areas, waste management was a considerable health and amenity concern. The most important progressive initial step was the banning of cesspits and requiring night-soil collections. The cesspit consisted of a hole dug in a backyard, with an outhouse erected on top – when it filled, a new hole was dug. Households were generally required to pay a 'night-soil man' to collect the waste from their site.

Māngere Sewerage Works

Completed in 1960 the Māngere Sewerage Purification Works provided a sewerage treatment centre for the metropolitan area excluding the North Shore. The works relied on algae to purify the sewage and had the largest oxidation ponds of their kind

in the world.⁵⁵ Over the years the facility has created a number of problems for local residents. Swarms of midges and mosquitoes plagued local residents in the 1960s and then there was the stench that came regularly on the breeze.⁵⁶

While Māngere was the destination of much of Auckland's sewerage, the Māori village nearby at Ihumatao, would be one of the last areas to be connected with the sewerage system. In the late 1970s, after numerous complaints, Manukau City Council finally agreed to remedy the situation.⁵⁷

Early in the new century the oxidation ponds that had caused such misery for local residents in the 1960s, were closed and the facility upgraded. Now 7000 ultra-violet lamps do the work previously done by the oxidation ponds and the sun.⁵⁸

3.2.3 Rubbish disposal

In the early days of settlement, households and businesses were expected to make their own waste-disposal arrangements throughout the region and nation.

3.2.4 Electricity

Electricity generation in New Zealand first began in 1888 in the small town of Reefton in the South Island.⁵⁹ ² The introduction on mass of reliable electricity and associated appliances revolutionised working and living conditions for many farmers, industries, housewives and shop owners in the area. Development had the opportunity to expand considerably through this technological advancement.

By the late 1930s the Māngere area was supplied with electricity. Electric street lights were operating at this time but were only at major intersections.⁶⁰

² Reefton was the first location in the country to have a public supply of electricity. In addition, the town was the first to switch on an electric street lighting system in the Southern Hemisphere. Information accessed from : <http://www.reefton.co.nz/>

4 CHAPTER FOUR: BUILDING THE PLACE

This chapter sets out the residential and commercial settlement and development of the Māngere Bridge, Māngere East and Favona areas, addressing historical patterns and trends and how these may have changed over time.

4.1 Residential development

4.1.1 Overview of residential development

This section of the *Building the Place* chapter addresses the residential development of the Māngere Bridge, Māngere East and Favona areas. This very broadly covers Māori occupation in the very initial years of European contact in relation to the militia settlement, land confiscations, Crown grants, and early pioneer settlement patterns (1840s -1870s), leading into the Victorian (1870-1900) and Edwardian (1901-1919) eras, as well as moving forward into the Inter-war (1920-1939) and Post-war (1940-1965) periods. Land confiscations are strongly linked to the *Land and People* theme.

Potential heritage places associated with this theme may include groups of houses from a particular period, early commercial development with strong historical and physical values, and individual buildings that have a strong historical association or is a notable example of an architectural style or exemplifies a prominent architect's work.

4.1.2 Early interactions, land transactions and European settlement

It appears that the first European visitors to the Manukau Harbour were a small party of missionaries made up of Samuel Marsden, John Butler, William Puckey and James Shepherd, who arrived in 1820. They found a harbour edged with fine stands of timber and fertile soils that provided ideal conditions for the extensive crops of potatoes grown by local Māori.⁶¹ Through the 1830s gangs of pit sawyers arrived to harvest the local kauri and totara.⁶²

Māngere was the location of a significant Māori population during the 1840s, 50s and 60s. There were a number of Māori living at Ihumatao where the Wesleyan mission station was established and the government would encourage the settlement of more Māori at Māngere in the late 1840s.⁶³

The 1840s was a period of unrest in the north where the European settlement of Kororareka was attacked by Nga Puhi in 1845. Fears of an attack on Auckland, the capital of the young colony, led to the establishment of a defensive buffer for Auckland. During the late 1840s the nearby settlements of Howick, Onehunga, Panmure and Ōtāhuhu were established and settled by retired British servicemen, who were to be available for military service when required.⁶⁴ Meanwhile a similar settlement was established at Māngere and settled by Māori.

In the late 1840s Sir George Grey encouraged Te Wherowhero, chief of Ngati Mahuta from the Waikato, to settle with his people at Māngere. In 1849 Te Wherowhero and 120 of his people signed an agreement with Grey to provide military protection for the city of Auckland, from the Māngere base. Like their British equivalents the Māori fencibles received land to live on and cultivate, and after seven years of faithful service were given a title to the property. They appointed their own

non-commissioned officers and were supervised by British officers and clergymen. Te Wherowhero relocated to Ngaruawahia in 1858 when he was appointed the first Māori king. The Māori fencible settlement at Māngere continued in Te Wherowhero's absence for another five years.⁶⁵

Around the mid-1850s the Māori population of Māngere was around three or four times larger than the European.⁶⁶ However within a decade that would all change. The rise of the Māori King movement was seen as a threat to British sovereignty. In July 1863 Governor Grey demanded that all Māori living between Auckland and Waikato take an oath of allegiance to Queen Victoria, or face expulsion to the south of the Mangatawhiri stream.⁶⁷ Few Māori stayed to swear allegiance to the Queen. Within days the invasion of Waikato by imperial forces had begun.⁶⁸

After the Waikato War some Māori returned to the area and settled at Pukaki and Ihumatao. Today there is a significant Māori settlement at Ihumatao.⁶⁹



Figure 3. Jack and Mahia Wilson and others at Pukaki Pa, c.1905. Courtesy Māngere Historical Society, Auckland Libraries Footprints 01083.

4.2 Early pattern of land subdivision

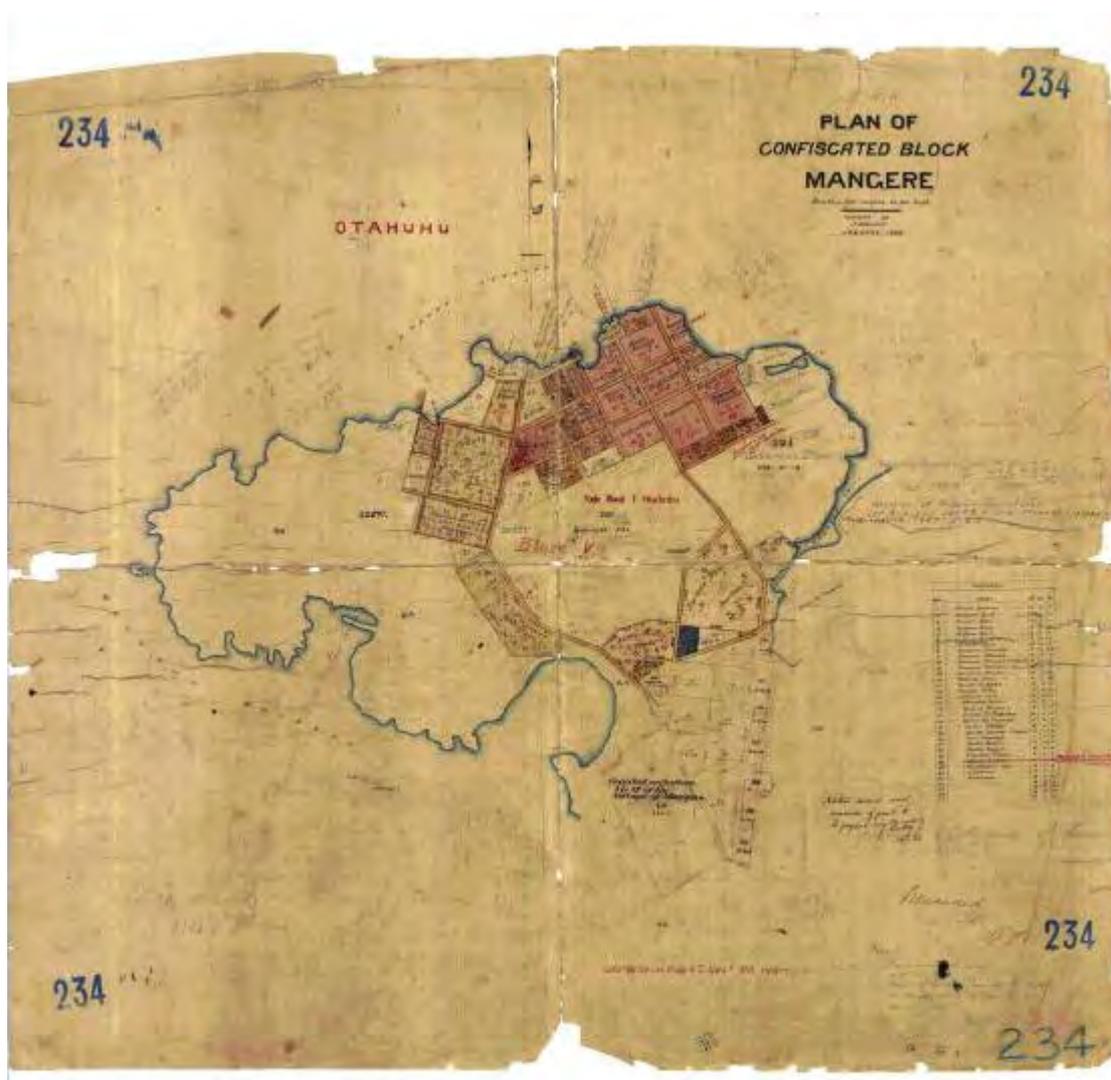


Figure 4. SO 234 Plan of Confiscated Land Māngere. LINZ, Crown copyright reserved.

The grid of streets at Māngere Bridge is associated with the Fencible settlement and is shown on a map of confiscated land, dating from 1868. (SO 234). The original large blocks were progressively subdivided over time.⁷⁰

European settlement at Māngere appears to have begun in the 1840s when the government began dividing land in the Manukau area into farms for sale.⁷¹ While Māngere would remain a largely farming community for the first half of the 20th century, there were pockets of residential development established alongside the farms.

The opening of the first Māngere Bridge in 1875 provided a good link between the northern part of Māngere and Onehunga, which had a busy port and was a centre of industry that was well-connected with the city by rail.⁷² The opening of the second Māngere Bridge in 1915 improved transport connections to the area.

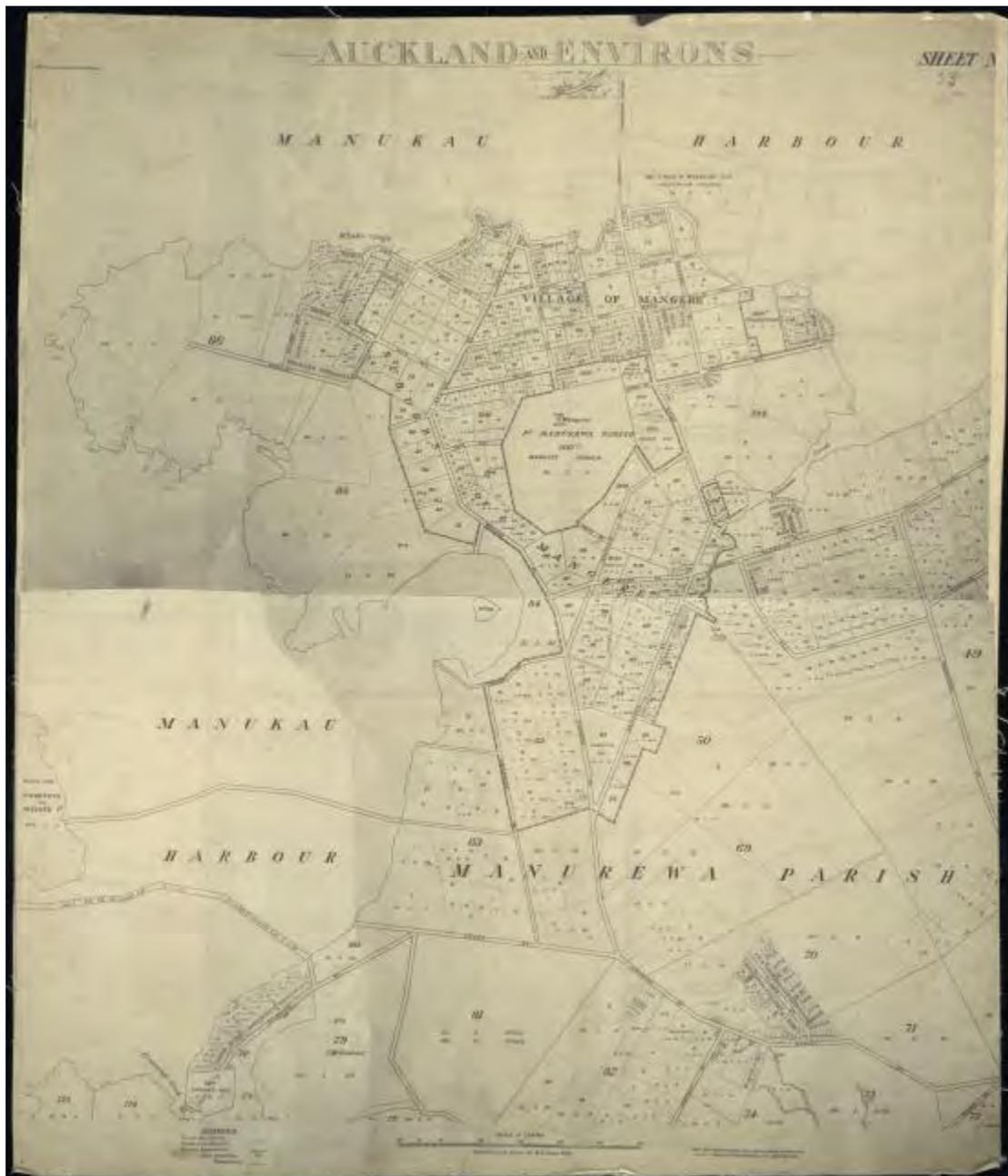


Figure 5. 1932 Map of Māngere. Sir George Grey Special Collections, Auckland Libraries, NZ Map 7939.



Figure 6. View north from the foot of Māngere Mountain across the Māngere area in c.1910. Shows Māngere Bridge and the rural character of the area at that time. Sir George Grey Special Collections, Auckland Libraries 35-R235.



Figure 7. View north from Māngere Mountain in 1931. The area still retains a largely rural character, although some more houses are evident. Sir George Grey Special Collections, Auckland Libraries 4-4744.

In the 1920s more residential development occurred at Māngere Bridge, though the area remained predominantly rural until the latter half of the 20th century.⁷³ In 1932 a water reservoir was built on Māngere Mountain to supply the area with piped water.⁷⁴ By the late 1930s the area was supplied with electricity.⁷⁵

The opening of the railway workshops at the Māngere/Ōtāhuhu border in 1928 provided the push for residential development at Māngere East.⁷⁶

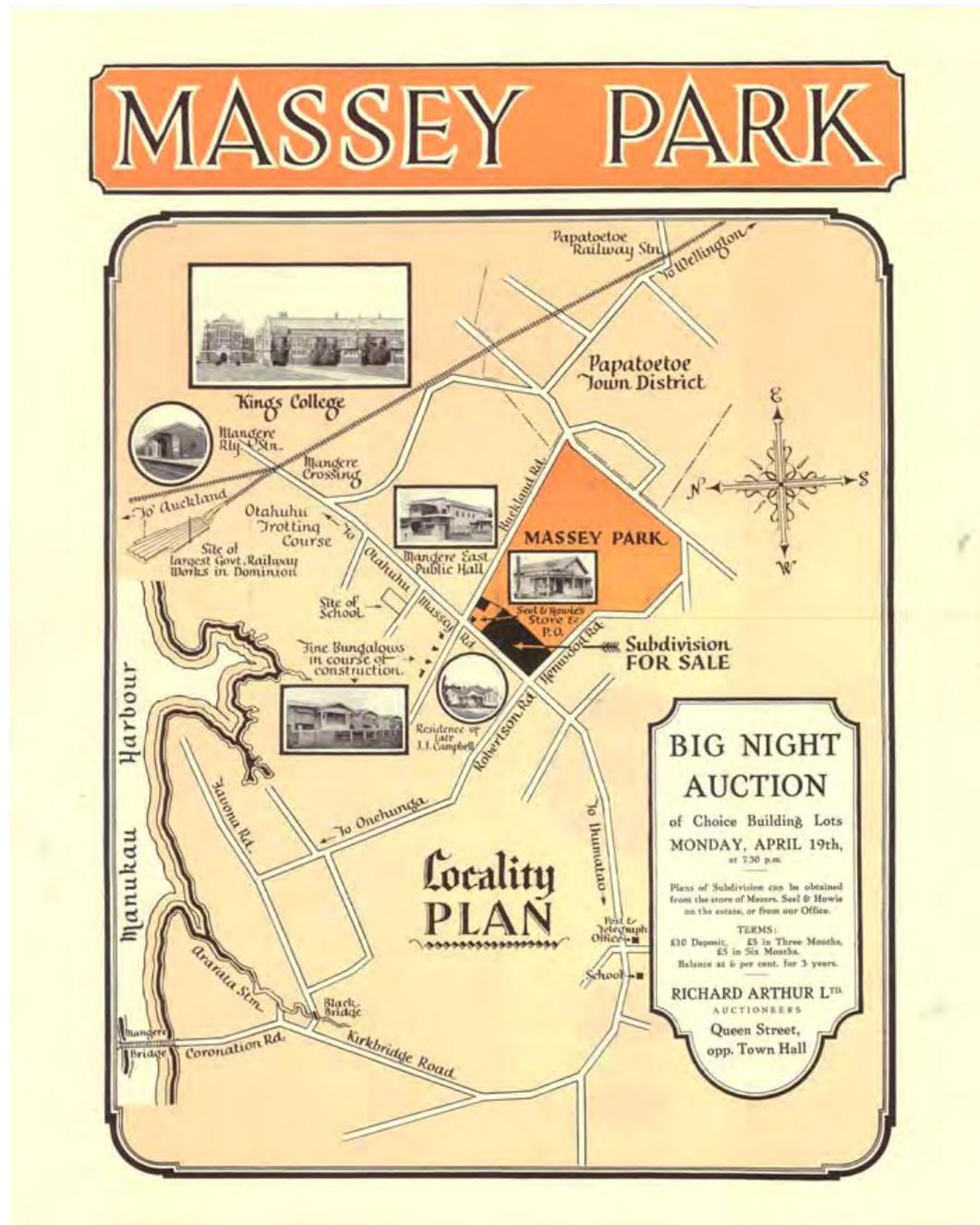


Figure 8. Massey Park, Auckland, G.J Rowe, 1926 (courtesy Auckland Libraries).

Massey Park subdivision at the corner of Henwood Road and Massey Road was advertised for sale in the late 1920s. The advertisement stressed the proximity to the railway station for commuters and the railway workshops for local jobs. It added 85

residential sections to an area which had seen hundreds of homes built in the previous few years.⁷⁷

In 1927 sections in a substantial residential subdivision at the southern end of Māngere were offered at auction. Known as the Manukau Beach Estate the 100 sections were on coastal land where Auckland International Airport would later be built. Surrounded by farms it was a remote area that would soon become known as Watea Estate. Many of the sites were purchased by Auckland families who built baches at Watea. Numerous elderly people retired to the area and some of the baches were transformed into more substantial permanent homes as the years wore on.⁷⁸

At Māngere Bridge land to the area west of Seaforth Avenue and Westcroft Avenue was not subdivided until after 1959.⁷⁹ A number of large blocks of land still remained within Māngere Bridge's grid of streets at that time.



Figure 9. Auckland Council GIS Viewer, 1959 aerial photograph.

By the early 1960s there was a growing residential area at Māngere central and at this time, the Māori settlement nearby at Ihumatao was upgraded with the aid of loans from the Department of Māori Affairs. Semi-detached houses were built to replace substandard weatherboard houses and a new meeting house was built. At the time there were nearly 200 Māori residing at Ihumatao.⁸⁰

In 1962 work began on a substantial state housing development. Covering an area of 1450-acres, the Māngere state housing scheme included numerous schools, parks and reserves along with shops and a major shopping centre beside a centre of industry.⁸¹ Through the 1960s and early 1970s Māngere was transformed from a largely rural area into a predominantly residential area.

Māngere was one of the later examples of mass state housing areas developed in the post-war era, in an attempt to meet the huge housing demand of the time. While early state housing had been built for the better off worker, a change in policy saw an income bar introduced in the 1950s.⁸² In areas such as Porirua and Otara, where large numbers of state houses were built, social problems were becoming evident,

partly due to the similar social makeup of the area, very rapid suburban growth, and a lack of community facilities.⁸³ At Māngere the state housing planners attempted to learn from the mistakes of earlier mass housing developments, by ensuring around half the sections were sold to private developers. This, they hoped, would result in a more varied community with a mix of private homeowners as well as lower income state tenants. But by the early 1970s similar problems were evident at Māngere.⁸⁴ Development continued and by the 1980s it was clear that Māngere had not escaped the social problems that had become evident in Otara and Porirua.⁸⁵

From the 1980s some new subdivisions have been developed including new housing at the Māori settlement of Ihumatao.⁸⁶

4.3 Housing typologies of historical interest

Overview of typologies

The study area retains a number of late 19th and early 20th century houses associated with pioneering families in the area, in amongst ongoing residential development. Early house typologies evident at Māngere Bridge, Māngere East and Favona include examples of early cottages, Victorian and Edwardian villas as well as modest and substantial bungalows.

4.4 The cottage

There are several sub forms within the cottage typology. Early cottages were very small, sometimes only two rooms, with a simple gable or hipped roof - usually wood shingled with a centre door and windows on either side. For example the 'salt box' cottage consists of a gable with incorporated lean-to; generally with a rectangular floor plan. A small number of surviving cottages at Māngere Bridge are associated with the 1840s to 1850s period of development in the area, and are possibly associated with the militia settlement. Cottages at 43 Church Road, 65b Mountain Road, 79 Coronation Road and 100 Coronation Road (relocated) are believed to be survivors of the militia settlement at Māngere.



Figure 10. Example of an early cottage, 43 Church Road Māngere Bridge, MMA April 2016.

4.5 The villa

The timber villa was the main residence of the Victorian and Edwardian eras. Historically native timbers such as kauri were in abundance and used in the construction of housing. Today timbers such as kauri are prized and reasonably scarce in construction, where it was once common place. Slight local variances in building materials occurred in some parts of New Zealand where stone may have been readily available, or in the case of the brick villa, often associated with nearby brickworks.

The villa came in various configurations, the most common being the square front, single bay and corner villas. Where built in a more urbanised setting, the villa almost always fronted the street, putting its best face forward. In more rural settings, where no streetscape was necessarily present, the house was sometimes orientated to take advantage of a view or other feature.

The basic form of the roof was a gable (two sides of equal slope meeting in the centre of a ridge) and the shape of the roof came from the way the roof finished at the outer wall, either as a gable end, or hipped, or a combination of the two.⁸⁷ Prominent features were angled bay windows with double hung sash windows. Elaborate fretwork and finials placed on the centre of a gable were also prominent features, and remain admired features of the typology. The interior typically applied a 'hall and parlour' floor plan, with a series of main rooms off a central hallway. Rooms were designed with considerable stud heights giving a spacious feel. Originally features we today take for granted, such as the bathroom, were situated in a small outside ablutions shed. Over time to accommodate for modernised living standards the villa has almost always been reconfigured to accommodate a laundry, internal bathroom facilities and kitchen.

While its built form is of historical interest, the social trends and patterns that the villa can illustrate to us about past customs, practices and technologies can be just as significant as the built form of the villa itself.

Alongside the primary residence, additional features of association that can be of interest and interrelated significance can include plantings and landscape design, steps and paths, fencing and gates, wells, tennis courts, pools, as well as outbuildings such as sheds and garages, barns and stables, outdoor bathrooms and laundries.

The introduction of steam powered machinery to the construction and design process enabled on mass housing from the 1860s, whereas prior to this, much more extensive manual labour was necessary.

The villa was by and large a catalogue house. Timber companies produced framing; weatherboards, doors, windows, linings, mouldings, as well as entire houses. Accessories such as gates, fences and furniture details could be customised to the speculator or new home owners' needs and wants. Catalogues and pattern books provided ample design options. This ultimately allowed for quite a bit of small scale variance to the articulated detailing of the villa, in particular the fretwork.

Examples of scheduled villas in the study area include 2 Gray Avenue, Māngere East, 299R Kirkbride Road, 161 Robertson Road, 18 Boyd Avenue, 64 Coronation Road, 128 Coronation Road, 140 Coronation Road, 51 McIntyre Road, 8 Wallace Road, 25 Wallace Road, 210 Ihumatao Road, 568 Oruarangi Road, 619 Oruarangi Road and 3 Nixon Road. Other examples of villas in the area have been identified through the pre-1944 survey.



Figure 11. Victorian villa 299R Kirkbride Road, former school house. MMA June 2016.



Figure 12. Villa at 26 McIntyre Road, Māngere Bridge. MMA April 2016.

4.6 The transitional villa/transitional bungalow

The villa was beginning to give way to the bungalow by about 1910, so transitional villas bridged that gap. The building of transitional villas typically appears in the smaller time frame of 1910 to 1915. The transitional villa retained the general form and layout of its predecessor villa typology, but also began to incorporate what would become known as bungalow detailing, such as exposed rafter tails, casement

windows and less ornamentation. The pitch of the roof was often also less steep. As the name suggests, the typology was a hybrid. One perspective is that the transitional villa is stylistically ambiguous; a dilution of the character of the villa, while the other is that it presents its final flowering. Some transitional villas are still firmly rooted in the villa style, distinguished only by their ornamentation, while others exhibit very strong bungalow influences.

Additional information and analysis relating to the history of the villa is found in: Salmond, J. 1986, reprinted 1998. *Old New Zealand Houses, 1800-1940*. Auckland: Reed Publishing as well as a number of other scholarly publications and works.



Figure 13. Example of transitional villa-bungalow, 68 Gray Ave, Māngere East. MMA June 2016.

4.7 The bungalow- inter war

The most well-celebrated of the bungalow family is New Zealand's interpretation of the California Bungalow, which was inspired by popular American housing trends of the time. Bungalows ranged from the grand and decorated, built on farms or generous residential sections, to the more modest, similarly built examples that were constructed in rows of smaller residential sections.

The bungalow became the desired family home after World War I, with the villa style having fallen out of favour. It featured a slow-slung form, an asymmetrical composition, shallow pitched gable roof with wide eaves. It was also characterised by deep porches as opposed to a verandah which typified the villa, bowed bay windows, and revealed structural elements and an emphasis on handcrafted and rustic materials such as shingles. The chimney often had a wide flat cap. The interior moved away from the rigid floor plan of the villa with a more informal open plan. Casement (hinged) windows replaced the double-hung windows of the villa, and included a 'fanlight' window above, generally filled with leadlight glass.

By the 1930s the California bungalow was joined by the simpler and more conservative English-influenced bungalow. This change in form was in part

influenced by the Depression of the 1930s. The large porch and layered gable configuration produced a typology with little or no ornamentation, projecting box windows, and shallow hipped roof with boxed eaves.⁸⁸ This style remained into the 1950s. Further variations such as Tudor Revival style also emerged around this time.

Additional information and analysis relating to the history of the bungalow is found in: Ashford, J. 1994. *Bungalow in New Zealand*. Auckland: Viking, as well as a number of other scholarly publications and works.

The study area retains a number of good examples of Californian bungalows, including some substantial bungalow houses.



Figure 14. Californian bungalow, 561 Oruarangi Road, Māngere. MMA June 2016.



Figure 15. Substantial bungalow, 64 Mountain Road, Māngere. MMA June 2016.

4.8 Mid-20th century eclectic styles

As a national trend generally during the World War II period (1939-1945), very few houses and commercial premises were built. In particular with commercial building, those built during and shortly after the war were mainly with parapet fronts and flat sloping roofs, as a result of the shortage of iron, as well as a shortage of other building materials and labour resources. Malthoid and tar or corrugated fibrolite sometimes covered the rafters.⁸⁹

This architectural style was constructed in the late 1920s through to the early 1940s. Its design traits are based on strong geometrical and angular forms, and graphic sharpness. The use of streamlined details such as race stripes, zigzags, ziggurats and sun beams are commonly displayed design attributes of this style. Curved corners spoke of the aerodynamic quality of the style. Generally Art Deco buildings applied a flat roof and commonly applied 'three' in its features design philosophy, for example, three windows in a row or three race stripes.

4.9 Modern suburban development (1966-present)

The contemporary development of the study area occurred progressively. While the area retains some good examples of post-1960 suburban houses, the area does not reflect any notable heritage themes in terms of late 20th century suburban development, other than illustrating the expansion and development of the area. There are however some examples of houses designed by Group Architects at Māngere Bridge.



Figure 16. Example of a ranch-style house, 42 Muir Avenue, Māngere Bridge. MMA June 2016.

4.10 State Housing

A substantial state housing development at Māngere commenced in 1962. Covering an area of 1450-acres the Māngere state housing scheme included schools, parks and reserves, along with shops and a major shopping centre beside a centre of industry.⁹⁰ Māngere was one of the later examples of mass state housing areas developed in the post-war era, in an attempt to meet the huge housing demand of the time. At Māngere around half the sections were sold to private developers. This was in the hope of providing a more varied community with a mix of private homeowners, as well as lower income state tenants. Development continued and by the 1980s it was clear that Māngere had not escaped the social problems that were become evident in Otara and Porirua.⁹¹

4.11 Notable architects and builders

4.11.1.1 Local architects

Architect, John Park, is responsible for the design of the Māngere East Hall as well as the house designed for David and Elizabeth Hastie at 64 Mountain Road.⁹² Other houses that may have been designed by Park in Māngere include, 3R Taylor Road and 89 Wallace Road; however research to date has not confirmed this.⁹³

John Park was born in Victoria, Australia and immigrated to New Zealand when he was eight. He lived in Onehunga and served as mayor for three terms. He also contested the local seat of Onehunga for the National Party in 1938 and 1943. He was a member of the Auckland Electric Power Board. In his architectural career he is known for the design of the Edwardian Baroque Carnegie Library in Onehunga (1912), and the elaborate but Gothic revival styled Seddon Memorial at the Royal Oak roundabout (1907, demolished 1947). He also designed a number of other commercial buildings including the Onehunga Coronation Hall (1911), Friendly Society Hall (1913) and the Onehunga Fire Station (1926).⁹⁴

4.11.1.2 Local builders and construction firms

Harry Short was a well-known local builder in the mid-20th century. He is known to have built the Māngere War Memorial Hall with a substantial amount of voluntary labour. He also built his home at 75 Coronation Road.

4.12 Commercial development

In the early days there were few shops at Māngere as there was a relatively sparse population. At the close of World War II there were about four shops but these multiplied along with residential expansion in the area.⁹⁵ Shops at Onehunga were just across the bridge and could provide for many further needs. There were also some shops at Māngere East supplying the essentials and there had long been a store and blacksmith at Māngere central.⁹⁶

The state housing development at Māngere included provision of a town centre at Māngere central. It was intended to be the main shopping area for Māngere while sites were reserved for a number of neighbourhood shops throughout the area.

There has recently been considerable retail development near Auckland International Airport, where a supermarket has opened along with a variety of other shops.

Māngere Bridge shops



Figure 17. Māngere Bridge shopping centre. MMA June 2016.

By 1883 a shop was operating at Māngere Bridge. It was located on the corner of Kiwi Esplanade and Coronation Road, and was run by the Fisher family. In the 1890s they relocated to the corner of Wallace and McIntyre Roads. By 1891 the shop at the corner of Kiwi Esplanade and Coronation Road served as the post office and had a hall and blacksmiths shop alongside, that was run by A C Poad who added coachbuilding to his Māngere Bridge business.⁹⁷ In the early 20th century the store was run by Roy Hall and by 1905 it was run by John P Paulson. Sadly the store, hall and blacksmiths shop were destroyed by fire in 1905, but Mr Poad relocated to the opposite side of the road. At the time of the fire Paulson's Store offered the only telephone connection in the area.⁹⁸ The following year a new brick store and post office was built by Mr J E Taylor at the end of Māngere Bridge.⁹⁹ It appears this was run by a variety of operators over the coming years, including Watts Brothers and E H Hayward.¹⁰⁰ Evans Brothers later set up a store on Coronation Road, on the corner of Rimu Road (then known as Church Road East).¹⁰¹

In the mid-1930s further commercial development at Māngere Bridge began. A block of three concrete block shops appeared near the corner of Miro Road.¹⁰² By mid-1941 Shaw's Service Station was operating from premises near the corner of Coronation and Waterfront Roads.¹⁰³ In the decades that followed, the shopping strip on Coronation Road was developed.

At the close of World War II there were about four shops at Māngere Bridge, but these multiplied along with residential expansion.¹⁰⁴ (The 1959 aerial photo shows

Coronation Road between Rimu Road and Miro Road almost completely unbuilt on). The shops at Onehunga were just across the bridge and could provide for many needs. There were also some shops at Māngere East supplying the essentials and there had long been a store and blacksmith at Māngere central.¹⁰⁵

The opening of the Māngere Town Centre on Bader Drive in 1971 provided city shops for the community. That same year Peter Leitch (also known as The Mad Butcher) opened his first butchers shop on Rosella Road, Māngere East.¹⁰⁶



Figure 18. Shops built mid-1930s, 43 Coronation Road, Māngere Bridge. MMA June 2016.



Figure 19. Petrol station c.1941, 1 Coronation Road, Māngere Bridge. MMA June 2016.

Favona shops

By mid-1922 the Favona store was serving the local community.¹⁰⁷ The Evans Brothers who operated a shop at Māngere Bridge also ran a shop on the corner of Robertson Road and Favona Road in the late 1920s.¹⁰⁸

Māngere East shops

The people of Māngere East were catered to by a shop run by Jessie Mickle in the 1920s. This appears to have been located next to the Māngere East Hall.¹⁰⁹

5 CHAPTER FIVE: WORK

This theme explores the history of work in Māngere Bridge, Māngere East and Favona from early European settlement in the mid-19th century through to the present day.

5.1 Farming



Figure 20. Threshing at Wyman's Farm. Courtesy Māngere Historical Society.

Gardening had been carried out at Māngere for centuries by local Māori, and with the arrival of European settlers in Auckland from the 1840s, they had a new market for their produce. The new settlement on the shores of the Waitemata Harbour was provided with an abundance of food from Māori gardens, including those at Māngere, until the Waikato war brought this trade largely to a close in the 1860s.¹¹⁰

One of the earliest farms in the Māngere area was started at Ihumatao in the 1840s, where a Wesleyan mission station was founded. The land around the mission station became highly productive, with local Māori growing wheat and oats that were processed through a threshing mill and sent to Onehunga for sale.¹¹¹ From the 1850s farms at Māngere were established by new settlers.¹¹² During the early years mixed farming dominated with wheat, oats, barley and potatoes being grown and dairy herds raised.¹¹³ By the 1880s the Manukau area had become known as a wheat producing region, but the South Island soon proved to be more suitable to the crop.¹¹⁴ Dairying came to dominate the Māngere farming scene as demand for milk grew from the Auckland population. A local dairy factory was set up and Māngere became the chief supplier of milk to the city.¹¹⁵



**Figure 21. Ambury, English & Co's Māngere creamery c.1895.
Courtesy Māngere Bridge Library Collection, Auckland Libraries Footprints 01122.**

In the late 19th and early 20th centuries horse breeding and training were carried out in Māngere. Farmer, John Lennard, bred and trained prizewinning racehorses on his leased Māngere farm.¹¹⁶ This may well have been the Favona Park Estate owned by Hon. Hugh Mosman, member of parliament for Queensland, who was credited with discovering gold at Charters Towers. While Mosman was based in Australia, he had numerous properties in New Zealand which he visited regularly, including a beautiful residence on his 300-acre estate at Favona. He used this property and one at Greenlane for horse breeding and training.¹¹⁷

From around 1915 Chinese people began establishing market gardens at Māngere, and by the mid-1950s around three-quarters of the market gardens in the Onehunga-Māngere areas were run by Chinese.¹¹⁸ Māngere's rich volcanic soil was also put to good use during the Second World War when land at Ihumatao was used to grow vegetables to feed military forces.¹¹⁹

Since the 1950s viticulture has become well-established at Māngere. Croatian immigrant, Andrew Fistonich, began growing grapes at his Māngere market garden where he made a few bottles of wine as a hobby, before obtaining a winemakers licence in 1949. Initially known as Mountain Vineyards the company was renamed Villa Maria when Fistonich's son, Andrew, took over the operation. Early on it was known for its sherries and quaffing wines but the company later became a quality winemaker. Today Villa Maria is the largest privately-owned wine company in New Zealand. It owns not only the Villa Maria label, but also Esk Valley and Vidal, and has won a large number of awards over the last two decades, more than any other local winemaker. In 2005 the company opened a \$30 million winery and vineyard park at Māngere near the airport.¹²⁰

During the post-war era the number of market gardens and farms in Māngere decreased as suburban development grew.¹²¹ Until recently there were a number of farms at Ihumatao near the airport. However the building of a second runway at the airport and the development of an industrial estate nearby had seen these farms disappear. Today the acres of grapevines at Villa Maria winery are the only substantial area of productive land at Māngere.

5.2 Industry

While farming was a major employer in Māngere until the post-war era, other industries sprang up in the locality. One of the first industries at Māngere appears to have been quarrying, which was underway by the mid-1880s.¹²² In the mid-1920s a new quarry was established by Mr F Rouse on a hill on Taylor Road. Manukau County Council took over the operation in the early 1940s and it was closed in 1963. By this stage the hill had been completely quarried away and the site was later converted into a sports ground.¹²³ Quarrying was also carried out at Puketutu Island and Elletts Mountain in the 1960s.¹²⁴

It appears that there were few other industries at Māngere before World War II. A rope works was operating in the Māngere Bridge area in the early 20th century, and in the 1920s, a new industrial employer emerged to the east of Māngere.¹²⁵ In the 1920s the Otahuhu railway workshops were opened in Otahuhu near the border with Māngere East. The workshops were the largest in the country and employed a substantial workforce, including numerous residents of Māngere East.¹²⁶ Further industrial development followed at Māngere East close to the railway line.

Much of the industrial development at Māngere occurred in the post-war era. Farmland at Favona was gradually developed for industry from 1961 when land was zoned Rural A1 in the district plan. This zoning recognised the dominant rural land use, but industrial uses could also be allowed with the permission of the Town Planning Committee. The council saw the future of this land as an industrial belt that was close to the rail network and easily accessed by sea.¹²⁷ Pacific Steel operated a large steel mill east of Favona from the 1960s and further industrial enterprises would follow at Favona.¹²⁸

Industrial land was set aside as part of the Māngere state housing development scheme. A substantial area was reserved to the east of Māngere Town Centre at Māngere central, where a number of large factories would be built in the 1970s. One of the first factories to open was Allied Industries who established a 50,000 square-foot factory where televisions, radios and sound equipment would be manufactured.¹²⁹ Today former industrial land alongside Māngere Town Centre is dominated by tertiary education provider, Te Wananga O Aotearoa.

In recent years the land surrounding Auckland International Airport has been redeveloped for commercial purposes. Large warehouses now occupy former farmland.

6 CHAPTER SIX: WAYS OF LIFE

The broader *Ways of life* theme covers a range of topics relating to activities within the community, including the development of churches and places of worship, educational facilities, entertainment venues, sport and recreation groups, community organisations, and places associated with remembrance of the past. This theme is highly significant in relation to the regular activities of the people of the area, and societal practices and places are at the forefront of this theme.

6.1 Religion and worship



Figure 22. Pegler, E.S. St James' stone Church. Auckland War Memorial Museum Tāmaki Paenga Hira. PH-NEG-B5642.

The first church to be built at Māngere was at Ihumatao where a mission station was established in the late 1840s.¹³⁰ In the 1850s two further churches were built at Māngere. St James Anglican church, located at the foot of Māngere Mountain was jointly funded by Bishop Selwyn and local Māori.¹³¹ In 1856 a Wesleyan chapel was built nearby on the corner of Ihumatao Road and Westney Road (now George Bolt Memorial Drive).¹³²

Churches for other denominations followed with a substantial Presbyterian church built at Māngere Central in 1874, followed in 1894 by an Anglican church.¹³³ Population growth in the 1920s and 1930s saw a need for new churches and there a quite a number of churches and church halls built at this time.



Figure 23. Māngere Presbyterian Church, 254 Kirkbride Road, Māngere. MMA June 2016.



Figure 24. Selwyn Church at Māngere East 13 August 1928. Sir George Grey Special Collections, Auckland Libraries, 4-3746.

In 1927 Māngere East got its first church when a Selwyn church, dating back to 1863, was relocated to Hain Avenue from Ōtāhuhu.¹³⁴ St Marks Presbyterian Church at Māngere East opened in 1930, though monthly Presbyterian services were held in the Māngere East public hall during the 1920s. St Marks was initially a simple hall

located on Allen Street, but in the 1960s it was relocated to Massey Road, and was altered and extended in the coming years.¹³⁵



Figure 25. Favona Hall, 11 Favona Road. MMA June 2016.

In 1928 a hall was erected on Favona Road where Anglican church services and Sunday School classes were held, and it also served as a public hall for the area.¹³⁶ Soon after a hall was built at Māngere East by the Wesleyan church.¹³⁷ After the end of World War II a converted army hut at Māngere East served as the local Catholic church.¹³⁸



Figure 26. Church at 2 William Street, Māngere East. MMA June 2016.

While these early churches served the area well for many years, from the 1960s new churches were built at Māngere Central to serve the new population.¹³⁹ The plan of a state housing suburb at Māngere included sites for a number of churches.¹⁴⁰



Figure 27. Te Karaiti Te Pou Herenga Waka, corner Orly Road and Wadden Place, Māngere. MMA 2013.

The cultural diversity of Māngere is reflected in the many churches which serve various local ethnic communities. In the mid-1980s a substantial marae-church was opened at Māngere Central. Combining a church and marae in the same building, it was the first of its kind in New Zealand. Though built by the Anglican church, it was intended to be a non-denominational church.¹⁴¹ A new building opened in 1998 named Te Karaiti Te Pou Herenga Waka.¹⁴²

In 1992 the Samoan Assembly of God opened a national convention centre on Robertson Road, known as the Samani Pulepule centre.¹⁴³ Just four years later construction was underway on another large church at Māngere. Seating 1000 people, the new Free Wesleyan Church of Tonga on Favona Road combined traditional Tongan and western elements in design.¹⁴⁴ A new church opened at 15 Robertson Road in 2002 and would dwarf all other churches in the area. Measuring some 2450 square meters, the new Mormon church was the largest in Australasia, and was built to a plan known as the “Legacy.” It is virtually identical to numerous Mormon churches in the USA.¹⁴⁵



Figure 28. Church of Jesus Christ of the Latter Day Saints, Robertson Road, Māngere. Courtesy Māngere Historical Society.

In an age of declining religious observance the churches of Māngere are faring well. Around 80 percent of the community claim some religious affiliation, far higher than the national average.¹⁴⁶

Māngere owes much of the strength of local churches to the Pacific Island community, for whom church is a central part of life. Many of Māngere's churches are clustered near Māngere Town Centre at Māngere central.

6.2 Education

The focus of this theme is the educational facilities that have historically developed in the study area. While there have been a number of school buildings constructed in the area over time, this chapter aims to focus on those with remaining extant buildings of historical interest. Historic schools in the study area are likely to be significant as community institutions, and may represent the development of previous or new educational theories and trends; they can also provide evidence of migration patterns or other social changes. School buildings are often architecturally significant, many early schools were buildings designed by prominent architects, and serve as visual landmarks that the community identifies with.

The New Zealand education system has developed, adapted and changed considerably over the past 150 years. Education has played an important role in communities as learning centres, and at a social level as a community junction point. In many instances, the first schools in the area, like many districts in New Zealand, were set up in church buildings or community halls as multifunctional structures. When means became available and space too scarce, purpose built structures were then constructed. Over time additional buildings to accommodate growing rolls and changes in teaching and learning practices, resulted in substantial changes to many of the school buildings.

As with a number of early sites, school sites occupied prior to 1900 may have potential for archaeological material (primarily below the ground surface), demonstrating ways of life prior to the turn of the 20th century and tangible links to the education system, even where earlier school building or structures no longer remain, but the grounds surface has not been significantly disturbed.

Pre and primary schools

Context

Ten years before the establishment of the state school system in 1877, the *Natives Schools Act of 1867* was started, specifically for the education of the Māori population. Schooling became compulsory for Māori children in 1894.¹⁴⁷

The *Education Act of 1877* was important in that it allowed free, compulsory state education for children between the ages of seven and 13. This led to a programme of school construction across the country.



Figure 29. Miss Greg of Papatoetoe outside the Māngere School. Courtesy Māngere Historical Society.

In 1859 the first school was established at Māngere.¹⁴⁸ Māngere Central School would serve the whole district until the opening of a new school at Māngere Bridge in 1890.¹⁴⁹ The school was also used as a hall for settlers and for church services.¹⁵⁰ In 1876 the school was extended. In 1879 the Auckland Education Board accepted conveyance of the school and one-acre of land from the trustees and agreed to erect new buildings. In February 1880 an agreement to accept a further three-acres of land from the school committee was agreed, and the old school building was to be used as a hall and library, subject to it being removed from the site in two years. In 1881 a new school was built behind the old one and remains on the site.

In 1882 the 1859 schoolhouse was relocated approximately 100 yards westwards along Kirkbride Road. A new headmasters house was built on its original site and still remains.

The old schoolhouse was to be used as a hall and library on its new site. In 1895 the trustees sold the property to the Māngere Road Board with the building continuing in use as a hall. In 1897 however, a new hall was built on Westney Road, Māngere. It is possible that the old schoolhouse was rented out as a residence and post office and telephone exchange from 1897. John Griffiths, postmaster for the area, brought the property in 1909 and in the early 20th century, the old school was used as a residence with the post office and telephone exchange in operation from the front room.¹⁵¹

By the early 2000s the old 1859 schoolhouse was in a deteriorated condition. It was relocated from Kirkbride Road in Māngere to 9 Kukupa Road, Sunnyvale in Waitakere City in May 2002. Later additions were removed.¹⁵²

The 1881 Māngere Central School and headmasters house still remain at 299 R Kirkbride Road. The early timber school building at Māngere Bridge School no longer remains.



Figure 30. Māngere Bridge School, Coronation Road c.1910. Courtesy Māngere Historical Society. Auckland Libraries Footprints 01109.

In 1927 a school was opened at Māngere East, located on Yates Road.¹⁵³ High school education was provided well outside the district. In the 1940s a bus service provided transport from Māngere to secondary schools in Epsom and the city.¹⁵⁴ Ōtāhuhu College provided a nearer alternative.¹⁵⁵

While these early schools were sufficient to cater for the community for many years, the second half of the 20th century would see a population explosion in the area, which demanded the building of a large number of new schools. Some 76-acres was set aside for schools in the Māngere state housing development scheme. There were nine primary schools planned along with three intermediate schools and two secondary schools.¹⁵⁶

At Māngere Bridge No. 2 School, later renamed Waterlea School, was opened in 1955 on House Avenue.¹⁵⁷

De La Salle College at 81 Gray Avenue in Māngere East is a Catholic boys' secondary school, established in 1953 by the De La Salle Brothers.¹⁵⁸ A number of the college's buildings were designed in 1962 by architect, James Hackshaw.¹⁵⁹

While work progressed on creating many of the new state schools, a new private secondary school was established on Mountain Road by the Seventh Day Adventist Church. It opened in March 1970 and was one of 4973 Seventh Day Adventist church schools around the world at the time.¹⁶⁰ One of the schools built by the government at Māngere was designed to cater for intellectually handicapped students. Opening in 1976 it was Auckland's 10th special school and is now known as Sir Keith Park School.¹⁶¹

Nga Tapuwae College opened at Māngere in 1976 as the country's first purpose built community secondary school. Facilities included a crèche and craft centre as well as a multi-purpose gymnasium, which was used by outside groups for social functions and as a marae. Organisations such as the Māori Women's Welfare League and church groups used the school facilities on a regular basis.¹⁶²

However following an Education Review Office (ERO) report in 1994, which identified problems with some of Māngere's schools, a comprehensive plan was developed to help them improve. Part of the solution was the merging of Nga Tapuwae College, Māngere Intermediate and Southern Cross Primary into the Southern Cross Campus.¹⁶³ Since the mid-1990s there has been a substantial reversal of fortunes in Māngere's schools. In 2003 Mountain View Primary was voted New Zealand's top school, just seven years after a poor ERO report that led the Ministry of Education to consider its closure.¹⁶⁴

In recent years new schools have opened at Māngere, reflecting the cultural and religious diversity of the area. In 1988 Te Kura Kaupapa o Māngere was established at the Mataatua Marae as a Māori language immersion primary school, for children who had attended eleven contributing Kohanga Reo. In 1998 the school took over the recently closed Arahanga Intermediate School in central Māngere, and in 1999 the school expanded with a secondary department opening.¹⁶⁵

In 1995 New Zealand's first Islamic School, Al-Madinah, opened on Westney Road. The private school catered for both boys and girls who occupied different sections of the school.¹⁶⁶ In 1999 Manukau City Council granted permission to build a secondary school nearby for Muslim girls.¹⁶⁷ Known as Zayed College the school opened in 2001.¹⁶⁸ In 2004 Westmount School, a private school for Exclusive Brethren, opened in Māngere. The school was the first of its kind in New Zealand and just four years after opening, there were 15 satellite Westmount Schools operating throughout the country.¹⁶⁹

In 2007 Australasia's first Global Indian School opened at Māngere, on part of the site of the former Māngere Hospital and Training Centre. The Singapore based school has branches in Japan, Malaysia and Thailand and is a private secular school open to students of all religions. Students start each day singing the national anthem of New Zealand, in both English and Māori, followed by the Indian national anthem, in recognition of the three important cultures in the lives of Indian immigrants and their descendants. There are plans to extend the facilities to provide social services, a preschool, recreation centre and Hindu radio and television stations.¹⁷⁰

Māngere is also home to a new large tertiary education provider. The Manukau campus of Te Wananga O Aotearoa is located on a former industrial site on Canning Crescent, near the Māngere Town Centre. Built at a cost of \$6.5 million it offers students a learning environment based on Māori principles and values. A wide range of courses are on offer including degree courses. Te Wananga O Aotearoa is the largest tertiary education provider in New Zealand, and the Manukau campus is the only Te Wananga O Aotearoa in Auckland.¹⁷¹

Kindergartens

As early as 1935 a private kindergarten was operating at Māngere East.¹⁷² In the 1950s a private kindergarten was run from a church hall on Buckland Road. Population growth in the 1960s and 70s saw an increasing demand for local kindergarten services. Several kindergartens were opened by the Auckland Kindergarten Association to meet this need, beginning with Kotiri Kindergarten in 1966. Kingsdene Kindergarten followed in 1971 with both Māngere North West Kindergarten (now known as Māngere Bridge Kindergarten) and Idlewild Kindergarten (now known as Māngere West) following in 1975. Favona Kindergarten and McNaughton Kindergarten opened in 1977.

Kōhanga Reo

Kōhanga as a nationwide movement was established in 1981 by the Department of Māori Affairs (later Ministry of Education). Kōhanga re-established education with a Māori baseline into the 21st century.

There are at least three Kōhanga Reo in Māngere today.

Marae

In 1965 Te Puea Marae was built at Māngere on an acre of land donated many years earlier, by Mrs Te Paea Paro for the purpose. Funding for the project came from a variety of sources including a bequest, local subscriptions from both Māori and Pakeha, and a government subsidy. It was named for Princess Te Puea Herangi who had suggested that a marae be built on the site many years earlier. The meeting house featured a mix of traditional forms and decorative features, along with modern construction methods utilising concrete blocks.¹⁷³

In 1971 Nga Hau E Wha Marae (the four winds) and Parehuia, the Ngati Kahungunu community house, were opened at Māngere. The aim of the development was to provide a social and cultural centre for all people of the surrounding area.¹⁷⁴

Further marae were built in the 1980s with Mataatua Marae opening in Killington Road, in 1982.¹⁷⁵ The building project had begun in 1979 but was delayed by a spate of attacks by vandals.¹⁷⁶ In the mid-1980s a marae-church was opened at Māngere near town centre, with the building performing the dual function of both marae and church (see under Churches).¹⁷⁷

In 2004 the Pukaki Marae opened at Māngere.¹⁷⁸ There is also a Marae at Ihumatao where Māori have settled for well over a century.¹⁷⁹

6.3 Community facilities and organisations

This section covers key community facilities and organisations. Potential historic heritage places associated with this theme may include a number of different community halls as well as lodges, benevolent societies, theatres, libraries and dens. A number of earlier convening and social gathering places no longer remain, or have been replaced by modern counterparts.

Cinema and theatre

Cinemas were an important social gathering place in their heyday. Up until 1910, most motion picture sessions were part of travelling variety acts, or set up by entrepreneurs with portable equipment. From 1910 however, there was an increase of purpose built cinemas in Auckland.¹⁸⁰

Theatres



Figure 31. Māngere East Hall, 372R Massey Road, Māngere East. MMA June 2016.

Māngere's first theatre began in 1924 as the Māngere East hall. The building was designed by architect, John Park, and was built by Foster contractors.¹⁸¹ It would go on to have a long life as a cinema known as the Metro Theatre. By the late 1940s it was operating as a picture theatre and would continue to show the latest films from Hollywood and elsewhere until the late 1970s, when competition from television and other forms of entertainment made it unprofitable. An attempt to revive film screenings at the Metro in the early 1980s ultimately failed.¹⁸² Today the closest cinema for Māngere locals is at Manukau City Centre.

A hall at Ihumatao also served as a local cinema during the 1950s.¹⁸³

6.3.1.1 Halls

Halls are one of the key community buildings where members of a community meet together. Possible sub themes may include Masonic/ Freemason lodges, Independent Order of Oddfellows, Buffalov halls, orange lodges, cultural community halls and meeting houses/marae.



Figure 32. View north along Westney Road, Māngere, c. 1905. The 'new' Māngere Public Hall is on the right. Courtesy Māngere Historical Society, Auckland Libraries Footprints 05894.

Māngere has had a public hall since the 19th century.¹⁸⁴ In the mid-1890s a second public hall was built on Westney Road, and this was followed in 1924 by a hall at Māngere East, which served as the local picture theatre and library for many years (see below). In 1955 a hall was built at Māngere Bridge as a war memorial. It was built of brick at a cost of around £37,000 with a third of the money being raised locally.¹⁸⁵

In addition to these public halls, a number of church halls were also used for public purposes. In 1923 the St James parish hall was built with voluntary labour on the corner of Scott Avenue and Church Road, just a block up from St James Church.¹⁸⁶ When the new War Memorial Hall was built in 1955, the St James Church Hall was relocated to a site alongside the church.



Figure 33. St James Church Hall, 27 Church Road, Māngere Bridge. MMA April 2016.

Another Anglican hall was built in late 1928 on Favona Road, which appears to have been used for a variety of community and church purposes.¹⁸⁷

During the 1950s a timber building at the Ihumatao Māori settlement served as a cinema and dance hall.¹⁸⁸

In 1963 the original Māngere hall on Westney Road was sold and a new hall was opened on Kirkbride Road. Opened by the Minister of Internal Affairs, Sir Leon Gotz, the hall seated 750 people and was jointly funded by Manukau County Council and the local community.¹⁸⁹ In 1970 the Salvation Army opened a hall in Māngere East.¹⁹⁰

A Chinese community centre opened in 1978 at Māngere. Boasting a gym, recreation area and mezzanine lounge, it was built by the Chinese community but was intended for use by the wider community.¹⁹¹

In 1978 Manukau City Council acquired Massey Homestead, the former home of William Massey, who served as member of parliament for Māngere and Prime Minister (1912-1925). The homestead is located near Māngere East Hall (former Metro Theatre) so the two buildings became home to the Māngere Community and Cultural Centre run by Manukau City Council.¹⁹² The arts centre which had operated from Massey Homestead was later relocated to a more central position in Māngere Town Centre.

6.3.1.2 Libraries

From the foundation of planned settlement, many New Zealanders have regarded books and library institutions as a necessary and important part of day-to-day life and learning.

The Old Māngere Schoolhouse was used as a hall and library from 1882, when it was relocated to a nearby site along Kirkbride Road.

In 1895 the trustees sold the property to the Māngere Road Board with the building continuing in use as a hall.¹⁹³

In the early 1960s a lending library was run from the back of the Māngere East Hall.¹⁹⁴ In 1974 facilities improved with the opening of a new Māngere East branch library.¹⁹⁵ The year 1979 saw a public library open at Māngere Bridge by local member of parliament, David Lange. Extensions were made to the building in 2003 to cater for the increasing book stock and popularity of the library.¹⁹⁶ In 1980 a library was opened inside Māngere Town Centre.¹⁹⁷

Today there are three public libraries at Māngere; one at the Māngere Town Centre, one at Māngere East and one at Māngere Bridge. The Māngere East library was designed by Jasmx and completed in 2002.¹⁹⁸

6.4 Other community organisations

Māngere Arts centre

The Māngere Arts Centre - Ngā Tohu o Uenuku - opened in September 2010. The complex provides a diverse range of arts, crafts and cultural activities, with a particular focus on Māori and Pacific visual and performing arts. It showcases Māngere as an important creative and cultural hub. It incorporates performing art space, galleries, studios, admin and service spaces as well as providing room for a future cafe and outdoor courtyard.¹⁹⁹

Scouts and Guides

In 1949 the first Scout meeting was held at Māngere and by 1962 a scout den had been built. The movement grew and several Scout troops formed along with air and sea Scout troops.²⁰⁰

The first Girl Guides troop formed at Māngere Bridge in 1957, meeting in the St James Church Hall until 1964, when they moved into the scout hall. A Puketutu Girl Guides troop formed in 1969 and the movement continued to grow at Māngere.²⁰¹

Local media

In the early years of the last century, almost every town in New Zealand had its own newspapers, each with a specific local flavour. The publications were plentiful with local information to digest and discuss.

Suburban newspapers covering the wider south Auckland area have been a source of local news for the people of Māngere for many years. No buildings associated with local media have been identified within the study area.

6.5 Sports and recreation

A variety of sports clubs have been active at Māngere over the years. Some like the Māngere and Suburban Trotting Club, active in the late 19th century, appear to have

been short lived.²⁰² Others including the Auckland Golf Club have had a long and continuing history at Māngere.

Golf

Originally established in the mid-1890s at Greenlane, the Auckland Golf Club has been operating from its Māngere property since 1910.²⁰³

Indoor bowls

In 1956 the Waterlea Indoor Bowls Club was formed. The club utilised Waterlea School hall for their games until the 1990s, when they relocated to Māngere War Memorial Hall.

Pony club

The Māngere Pony Club formed in 1949 and has grown to become the largest club in New Zealand. It has occupied a number of properties over the years and is now located off Wellesley Road.²⁰⁴

Rugby league

In the mid-1960s the Western Māngere Districts Rugby League Club was formed. Training was carried out in local parks and school grounds. In the early 1970s the club merged with the Manukau/Greenlane Rugby League Club to form the Manukau Rugby League Club. The club gained a permanent base, first at House Park, before transferring to Moyle Park on Bader Drive.²⁰⁵

Tennis

As early as 1902 a lawn tennis club was started at Māngere, using a newly formed tennis court on the Māngere Domain. However it appears that the tennis club closed in 1908 but was later revived. Prior to 1922 the club used the school's courts, but the formation of a new park on Kirkbride Road saw the club given land for courts and facilities. Five courts were formed and a club pavilion was built.²⁰⁶

Just two years later the Māngere East Tennis club was established.²⁰⁷

The Manukau Rovers Tennis Club was established in 1934 at Onehunga. Games were initially played on a portion of the Spring Street Reserve that was leased to the club by Onehunga Borough Council.²⁰⁸ In the late 1960s it was decided to relocate the club to Māngere, where it was temporarily located at Māngere Central, while the tennis pavilion was moved across the water to Māngere Bridge. In 1969 the work was completed and the club moved to its present site in Māngere Bridge. In 1994 the club was renamed Bridge Park Tennis Club and it remains active today.²⁰⁹

Bowling

In early 1926 a bowling green was being created at the Māngere East Recreation Ground for the new Māngere Bowling Club.²¹⁰ The Bridge Park Bowling Club's greens and clubhouse, at Taylors Road, Māngere Bridge, was officially opened on 28 September, 1973.



Figure 34. Official opening of the Bridge Park Bowling Club greens and clubhouse, Taylors Road, Māngere Bridge, 28 September 1973. Courtesy Māngere Bridge Library, Auckland Libraries Footprints 01139.

Croquet

In 1924 a meeting was held at Māngere with a view to forming a croquet club. Land was made available for croquet lawns at the SW House Recreation Park in Kirkbride Road, and by 1926 the Māngere East Croquet Club was established.²¹¹

Football and Softball

The Onehunga-Māngere United Sports Club originated at Onehunga and has held a variety of names over the years. The club moved to the sports grounds at Māngere Mountain in 1965 and the club is the home of football and softball in Māngere.²¹²

Māngere Recreation Centre

The Māngere Recreation Centre opened in 1975 and proved to be a popular local facility.²¹³

Moanau-Nui-A-Kiwi Leisure Centre

Originally known as the Māngere Fun Pool which opened in 1981, the facilities were considerably improved two decades later. The 2001 redevelopment of the facility saw it converted into an indoor swimming pool and gym complex.²¹⁴

6.6 Institutions

The availability of significant areas of flat land within easy reach of the city made Māngere an ideal place for a number of large institutions, many of which served the wider Auckland region, if not the whole country.

Wartime camps and facilities

A number of military facilities were established at Māngere during World War II. In September 1939 a flying instructor's school was set up at the Auckland Aero Club's Māngere aerodrome and a small air force camp was started nearby.²¹⁵ The air force functions carried out at Māngere gradually expanded with Māngere being used by No. 1 Anti-aircraft Co-operation Flight and Northern Group Communications Flight. By August 1943 an anti-malaria treatment centre had been started there and it also housed the RNZAF transit camp and Works Survey Flight.²¹⁶

Māngere also had a substantial US forces camp and stores located at Māngere Crossing. Built on 84 acres of farmland near Māngere Railway Station, it accommodated 5000 troops. The camp was later named Camp Ewart, in memory of a captain who drowned trying to save men from the President Coolidge, after she struck a mine in the Pacific. Meanwhile 500-acres of land around Ihumatao Road was taken under war purposes, to grow vegetables to feed military personnel. Around 50 land girls raised the crops.²¹⁷

Labour, immigration and refugee facilities

Labour shortages in the post-war era led to a programme of assisted immigration for British subjects, and a scheme to encourage rural Māori to relocate to areas where labour was in short supply. In 1947 British migrants began arriving on New Zealand shores. The Labour Department was charged with the responsibility of providing accommodation for newly arrived immigrants.

From the late 1940s to the early 1950s, New Zealand also took in over 4,500 displaced persons, mainly from the Baltic States, Ukraine, Czechoslovakia and Poland, who also passed through the immigration camps.²¹⁸ Substantial numbers of immigrants would also come from Holland, while smaller numbers came from other European countries.²¹⁹

Initially new immigrants were housed in military barracks which were surplus to requirements after the end of World War II. The Māngere immigration hostel was a former wartime camp built to house American troops stationed at Auckland.²²⁰ The hostel had accommodation for 260 men and 68 women.²²¹

Meanwhile a labour camp for Māori was set up at Māngere in 1947, to replace an earlier camp at Avondale that accommodated Māori who were employed at the freezing works. It was one of a number of labour camps established in the main centres by the Labour Department, to facilitate the movement of workers to areas where there was demand for labour, but a shortage of suitable accommodation. Housing 103 male residents, it was the only labour camp in the country specifically for Māori.²²² In 1957 the Māori labour camp at Māngere was closed.²²³

By 1960 the flood of post-war immigrants to New Zealand had declined and spare accommodation at the Māngere immigration hostel was used to house apprentices,

who were attending block courses in Auckland, and junior staff of government departments.²²⁴

By the late 1970s the resettlement of refugees became an issue addressed by the United Nations, who requested that New Zealand take a quota of refugees. In 1977 the first Indochinese refugees arrived and it was the responsibility of the Department of Labour to resettle them in New Zealand. In 1979 the immigration hostel at Māngere was refurbished to cater for newly arrived refugees.²²⁵

In the 1980s spare space at the hostel was offered to single workers. At this time the hostel had one resident who had lived there since arriving, in the 1950s as an immigrant.²²⁶

The refugee centre continues to provide a home and orientation programme for newly-arrived refugees to help them settle in to their adopted country.

SPCA, Westney Road, Māngere

The Royal Society for the Prevention of Cruelty to Animals dates back to the 19th century in England. A New Zealand branch began in the 1880s and the society gradually grew.²²⁷ In 1983 the SPCA Auckland Animal Village in Westney Road, Māngere opened to replace facilities at Eden Terrace and Papakura.²²⁸ Today many animals are rescued and adopted at the animal village, which is the largest facility of its kind in Auckland.

Barnado's Centre, Cape Road, Māngere

In April 1972 a centre opened at Māngere providing daycare facilities for 40 children, along with emergency accommodation and five flats, for unmarried mothers and their children.²²⁹ It was the first Barnado's centre established in this country after the New Zealand branch of the organisation was founded in 1966. By this stage Dr Barnados, as it is known in Britain, was a century old having been founded by Tom Barnado, a social reformer who began working with destitute children in the East End of London in 1866.²³⁰

The Barnado's Centre at Māngere was originally planned for Pakuranga, but after discussions with the Child Welfare Department, it was decided to re-site the project closer to Otara, Onehunga and Māngere, which were particular areas of need.²³¹ The location has clearly been a successful one with Barnados continuing to provide daycare facilities at Māngere. From small beginnings at Māngere, Barnados has grown to become a significant provider of childcare and family support services throughout the country.

Auckland Sheltered Workshop, Kirkbride Road, Māngere

In the 1970s a hostel, workshop and training centre was established at Māngere to help the disabled gain work skills. Originally known as the Auckland Sheltered Workshop, it was later renamed Workforce Auckland.²³²

6.7 Remembering the past

Remembering the past is vital for determining who we are and from where we have come. Commemorative sites and objects may be significant for their social and community values, and may also have significance in relation to context and physical attributes. While the commemoration of historical events has been part of life in the area for many decades, with the passage of time, the conservation of places and structures of heritage value have taken on a greater importance in recent years.

6.7.1 War Memorials

Across New Zealand by the close of World War II, utilitarian memorials such as, halls, swimming pools and sportsgrounds were popular choices for memorials. They were also preferred by the first Labour government which provided pound for pound subsidies for new war memorials, mainly promoting only useful 'living memorials such as community halls, libraries and gymnasiums, as opposed to artistic memorials and memorial trees or plaques'.²³³

Within the study area the Māngere Memorial Hall on Domain Road is the primary World War II Memorial in the area. It was designed in 1953 by one of New Zealand's best known architectural practices, Gummer and Ford and Partners.²³⁴ The Hall opened in November 1955.²³⁵



Figure 35. Māngere Memorial Hall, Domain Road, Māngere Bridge. MMA April 2016.

Memorials are often valued for the connection they provide to people, to link to those who have passed or fought, both known and unknown to them, endeavouring to protect their country and the hardships they endured in doing so. Other memorials celebrate significant figures or other community or nation shaping events.

In some cases the memorials recognise specific historic events that took place on that specific site, while in other instances it is in memory of an event further abroad. While memorials can have craftsmanship and/or architectural traits of significance, it is more often than not the less tangible social and historical associations, for which these places embody.

Generally where the event of significance took place on the exact site or nearby, it is likely to apply greater historical significance than honouring an event which occurred elsewhere.

6.7.2 Cemeteries and burial sites

Cemeteries, burial sites and urupā mark the final resting place of people, whatever their origins and status. The materials, design, craftsmanship and inscriptions of grave headstones and objects are a rich source of information that connects us with previous generations and their pasts. The study area includes the St James Church cemetery/ Urupā, Māngere Lawn Cemetery Presbyterian Church Cemetery

Māngere Lawn Cemetery

In 1890 the first trustees were appointed for the Māngere Lawn Cemetery. Prior to this some of Māngere's dead had been buried at the churchyard surrounding the 1850s Methodist Church, on George Bolt Memorial Drive (then known as Westney Road) and in the St James Churchyard at Māngere Central. The new lawn cemetery would provide a central resting place for all faiths. The first burial at the cemetery took place in 1894.²³⁶ The section known as 'North' was the only section used from 1894 to 1928, with burials set out by religious denomination. In 1928 the area south of the main drive was opened for burials.²³⁷ By the mid-20th century the cemetery had become an overgrown wilderness. It was subsequently tidied up and extended.²³⁸ In 1949 the Cemetery Board moved to the lawn cemetery style, rather than the traditional fully covered graves used earlier.²³⁹ It now has a crematorium, non-denominational chapel and lounge complex.²⁴⁰

6.7.3 Memorials to significant figures



Figure 36. Naomi and Bill Kirk Park, Coronation Road, Māngere Bridge. MMA June 2016.

Māngere Bridge was quite sparsely populated into the mid-20th century and does not appear to have built memorials for significant local people. Along with road names, some of the reserves in the area however, commemorate local people who have contributed to the community.

House Park on Kirkbride Road is named after Samuel Ward House, an orchardist and member of Manukau County Council, who gifted the land for the park. House Park was officially opened in December 1922 by Prime Minister, W F Massey.²⁴¹

The Naomi and Bill Kirk Park at Māngere Bridge commemorates Bill Kirk who was a city councillor for the Māngere Ward, from 1989 to 2001, and Naomi Kirk who played an important role in local affairs. She was a Community Board Member from 1998 to 2001, a founding member of the local playcentre, a team leader for the organisation 'Keep Māngere Bridge Beautiful' and a voluntary marriage councillor.²⁴²

Swanson Park like Swanson Road is named after a land owner and developer in the Māngere Bridge area.²⁴³

Outside the Tamaki Ki Karo Trust is a statute and plaque erected in honour of Mrs Te Tuura Potaua Hira, who raised money to develop housing alongside the Te Puea Marae, as well as other causes.²⁴⁴

6.7.4 Interpretation

Interpretation is one of the key methods for remembering the past. It can be in the form of static signage boards or plaques, however new opportunities are now possible as technology offers far more interactive interpretations. A key every day way that remembrance of the past is achieved is through the naming of streets and public spaces, in particular when it comes to streets and public spaces within new subdivision developments.

A very large number of the streets within the study area are named after long standing local families, notable citizens, or natural land features. A number of roads at Māngere Bridge are named after early families in the area. For example Ambury Road is named for the Ambury Brothers, who were local farmers, milk suppliers and exporters. Boyd Avenue is named after John James Boyd, a zookeeper and briefly mayor of Onehunga Borough, who lived in the area. Church Road is named after the historic stone St James Anglican Church on this road. Favona is said to be the name given to Robertson's cattle. House Avenue is named after, SW House, who served on several local bodies and gifted land for the park at Māngere Central and Māngere East House Park Trust.

Kiwi Esplanade was developed during the 1930s Depression and is said to be the nickname of Mrs Kewene. McIntyre Road is named after Captain James McIntyre, who was an ironmonger and member of the local road board and Onehunga Borough Council. Muir Avenue is named after an early family in the area. Shortt Avenue is also named for an early settler family. Waterlea Avenue is the name of John Edward Taylor's farm. Taylor Road is also named after members of the Taylor family; Cornelius Taylor lived opposite his cousin John Taylor. Wallace Road is named after members of the Wallace family, where several brothers farmed.²⁴⁵

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- ²³⁷ <http://www.Māngerecemetery.co.nz/our-history.html>, viewed July 2016
- ²³⁸ Auckland Scrap Book, Auckland City Library, April 1963, p.62.
- ²³⁹ <http://www.Māngerecemetery.co.nz/our-history.html>, viewed July 2016
- ²⁴⁰ *New Zealand Herald*, 25 July 1995, Sec.2, p.3.
- ²⁴¹ *Auckland Star*, 20 December 1922, p.4.

²⁴² *Manukau Courier*, 10 June 2004.
²⁴³

<http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/aucklandstreets/Māngerestreets/Pages/Māngerestreets.aspx#s>. Viewed June 2016.

²⁴⁴ Payne, pp.95-6.

²⁴⁵ Street names in Māngere:

<http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/aucklandstreets/Māngerestreets/Pages/Māngerestreets.aspx#r>

APPENDIX 2: Timeline

TIMELINE FOR MĀNGERE BRIDGE, MĀNGERE EAST AND FAVONA

Overview

This timeline aims to capture an overview of key events that have been significant in the historical development of Māngere. It is not intended or possible to capture all events of historical interest. The timeline should be read alongside Appendix 1: Historic Context Statement, which often provides more detail in relation to an event.

The timeline details below were developed from the content in the Historic Context Statement (HCS): Appendix 1, with relevant references provided in the HCS report references list.

DATE(S)	EVENT	THEME(S)
1840 – 1870: Pre European and early settlement		
1840s-1860s	Māngere was the location of a significant Maori population ¹	Land and people
1840s	Wesleyan mission station was founded at Ihumatao. ²	Religion, work; farming
1849	Te Wherowhero and 120 of his people signed an agreement with Grey to provide military protection for the city of Auckland from the Māngere base. ³ The militia settlement at Māngere was established with grid layout of streets.	Land and people Building the Place
1840s	The first public transport service at Māngere was a ferry that connected the area with Onehunga from 1847. ⁴	Transportation
1856	Wesleyan chapel was built nearby on the corner of Ihumatao Road and Westney Road (now George Bolt Memorial Drive). ⁵	Religion
1859	St James Anglican church was built at Māngere Bridge. ⁶	Religion
1859	The first school was established at Māngere. ⁷	Education
1863	Maori living between Auckland and Waikato take an oath of allegiance to Queen Victoria or face expulsion to the south of the Mangatawhiri stream. ⁸	Land and people Building the Place
1860s to 1870s	Farming is the major source of employment.	Work/ Agriculture
1870 – 1900: Victorian-era		
1874	Presbyterian church is built at Māngere Central. ⁹	Religion
1875	Opening of the North Island Main Trunk Railway line from Auckland to Mercer in 1875. The railway line connecting the city with Papakura runs through the eastern edge of Māngere. ¹⁰	Transportation
1875	Bridge is built across the Manukau Harbour connecting Onehunga with Māngere. ¹¹	Transportation
1880s	A local dairy factory was established and Māngere became the chief supplier of milk to the city. ¹²	Agriculture
1883	By 1883 a shop run by the Fisher family was operating at Māngere Bridge, located at the corner of Kiwi Esplanade and Coronation Road. ¹³	Commercial development
1880s	A C Poad operated a coach building business at Māngere Bridge. ¹⁴	Commercial development
1890	Opening of a new school at Māngere Bridge. ¹⁵	Education
1890	First trustees were appointed for the Māngere Lawn Cemetery. ¹⁶	Cemeteries
1890s-1900	In the late 19 th and early 20 th centuries horse breeding and training were carried out in Māngere. John Lennard bred and trained prizewinning racehorses on his leased Māngere farm. ¹⁷	Farming/ horse breeding
	Small numbers of cottages and villas were built at Māngere Bridge	Residential development
1901 – 1919: Edwardian-era		
1900s	The Māngere area remained a largely rural area Some	Residential development

DATE(S)	EVENT	THEME(S)
	larger farms were subdivided into smaller lots and sold. Rosella Road subdivision for example was subdivided in 1912. ¹⁸	Farming
1903	Bus services were operating to Māngere. ¹⁹	Transportation
1906	A new brick store and post office was built by Mr J E Taylor at the end of Māngere Bridge. ²⁰	Commercial development
1915	The second Māngere Bridge was opened. ²¹	Transportation
1915	From around 1915, Chinese people began establishing market gardens at Māngere. ²²	Market gardening
1920 – 1939: Inter-war era		
Mid-1922	Favona Store served the local community. ²³	Commercial development
1923	St James Parish Hall opened on the corner of Scott Ave and Church Road. ²⁴	Religion/ Halls
Late 1920s	Some farms were subdivided for residential purposes but settlement remains sparse in many areas. Residential subdivisions include Massey Park and Manukau Beach Estate. ²⁵	Residential development
1924	Māngere East hall was opened. ²⁶	Theatres/ halls
1927	Selwyn church, dating back to 1863, was relocated to Hain Avenue from Ōtāhuhu. ²⁷	Religion
1927	School opened at Māngere East, located on Yates Road. ²⁸	Education
1928	Railway workshops are established at Otahuhu near the border with Māngere East. ²⁹	Work
1928	Auckland Aero Club was established on a Māngere farm.	Transportation
1928	A hall was built on Favona Road where Anglican church services and Sunday School classes were held. It also served as a public hall for the area. ³⁰	Religion/ community facility
1920s	Market gardening becomes a significant employer at Māngere.	Work
1932	A water reservoir was built on Māngere Mountain to supply the area with piped water. ³¹	Infrastructure
Mid 1930s	A block of three concrete block shops appeared near the corner of Miro Road on Coronation Road, at Māngere Bridge. ³²	Commercial Development
Late 1930s	The Māngere area was supplied with electricity. ³³	Infrastructure
1940 – 1965: World War II and Post-war era		
1940s	Substantial US forces camps and stores were located at Māngere Crossing. Built on 84 acres of farmland near the Māngere Railway Station, it accommodated 5000 troops. ³⁴	Institutions; war-time camp
1940s -	Māngere immigration hostel was a former wartime camp constructed to house American troops stationed in Auckland. ³⁵ Became Māngere refugee centre.	Immigration hostel
1951	Work began on the southern motorway in 1951, and in 1955 the section connecting Redoubt Road with the city opened. ³⁶	Transportation
1953	De La Salle College was established in Māngere East. ³⁷	Education
1950s	By the mid-1950s around three-quarters of the market gardens in the Onehunga-Māngere area were run by Chinese. ³⁸	Work; market gardening
1955	Māngere Bridge No. 2 School, later renamed Waterlea School, opened in 1955, located in House Avenue. ³⁹	Education
1955	Māngere War Memorial Hall opened. ⁴⁰	Remembering the Past/ Halls
1950s	Andrew Fistonich began growing grapes at his Māngere market garden, earning a winemakers licence in 1949. Initially known as Mountain Vineyards, the company was renamed Villa Maria. ⁴¹	Work; wine making
1960	Māngere Sewerage Purification Works provided a sewerage treatment centre for the metropolitan area,	Infrastructure

DATE(S)	EVENT	THEME(S)
	excluding the North Shore. ⁴²	
1960s	Auckland International Airport is built on the former Auckland Aero Club property. ⁴³	Transportation
1960s	Commercial development occurs at Māngere Bridge as banks and shops are developed.	Commercial development
1961	Part of Favona is identified by the council as a future industrial area. Pacific Steel soon establishes a steelworks on a site on what is now known as Hugh Fletcher Drive, and coastal land in the Favona area gradually develops its commercial and industrial character over coming decades. ⁴⁴	Work/Industry
early 1960s	A lending library was run from the back of Māngere East Hall. ⁴⁵	Libraries
1965	Te Puea Marae was built at Māngere. ⁴⁶	Marae
1960s	In 1962 work began on a substantial state housing development at Māngere. Covering an area of 1450 acres, the Māngere state housing scheme included schools, parks and reserves along with shops and a major shopping centre alongside a centre of industry. ⁴⁷ Through the 1960s and early 1970s Māngere was transformed from a largely rural area into a predominantly residential area.	Residential development Commercial development
1966 – 2014 (present): Modern/contemporary		
1970s	A hostel, workshop and training centre was established in Kirkbride Road, Māngere to help the disabled gain work skills. ⁴⁸	Institutions
1971	Māngere Town Centre opens on Bader Drive. ⁴⁹	Commercial development
1971	Nga Hau E Wha Marae (the four winds) and Parehuia, the Ngati Kahungunu community house, were opened at Māngere. ⁵⁰	Marae
1974	Opening of a new Māngere East branch library. ⁵¹	Libraries
1976	Nga Tapuwae College opened at Māngere. ⁵²	Education
1978	Chinese Community Centre opened at Māngere. ⁵³	Community facilities
1979	Public library opened at Māngere Bridge by local member of parliament, David Lange. ⁵⁴	Libraries
1980	Library opened inside the Māngere Town Centre. ⁵⁵	Libraries
1982	Mataatua Marae opening on Killington Road. ⁵⁶	Marae
Mid 1980s	Marae-Church opened at Māngere Central ⁵⁷	Marae; religion
1983	Third bridge was opened on 19 February, 1983. ⁵⁸	Transportation
1983	SPCA Auckland Animal Village at 50 Westney Road Māngere. ⁵⁹	Animal welfare
1998	Opening of Te Karaiti Te Pou Herenga Waka at Māngere. ⁶⁰	Marae Church
Post 2000	Oxidation ponds were closed and the sewerage treatment facility at Māngere was upgraded. ⁶¹	
2002	Māngere East Library opened, designed by Jasmox. ⁶²	Libraries
2004	Pukaki Marae opened at Māngere. ⁶³	Marae
2005	Villa Maria opened a \$30 million winery and vineyard park at Māngere, near the airport. ⁶⁴	Work; wine making
2010	Māngere Arts Centre - Ngā Tohu o Uenuku, opened in September 2010. ⁶⁵	Arts

End notes

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- ⁴⁷ *South Auckland Courier*, Māngere Shopping Centre Special, 9 October 1971, article entitled 'Centre will Serve Huge Market'.
- ⁴⁸ *South Auckland Courier*, Central Edition, 2 October 1975, p.1 and 14 September 1976, p.11 and 'Welfare to Windfall for Disabled', *New Zealand Herald*, 24 November 2007, <http://www.nzherald.co.nz>.
- ⁵⁰ *South Auckland Courier*, Central Edition, 27 October 1971, p.7.
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- ⁵³ *Manukau Courier*, 7 November 1978, p.23.
- ⁵⁴ Payne, p.113.
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- ⁶⁰ *Ibid*., 10 November 1998, p.16.
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APPENDIX 3: Schedule of Significant Historic Heritage Places located in Māngere Bridge, Māngere East and Favona in the Proposed Auckland Unitary Plan

Schedule of Significant Historic Heritage Places in the Proposed Auckland Unitary Plan

UID #	Address	Place Name	Category	Significance Criteria	Image
MĀNGERE EAST					
1436	Gray Ave, 2	Residence	B	A,B,F,G Villa likely to have been built c.1906 for John Alexander Manson, a local builder who owned the property, then part of a two-acre section, from 1906-1919.	
1423	Hain Road, 3	Selwyn Church	A*	A,B,F,G,H Selwyn Church dating from 1863, relocated to this site in Māngere East in 1927 from Otahuhu.	
1419, 1420	Kirkbride Road, 254	(1419) Presbyterian Church and (1420) Graveyard	A*	A,B,E,F,G,H Presbyterian Church built at Māngere Central in 1874.	
1417	Kirkbride Road, 299R	Old Māngere Centre Schoolhouse	A*	A,B,F,G,H In 1859 the first school was established at Māngere. Māngere Central School would serve the whole district, until the opening of a new school at Māngere Bridge in 1890	

1418	Kirkbride Road, 299R	Old Māngere Centre School	-	Early school building in Māngere.	
1442	Massey Road, 290 (known as 292 Massey Road, Māngere East)	Residence	B	G,F It is likely that the house was built c.1920 by Benjamin Stanley Nicholls (1874-1939), son of Reuben Nicholls, founder of a firm in 1873 which specialised in manufacturing “Orb” brand steel-top cooking ranges.	
1422	Massey Road, 337R	Massey Homestead/ Franklynne	A*	A,B,F,G,H Built by Daniel Lynch, a timber merchant of Auckland, in 1852–53. William Ferguson Massey, former Prime Minister of New Zealand, bought the property in 1890 and lived there with his family.	
1444	Massey Road, 362	Māngere East Hall (Metro Theatre)	B	A,B,G Built in 1924, the building was designed by architect, John Park, and built by Foster contractors. The hall was initially used for showing silent movies, as well as for dances concerts, theatre and meetings.	

1443	Robertson Road, 141R	Māngere Community House	B	<p>B,G</p> <p>The Māngere Community House, also known as Whare koa, was built around 1926 on a 22-acre property, owned by Percy and Mabel Margetts. The property had been purchased from Percy's parents, Emma and Frederick Margetts, and had been part of a much larger farm land holding. Percy and Mabel Margetts grew fruit and vegetables for sale at the city markets.</p>	
2625	Robertson Road, 161	Homestead Māngere Centre Park	B	<p>A,B,F,G,H</p> <p>The house was built c. early-1900s for Samuel House on part of the 1880s Dawson estate – Lots 3, 4, 6 and part of 8, were sold to Samuel Ward House in 1911. Samuel Ward House is recorded as having bought the remainder of Dawson estate in 1911,¹ but it is evident that he had been in occupation some time before, as his eldest child, William, was born in the house in 1908.² The mortgage document mentions 'all the buildings thereon'</p>	

¹ Application 15118c

² J. Ward House grandson pers.com.

				(R196.396) and it is presumed that the house was included. Samuel Ward was an entrepreneurial orchardist and market gardener.	
MÄNGERE BRIDGE					
1425	Ambury Road, 14 (Note number on letterbox is 16)	Waterlea Residence and Barn	A*	A,B,F,G,H Waterlea built in 1885 by JE Taylor, civil engineer. Described as being constructed of poured concrete. Property also contains a concrete barn with curved roof and decorative gateway at the entrance.	
1440	Boyd Avenue, 18	McBurney House	B	B,F,G Bay villa which reflects the early European period of settlement in the Māngere Bridge area. Earlier occupied by the McBurney family.	
1413	Church Road, 27	St James Church and Cemetery	A*	A,B,F,G,H St James Church was built in 1859 of stones from Māngere Mountain. Its construction was supervised by Rev Robert Burrows, a pioneer missionary. Maori and Europeans worked on the construction and continued to use the	

				church. ¹	
1441	Church Road, 43	Residence	B	A,F,G	
1427	Church Road, 49	Barrow House	B	A,B,F,H	
1445	Coronation Road, 64	Residence	B	A,B,F,G Bay villa which reflects the early European period of settlement in the Māngere Bridge area	
1437	Coronation Road, 79	Residence	B	G,F	

1434	Coronation Road, 128	Residence	B	A,B,F,G Noted as Miss Muir's house by members of the Māngere Historical Society.	
1433	Coronation Road, 140	Residence	B	A,F,G	
1439	Coronation Road, 164	Topping House	B	B,G,H Dr Topping's house (his surgery was on Queen Street in Onehunga, now Onehunga Mall).	Google street view image, November 2015 
1438	Domain Lane, 5	Margett's House	B	B,G A physical landmark and example of a well-crafted bungalow in the Māngere Bridge area.	Google street view image, November 2015 

					
1431	McIntyre Road,32	Residence	B	A,B,F,H Dr Hanna's surgery, a corner bay villa built in late 19th to early 20th century, which reflects the early European period of settlement in the Māngere Bridge area. (No further information has been found to date regarding Dr Hanna)	
1446	McIntyre Road,51	Residence	B	A,B,F,G A Victorian villa; an early surviving house in the district.	
1415	Mountain Road, 22, corner Coronation Road next to Education Centre on lower slopes of Māngere Mountain	Kauri Cottage	A*	A,C,F,G Kauri cottage associated with Te Wherowhero, who was said to have built the cottage for one of his three sons, following his return from the New Zealand wars.	
1432	Mountain Road, 65A	Residence	B	A,F,G	Photo not dated, from Auckland

				House built c.1860s on scoria piles. An early residence in Māngere Bridge.	Council site pack 
1429	Wallace Road, 8	Ambury Cottage	B	A,B,F,G,H Described as Shortt's home, called Ambury Cottage in Auckland Council's site information records.	Google street view image, November 2015 
1430	Wallace Road, 25	Fischer's Store and Residence	B	A,B,F Former general store and residence, associated with the Wallace family and the Fischer and Shortt families, who were well known early families in the district.	
1428	Wallace Road 2/84 (Letterbox number is 100)	The Oaks (residence)	B	A,B NZ Herald 10 June, 1992, sec 4, pg.2: The property was owned by James Wallace, one of the early landowners in the area. Oak trees were planted by Mr Wallace upon the birth of his daughters. The	

				house, a substantial bungalow, was built in 1917	
MĀNGERE					
1424	Ihumatao Road, 210	The Rennie/ Jones Homestead	B	A,B,F,H	
1435	Oruarangi Road, 38-40	Residence	B	A,B,F,G	
1421	Oruarangi Road, 556	Paul Homestead	A*	A,B,F,G,H	
1416	Oruarangi Road, 619	Rennie Homestead	A*	A,B,F,G,H	

1414	Nixon Road, 3	Abbeville farmhouse and barn and Westney Road Methodist Church (former)	A*	A,B,F,G,H	 <p>Abbeville farmhouse. Auckland Council photo.</p>
					 <p>Abbeville barn. Auckland Council photo.</p>
					 <p>Westney Road Methodist Church (former)</p>

ⁱ NZ Herald 17 June 1936, p.10

APPENDIX 4: Places listed with Heritage New Zealand

Appendix 6: Places listed with Heritage New Zealand (Formerly New Zealand Historic Places Trust- NZHPT)

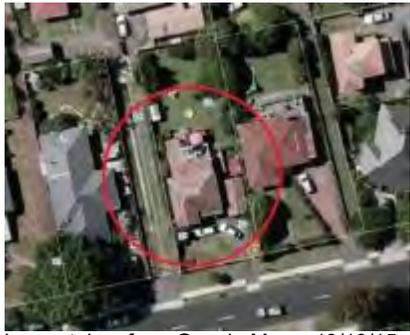
Listing #	Address	Place Name	Category	Registration/Listing Date	Image
Māngere					
684	254 Kirkbride Road, Māngere	Church (Presbyterian)	2	7 April, 1983	
2656	299 Kirkbride Road, Māngere	Māngere Schoolhouse (former)	2	7 April, 1983	
685	337 Massey Road,	Franklynne	2	7 April, 1983	

530	362 Massey Road, Māngere East	Māngere East Hall	2	26 November, 1981	
2654	25 Nixon Road, Māngere	Abbeville	2	7 April, 1983	
691	1-5 Hain Road, Māngere East	Selwyn Church (Anglican)	2	7 April, 1983	
689	39 Church Road, Māngere Bridge	St James' Chrch(Anglican)	2	7 April, 1983	

686	200 Ihumatao Road, Māngere	House(formerly Rennie, later Jones House)	2	7 April, 1983	
6055	Ihumatao, Māngere	Otuataua Stonefields	2	21 November, 1991	

**Places on the Heritage New Zealand list (formerly known as the NZHPT register) are not afforded any statutory protection through this listing. However, the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 may apply in relation to archaeology.* It is unlawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or any part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site without obtaining an authority from the Trust. An archaeological site is defined in the Heritage New Zealand Pouhere Taonga as any place associated with pre-1900 human activity, including shipwrecks, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.*

Pre-1944 survey results study list – #65 – Māngere / Māngere Bridge

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
1	 <p>Image taken from Google Street View, 12/10/15. Image captured March 2012.</p>  <p>27 June, 1949. Māngere, Auckland, including the Māngere Bridge. Whites Aviation Ltd: Photographs. Ref: WA-20668-G. Alexander Turnbull Library, Wellington, New Zealand. http://natlib.govt.nz/records/22745950</p>  <p>Image taken from Google Maps, 13/10/15.</p>		<p>26 McIntyre Road, Māngere Bridge</p> <p>LOT 1 DP 210516</p>	<p>Building the Place - Residential architecture</p>	<p>A Victorian villa circa 1900. Relatively simple. All decorative trim has gone – if any existed around the veranda. The chimney has gone and the roof has been tiled.</p> <p>Additions to the rear appear to have been added sometime between 1959 and 2006. Original lean-to assumed to have been demolished to accommodate the change.</p> <p>Relatively modern single garage detached and in front of the villa, to the right or western side. Modern garden/boundary wall.</p> <p>This is in essence typical of its typology and modified – recommend no further evaluation for scheduling.</p>	<p>Delete</p> <p>Currently covered by the overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	Image captured March 2012 .					
2	 <p>Image taken from Google Street View, 12/10/15. Image captured March 2012.</p>  <p>Image taken from Google Street View, 13/10/15. Image captured March 2012.</p>  <p>Bungalow, Māngere, 2000. Creator: Belcher, Brian Date: November 2000 Auckland Libraries - Footprints 05664</p>		3R Taylor Rd, Māngere Bridge LOT 1 DP 29452	Building the Place - Residential architecture	<p>Californian Bungalow in generally original condition (as seen only from Google Street View). Assumed to have been built circa or after 1924 – see record below.</p> <p>Boundary steps and low stone pillar appear to be original. Path that runs down the right hand or eastern side of the property is clearly evident in 1940s aerial.</p> <p>Joinery appears to be intact. Interesting curved window bay to north-eastern corner.</p> <p>The location is interesting as it sits on the lower slopes of the mountain. This bears out regarding the following record from Digital NZ – and the 1940s aerial photograph showing the large quarry hole adjacent to the house, to the east.</p> <p>“Bungalow at 3 Taylor Road, Māngere Bridge, November 2000. This house, situated on the lower northern slopes of Māngere Mountain, was originally the home of Fred Rouse. Mr Rouse established the adjoining scoria quarry in 1924, before selling it to Manukau County Council in 1941. The base of the house was constructed using blocks of stone from the quarry.”¹</p> <p>The last two images to the right show photographs looking west and north-west from the property – owned by Roy and</p>	<p>Add</p> <p>(Part of a reserve)</p> <p>Not currently covered by the pre-1944 overlay</p>

¹ DigitalNZ - <http://www.digitalnz.org/records/35066157?search%5Bpage%5D=8&search%5Btab%5D=Images&search%5Btext%5D=Māngere+bridge&search%5Bview%5D=gallery>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	 <p>Council GIS – 1940 aerial - Captured 13 October 2015</p>  <p>Garrett house, Māngere Bridge, ca 1949. Creator: Garrett, Roy Date: ca 1949 Auckland Libraries - Footprints 04407</p>  <p>View from Taylor Road, Māngere Bridge, ca 1949. Creator: Garrett, Roy Date: ca 1949 Auckland Libraries - Footprints 04408</p>				<p>Greta Garrett, circa 1949.</p> <p><i>Potential values: Historical, Technology (quarried block), Physical Attributes, Context</i></p>	

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
						
	<p>View from Taylor Road, Māngere Bridge, ca 1949. Creator: Garrett, Roy Date: ca 1949 Auckland Libraries - Footprints 01136</p>					
3			<p>17 Hastie Avenue, Māngere Bridge</p> <p>LOT 5 DP 54348</p>	<p>Building the Place - Residential architecture</p>	<p>Arts and crafts styled cottage. QV[.co.nz] dates it at 1934. This would seem reasonable.</p> <p>House is on a 1,300m2 corner site and in 1940 it appeared to be significantly larger, extending to the north or the rear, along Crawford Avenue.</p> <p>Appears to be largely intact from the 1940s aerial photography. Garage to the left or western side of the house dates pre-1940.</p> <p>Potential values if associated with notable landowner. House in and of itself does not appear to have sufficiently unique character for further assessment.</p> <p><i>Potential values: Historical, Context</i></p>	<p>Retain</p> <p>Currently covered by the overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	 <p>Creator: Penman, Trevor Date: ca 1965 Location: Māngere Bridge Medium: Black and white photograph, 26 x 21 cm (copy print) Manukau Research Library, MGE: III, 1, no. 9. Auckland Libraries - Footprints 01166 Photograph reproduced courtesy of Trevor Penman and Mrs Gladys Penman.</p>  <p>Council GIS – 1940 aerial. 13/10/15</p>					

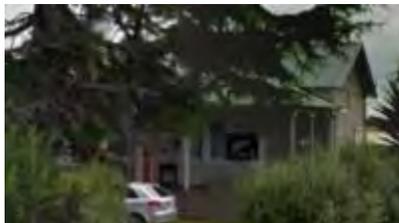
#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
4	 <p>In the field: September 2015</p>  <p>Hastie homestead, Māngere, 2004. Creator: Alford, Henrietta Date: August 2004 Auckland Libraries - Footprints 05655</p>  <p>No known Copyright Please acknowledge 'Sir George Grey Special Collections, Auckland Libraries, 4-5207' when re-using this image. Date 5 September, 1923</p>		64 Mountain Road, Māngere Bridge LOT 4 DP 43678	Building the Place - Residential architecture	<p>“View of the former Hastie homestead, 64 Mountain Road, Māngere Bridge, August 2004. This substantial bungalow on the southern flanks of Māngere Mountain was built for David and Elizabeth Hastie in 1917.”²</p> <p>David Hastie died in 1940 at 81 years old. A pioneer farmer, he married Elizabeth Crawford of Epsom in 1900.³</p> <p>Appears to be a significant early bungalow that may be largely intact. Aerial photos show new secondary dwelling built to the south-west of the bungalow – perhaps between 1996 and 2006.</p> <p>Very significant (established) trees in the large front yard. Car turning driveway still used. Historic brick fence (date unconfirmed) still present. <i>Potential values: Historical, Aesthetic, Physical Attributes, Context</i></p>	<p>Retain</p> <p>Currently covered by the overlay.</p>

² <http://www.digitalnz.org/records/35066148?search%5Btext%5D=64+Mountain+Road+Māngere>

³ LEADER PASSES. Auckland Star, Volume LXXI, Issue 197, 20 August 1940, Page 4

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
5	 <p data-bbox="152 448 517 491">Image taken from Google Street View, 12/10/15. Image captured April 2012.</p> <p data-bbox="152 874 555 922">Image taken from Google Maps, 13/10/15. Image captured April 2012.</p>		<p data-bbox="887 248 1122 304">37 Walmsley Road, Māngere</p> <p data-bbox="887 344 1099 368">LOT 2 DP 132397</p>	<p data-bbox="1200 248 1357 368">Building the Place - Residential architecture</p>	<p data-bbox="1417 248 1939 520">Return veranda villa that appears to face north/north-west. At least one finial and one chimney visible. Main body of the house appears intact, however a garage has been attached to the right hand or eastern side of the villa, which is attached to what appears to be an older garage – that can perhaps be seen on the 1959 aerials. There is no 1940 aerial for the area.</p> <p data-bbox="1417 560 1939 671">Appeared to be a fairly large land-holding in 1959 with perhaps even a workers cottage (and possible garage) to the rear of the first orchard.</p> <p data-bbox="1417 711 1939 831">Potential values if associated with notable landowner and/or activity on the land. 'Front' of the house cannot be seen from the roadside (taken from Google Street View).</p> <p data-bbox="1417 871 1850 922"><i>Potential values: Historical, Physical Attributes, Context</i></p>	<p data-bbox="1973 248 2063 272">Retain</p> <p data-bbox="1973 312 2152 400">Currently covered by the overlay.</p>
6	 <p data-bbox="152 1225 517 1273">Image taken from Google Street View, 12/10/15. Image captured April 2012.</p>		<p data-bbox="887 983 1155 1038">142 Favona Road, Favona</p> <p data-bbox="887 1078 1155 1126">LOT 49 DEEDS PLAN 58</p>	<p data-bbox="1200 983 1357 1094">Building the Place - Residential architecture</p>	<p data-bbox="1417 983 1939 1038">Californian bungalow assumed to be built circa 1920s.</p> <p data-bbox="1417 1078 1939 1158">Appears generally intact referring between 1959 aerial photography and the current [Google Maps] aerial.</p> <p data-bbox="1417 1198 1939 1441">Of note, the chimney has been removed, a small lean-to or rear porch may have been removed and front window joinery appears to have been replaced with aluminium, although it is difficult to confirm from Google Street View. [We cannot see the sides or rear of the house]. Relatively modern single garage detached</p>	<p data-bbox="1973 983 2063 1007">Delete</p> <p data-bbox="1973 1046 2152 1126">Currently covered by the overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	 <p>Image taken from Google Street View, 14/10/15. Image copyright 2015 - Google.</p>				<p>and in front on the villa, to the right hand or western side. Modern garden/boundary wall.</p> <p>This is in essence fairly typical of its typology and [it would appear] quite modified – recommend no further evaluation for scheduling.</p>	
7	 <p>Image taken from Google Street View, 12/10/15. Image captured April 2012.</p>  <p>Council GIS – 1959 aerial. 14/10/15</p>		<p>417 Massey Road, Māngere East</p> <p>LOT 22 DP 49019</p>	<p>Building the Place - Residential architecture</p>	<p>Villa with bungalow influences. Corner angle bays appear to have casement windows. Front veranda is curved in a fairly unique manner.</p> <p>Appears generally intact when referring between the 1959 aerial photography and the current [Google Maps] aerial.</p> <p>The 1959 aerial suggests the property may have been of a reasonable size – this may have some historical content of interest.</p> <p>At least one chimney remains. Two garages exist to the rear and left hand or south-western side of the villa. The front one may be attached to the building. Very difficult to ascertain more from the Google image.</p> <p>No historic information uncovered. This may be a fairly unique type of transitional villa – or it may have been an early villa modified in the bungalow era. Age therefor unknown.</p> <p><i>Potential values: Historical, Physical</i></p>	<p>Retain</p> <p>Currently covered by the overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
					<i>Attributes, Context.</i>	
8	 <p>Image taken from Google Street View, 14/10/15. Image captured April 2012.</p>  <p>Council GIS – 1959 aerial. 14/10/15</p>		43 Yates Road, Māngere East LOT 1 DP 46510	Building the Place - Residential architecture	<p>No image available from any source. The 1959 GIS aerial suggests a villa form that is relatively intact .</p> <p>A free-standing barn or farm shed or general accessory building, to the rear of the villa appears on the 1959 aerial and seems to be intact, although it may now be connected to the house in some manner. Some tree removal has taken place along the north-west and north-east boundaries; however significant early trees appear to remain on site.</p> <p>Modern front fencing. Bricks at current entry gate may signify original entrance point. Very little information uncovered – potential values will rely on considerable research.</p> <p><i>Potential values: Historical, Physical Attributes, Context.</i></p>	Retain Currently covered by the overlay.
9	 <p>Image taken from Google Street View,</p>		23 Yates Road, Māngere East LOT 1 DP 141976	Building the Place - Residential architecture	<p>Transitional villa – circa late 1910s. Very little sight from Google Street View. Comparing council aerials from 1959 and 2010 suggests that the house is still generally intact. Two garages or accessory buildings have been added to the rear of the main house.</p>	Retain Currently covered by the overlay.

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	<p data-bbox="152 247 555 272">12/10/15. Image captured April 2012.</p>  <p data-bbox="152 675 495 700">Council GIS – 1959 aerial. 14/10/15</p>  <p data-bbox="152 978 555 1150">Māngere East School, Yates Road, Auckland. Whites Aviation Ltd:Photographs. Ref: WA-58016-G. Alexander Turnbull Library, Wellington, New Zealand. Date: 29 June, 1962. http://natlib.govt.nz/records/22803064. House just off to the right.</p>				<p data-bbox="1413 247 1951 464">Very little information has been uncovered – perhaps an association with the school. The house itself does not appear to be unique in any way; however we are very limited in what we can see. Any potential values will rely on considerable research uncovering something of interest.</p> <p data-bbox="1413 496 1850 555"><i>Potential values: Historical, Physical Attributes, Context.</i></p>	

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
10	 <p>Image taken from Google Street View, 12/10/15. Image captured April 2012.</p>  <p>Council GIS – 1959 aerial. 14/10/15</p> 		<p>393 Massey Road, Māngere East</p> <p>MANSE - RATEABLE - ON PART LOT 4 DP 6863</p> <p>CHURCH AND SUNDAY SCHOOL - NON RATEABLE - ON PART LOT 4 DP 6863</p>	<p>Ways of Life - Religion</p>	<p>St Mark's Presbyterian Church Manse.</p> <p>Little or no information available and very difficult to see the house from Google Street View. A villa or perhaps a transitional villa. Unknown age – pre 1944.</p> <p>The house (now the church manse) <u>has been moved</u> from the south-western boundary of the site (approximately 15m from the street boundary) to the north western boundary, approximately 50m from its original location.</p> <p>In addition to the significant contextual change of the relocation, three buildings (assumed to all be associated with the church) have been built on the site in very close proximity to the relocated house/manse.</p> <p>The front 'yard' has been paved for parking and has, save for a large historic tree, been modernised for easy traffic flow.</p> <p>In light of these significant contextual changes and a building [that would appear to be fairly typical of type] we do not recommend further evaluation for scheduling.</p>	<p>Delete</p> <p>Currently covered by the overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	<p>Council GIS – 2010 aerial. 14/10/15. Note: House moved north-west on site by approximately 50-60m sometime before 1996.</p>					
11	 <p>Image taken from Google Street View, 12/10/15. Image captured April 2012.</p>  <p>Council GIS – 1959 aerial. 14/10/15</p> 		<p>6 Ferguson Street, Māngere East</p> <p>LOT 25 DP 19985</p>	<p>Ways of Life - Religion, Entertainment and Public Halls</p>	<p>The Māngere Samoan Parish of The Methodist Church of New Zealand appears to use the building.</p> <p>In 1959 this was a very simple building that may have been built as a church, perhaps more likely as a hall or community facility.</p> <p>The 'yard' was very bare in 1959. Four or five small trees had been planted on the Ferguson/William Streets corner however they do not appear to be the same trees there today.</p> <p>Significant additions have been made to the Ferguson Street façade since 1959, with only the top of the original gable remaining or visible. Similarly the entire northern or long façade adjacent to 8 and 8A Ferguson Street has been extended (also since 1959), to cover most of that original façade.</p> <p>The modifications are so significant the only potential value is in uncovering social or contextual information that would support further investigation – nothing has been uncovered to date.</p> <p><i>Potential values: Historical, Context.</i></p>	<p>Retain</p> <p>Currently covered by the overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	Council GIS – 2010 aerial. 14/10/15					
12	 <p>Image taken from Google Street View, 12/10/15. Image captured April 2012.</p>  <p>Council GIS – 1959 aerial. 14/10/15</p>  <p>Council GIS – 2010 aerial. 14/10/15</p>		2 William Street, Māngere East LOT 32 DP 19985	Ways of Life - Religion, Entertainment and Public Halls	<p>The New Jerusalem Samoan Assembly of God appears to operate from here – addressed as <u>2a</u> William Street.</p> <p>Appears intact from the 1959 aerial with the exception of a lean-to type addition to the south-western facade, adjacent to 4 William Street, which may have replaced an original porch or small gabled bay.</p> <p>Fencing is modern and only one original or early tree remains.</p> <p>The building is presumed to have been built around the 1940s. It is relatively unremarkable from an aesthetic perspective, however context and social associations may prove important. Limited research has uncovered very little.</p> <p><i>Potential values: Historical, Social, Context.</i></p>	<p>Retain</p> <p>Currently covered by the overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
13	 <p>Image taken from Google Street View, 12/10/15. Image captured April 2012.</p> <p>Council GIS – 2010 aerial. 14/10/15</p>		294 Massey Road, Māngere East FLAT 1 DP 325259	Building the Place - Residential architecture	<p>Large English Cottage on Massey Road. Appears relatively intact when compared to the 1959 aerial. Arrow shows a covered link to the rear accommodation or Summer House (or similar), that has been added since 1959.</p> <p>A garage shown in the 1959 aerial (that sat on the northern boundary) has been replaced with a new carport/garage. A new house has been added to the rear of the house but wholly on the original lot – both dwellings are listed as 2/294 Massey Road on the council GIS.</p> <p>Little is known about the history of the cottage, but it appears to be a good, intact example of the style, with strong entrance porch detailing. The place also reflects one of a small number of large residences in the area at the time of construction, and even less exist today.</p> <p><i>Potential values: Historical, Physical Attributes, Context.</i></p>	Retain Currently covered by the overlay.
14			5 Tennessee Avenue, Māngere East LOT 36 DP 8695	Building the Place - Residential architecture	<p>Appears to be a fairly large Californian bungalow. The quotable value website puts the date of the house at 1922.</p> <p>The 1959 council aerial shows what appears to be a significant landholding that is one of the larger lots remaining in the general area. It could be a tennis court that runs along the western edge of the street boundary.</p> <p>The house looks fairly intact and the site includes the two accessory buildings that were present to the rear of the bungalow in</p>	Retain Currently covered by the overlay.

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	<p>Council GIS – 2010 aerial. 14/10/15</p>   <p>Council GIS – 1959 aerial. 14/10/15. Second image shows assumed boundary. Note tennis court bottom left.</p>				<p>1959.</p> <p>The original lot was split after 1959 and a series of flats were built on the original site, either side of the bungalow. Part of an old wooden fence remains on the street boundary. Views to the house are generally precluded because of significant vegetation.</p> <p><i>Potential values: Historical, Physical Attributes, Context.</i></p>	

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
15	 <p>Image taken from http://www.nz.open2view.com/tour/photo/265267#photo/1, 12/10/15. Date unknown.</p>  <p>Former military camp, Māngere East, 1949. Creator: White's Aviation, no. 19348. Date: 24 February, 1949 Auckland Librarians - Footprints 05726</p>  <p>Bungalow, Rosella Road, Māngere East, 1985. Creator: Ringer, Bruce Date: 1985</p>		<p>7 Rosella Road, Māngere East</p> <p>LOT 7 DP 7494</p>	<p>Building the Place - Residential architecture</p>	<p>Californian bungalow probably built in the 1920s.</p> <p>Original form looks intact – comparing the 1959 aerials with current council and Google records.</p> <p>“A Californian-style bungalow in Rosella Road, Māngere East, photographed in 1985. (Rosella Road, developed from 1912 onwards, is now a designated heritage area because of its fine collection of period bungalows and other interesting houses.”⁴</p> <p><i>Potential values: Historical, Physical Attributes, Context.</i></p>	<p>Add</p> <p>Not currently covered by the per-1944 overlay.</p>

⁴ <http://www.digitalnz.org/records/27770403?search%5Btab%5D=Images&search%5Btext%5D=Rosella+Road&search%5Bview%5D=gallery>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	Footprints 03044					
16	 <p>In the field: August 2015</p>  <p>From the QV website – date unknown - https://www.qv.co.nz/property/property-details/35-rosella-road-Māngere-east-auckland/1705990#35_Rosella_Road_Māngere_East_Auckland</p>  <p>Creator: Unknown Date: July 1975 Location: Māngere Medium: Black and white photograph, 8 x 12 cm, South Auckland Research Centre,</p>		35 Rosella Road, Māngere East LOT 1 DP 67429	Building the Place - Residential architecture	<p>English cottage fairly intact when comparing the 1959 aerials with current ones.</p> <p>A secondary dwelling has been built to the south of the cottage, on the original site. The site does not appear to have been subdivided.</p> <p>This is a strong example of the typology, complete with the street or entrance lychgate. The trees on site are well established and date from 1959 at the latest.</p> <p>“English cottage-style house formerly belonging to a Dr Stone, on the corner of Rosella Road and Thompson Street, Māngere East, July 1975. Note the lychgate at the entrance.”⁵</p> <p>There are no obvious references to a Dr. Stone. Further research would be worthwhile as the physical attributes appear to be strong.</p> <p><i>Potential values: Historical, Physical Attributes, Context.</i></p> <p>1941, section at 35 Rosella Rd sold by M R Clapham.⁶ Residence of Kenneth Ernest, Estelle Rose and Gerald Kenneth Stone at their deaths in 1969.</p>	Add Not currently covered by the per-1944 overlay

⁵ <http://www.digitalnz.org/records/35066167?search%5Btab%5D=Images&search%5Btext%5D=Rosella+Road&search%5Bview%5D=gallery>

⁶ <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&c1=search&d=NZH19410927.2.24.3&srpos=1&e=-----10--1----235+rosella-->

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	<p>Footprints 05674 (digital image only). Photograph reproduced courtesy of Māngere Historical Society.</p>  <p>Council GIS – 1959 aerial. 14/10/15.</p>					
17	 <p>Image taken from Google Street View, 12/10/15. Image captured February 2012.</p>  <p>Image taken from Google Street View, 14/10/15. Image captured February 2012.</p>		<p>Actual address: 30 Hospital Road, Papatoetoe</p> <p>Street address: 100 Hospital Road, Papatoetoe</p> <p>CLUBROOMS AND BUILDINGS - LIQUOR LICENSE - FULLY RATEABLE - ON PT LOT 5 DP 4589 & PART LOT 4 DP 4589</p>	<p>Building the Place - Residential architecture</p>	<p>A bungalow that is part of the Middlemore Golf Course. Noting that the land for the golf course was purchased (for that purpose) in 1909, it may well have been a caretaker or green keeper's house, and is presumed to have been built in the late 1910s or in the 1920s.</p> <p>Hung windows are in evidence as is a relatively steep roof pitch. The lean-to addition to the right hand or southern side of the building is more typical of a villa – it may or may not have been original but it shows in the 1959 aerial. This is however not a typical transitional villa – rather a bungalow with villa elements.</p> <p>The chimney has been retrofitted with a modern flue and the porch to the left hand or northern half of the front façade has been closed in at some stage. Exactly how well</p>	<p>Retain</p> <p>Part of this lot is covered by the pre-1944 overlay.</p>

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	 <p>View to Kings College with Hospital Road and railway, with Auckland Golf Course Links and Middlemore Hospital beyond, Māngere East, Auckland City. Whites Aviation Ltd: Photographs. Ref: WA-04301-G. Alexander Turnbull Library, Wellington, New Zealand. Date: November 1946. http://natlib.govt.nz/records/30630971</p>  <p>Council GIS – 1959 aerial. 14/10/15.</p>				<p>this has been done is hard to see from the available evidence.</p> <p>The association with the club (The Royal Auckland Golf Club) may be of significance from a historical, social and contextual perspective. The physical attributes of the house are perhaps less significant.</p> <p><i>Potential values: Historical, Physical attributes, Context.</i></p>	

#	Photo	Name	Address and/or legal description	Historical theme(s)	Notes	Pre-1944 actions
	 <p>Council GIS – 2010 aerial. 14/10/15.</p>					
18	 <p>Image taken from Google Street View, 12/10/15. Image captured April 2012.</p>  <p>Council GIS – 1959 aerial. 14/10/15.</p>		<p>68 Gray Avenue, Papatoetoe</p> <p>LOT 4 DP 44612</p>	<p>Building the Place - Residential architecture</p>	<p>This is a fairly large and quite interesting transitional villa, presumed to date from the 1920s or earlier.</p> <p>It appears to be intact from 1959 and has four gabled bays and a mix of both villa and bungalow windows.</p> <p>There are two very large trees in the front yard and an old (if not original) plastered wall along the street boundary.</p> <p><i>Potential values: Historical, Social, Context.</i></p>	<p>Retain</p> <p>Currently covered by the overlay.</p>

APPENDIX 6 Places of Interest List

Prioritisation

A prioritisation process has been used to determine which *places of interest* should be recommended for further research and evaluation. Places have been given a priority from 1 (highest) to 3 (lowest). Priority 1 or 2 ranked places are determined to be worthy of additional work, with a focus on seeking statutory outcomes. Places identified as having a priority 3 ranking are not recommended for further work in the short to medium term; non-statutory tools might therefore be a more appropriate way of recognising priority 3 places. There may be priority 3 places that are found to have significant heritage values if additional information becomes known at a future date, therefore priority 3 places should not be ruled out completely.

Why prioritise?

Prioritisation is an important part of the decision-making and rationalisation process of place identification. It is not possible or appropriate for all places to undergo an extensive evaluation, despite being of some thematic interest, in the context of this heritage survey. Thorough evaluations require considerable time and resources, which is why it is not possible to consider all places in further detail.

Intended audience

The following *places of interest* list aims to provide a starting point for the council, Māngere-Ōtāhuhu Local Board, community interest groups, land owners and other individuals, to understand the prioritisation of places not currently subject to statutory management, which have been identified.

Methodology and criteria

The list has been broken down into respective themes (as defined by the *Historic Context Statement*). Where a place relates to multiple themes, it is listed under its primary theme, with reference to additional themes of significance noted as well.

The following methodology determines the rankings within the *places of interest* lists, based on what is known at this point in time. Reference is made to both the priority level and the applicable sub-criteria in the *places of interest* lists, under the 'priority level column.'

All priority 1 places should generally meet criteria (a), to have a very high likelihood of qualifying as a category A or B *significant historic heritage place*.

Only criteria which are of direct relevance to the assigned priority level are noted in the 'priority column'.

Seven key elements have been considered (in no hierarchical order):

- (a) Significance/heritage values
- (b) Integrity
- (c) Appropriateness of potential statutory management
- (d) Information accessibility
- (e) Rarity
- (f) Community esteem
- (g) Risk and threat

7.2 Priority levels

Priority 1: Indicates the place is at greatest need for evaluation

- (a) Demonstrates historic heritage values under one or more criteria, and is highly likely to qualify as a category A or B significant historic heritage place
- (b) Where relevant, the place illustrates a high level of integrity, intactness and/or context
- (c) Statutory management (ie: scheduling or other such tools) would be an appropriate mechanism to manage the place's heritage values.
- (d) Has a high level of accessible supporting historical information and records
- (e) Is rare or unusual, or relates to a significantly under-represented theme in the locality and/or across the region
- (f) Has been identified to date as being held in esteem by a community or group
- (g) Is at high potential risk or threat of modification (This is based on variables such as zoning and other relevant planning controls, occupancy and condition etc.)

Priority 2: Indicates the place may warrant future evaluation

- (a) Potentially demonstrates historic heritage values under one or more criteria, and may qualify as a category A or B significant historic heritage place, pending further investigation
- (b) Where relevant, the place illustrates a moderate level of integrity, intactness and/or context
- (c) Statutory management (ie: scheduling or other such tools) may/ or may not be an appropriate mechanism to manage the place's heritage values; further planning matters may need to be explored (i.e. designations etc.)
- (d) Some initial supporting historical information and records are known about the place. Significant further research is required to determine the full values of the place. Further research avenues may be limited
- (e) May form part of a wider grouping or collection that is of interest, but not necessarily rare or endangered in the locality and/or across the region; its level of contribution to this theme is not fully known, or the wider theme itself is not well understood beyond this local context
- (f) May have potential to be held in esteem by a community or group. This has not be scoped or established to date.
- (g) Level of potential risk or threat of modification is moderate. (This is based on variables such as zoning and other relevant planning controls, occupancy and condition, etc.)

7.2.3 Priority 3: Indicates the place is not recommended for consideration for evaluation at this time

- (a) Possesses limited historic heritage values, and has a low probability of qualifying as a category A or B significant historic heritage place
- (b) Clearly lacks integrity, intactness and/or context
- (c) Statutory management does not appear to be the most appropriate tool by which to manage the heritage values of the place
- (d) Minimal supporting historical information and records have been obtained, or are unlikely to be easily obtainable to further the evidence base for determining overall historic heritage significance

- (e) Is not a rare or endangered form of historic heritage either locally and/or regionally. Is of little thematic significance to the historical development of the study area; or it may be thematically interesting within the locality but there is a lack of information to support this
- (f) The place does not appear to be held in high public esteem based on the knowledge known to date
- (g) Minimal potential risk or threat of modification at this time. (This is based on variables such as zoning and other relevant planning controls, occupancy and condition etc)

Future evaluations of heritage significance

Any future evaluations will be undertaken with the most up to date evaluation methodology and criteria, at that point in time. At present, the following historic heritage significance criteria, set out in the notified Proposed Auckland Unitary Plan are:

a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

c) Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

d) Knowledge

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

e) Technology

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

f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

g) Aesthetic

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

h) Context

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

Evaluation Methodology

Should evaluations take place, alongside the criteria above, the most up to date evaluation methodology should be used by the evaluator relating to guidance on undertaking an historic heritage place evaluation, including producing a statement of significance, guidance on inclusion and exclusion indicators in relation to each criteria, thresholds and the mapping approach to 'extent of place.'

Places of interest list

The following list of places and associated notes are intended to provide a short summary of information gathered through this survey exercise. It is recognised that this information is not necessarily widely encompassing and detailed. In some instances, additional information has been

collected on file, in other instances substantial research gathering will be necessary should places progress beyond this initial survey.

Notes:

**Street addresses are based on the number allocations set out in the Auckland Council GIS viewer as at the time of this survey.*

**Photographs have been taken by Matthews & Matthews Architects Ltd during the project unless noted otherwise. Aerials are extracted from the Auckland Council GIS, 2010 aerial photography.*

PLACES OF INTEREST LIST

Chapter One: LAND AND PEOPLE Geology, Natural Environment, Māori relationships with the area, Māori Place names.						
Address and/or legal description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority level (1,2 and 3)
No places have been identified under this theme as part of the study.						

Chapter Two: GOVERNANCE Local Government, Communications, Post Office, Banks, Justice, Police, Fire service, Defence, Healthcare						
Address	Item	Image	CHI	Notes	Themes() and sub theme(s)	Priority level (1,2 and 3)
No places have been identified under this theme as part of the study.						

Chapter Three: INFRASTRUCTURE Transportation, Water supply, drainage, sanitation, electricity						
Address and/or legal description	Item	Image	CHI	Notes	Themes() and sub theme(s)	Priority level (1,2 and 3)
No places have been identified under this theme as part of the study.						

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
26 Church Road, Māngere Bridge	House (timber villa)			<p>Noted as a possible vicarage.</p> <p>In 1905 this site was the subject of a Native Land Court case. William Barr claimed that he had purchased lot 16, measuring 2 ½ acres from Akinihi Taro, while she claimed that she had only sold half the land.¹ Evidently the Native Land Court decided that Taro did own this portion of the land as she sold it in 1906 to dentist, Harold Cotterill Brookfield, son of solicitor FMP Brookfield. In 1894 Brookfield married Anna Dickey, daughter of local farmer, at St James Church in Māngere. It appears that the Brookfields never lived at their Church Road property. They had lived initially at Onehunga but had relocated to Whanganui by 1897 where they remained. The property was passed to the Public Trust upon the death of Brookfield in 1924.² It is unclear when the house was established and who it was built for.</p>	Early residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
1 Coronation Road, Māngere Bridge	Petrol Station			This property was part of a substantial landholding purchased by George Alfred Court in 1918. During the early 20th century it was the site of A C Poad's coach factory but it appears that the present building was constructed more recently than this. The 1940 aerial photograph on Auckland Council's GIS shows a building on the site, but this is probably an earlier building (possibly AC Poad's coach factory). In 1948 Jack Stanley Shaw purchased the property from Court and it appears that a petrol station was built on the site soon afterwards. ³	Commercial development, transportation	2
4 Coronation Road, Māngere Bridge	House			Moderne style house now used as an office. This site was part of an 11-acre landholding owned by members of the Māori Swanson family, from at least 1903 until 1953. The site was leased in 1903 to John Munro Fraser for a period of 21 years. However the 1940 aerial photograph of the area on Auckland Council's GIS shows that the site was empty at this time. This site was purchased by builder, Frederick Louie Trezise, in 1953 from Charles Henry Walter George	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				Swanson. The house may well have been built by Trezise. ⁴		
6 Coronation Road, Māngere Bridge	House			Timber villa. This site was part of a substantial landholding owned by members of the Māori Swanson family from 1913 and possibly earlier. In 1956 it was purchased by labourer, Walter Pearson Lockwood, and his wife Esmerelda. The house clearly predates this and is visible in the 1940 aerial photograph on Auckland Council's GIS. The Street Directory for 1940 reveals that William J Lockwood was living at the house. ⁵	Early residential development	2
8 Coronation Road, Māngere Bridge	House			Timber villa. This site was part of a substantial landholding owned by members of the Māori Swanson family from 1913 and possibly earlier. In 1956 it was purchased by retired painter, Arthur Herbert Mark, and his wife Lora Jane. The house clearly predates this and is visible in the 1940 aerial photograph on Auckland Council's GIS. The Street Directory for 1940 reveals that George Lockwood was living at the	Early residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				house. The book <i>Memories of Māngere Bridge</i> states that this house was built by George Lockwood. ⁶		
11 Coronation Road, Māngere Bridge	House	 <p>Image from MHS (Research copy only)</p>		House built for George and Ella Court who were married in 1910. In 1918 George Alfred Court purchased property at Māngere Bridge. The family lived in a tent on site while the house was built in 1920. G A Court's family were well known in the retail trade. ⁷	Residential development	1
43 Coronation Road, Māngere Bridge	Shops and offices			c.1937 two storey shops In 1930 this property was purchased by John Hardley who retained ownership until 1943. It appears that the building was erected during Hardley's ownership. It is visible in the 1940 aerial on Auckland Council's GIS and was one of only a few shops at Māngere Bridge at the time. ⁸	Commercial development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
65 Coronation Road, Māngere Bridge	House	 <p>Google Street View, image captured October 2015</p>		<p>Substantial villa. Known as Thule Lodge, this was the home of builder, James Scott Johnstone (also spelled Johnston), in 1938 when the first title was issued for the property. Earlier land records reveal that it had been purchased from the Taylor family in 1915.⁹ James Scott Johnstone was born in Scotland and came to New Zealand with his parents in 1863. He spent several years in goldmining in Westland before returning to Auckland, where he married Kate Duane in 1874. He and his brothers-in-law established a glassworks in Union Street. Johnstone the left the business to establish a paint varnish works at Freemans Bay. He retired from this venture to become a painter and decorator. Johnstone was a member of the Workingman's Club and was made a life member in 1913. He died in 1939 at the age of 95 with his wife following two years later.¹⁰</p>	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
75 Coronation Road, Māngere Bridge	House			<p>This was the home of builder, Henry J Short, and his wife Viola. It was built while building materials were in short supply due to the war and as a consequence of this it has timber guttering.¹¹ Henry Joseph Short ran a major building and contracting firm at Māngere, which had over 50 staff in the mid-1950s.¹² He organised the volunteer labour force during the early days of WWII and he also built the War Memorial Hall using voluntary labour.</p> <p>Viola was passionate about gardening and hosted an early gardening show on the radio. She was also involved in efforts to beautify the area with the planting of roses and flowering cherry trees. She was heavily involved in Plunket and gave local mothers the use of her basement until the Plunket rooms were erected.¹³ The Shorts were very sociable and hosted well-attended garden parties at their Coronation Road home.¹⁴</p>	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
54 Gray Avenue, Māngere East	House	 <p>Google Street View, image captured October 2015</p>		<p>It is not clear how old this dwelling is or who it was built for. In 1903 it was part of the 334-acre farm owned by George Lamberton Thompson. In 1906 the six-acre portion of the farm was purchased by farmer, Owen Commons. He sold it in 1911 to spinster, Louisa Jane Shuttleworth and two years later she sold it to Thomas Edward Sykes, and also sold off other parts of the site. By mid-1913 the site had been reduced in size to just over an acre. In 1914 it became the property of engineer, William Henry Raley and over the next few years it was sold to George James Hudson Johnson and then to John Austin. In 1920 it was sold to Wellesley Massey and then to Arthur Thomas Batger. Following his death, the property was passed on to his widow Margaret Elizabeth Kenyon Batger. She retained ownership until 1960.¹⁵</p>	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
68 Gray Avenue, Māngere East	House			(Identified in a pre-1944 survey) It is not clear how old this dwelling is or who it was built for. In 1903 it was part of the 334-acre farm owned by George Lambertson Thompson. In 1906 the six-acre portion of the farm was purchased by Emma Bowles, wife of railway stationmaster, James William Bowles. Five years later she sold the property to Arthur Jones. In 1915 it was sold to Alice Miller, wife of Joseph Miller before being sold again to in 1920 to James McConnahy. ¹⁶	Residential development	2
17 Hastie Avenue, Māngere Bridge	House			(Identified in a pre-1944 survey) Iris Brutton Brabant and Francis W Brabant purchased the property in 1934. The property remained in the Brabant family for many years. ¹⁷ An Arts and Crafts style house, QV dates it at 1934.	Residential development	2
5 Kirkbride Road, Māngere	House			Fistonich Villa. Croatian immigrants Mandica and Andrija Fistonich purchased the property soon after their marriage in 1935. They had a brick house built on the land soon after but this dwelling no longer remains. In 1944 local builder, Bill	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				Laing was hired to build a retail outlet on their property where they would sell their wine. The building was designed to look like a house so it could be altered to form a dwelling if the winery closed down in future. The building later served as a caretaker's residence at Villa Maria. ¹⁸		
294 Massey Road, Māngere East	House			(Identified in a pre-1944 survey) In 1919 this property was purchased by Emily Nicholls, wife of rangemaker, Benjamin Stanley Nicholls. ¹⁹ Emily and Benjamin Stanley Nicholls were living nearby in Tennessee Avenue at the time, and by 1928 they had relocated to Massey Road. ²⁰ It would appear that the house was built sometime in the 1920s for the Nicholls family. Benjamin Nicholls was the son of rangemaker, Reuben Nicholls. Benjamin and his brother followed their father into the family business, trading as Nicholls Bros. ²¹ In the 1950s Alex R Brown, medical practitioner, was residing in this house. ²²	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
417 Massey Road, Māngere East	House			(Identified in a pre-1944 survey) In 1914 this property was purchased from Mr Trenwith by warehouseman, Ernest Henry Solomon who retained ownership until the late 1950s. ²³ Solomon was involved in local affairs serving on the Māngere Road Board. ²⁴ The family were also keen on sports with Solomon's wife serving on the committee of the Māngere East Croquet Club and EH Solomon serving on the committee of the Māngere Bowling Club. ²⁵ They were also keen tennis players. ²⁶	Residential development	2
64 Mountain Road, Māngere Bridge	House			(Identified in a pre-1944 survey) Home of David and Elizabeth Hastie built in 1917. Designed by architect, J Park and built by CA Lee. The Hastie family were prominent pioneer families in the Māngere, Onehunga and Papatoetoe areas. ²⁷	Residential development	1

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
39 Muir Avenue, Māngere Bridge	House			(Identified in pre-1944 survey) In 1893 this property was part of a six-acre plot owned by Tawhiao and Makereta Potautau. It had been leased to John Taylor in 1893. In 1909 the property was sold to dressmakers, May and Florrie Finnerty along with Henry Brindle. Henry Brindle had become the sole owner by 1918 and the site had shrunk to 3 acres. In 1921 Brindle sold to Annie and Louis Taylor. ²⁸	Residential development	2
561 Oruarangi Road, Māngere	House			Wallace Residence (Hugh M Wallace 1955). Substantial plastered bungalow with Marseilles tile roof. Farmer, Gavin Wallace (one of the Wallace brothers who came out from Scotland) had a 200-acre property at Māngere, which he farmed until around 1911 when he passed it on to his son, Hugh Wallace. It appears that Hugh Wallace built this dwelling on his property. ²⁹ An evaluation of the potential heritage values of the place has been undertaken as part of a Special Housing Area application.	Residential development, Farming	

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
5 Rimu Road, Māngere Bridge	House			<p>Early cottage. The cottage sits on a block of land (lot 12, Suburbs of Māngere) that was purchased by G A Court in 1918 from Henare Kaihau, who was MP for Eastern Māori. Kaihau lived at Waiuku but travelled a lot and there is mention of him coming to Māngere. Kaihau had purchased Allotment 12 from Hona Wi Tara (also spelled Witarā) in 1911. The previous owner was Honana Maioha (who died at Māngere in 1905 and was the brother of Potautau Te Wherowhero – the first Māori King). Maioha had been granted title to this block of land and several neighbouring blocks in the 1860s, which was originally part of the Māori Militia settlement at Māngere, established alongside the nearby Fencible settlements to protect Auckland. This land was confiscated in the 1860s and some of it (including lot 12) was given to loyal Māori. The houses at 43 Church Road, 65b Mountain Road and 100 Coronation Road (relocated) are believed to be the sole survivors of the militia settlement at Māngere. The property was advertised for lease in</p>	Residential development- possibly associated with period of Māori militia settlement.	1

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				<p>the <i>Auckland Star</i> on 15 April, 1896, p.8:</p> <p>'The land has been subdivided into convenient allotments for the erection of dwellings, etc. House and outbuildings now standing upon one of the subdivisions.'³⁰</p> <p>There are also various newspaper mentions of Honana Maioha living at Māngere in the 1890s. It seems that part of the land belonging to Maioha was leased to Mr Poad, who ran a blacksmiths and carriageworks from the site, now occupied by the former petrol station building further up Coronation Road from the Court residence. Poad was still lessee when Maioha sold the land.</p> <p>The house at 5 Rimu Road could have been built by/for one of the lessees (possibly Mr Poad) or it could have been built by/for Maioha or Wi Tara or Kaihau. It may possibly be one of the militia dwellings it is different to the houses at 43 Church Road, 65b Mountain Road and 100 Coronation</p>		

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				<p>Road.</p> <p>The Māngere Historical Society holds a photograph of a house that occupied the site of the Court residence. This house was evidently split in two and shifted from its site with part of it being reused as a store, and the other part reused as a house. It appears that the house at 5 Rimu Road may well have originated on the Court residence site before being divided and moved.³¹</p>		
7 Rosella Road, Māngere East	House			<p>(Identified in a pre-1944 survey) This house at 7 Rosella Road appears to have been built by Ezra Stephen Sorensen, carpenter who purchased the site in 1916.³² Electoral roll records show he and his wife, Ethel Ann Sorensen were living there in 1919.³³ Sorensen sold the property in 1919 to Everard Ruthven Tylden and his wife Edith. They lived there until ER Tylden's death in May 1944.³⁴</p>	Residential development	(Part of Rosella Road precinct)

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
35 Rosella Road, Māngere East	House			(Identified in a pre-1944 survey) Henry Charles Luscombe, a teacher at nearby Kings College, purchased this site in March 1928. ³⁵ It appears that the house was built soon after. ³⁶	Residential development	2 (Part of Rosella Road precinct)
3 Taylor Road, Māngere Bridge				(Identified in a pre-1944 survey) Built by Fred Rowse c.1936 (electoral rolls show Rowse living in Westney Road in 1935 and Taylor Road in 1938. Wises Street Directory has Rowse listed in Taylor Road in 1936.) Rented by the council and lived in by Roy Garrett – assistant county engineer. ³⁷ The block base of this house was built at Rowse's neighbouring quarry using a blockmaking machine. Rowse's next home at 47 McKenzie Road has the same block base. ³⁸	Residential development	1 /or 2
67 Taylor Road, Māngere Bridge	Post WWII House			Group Architects house c.1954 – J Potuyt family home. John Potuyt-Malcolm, company director and Elise Potuyt-Malcolm listed in electoral rolls in the 1960s and residents of Westney Road.	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				Appear to be Dutch from Indonesia. Architectural drawings are located at the Auckland Architecture Archive.		
5 Tennessee Ave, Māngere East	House	 <p>Google Street View, image captured Oct 2015</p>		<p>(Identified in a pre-1944 survey)</p> <p>This property was part of a 65-acre landholding owned by Claire Scott Lloyd, wife of storekeeper, Walter Birch Lloyd in 1913. Land for Tennessee Avenue and two further roads were taken in 1916. Parts of the property were sold off including the site of the house at 5 Tennessee Avenue, which was purchased by George Henry Norie in 1916. He retained ownership until 1920.³⁹</p>	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
14 Thomas Road, Māngere	House, shed, well			<p>Early farmhouse possibly c.1859, built by Gibson, originally two stories, upper floor removed in the 1920s, now the home of Bryan Belcher (Māngere Historical Society). Property includes shed and welllocated down a long right of way. Site visit is required.</p> <p>According to present owner, Bryan Belcher the house was built by Gibson and then sold to Wyman before being purchased by Thomas (for whom Thomas Road is named). The Māngere Historical Society has information on these families and some early photographs of the house which was evidently named "Gehenna."⁴⁰</p>	Residential development	1 / 2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
14 Walmsley Road	Stable			<p>(Possible stable).</p> <p>In 1915 when the first title was issued for this property, it was a nine-acre block of land owned jointly by Helen Margetts and Emma Jane Margetts. Evidently the land was unoccupied at this time.⁴¹ The property was soon purchased in 1921 by Mary Sinclair, wife of caterer John Sinclair. By late 1929 they appear to have been living on their property.⁴²</p> <p>The building is not possible to view from the road, so access will need to be arranged.</p>		2 or 3
24 Walmsley Road,	House	 Google Street View, image captured October 2015		<p>Described as the Morton House.</p> <p>In 1926 this property was owned by lead burner, Paul Forrester Nodwell. In 1928 Nodwell married Mavis Lilian Woodroffe of Favona.⁴³ In 1933 it was purchased by Clive William Lorraine King and Margaret Florence King who soon sold it to George Arthur Gillett and Elizabeth Gillett. It was sold again in 1940 and in 1950 became the home of</p>	Residential development	3

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				bank manager, George Berkley Morton. ⁴⁴		
37 Walmsley Road, Māngere	House	 <p>Google Street View, image captured Oct 2015</p>		(Identified in pre-1944 survey) Avilla that was originally on a large block of land. In 1932 when the first certificate of title was issued for this property, it was owned by farmer Arthur George Sainsbury and measured just 2 roods and 8 perches. ⁴⁵ Previous land records are held by Archives New Zealand.	Residential development/ agriculture/ horticulture	2
57 Wallace Road, Māngere Bridge	House	 <p>Google Street View, image captured October 2015</p>		<p>Chinese Market Garden – there were several Chinese Market Gardens on Wallace Road from 1930s with many operating on leased sites.</p> <p>In 1892 this property was part of a 31-acre property owned by Tawhiaos. It was leased to Robert Wallace in 1892 and around 1914 Christina and Robert Wallace acquired the property. The property was then subdivided and sold with Henry and Ellen Carter purchasing the two-acre site that today includes 57 Wallace Road. It remained in the Carter family until</p>	Residential development/ Horticulture	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				1951. In 1973 it became the property of market gardeners, Sue Ying and Quen Fong. In 1987 it was sold to market gardener, Ging Yee Sue. ⁴⁶		
89 Wallace Road, Māngere Bridge	House			This was the home of James Wallace, son of Robert Wallace who lived at 25 Wellesley Road. ⁴⁷ In 1917 the property was owned by farmer, James Mitchell Wallace and it would appear that it was built for him sometime before 1925. Wallace evidently ran into financial trouble and was declared bankrupt in 1925. At this time ownership of the property was passed to the mortgagee, Percy Collison Margetts. In 1936 it was sold to spinster Ada Wilkins. ⁴⁸	Residential development	2
17 Wellesley Road, Māngere Bridge	Post WWII House	 Google Street View 2016		Group architects house (James Hackshaw) and Beeson family home c1954. Thomas Victor Gerrard Beeson and Yvonne Marie Beeson are listed on the 1957 Manukau electoral roll at 17 Wellesley Road. Drawings are held at Auckland Architecture Archive.	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
25a Wellesley Road, Māngere Bridge	House			This was the home of Robert Wallace, son of a Scottish farmer who came to New Zealand in the 1850s with his brothers, John and Archibald. The brothers settled at Mangere where they farmed together. Robert Wallace returned to Scotland for two years in the mid-1960s and upon his return in 1866, he purchased land at Mangere Bridge, which he farmed until shortly before his death in 1914. He was involved in local affairs serving on the Mangere Road Board, Mangere Domain Board and Mangere School Committee. He was also an active member of the Onehunga Presbyterian Church. ⁴⁹ Located down a long right of way so asite visit is required.	Farming/ Residential development	1 or 2
23 Yates Road (33?), Māngere East	House			(Identified in a pre-1944 survey) Transitional villa. This property was the home of Thomas Christy Babe and his wife Fanny, pioneering farmers from Waikiekie. ⁵⁰ Evidently the Babes retired from farming in 1919 and moved to Yates Road where they lived in retirement for about 20 years. Mr Babe died in 1938 and soon after his widow	Residential development	2

Chapter Four: BUILDING THE PLACE Residential Development, Commercial and retail development, local architects/ builders						
Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
				moved to Papatoetoe where she died in 1941. ⁵¹ Obituaries for both appeared in newspapers.		
43 Yates Road, Māngere East	House			(Identified in a pre-1944 survey)Transitional villa. This property was purchased in 1922 by William Dixon. ⁵² In 1924 William Dixon died at his Yates Road residence, at the age of 54. It appears that his widow, Lilian Ann Dixon, continued living at the property until 1927. ⁵³	Residential development	2
Rosella Road historic residential area	Area			Currently identified as 'precinct' in the Proposed Auckland Unitary Plan, Rosella Road was identified in 1994 as a Residential Heritage Area. It was included in the Residential Heritage 1 (RH1) zone in the Manukau District Plan. Potential for the precinct to be clarified as a historic residential character area, as per its original identification.	Residential development- area	2

Chapter Five: WORK Agriculture, industries						
Address and/or Legal Description	Item	Image	CHI	Notes	Themes	Priority Level (1,2,3)
No places have been identified under this theme as part of the study.						

Chapter Six: WAYS OF LIFE						
Address and/or Legal Description	Item	Image	CHI	Notes	Themes	Priority Level (1,2,3)
EDUCATION						
No places have been identified under this theme as part of the study.						
RELIGION AND WORSHIP						
27 Church Road, Māngere Bridge	St James Church Hall			In 1923 a St James parish hall was built using voluntary labour on the corner of Scott Avenue and Church Road, just a block up from St James Church. When the new War Memorial Hall was built in 1955, the St James Church Hall was relocated to a site alongside the church. The hall has had significant additions. ⁵⁴	Churches and Church Halls	2
11 Favona Road, Favona	Favona Road Hall			In 1928 a hall was erected on Favona Road where Anglican church services and Sunday School classes were held, and it also served as a public hall for the area. ⁵⁵	Churches and Church Halls	2

<p>6 Ferguson Street, Māngere East</p>			<p>(Identified in a pre-1944 survey)</p> <p>In 1927 the Methodist Church purchased the site at 6 Ferguson Street.⁵⁶ In late 1929 the Methodist Sunday School Hall was officially opened by C H Laws. The hall was built by voluntary labour.⁵⁷ The building of this hall followed the opening of another Methodist Church hall on Walmsley Road the previous year.⁵⁸ This appears to have been partly because Walmsley Road was part of the Otahuhu parish, while Ferguson Street was within the Onehunga parish.</p>	<p>Churches and Church Halls</p>	<p>2</p>
<p>2 William Street, Māngere East</p>			<p>(Identified in a pre-1944 survey) In 1945 Walter William Massey and Frank George Massey sold lot 32, on the corner of William and Ferguson Streets, to the Roman Catholic Bishop of the Diocese of Auckland.⁵⁹ By 1947 a disused army hut had been built on the site and this served as a Catholic Church for the area.⁶⁰</p>	<p>Churches and Church Halls</p>	<p>2</p>

<p>COMMUNITY FACILITIES AND ORGANISATIONS</p>						
<p>SPORTS AND RECREATION</p>						

100 Hospital Road. Māngere East			(Identified in a pre-1944 survey) Located on the Auckland Golf Club property, this dwelling appears to date from the golf club era (post 1909). ⁶¹	Sport and Recreation, Residential development	3
REMEMBERING THE PAST War memorials, Cemeteries and burial sites, Memorials to significant people					
Domain Road, Māngere Bridge	Māngere War Memorial Hall		Designed by noted architects, Gummer and Ford. Drawings date from 1953. The hall was built by Fletcher Construction Ltd and was officially opened in November 1955. The adjacent Plunket Rooms were built as part of the scheme by local builder, H J Short, who was chairman of the Mangere War Memorial Committee.		1
85 McKenzie Road, Māngere	Māngere Lawn Cemetery		Māngere Lawn Cemetery at 85 McKenzie Road, where the first burial took place in 1894. (This cemetery is not scheduled).		2

End notes

¹ *Auckland Star*, 1 August 1905, p.2.

² Deeds Index, 22A/84; *Observer*, 13 January 1894, p.8; *Hawera and Normanby Star*, 8 August 1924, p.4 and Wanganui Electoral Roll, 1896, p.11.

³ CT 794/152 and DP 12372.

⁴ CT 202/226, CT 704/252 and CT 984/259.

⁵ CT 202/226, CT 704/252 and CT 1191/21 and *Wises New Zealand Post Office Directory*, 1940, p.667.

⁶ CT 202/226, CT 704/252 and CT 1324/47 and *Wises New Zealand Post Office Directory*, 1940, p.667 and Val Payne, *Memories of Māngere Bridge*, Auckland, 2005, p.23.

⁷ Deeds Index, 24A/17 and Payne, p.24.

⁸ CT 610/290.

⁹ CT 753/121 and Deeds Index 27A/44.

¹⁰ *Evening Post*, 6 October 1939, p.9 and *Auckland Star*, 31 May 1941, p.12.

¹¹ Payne, pp.17, 30, 34 and 35.

¹² Kerry R Tyack, *The Winemaker: George Fistonich and the Villa Maria Story*, Auckland, 2012, p.41

¹³ Payne, pp.17, 30, 34 and 35.

¹⁴ Tyack, p.41.

¹⁵ CT 112/77 and CT 136/39 and CT 208/23.

¹⁶ CT 112/77 and CT 137/130.

¹⁷ CT 18D115, CT 584/163 and Deeds Index 33A/522.

¹⁸ Tyack, pp.18 and 50.

-
- ¹⁹ Deeds Index, 27A/507 and CT 582/237.
- ²⁰ Manukau Electoral Roll, 1919, p.115; Hauraki Electoral Roll, 1928, p.122; *New Zealand Herald*, 31 May 1917, p.6 and *Auckland Star*, 5 October 1927, p.4.
- ²¹ *Auckland Star*, 5 October 1927, p.4.
- ²² *Wises New Zealand Post Office Directory*, 1950, p.209a and 1955, p.233
- ²³ Deeds Index, 26A/378 and CT 503/254.
- ²⁴ *Pukekohe and Waiuku Times*, 24 April 1917, p.3.
- ²⁵ *Auckland Star*, 12 June 1931, p.13 and 1 July 1936, p.19.
- ²⁶ Payne, p.117.
- ²⁷ Māngere Historical Society file on Hastie family.
- ²⁸ CT 68/131 and CT 280/83.
- ²⁹ *Auckland Star*, 17 December 1919, p.5.
- ³⁰ *Ibid.*, 15 April 1898, p.8.
- ³¹ Payne, p.24 and Māngere Historical Society file on Court family.
- ³² CT 132/171.
- ³³ Manukau Electoral Roll 1919.
- ³⁴ *Auckland Star*, 2 April 1921, p.1 and *New Zealand Herald*, 8 May 1944, p.1.
- ³⁵ CT 441/108; *New Zealand Herald*, 19 December 1927, p.7 and 10 September 1930, p.10.
- ³⁶ Luscombe is recorded as living at the corner of Rosella Road and Luscombe Road in 1934. *Wises New Zealand Post Office Directory*, 1934, p.595.
- ³⁷ Payne, p.35.
- ³⁸ Māngere Historical Society files.

³⁹ CT 214/133 and CT 252/273.

⁴⁰ Gibson and Wyman files, Māngere Historical Society.

⁴¹ CT 242/192 and *Observer*, 4 September 1915, p.18.

⁴² CT 242/192 and *Auckland Star*, 28 September 1929, p.14.

⁴³ CT 504/309 and *New Zealand Herald*, 26 January 1928, p.1.

⁴⁴ CT 504/309.

⁴⁵ CT 551/111.

⁴⁶ CT 63/264 and CT 263/172.

⁴⁷ Payne, p.11.

⁴⁸ CT 263/67 and *Auckland Star*, 21 September 1925, p.6.

⁴⁹ Cyclopedia of New Zealand, Vol. 2, Christchurch, 1902, pp.658-9 and *New Zealand Herald*, 7 July 1914, p.8.

⁵⁰ CT 500/16.

⁵¹ *New Zealand Herald*, 4 February 1938, p.12 and 8 July 1941, p.10.

⁵² Deeds Index 26A/156.

⁵³ *Auckland Star*, 16 May 1924, p.1 and CT 500/289.

⁵⁴ *New Zealand Herald*, 20 September 1923, p.11.

⁵⁵ *Church Gazette*, 1 July 1928, p.10 and November 1928, Supplement, Presidents Address to the Synod, p.3 and for examples of community uses of the hall see *Auckland Star*, 3 February 1930, p.8 and *New Zealand Herald*, 22 September 1931, p.12; 11 October 1938, p.14.

⁵⁶ CT 459/191.

⁵⁷ *Auckland Star*, 2 December 1929, p.3.

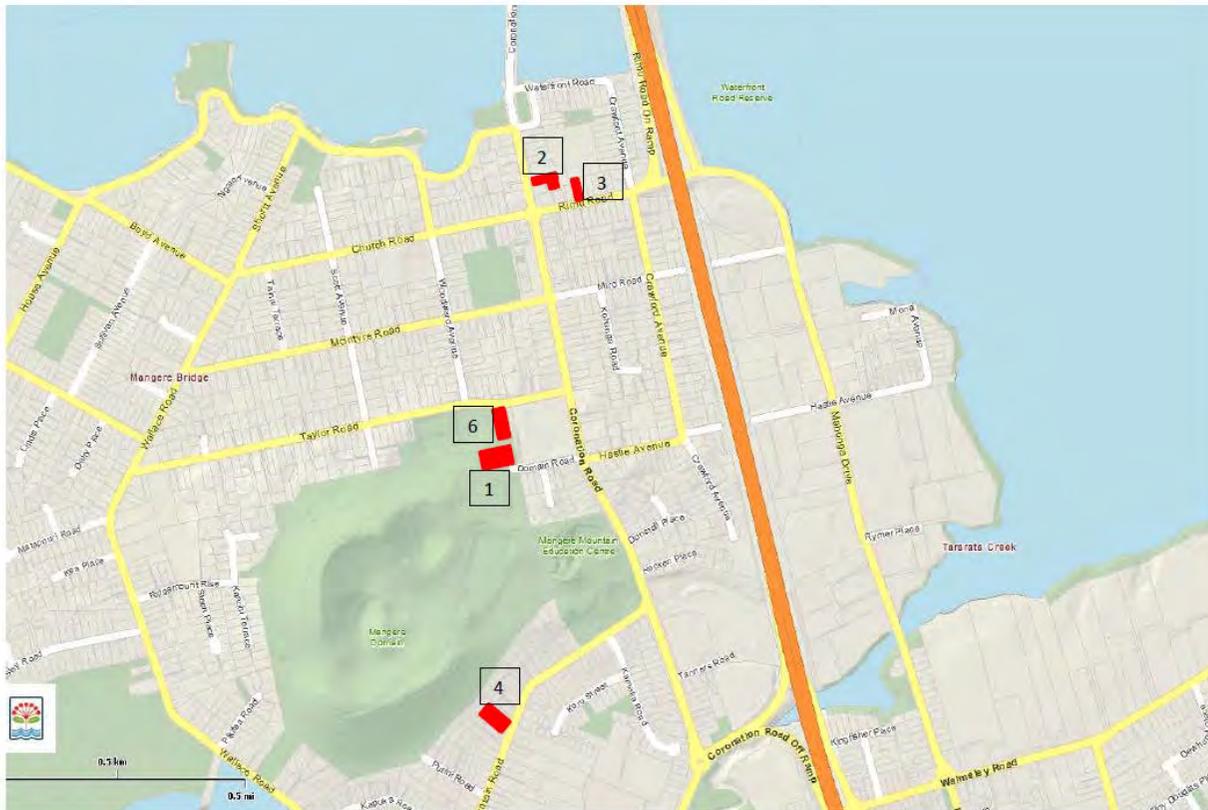
⁵⁸ *New Zealand Herald*, 19 May 1928, p.13.

⁵⁹ CT 487/211.

⁶⁰ *Zealandia*, 15 July 1948, pp.1 and 14.

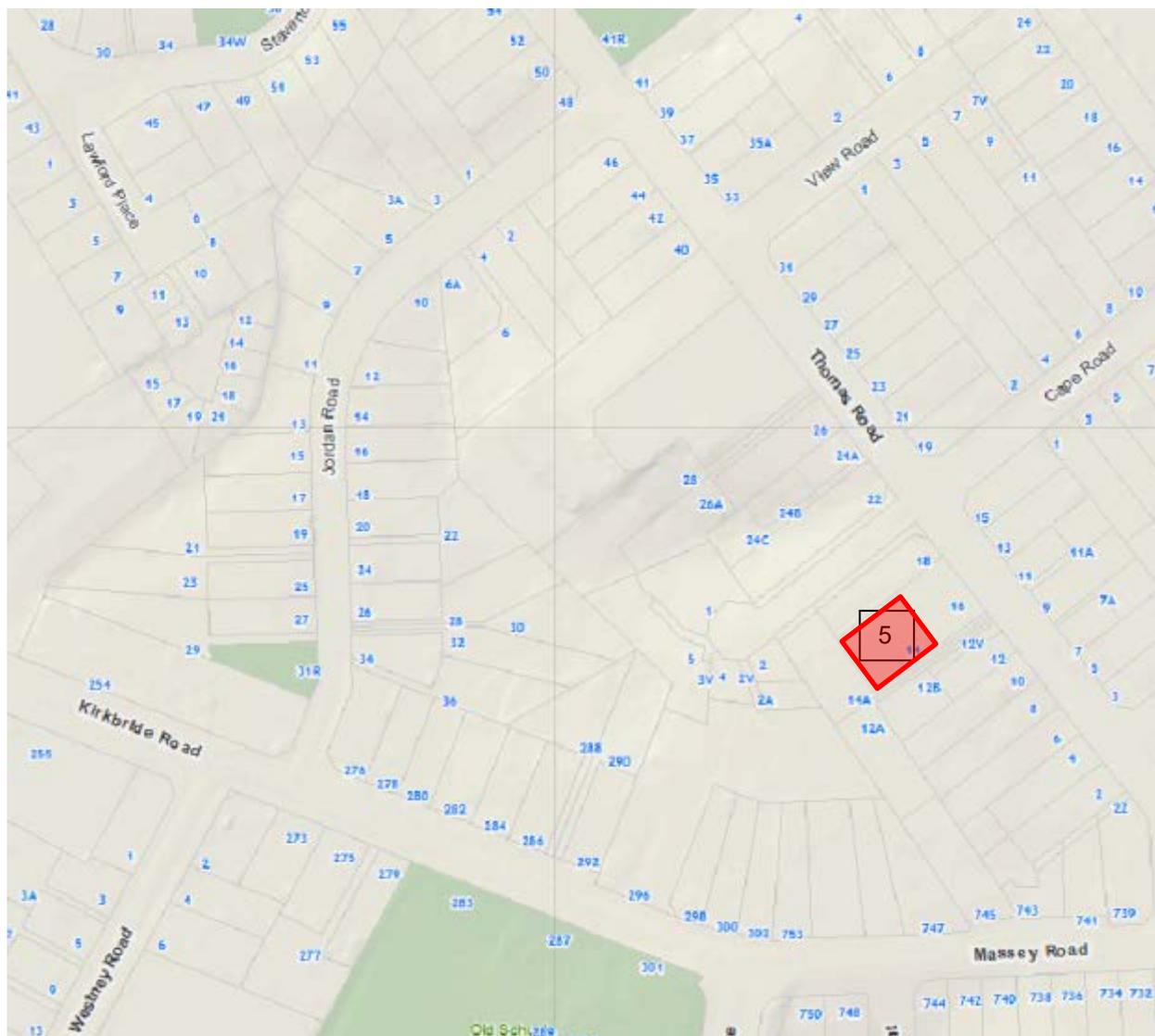
⁶¹ Derek Dow, *Far and Sure: The Auckland Golf Club 1894-1994*, Auckland, 1994, p.41.

APPENDIX 7: MAP SHOWING PRIORITISED PLACES OF INTEREST



Map Key

1. Māngere Memorial Hall, Domain Road
2. Former Court House, 11 Coronation Road
3. Cottage, 5 Rimu Road
4. Former Hastie House, 64 Mountain Road
5. Farmhouse, shed and well, 14 Thomas Road.
6. Former Rowse House, 3R Taylor Road.



APPENDIX 8: ROSELLA ROAD, MĀNGERE EAST- BUNGALOW NEIGHBOURHOOD



View of bungalows in Rosella Road, Māngere East. Matthews & Matthews Architects Ltd

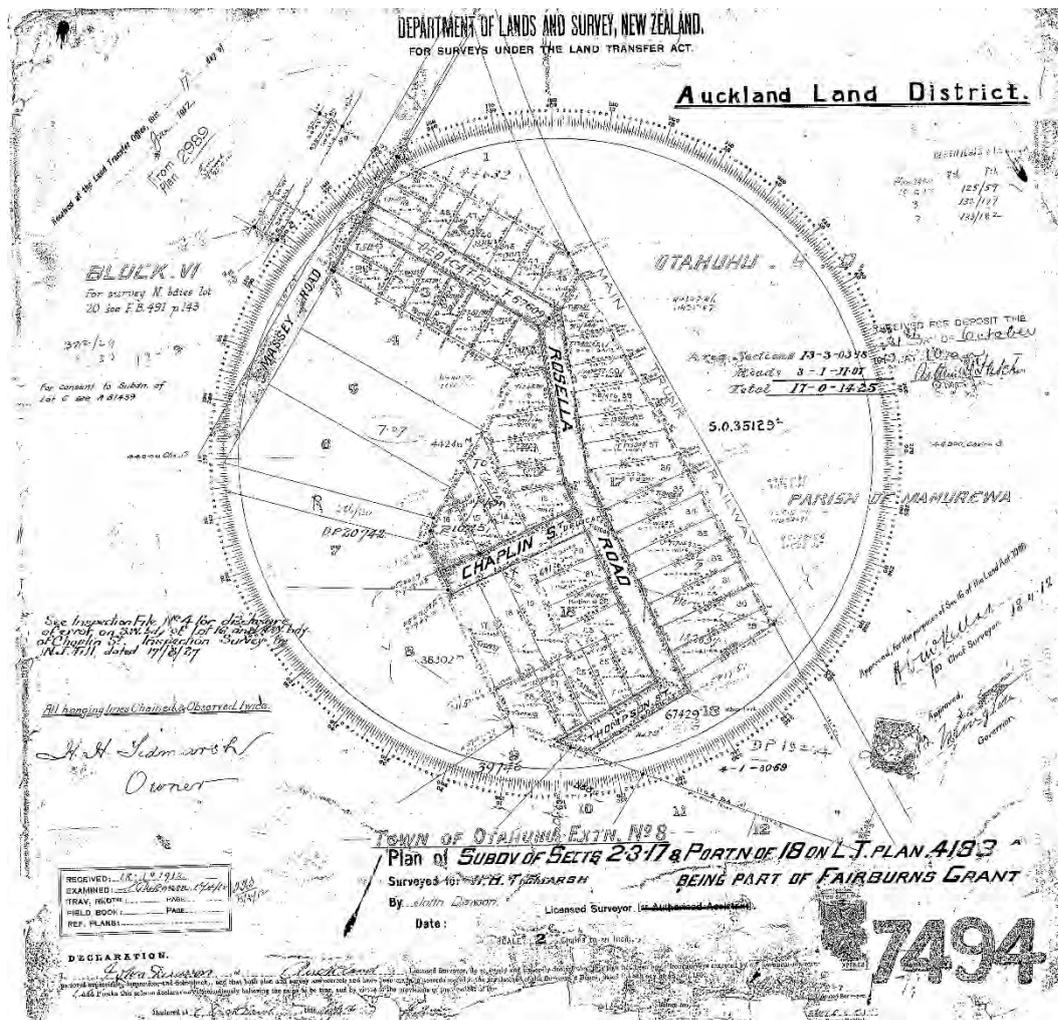
The northern end of Rosella Road in Māngere East is distinctive for the numbers of bungalows, along with other early 20th house types, many of which are elaborately detailed. Rosella Road was identified as a distinctive historic residential character precinct in the Manukau District Plan. Some of the houses have been architecturally designed, with some drawings held at the Auckland Architecture Archive. A coherent group of mainly bungalows, as well as other early 20th century houses remain on Rosella Road from the intersection of Massey Road, to the bend around number 60 Rosella Road.

The extent of the area identified in the Manukau District Plan is shown on the following map.



Rosella Road historic residential area. 2010 Aerial, *Auckland Council GeoMaps*

Brief Historic Summary



Subdivision plan for residential sections in the northern part of Rosella Road. DP 7494, 1912, Linz, Crown copyright reserved.

Māngere was largely a farming community for the first half of the 20th century; however pockets of residential development were created alongside the farms. The Māngere Bridge area was an early locale of suburban development. The opening of the first Māngere Bridge, in 1875, provided a good link between the northern part of Māngere and Onehunga, which had a busy port and was a centre of industry that was well-connected to the city by rail.¹ Soon after the bridge was completed advertisements for residential subdivision began appearing in the press.² In the 1920s more residential development occurred at Māngere Bridge, though the area remained mostly rural until the latter half of the 20th century.³

In Māngere East land in the area, from Hain Road north towards the railway line, began to be subdivided into smaller allotments in the early 1900s. Fifty sections along Rosella Road were subdivided in 1912 (DP 7494). Rosella Road, Chaplin Street and Thompson Street were transferred to the Crown as public roads. Certificate of title, 132/171, states that this occurred in August 1912.

The opening of the railway workshops nearby at the Māngere/Otahuhu border in 1928 provided an important push for residential development at Māngere East.⁴ Massey Park subdivision, at the corner of Henwood Road and Massey Road for example, was advertised for sale in the late 1920s. The advertisement stressed the proximity to the railway station for commuters and the railway workshops for local jobs. It added 85 residential sections to an area which had seen hundreds of homes built in the previous few years.⁵

Over 100 sections on Viola Ave and Calvert Ave were subdivided in 1927(DP 20494). Another large subdivision was located around Earlsworth Road, creating over 60 sections. Aerial photographs for 1940 are not available, however by 1959; houses had been built on most sections in these three subdivisions, while other areas of land retained a semi-rural character.

Planning Background

Rosella Road was originally highlighted in the *Manukau City District Plan; Residential Heritage Areas: Report to Manukau City Council* publication by Dinah Holman.¹ Using specified 'Residential Heritage Evaluation Criteria', the road is discussed and recommended for Residential (Built) Heritage Area status. Key heritage attributes include the Californian style bungalows evident, along with some English Cottage, English Cottage Revival and garden suburb style houses.

Some of the defining characteristics of the New Zealand Californian bungalow include a low roofline, a wide porch across the front of the house, supported on pillars or pylons, wide eaves and exposed rafter ends. The overall character and integrity is described as largely intact and consistent. Holman concludes by citing it as the best street of California bungalows and similar housing in Manukau City.

Following the review of residential heritage areas undertaken by Holman, Rosella Road was identified as 'RH1' within the category of 'Residential (Built/Built Form) Heritage.'² Key zoning provisions were put in place to manage the demolition, removal, alterations or additions to houses in the Rosella Road area. Specific assessment criteria determining the activity carried out in this area include Design and External Appearance of New and Relocated Buildings, Design and External Appearance of Alterations and Additions to Existing Buildings, Additional Assessment Criteria for Design and External Appearance of Additions or Alterations to pre-1940 Buildings and Site Layout. The *Auckland Council District Plan; Operative Manukau Section 2002* indicates that the zoning extent for Rosella Road is based on the area identified in Holman's 1994 report.(Refer Appendices).

Physical description

Within the Māngere East area, the northern part of Rosella Road has a very coherent, established residential streetscape character, which stems from its early 20th century subdivision pattern, grain and density, set back of houses from the street and vegetated front yards. The northern part of Rosella Road, from the bend near the intersection with

¹ Holman, Dinah. *Manukau City District Plan; Residential Heritage Areas: Report to Manukau City Council; Part One*

² Holman, Dinah. *Residential Heritage Review and Update; Report Prepared for Manukau City Council*

Thompson Road is characterised mainly by bungalow type houses, including some quite elaborately detailed examples.

From the bend to the south of Thompson Road, connecting to Grays Avenue, the character of housing is more varied with mostly single level timber and brick houses. This part of the road had not been developed by 1959, as evident in the aerial photo of that date.

Houses in this part of Rosella Road date from c.1910s to 1930s. The houses are mostly single-level, detached and clad in timber weatherboards. The main architectural style is the Californian bungalow, along with some English Cottage, English Cottage Revival and garden suburb style houses.

The most celebrated of the bungalow family is New Zealand's interpretation of the California Bungalow, which was inspired by popular American housing trends of the time. The bungalows ranged from the grand and decorated, built on farms or generous residential sections, to the more modest, similarly built examples constructed in rows of smaller residential sections.

The bungalow became the desired family home after World War I, with the villa style having fallen out of favour. It featured a slow-slung form, an asymmetrical composition, shallow pitched gable roof with wide eaves. It was also characterised by deep porches as opposed to a verandah like the typical villa, bowed bay windows, and revealed structural elements and an emphasis on hand crafted and rustic materials, such as shingles. The chimney often incorporated a wide flat cap. The interior moved away from the rigid floor plan of the villa to a more informal open plan. Casement (hinged) windows replaced the double-hung windows of the villa, and included a 'fanlight' window above, generally filled with leadlight glass.

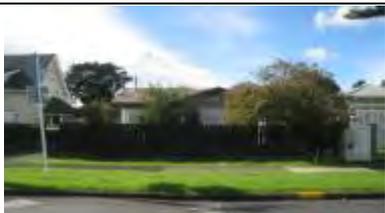
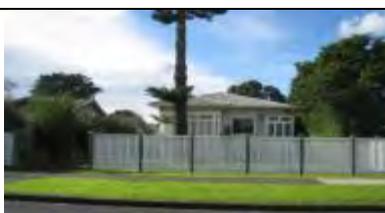
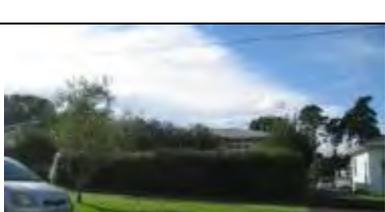
By the 1930s the California bungalow was joined by the simpler and more conservative English-influenced bungalow. This change in form was in part influenced by the Depression of the 1930s. The large porch and layered gable shape produced a typology with little or no ornamentation, projecting box windows, and shallow hipped roof with boxed eaves.⁶ This style remained into the 1950s. Further variations such as Tudor Revival style also emerged around this time.

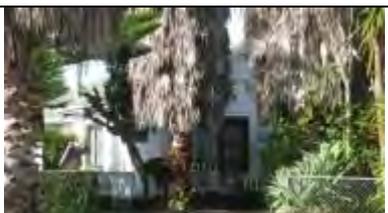
The relatively modest house footprints, relative to the typical section sizes of around 810-to over 1400m², give these streets a reasonably low-density pattern of development. Limited infill development has occurred. The properties typically have low fences, hedges or planting at the boundary with mostly open views to and from most houses, reinforcing the established residential character. Footpaths are located on both sides of the street, set back from the road edge, next to generous grassed berms.

ROSELLA ROAD HISTORIC RESIDENTIAL CHARACTER AREA

<p>North East side</p>	<p><i>Note: While care has been taken to list all addresses of houses on Rosella Road correctly, and to include photographs of each house, some errors may have occurred.</i></p>
	<p>4 Rosella Road Bungalow</p>
	<p>6 Rosella Road Bungalow</p>
	<p>8 Rosella Road</p>
	<p>10 Rosella Road Bungalow</p>
	<p>12 Rosella Road Transitional Villa</p>
	<p>14 Rosella Road Bungalow</p>

	<p>16 Rosella Road</p> <p>Bungalow</p>
	<p>18 Rosella Road</p> <p>Bungalow</p>
	<p>20 Rosella Road</p> <p>Bungalow</p>
	<p>26 Rosella Road</p> <p>(c.1960s building, part of Rise Up Academy)</p>
	<p>28 Rosella Road</p> <p>Bungalow</p>
	<p>30 Rosella Road</p> <p>English Cottage bungalow (state house)</p>
	<p>32a Rosella Road</p> <p>Bungalow</p>

	<p>34 Rosella Road</p> <p>c.1970s house</p>
	<p>36 Rosella Road</p> <p>Bungalow</p>
	<p>38 Rosella Road</p> <p>Arts and Crafts style</p>
	<p>40 Rosella Road</p>
	<p>42 Rosella Road</p> <p>Bungalow</p>
	<p>46 Rosella Road</p> <p>Moderne, with additions</p>
	<p>48 Rosella Road</p> <p>English bungalow</p>

	<p>50 Rosella Road</p> <p>English bungalow</p>
	<p>52 Rosella Road</p> <p>c. 1990s</p>
	<p>54 Rosella Road</p> <p>English bungalow</p>
	<p>56 Rosella Road</p> <p>Bungalow</p>
	<p>58 Rosella Road</p> <p>English bungalow</p>
	<p>60 Rosella Road</p> <p>English bungalow</p>
	<p>62 Rosella Road</p> <p>Bungalow</p>

ROSELLA ROAD SOUTH WEST SIDE	
	1 Rosella Road Bungalow
	3 Rosella Road, corner May Road Bungalow
	5 Rosella Road, corner May Road Post-1959 house
	7 Rosella Road Bungalow
	9 Rosella Road Transitional villa
	11 Rosella Road Transitional bungalow
	(No number 13)

	<p>15 Rosella Road</p> <p>Bungalow</p>
	<p>17 Rosella Road</p> <p>Bungalow</p>
	<p>19 Rosella Road</p> <p>Bungalow</p>
	<p>21 Rosella Road</p> <p>Bungalow</p>
	<p>23 Rosella Road</p> <p>Town houses</p>
	<p>25 Rosella Road</p> <p>Bungalow</p>
	<p>27 Rosella Road</p> <p>Bungalow</p>

	<p>31 Rosella Road</p> <p>Bungalow</p>
	<p>33 Rosella Road</p> <p>Bungalow</p>
	<p>35 Rosella Road</p> <p>English Cottage/ Arts and Crafts Style house</p>
	<p>37 Rosella Road</p> <p>English Cottage</p>

AREAS RECOMMENDED FOR RESIDENTIAL (BUILT) HERITAGE AREA STATUS

MANGERE

(i) (Part) Rosella Road

Descriptors: Californian bungalows, garden suburb layout

- (i) **Heritage Attributes:** The majority of houses in Rosella Road are Californian style bungalows, with a smaller number in the transitional, bungalow cottage, English Cottage, English Cottage Revival, or garden suburb styles. The annual Auckland Directory, which lists the streets of Auckland and the occupants of properties from the early years of this century, shows development of this street taking place mostly in one period, the late 1920s to early 1930s. The combination of the overall homogeneity of the period of the housing and the variety in individual designs and detailing create a heritage area of some significance: The curving streetscape adds to the aesthetic value of the street.

The 1920s-30s were important years in New Zealand in terms of a change in architectural style and philosophy. The change in housing style from the formal and ornate Victorian-Edwardian era reflected a general change to a more open and casual society in the years following World War I. The new style that quickly became popular was the Californian bungalow. The term "bungalow" had originated in India where low houses or "banglas" with verandahs provided a central living space with surrounding rooms and porches. The British in Bengal combined the style with English cottage features, producing the bungalow which first appeared in the USA in the 1880s. Later the style came under the influence of the Arts and Crafts architectural movement. In the States, books illustrating the style and plans of bungalows were published widely. Builders took to them enthusiastically and multitudes of identical bungalows were built across the country. Many bungalows were ordered by mail from Sears and Roebuck catalogues.

In New Zealand, bungalows also became very fashionable. The typical New Zealand Californian bungalow has a low roofline, a wide porch across the front of the house with the roof supported by pillars or pylons, wide eaves and exposed rafter ends. A largely New Zealand variation on the Californian design is the fanlight or leadlight window common in New Zealand bungalows.

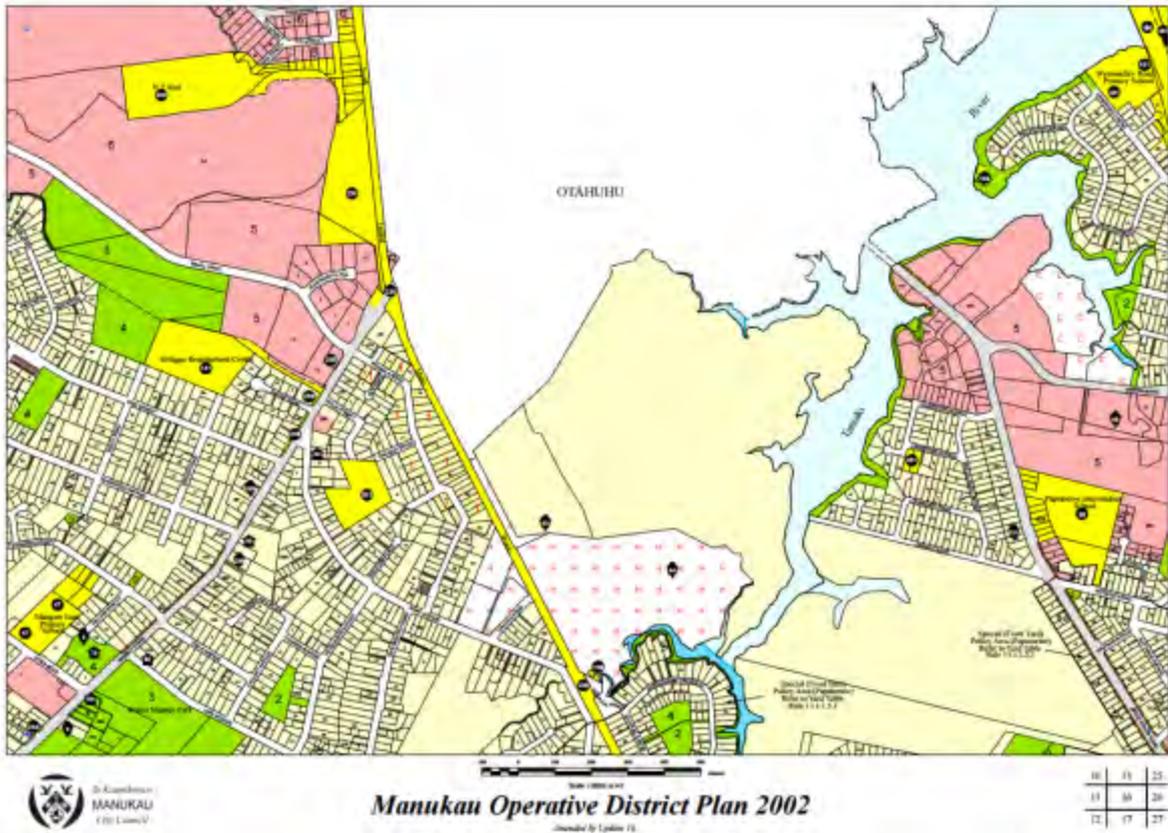
Builders in New Zealand made the most of the cost-saving advantages of bungalow design - reduced ornamentation, lowered ceilings and economical design of interior spaces. Builders promoted these new low-cost housing designs by providing their own plan books. By the Second World War, the Californian bungalow design fashion had largely died out. Today, however, bungalows are valued again for their comfortable, practical designs.

Rosella Road is important for its consistent and distinctive 1920s character, based largely on its Californian bungalows.

- (ii) **Integrity:** A majority of the houses retain integrity of their cultural heritage values; some other buildings have later accretions such as modern cladding or windows, which can be reversed and the cultural heritage value of the place recovered.
- (iii) **Edges:** The residential heritage section of the street has distinctive edges, provided at the northern end by Massey Road, and at the southern end by a distinct change in the character and period of the housing in the street.

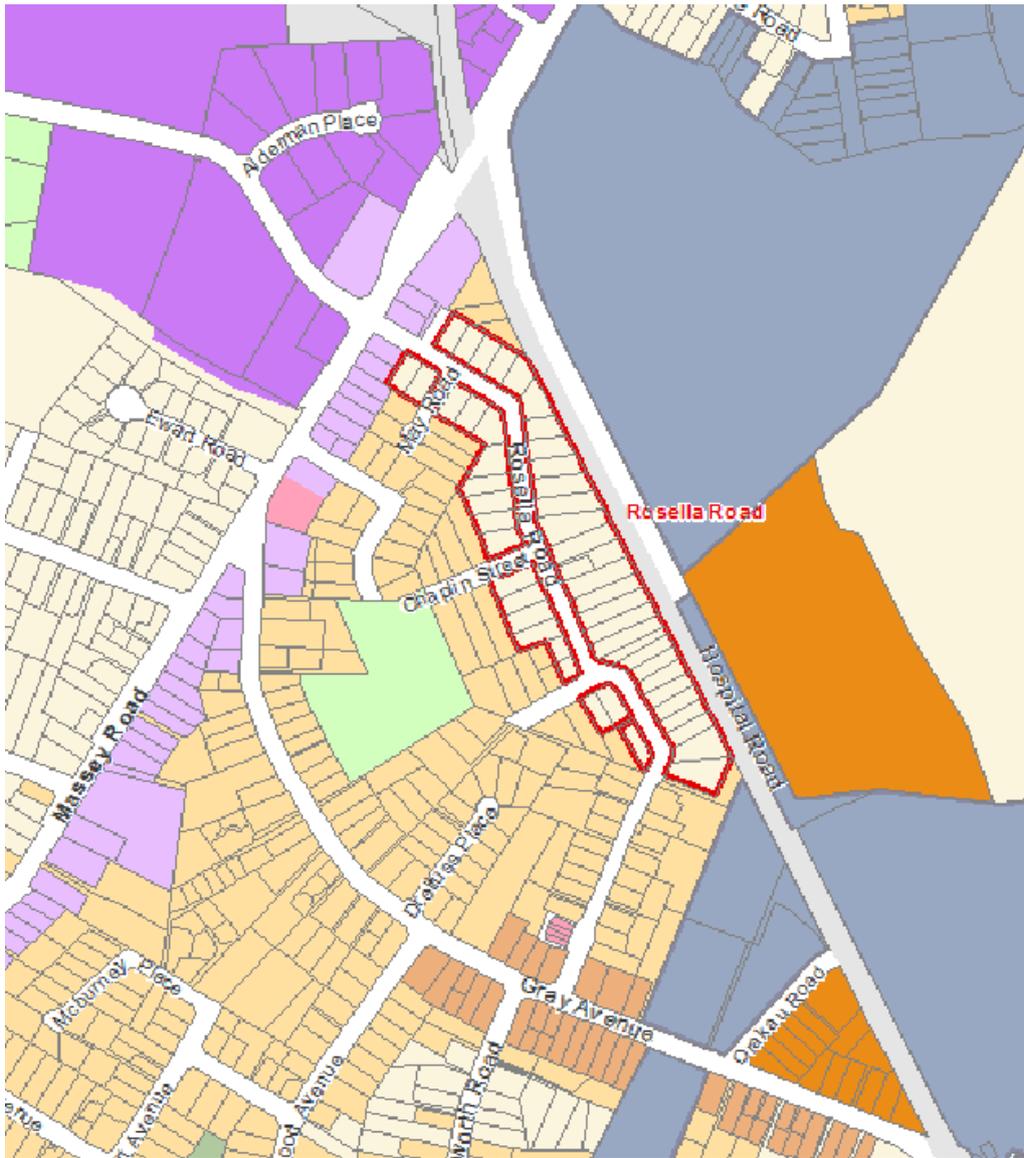
Note: See Appendix C for map showing precise boundaries of this area.

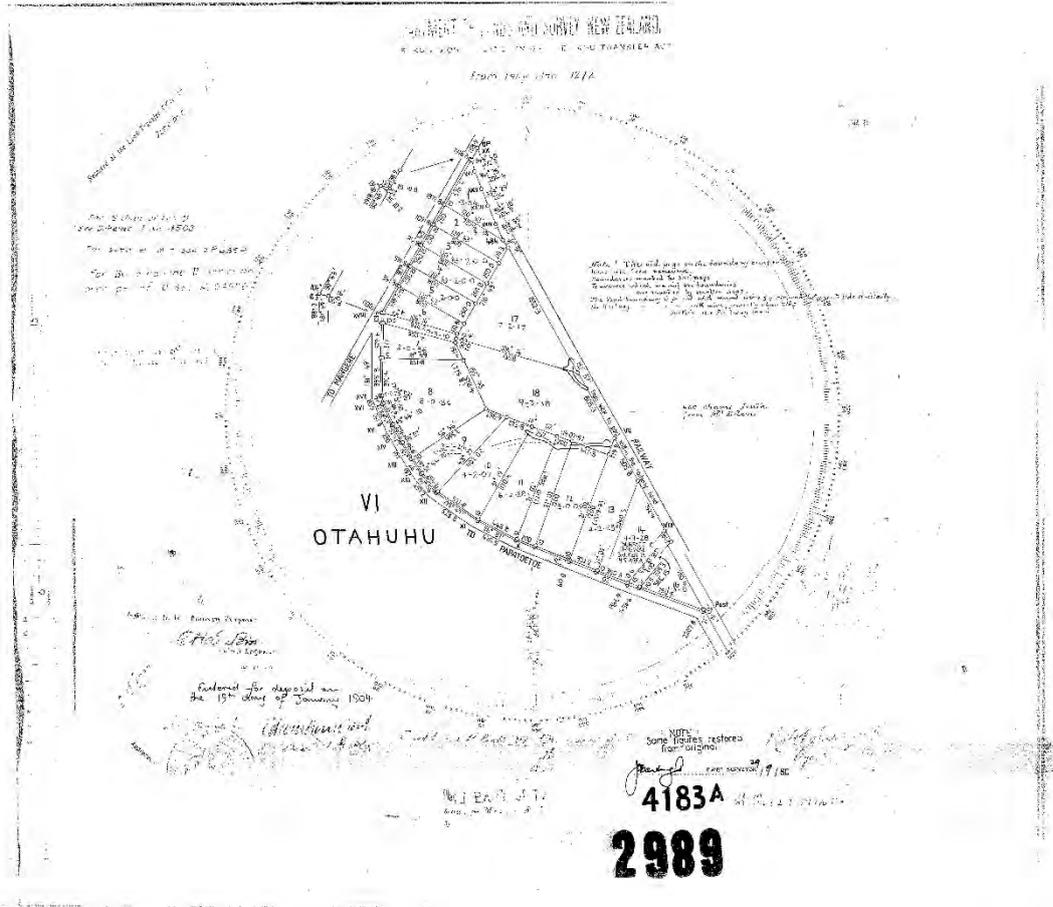




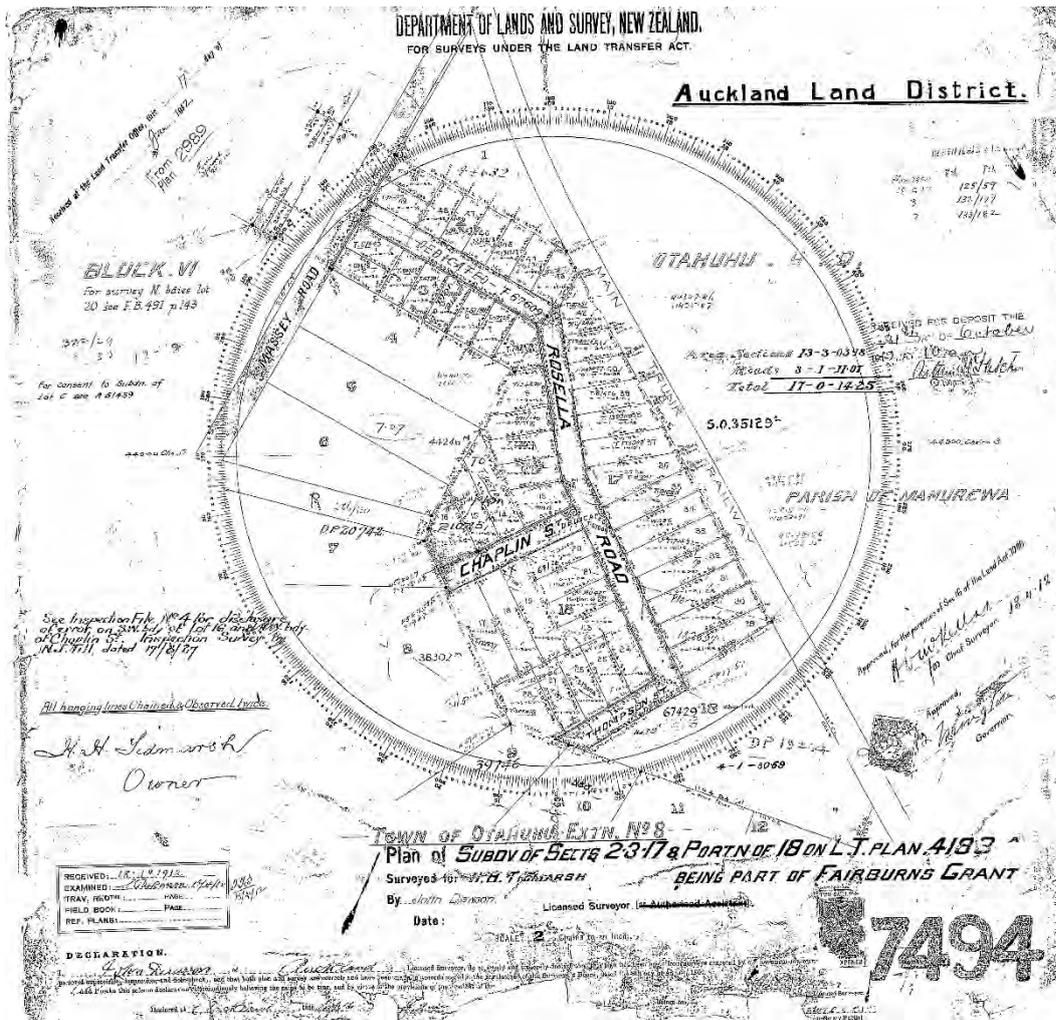
Source: Auckland Council District Plan; Operative Manukau Section 2002

Rosella Road Precinct in Proposed Auckland Unitary Plan



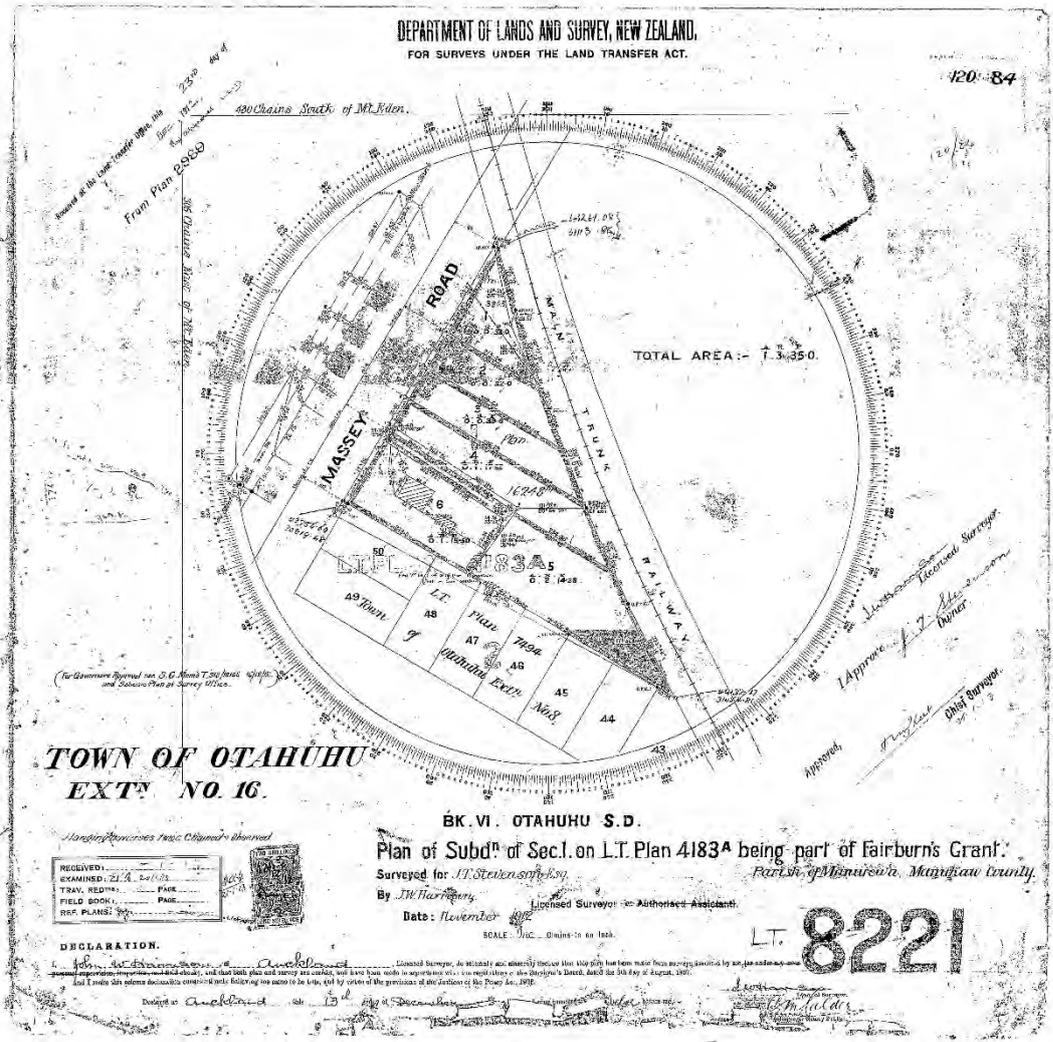


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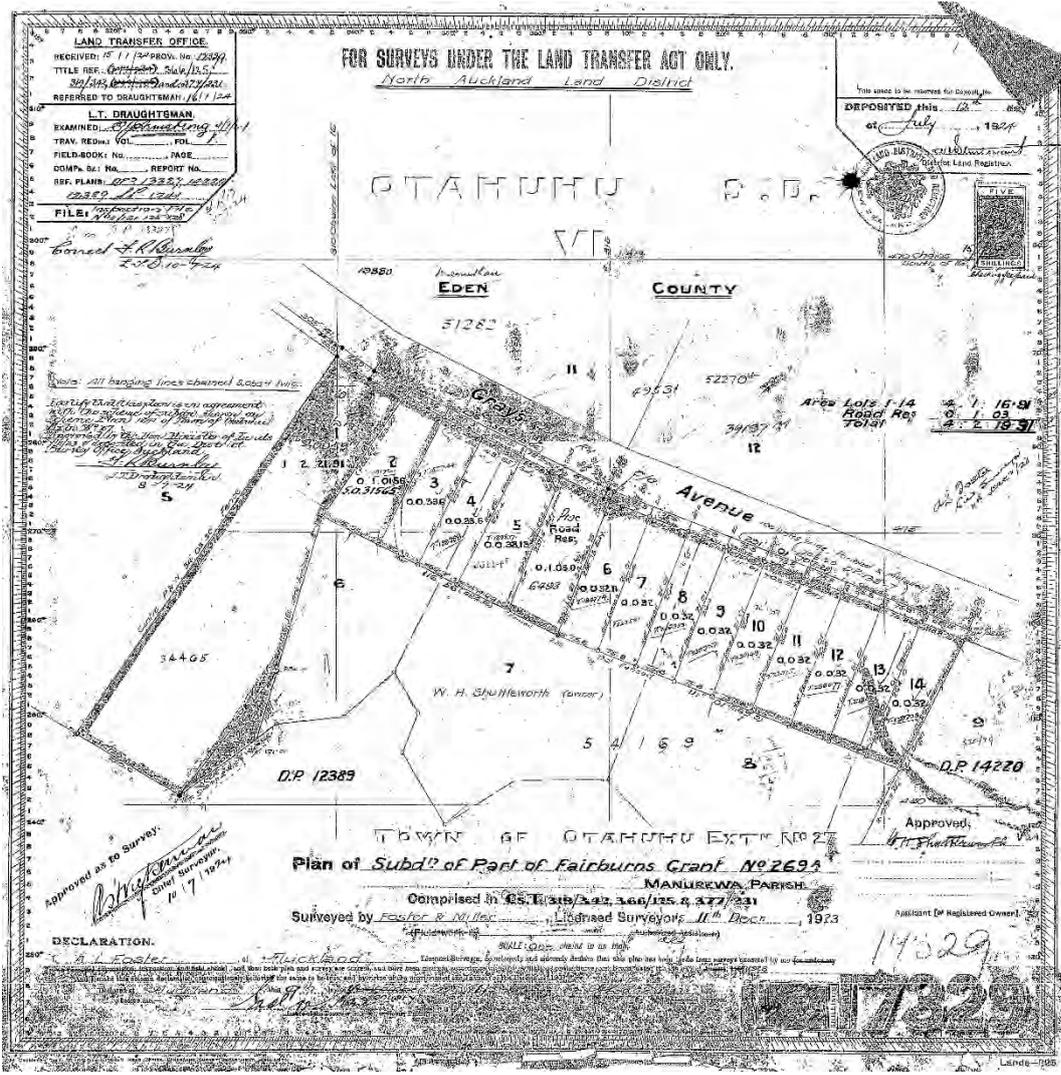


Subdivision Plan for residential sections in the northern part of Rosella Road.

DP 7494, 1912, LINZ, Crown copyright reserved.



DP 8221, 1913, LINZ, Crown copyright reserved.



DP17329,1923, LINZ, Crown copyright reserved.

LAND TRANSFER OFFICE
 RECEIVED 21/5/1924
 TITLE REF. 18269
 REFERRED TO DRAUGHTSMAN: 13/1/25
 L.T. DRAUGHTSMAN:
 EXAMINED: A. H. H. ...
 TRAV. REDEM. VOL. ...
 FIELD BOOK: No. ... PAGE 52
 COMP. & M. REPORT No. ...
 DEP. PLAN: D.P. 7494 56932
 FILE: ...

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
 North Auckland Land District ✓
MANUKAU COUNTY
 VI OTAHUHU S.D. ✓

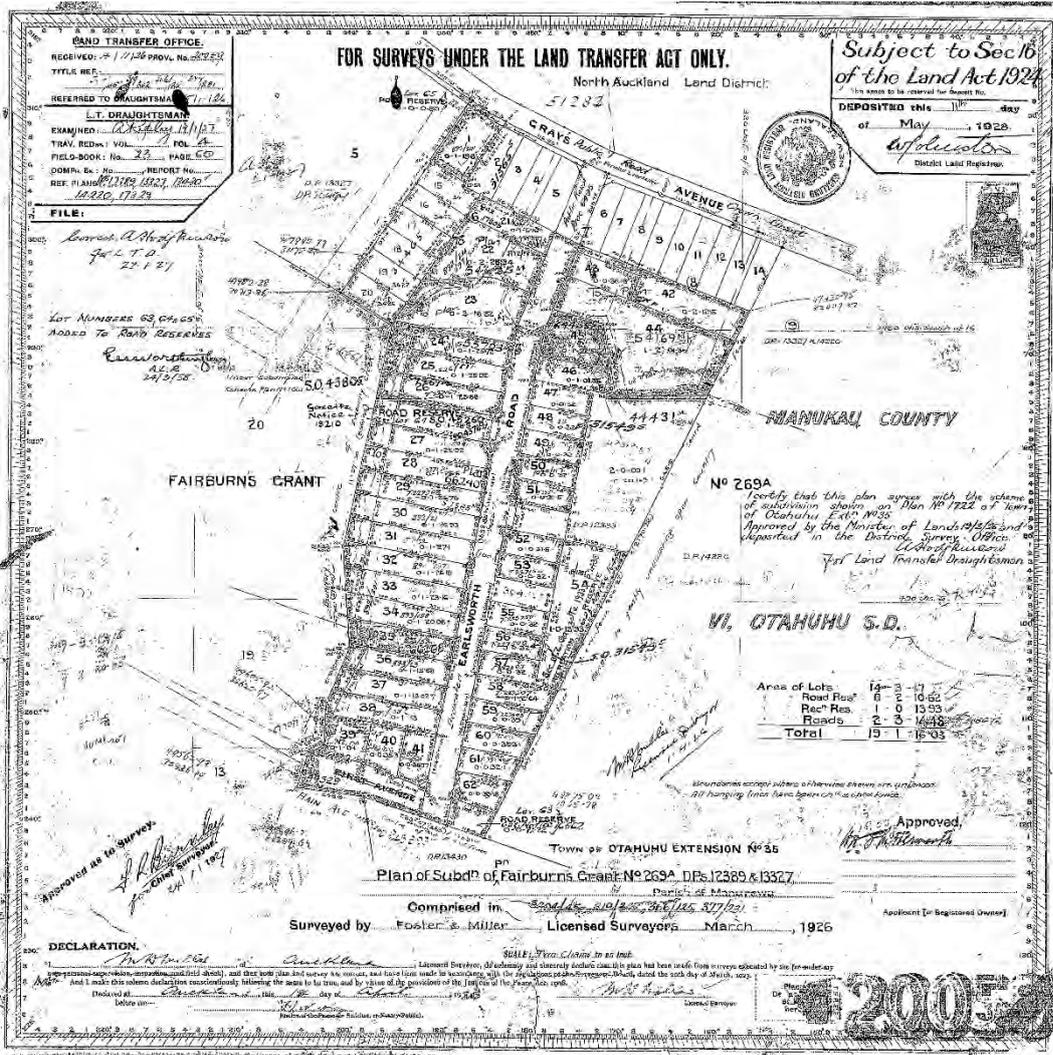
DEPOSITED this 18th day of February, 1925
 of the Registrar-General
 District Land Registrar

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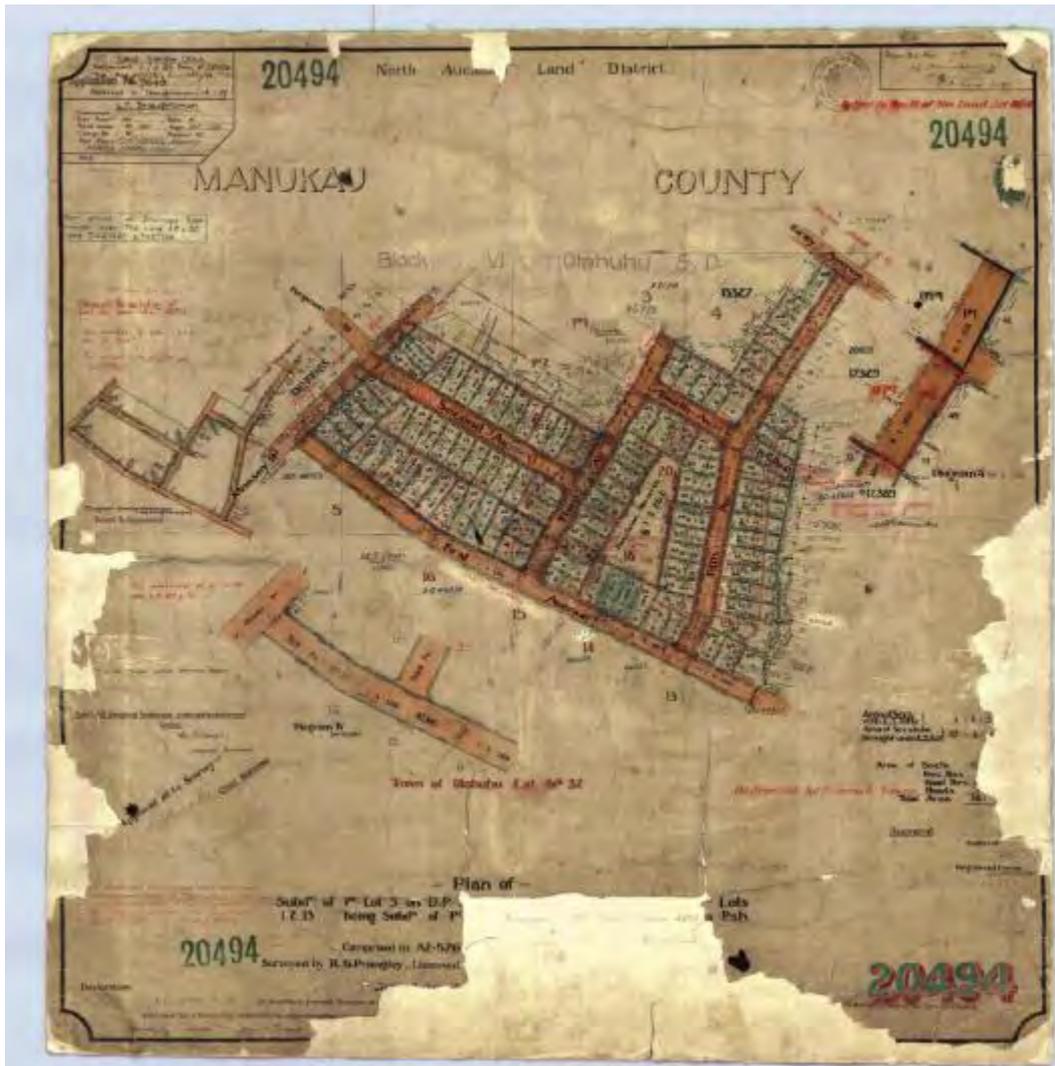
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 14.22
 11.71716

Manurewa Parish ✓
 Town of Otahuhu, Extension AP 28
 Total Area 1: 2.046
 Approved, Henry L. Adamarski
 Approved as to Survey, R. O. Bramley
 Plan of Subd. of Lots 29, 30, 31, & 32 on D.P. 7494 being on Fairburns Crown No. 269
 Comprised in Schedule of Title Volume 129 of the 59th
 Surveyed by M. H. H. & P. H. Licensed Surveyors, May 1924
 (Field-work by ... Licensed Surveyor.)
 DECLARATION: R. O. Bramley, Auckland Licensed Surveyor, do solemnly declare that this plan has been made from surveys conducted by me personally and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statute in that behalf made.
 Done at Auckland this 15th day of February, 1925
 R. O. Bramley
 Licensed Surveyor
 SCALE: 1 inch = 40 feet
 18269

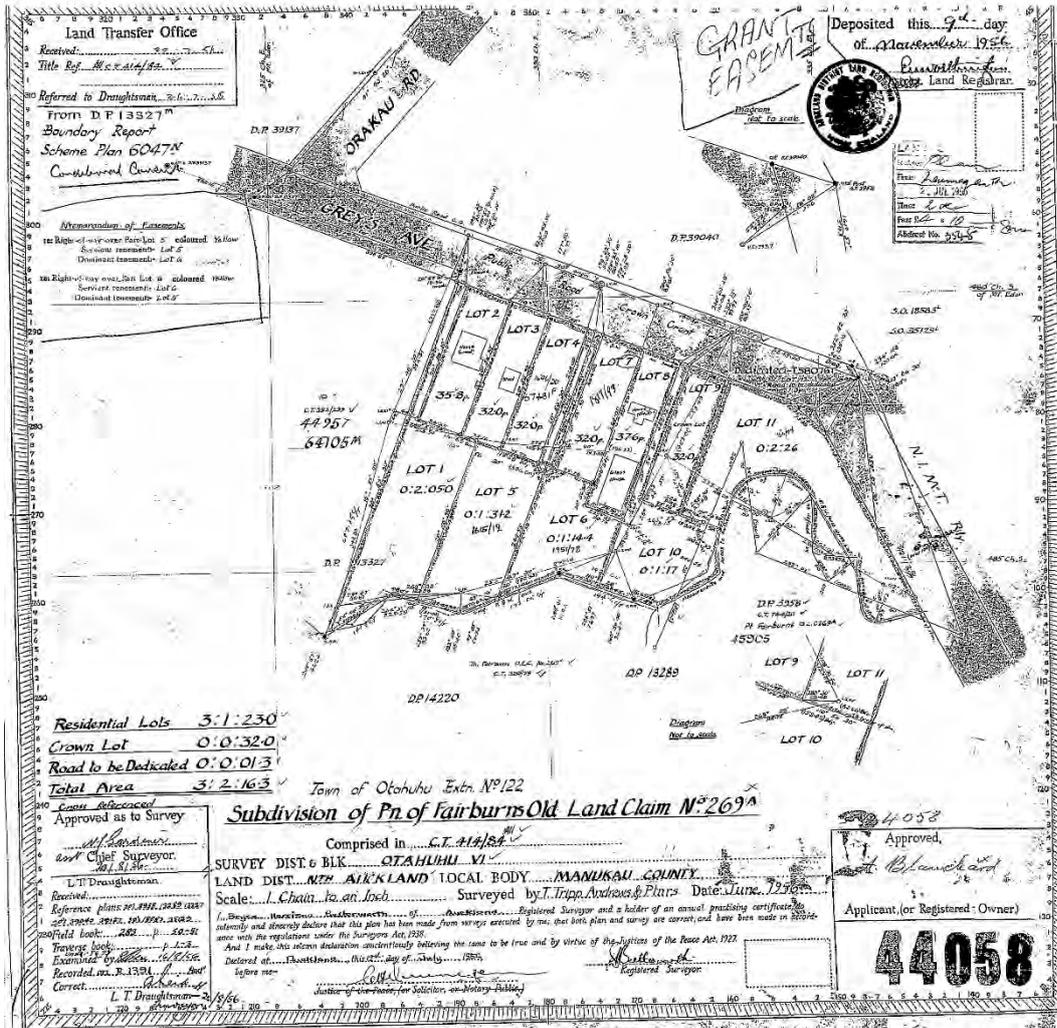
DP 18269, 1924, LINZ, Crown copyright reserved.



DP 20059,1926, LINZ, Crown copyright reserved.



DP 20494, 1927, LINZ, Crown copyright reserved.





DP 51769, 1962, LINZ, Crown copyright reserved.

End notes

¹ Val Payne, *Celebrating Māngere Bridge*, Auckland, 2005, p.6.

² See for example *Daily Southern Cross*, 8 December 1875, p.4.

³ *Memories of Māngere*, Auckland, 2001, p.37.

⁴ *Ibid.*, Auckland, 2001, p.9.

⁵ 'Massey Park Subdivision Plan', Map Drawer 8, Manukau City Research Library.

⁶ J. Ashford, *Bungalow in New Zealand*, Auckland, 1994.

Appendix 9: Record of architectural drawings at the Auckland Architecture Archive for places in Māngere

Record of architectural drawings at the Auckland Architecture Archive for places in Māngere

Address	Project Name/ Client/ ID	type	Architect	Date
Kowhai Avenue, Māngere Site plan shape suggests this is No. 7 Kowhai Ave, timber weatherboard house.	Tiplady House Mr and Mrs W.A. Tiplady Drawing ID 1028	House	Draffin	1969
Cnr Massey Road and Second Ave, Māngere Refer to DP 20494, 1927- Second Ave is now called Viola Ave, opposite Ferguson Ave. The house remains.	House for Mrs Kissling Drawing ID	House	CB Watkin	n.d.
Māngere	De La Salle College Drawing ID 2003	School	James Hackshaw	1962
17 Wellesley Road, Māngere	Beeson House Drawing ID 1798	House	Group Architects; James Hackshaw	1954
Ihumatao Road, Māngere	Jones House alterations, for Mr and Mrs CL Jones Drawing ID 964	House	Draffin	1968
Māngere	Anderson House alterations, for HK Anderson Drawing ID 1335	House	MK Draffin	n.d.
62 Mascot Avenue, Māngere, adjacent primary school site, opposite Canning Crescent	Kingsdene Kindergarten Drawing ID 912	Pre-school	TK Donner	1970
Mascot Avenue, Māngere, adjacent primary school site.			TK Donner	1970
Wallace Road, Māngere	Massey House - for W Massey Drawing ID 1134	House	Draffin	n.d.
Rosella Road, Māngere	Taylor Estate Drawing ID 1482	House	MK Draffin	1934
Domain Road, Māngere 'Māngere War Memorial Hall Opened', <i>NZ Herald</i> , 22 November, 1955, pg. 19; 'Officially Opened! Māngere District War Memorial', <i>Manukau Progress</i> , 25 November, 1955, pg. 2-3; Val Payne, <i>Celebrating Māngere Bridge</i> , Māngere, 2005, pg. 34-5.	Māngere Memorial Hall (copy) Drawing ID 1913	Hall	Gummer & Ford	1953
Māngere Road Crossing, Māngere	RJ Enting House Drawing ID 755	House	Johnson Clark	1922

Possibly Rosella Road or Gray Ave				
Picton Avenue, Māngere	Munro House for Mr AR Munro Drawing ID 822 (Pen and ink and water-coloured plans)	House	Johnson Clark	1948
67 Taylor Road, Māngere Bridge	Potuyt House For J. POTUYT, 1954 Drawing ID 1816	House	Group Architects	1954
Oruarangi Road, Māngere	McKenzie House for GH McKenzie Drawing ID 1774 Archive Ref GP205 (Refer to pg.241 Julia Gatley Group Architects, Towards a New Zealand Architecture)	House	Group Architects	n.d.
Māngere	St James Parish Hall Drawing ID 3323	Church hall	Patterson	n.d.
Not considered the same as the existing hall adjacent to St James Church (note different roof pitch and windows)				
Claresholm Place, Māngere Bridge (NB. this roof form doesn't seem to be in current aerial views)	Anstice House Drawing ID1523	House	Draffin	1978
3 George Street, Māngere East	F J Duncan Residence, Massey Park Estate Drawing ID1640	House	John Farrell	1929

NZ Building Register, Sheppard Collection Index Cards, Māngere

The following list is compiled from the New Zealand Building Register Index Cards, which forms part of the Sheppard Collection, held at the Architecture Library at the University of Auckland.

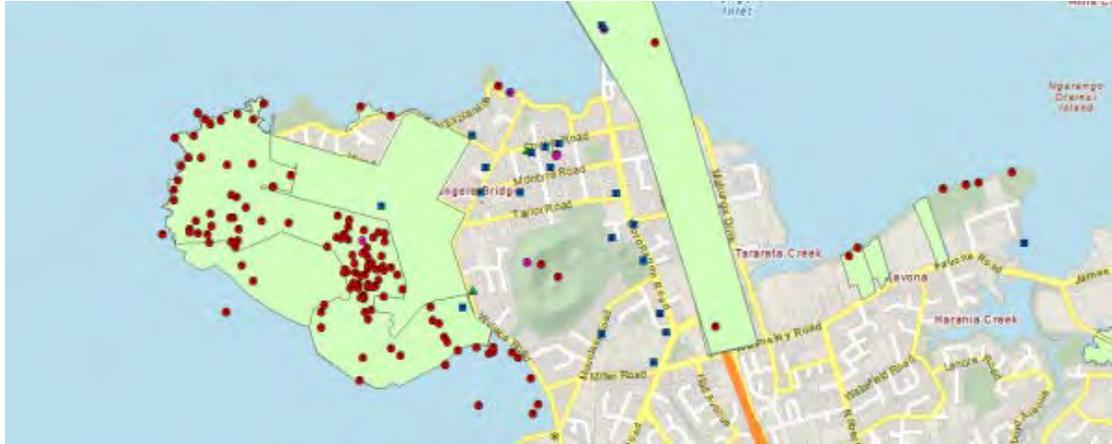
Building, date, location and other information	Architect
Hansen & Berry Factory, Māngere	Stephenson & Turner: Geoff, R. Lard
Hansen & Berry Factory, Māngere (1978-1980) Home and Building (1981)	Stephenson & Turner
Hospital (Training School and Admin), Māngere	F.O. Jones
Hospital Geriatric, Mascot Avenue, Māngere	-
International Terminal Building, Māngere	
International Airport Extension (1993), Māngere	Stephenson & Turner
Kindergarten, Māngere East	Robt. McGowan (New Zealand Tender Gazette- NZTG 13.7.65)
Kindergarten, Māngere	T.K. Donner (NZTG 2.12.70)
Kindergarten, Māngere Bridge	Sargent Smith & Partners (New Zealand Herald , NZH 31.10.73)
Kotiri Kindergarten, Māngere East	R.McGowan (NZTG 16.11.65)
Māngere Centre Sports Complex, Māngere	R.Withers
Māngere Motor Hotel (1970-1971), Māngere	Le Petit, Naylor & Co.
Māngere Recreation Centre Sports Complex, Māngere	Russell Withers (NZH 19.9.73)
Memorial Hall (c. 1958), Māngere	Gummer, Ford and Partners
Methodist Church 1856 (1 st) additions. 1887, 1928 (2 nd) adds. 1948, 1956 Centennial House, Westney Road, Māngere	-
Air Freight Terminal No. 1 (c.1955), Māngere	-
Air NZ Hanger (1965), Māngere	Arthur Jowsey for K.R.T & A
Anglican Church (1864 dedicated, 1928 moved to Māngere East; NZH 19.10.64, 28.10.64)	-
Ansett NZ Passenger Terminal, Māngere	Alan Paul Architects
Auckland International Airport, Airbridge Extension for Pier, Māngere	Stephenson & Turner (Architecture NZ- 22-23 Jan/Feb 1993)

Auckland International Airport Extension, Māngere	Stephenson & Turner (Home and Building magazine, Dec 1992 – Jan 1993)
Auckland International Airport Development, Māngere	Stephenson & Turner (with TRA International)
Auckland International Air Terminal Refurbishment, Māngere	Fairhead Sang Carnachan (Home and Building: 113-123, June/July 1990)
Auckland International Air Terminal, Māngere	Blake Kelly for GA (1970) (Home and Building July 1970) G. Dawson for GA (1966) Interim Terminal Met-Radar Building Blake Kelly GA (Auckland Star 10.4.74) G. Dawson for GA International Terminal (NZH 30.10.74)
Auckland Savings Bank, Māngere Bridge	Patterson, Lewis & Sutcliffe (NZTG 17.11.64), (Home and Building Sept 1965)
Aviation Clubhouse, Māngere	Bloomfield, Owen & Morgan, (NZ Building Record 1930)
Barnardo Centre, Māngere	Calder, Fowler & Styles (Dominion 10.9.71) (Star 2.9.71)
Bridge Cart Pensioners Flats,(1970) Māngere Bridge	Manukau C.C., Civic Amenities Dept.
Christian Hospital and Rest Home, Māngere	Booth, Sweetman & Wolfe (NZH 4.9.1973)
Otahuhu College (1930), Māngere Road	W.S. Putwain
Post Office, Māngere Bridge	Alleman Land & Heaney (NZTG 6.9.66)
Presbyterian Church (1959), Kirkbridge Road (1874 Old Manukau) Māngere	-
Residential Home for the Elderly, Cape Road, Māngere	-
St. James Church, Māngere	F. Thatcher? (1857) (Under direction of Rev. Robt. Burrows) - NZHPT 1857 (Story of Auckland in Pictures) Rev. A. Purchas des. (Old Manukau) Rev. B Sup (1853-1859?)
St. Saviours Church (1895) (1947 moved to Bucklands Beach) (Old Manukau), Māngere	-
St. Therese's Church, Māngere East	(Auckland Star 31.7.74)

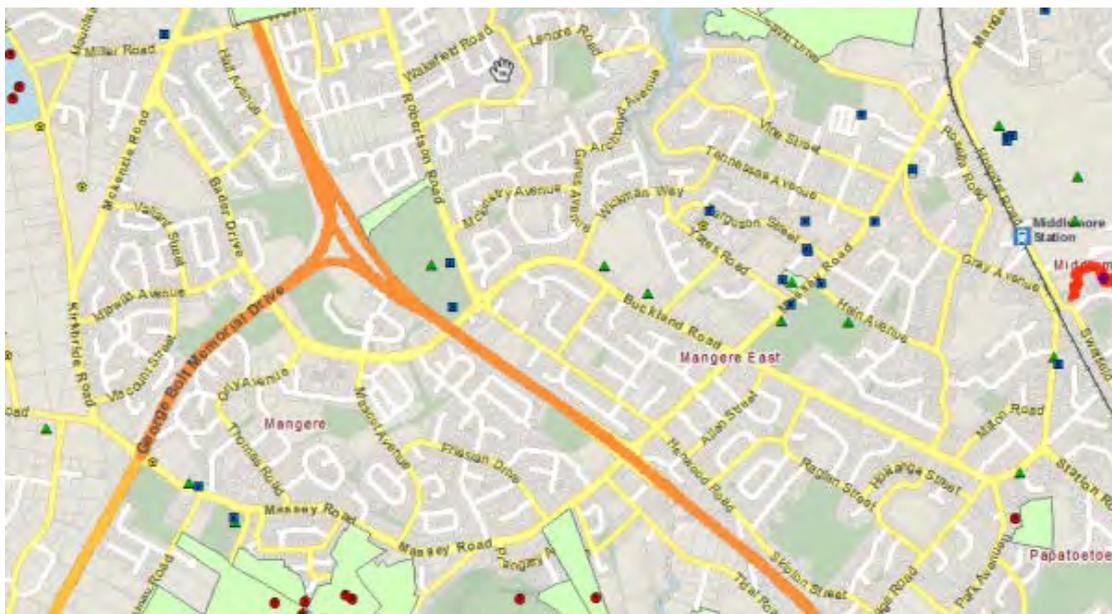
Selwyn Church (Stone), Māngere Dr. AG Purchas	-
Selwyn Church, Massey Road, Māngere East (orig. second church of Otahuhu, called Holy Trinity) Mason Avenue 1863 1927 (moved to new site) (Old Manukau) 1853 (at Otahuhu) 1923 (moved to East Māngere)	-
Social Welfare Building (1990), Māngere Town Centre	Sinclair Group
State Houses (1985), Māngere	Rewi Thompson
Supermarket, Favona Road, Māngere	Fletcher Construction Co. Ltd. (NZH 20.2.73)
T.E.A.L. Maintenance Base, Māngere	Kingston, Reynolds, Thom & Allardyce (NZTG 25.2.64) Kingston, Reynolds, Thom & Allardyce Personnel Office & Tech Training (NZTG 19.5.64)
Telephone Exchange, Māngere	GA
'Travelodge' Hotel (1982), Māngere	Coleman, Gibson & Partners
War Memorial Community Hall (1958), Māngere	Gummer, Ford & Partners

APPENDIX 10

Map showing places in the Cultural Heritage Inventory (CHI)



CHI Places- Mangere Bridge and Favona as shown on Auckland Council GIS Viewer



CHI Places - Mangere East as shown on Auckland Council GIS Viewer

MAP LEGEND

- CHI Place (Label - CHI)
- Archaeological Site ●
- Hayward and Diamond ■
- Historic Botanical Site ▲
- Historic Structure ■
- Maori Heritage Area ●
- Maritime Site ●
- Reported Historic Site ●