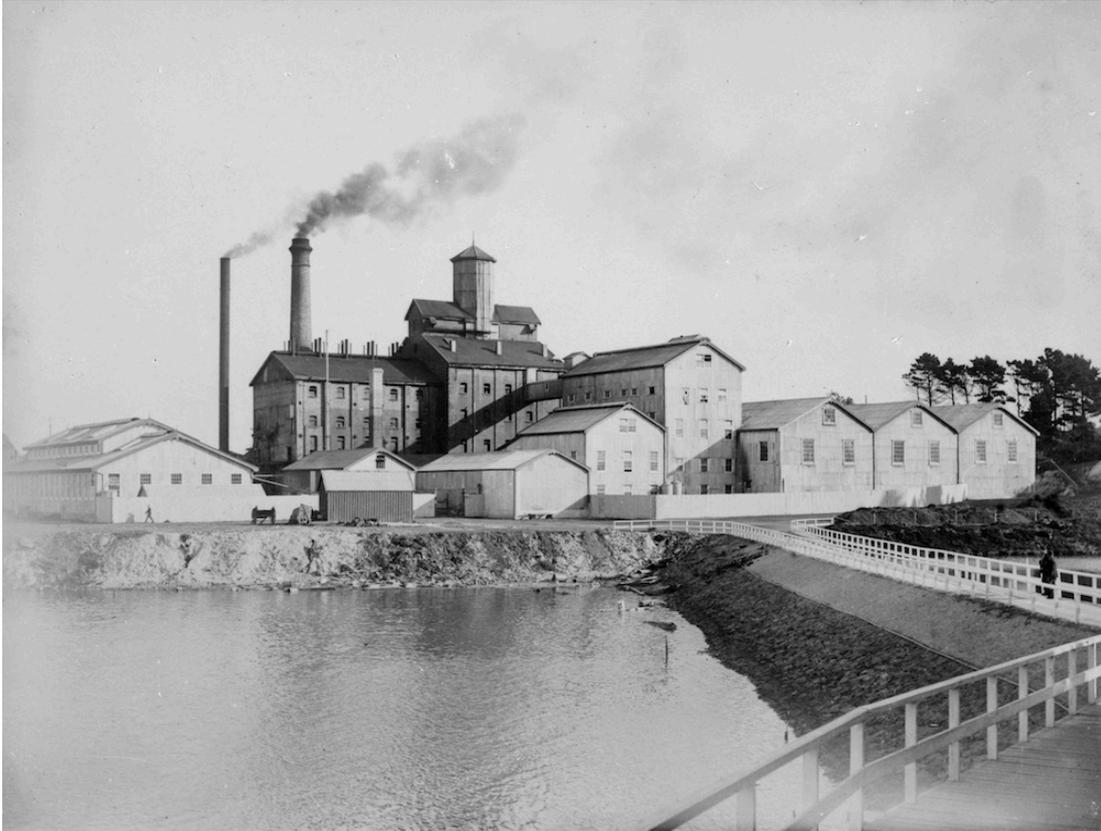


Section B North Shore Area Studies

Northcote, Birkenhead, Birkdale – Beach Haven and Glenfield



Chelsea Sugar Factory. North Shore Libraries, C26310.

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Northcote

Theme 1 Land and People

1.1 Geology

Pupuke volcano and Northcote's Tank Farm and Onepoto volcanoes are three of the oldest volcanoes (about 200,000–250,000 years old) in the young Auckland basalt field.¹ The landforms of the North Shore, and indeed all of coastal Auckland and Northland, have been strongly influenced by stream erosion during glacial periods over the last several million years. During these cooler times, sea level was low and the coast was way out past Great Barrier Island. The present Waitemata Harbour was then a forested river valley flowing east and then north out beneath present day Rangitoto (which was not present). At these times the North Shore formed a prominent divide or ridge on the northern flank of the Waitemata Valley.

A major tributary to the Waitemata River occupied a deep valley in Shoal Bay, with a smaller tributary in Ngataranga Bay. These tributaries wore back the divides, isolating low hills in the higher areas of Takapuna and Devonport. The hills stood about 60 metres above the saddles that separated them. Eastwards, beyond the present Milford - Cheltenham coast, the high land extended some distance and the surface then fell to a broad low plain extending out past Tiritiri. Along the low divide there were peaks at Stanley Point, Devonport, Narrow Neck and Takapuna, and between these higher areas streams were entrenched in deeply incised valleys. The Shoal Bay stream drained a large shallow basin extending north into the Birkdale and Wairau Valleys and beneath where present day Lake Pupuke sits.

All of North Shore's volcanoes erupted during the last Ice Age, when the sea level was well below the present and the Waitemata Valley and its tributaries were clothed in forest, with the heads of many kauris towering above the dense canopy of smaller podocarps and broadleaves. The explosive eruptions and lava flows from Pupuke devastated the forest in the vicinity, and the eruptions of Onepoto and Tank Farm had a similar effect. The moulds of some of these trees were preserved beneath the ash or in the lava flows.

The eruption of so much volcanic material in the middle part of Shoal Bay valley had lasting effects on the landscape. The headwaters of the stream were dammed and a lake was formed that stretched well back into Wairau Valley. The lakebed slowly built up with silt, mud and vegetation to form the flat area now occupied by Wairau Valley industrial and commercial enterprises. Overflow from the Wairau Valley lake was diverted around the edge of the Pupuke lava flows, spilt over it in a small waterfall (beside Milford shopping centre) and escaped through Wairau estuary at the northern end of Milford Beach.

The Auckland basalt field extends from Lake Pupuke in the north to Wiri Mountain in the south, and from Mt Albert in the west to Pigeon Mountain in the east. The Auckland volcanic field has erupted from approximately 50 different centres at various times over the last 250,000 years. The youngest eruptions formed Rangitoto volcanic island approximately 600 years ago. Geological evidence suggests that each centre has only erupted once, spanning only a matter of weeks to months, before the supply of magma ceased and that in the plumbing beneath cooled and blocked its conduit forever. Each new centre has erupted in a fresh place.

Six of Auckland's volcanoes occur on the North Shore in two groups of three. The Devonport group comprises three scoria cones (Mt Victoria, North Head, and the quarried away Mt Cambria). The Takapuna group comprises three explosion craters with surrounding tuff ring cones (Onepoto, Tank Farm, Pupuke).

With the rising sea level since the end of the last ice age (between 15,000 and 7000 years ago), the Waitemata Valley flooded to become the harbour, and the North Shore ridge became a peninsula and series of islands. Sand and shell built up to link the islands together to form the North Shore Peninsula we know today. Mud and other sediment also filled the deep entrenched valleys of the Waitemata Harbour, Shoal and Ngataranga Bays. Onepoto and Tank Farm craters, which were originally freshwater lakes, were breached by the sea and became tidal inlets filled with mangroves and salt marsh. Marine erosion on the exposed north-

¹ This information was prepared by Bruce Hayward for Matthews & Matthews Architects Ltd, *Central Takapuna Preliminary Heritage Study* (Takapuna, May 2007) and provides an overview of Tank Farm and Onepoto.

eastern side of the peninsula continues to bite deeply into the cliffs and is eroding away at some of the basalt flows that prevent Lake Pupuke from also being breached.

Places that represent this theme include:

Tank Farm Explosion Crater and Tuff Ring (Te Kopua O Matakamokamo)

Onepoto Explosion Crater and Tuff Ring (Te Kopua O Matakerepo)

The North Shore District Plan's Appendix 8B includes sites of geological and landform significance.

1.2 The People of the North Shore

Prior to 1841, Maori knew the Northcote Point area as Te Onewa. The point itself was Totaratahi, or one totara tree, while the small beach to the west was Onepoto. Okawau, the 'home of the shag', was at the southern most tip of the point. Te Onewa was the name of a fortification ditch, or 'divided earth', on the southern most part of the point. The pa protected local kainga in the vicinity, and inhabitants relied on local shellfish, roots, berries, kumara cultivation and the nearby fishing grounds, which were especially rich in shark.²

Te Kawerau's Maruroa returned to nearby Kauri Point around about 1835, while Ngai Tai returned to Te Onewa around the same time. Simultaneously Ngati Whatua were also re-asserting their control of the Auckland isthmus. Maruroa died in 1840 at Te Onewa, and after the Mahurangi Purchase, Pakeha surveyed Te Onewa, which became known as Point Rough from 1841.

The Callan family lived in a whare in the area from at least 1843, and may well have come to some arrangement with local Maori until Philip Callan senior bought land there in July 1851 and 1856. Not all Maori moved out of the area following the Mahurangi Purchase from 1841. St Patrick's Catholic Church in Auckland (now St Patrick's Cathedral) lists six Maori marriages for 'Onewa' families from 1846 to 1849.³

From 1850 to 1862, Maori Catholic marriages with a North Shore connection cite the Awataha Mission as their place of residence, and there are no Maori Catholic marriages with a North Shore connection recorded from 1863 to 1880. This is not conclusive proof of continued Maori residency at Point Rough, or from 1848 at Stokes Point, but indicates at least a connection until the early 1860s.⁴

In 1908, celebrating its new Borough status, the Northcote Borough Council proclaimed Northcote Point a Domain. Stokes Point had been renamed Northcote in 1880. The visit of the American fleet in 1908 provided a further sense of occasion, and Maori showed their connection with the site by participating in a presentation ceremony of the New Zealand Ensign to the Council on 8 August 1908, at the point itself. Local Maori had purchased the 15-foot flag and contributed to the cost of the 75-foot high flagpole. Pataka Hapi of Waikato led Maori in a haka, and has been photographed staring wistfully towards Kauri Point, the other important site for local Maori. A totara tree was planted, and a picket fence installed. Later some Pakeha claimed a Maori chief was buried there, but there is no evidence of this.

The Awataha Catholic Mission and St Mary's College (St Joseph's Convent) are of exceptional significance in demonstrating the establishment of the Catholic mission on the North Shore, early relationships between the Catholic mission settlement and the Maori settlement at Awataha in the 1840s, as well as illuminating ongoing ownership issues. St Mary's School was established in 1848 at Takapuna, and part of the original stone building remains incorporated into the present St. Joseph's Orphanage building (1923-4). The site, which now also encompasses St Joseph's Church and St Joseph's Primary School, has been in almost constant use for education since 1848.

In 1844, the New Zealand Company purchased a large part of what is now Northcote, when the Crown first auctioned it. In 1847, the New Zealand Company was wound up and was able to sell that land back to the Crown. In 1848 40 acres was instead purchased by the Catholic Church, with Government assistance, and a two-storied stone building erected soon after to house St Mary's School, at the head of

² Refer to 'Section A – A Thematic History of the North Shore'. See also David Verran, *The North Shore: An Illustrated History*, Auckland, 2010.

³ Verran, p.18.

⁴ Ibid.

a tidal inlet at Shoal Bay. An additional 376 acres, 2 roods and 2 perches of adjacent former New Zealand Company land was granted to the Church on 19 August 1850, 'for the education of children of our subjects of both races and of children of other poor and destitute persons (by setting) apart certain pieces or parcels of land in the immediate neighbourhood thereof and for the use and towards the support and maintenance of the same'.⁵ Later, there were additional land purchases and a donation of land in the St Joseph's and Barry's Point areas.

In 1851, the newly opened St Mary's School enrolled 20 Maori boys, with 17 in 1852. They had come from the Hokianga, the Bay of Islands and the Bay of Plenty to be educated. In 1853 and 1854 all tuition took place instead at Freeman's Bay, with the land at Awataha given over solely to farming. The wives and daughters of those working at St Mary's were also educated at Freeman's Bay. In 1855, 20 Maori were educated at St Mary's, but in 1856, the school site again reverted to farming. In the early 1860's it was used as a school once more, and in 1867 it was officially known as St Mary's College and Industrial School, with between 10 and 17 Maori pupils. Schooling ceased sometime after that and in 1893, the Sisters of Mercy moved on to the site to set up St Joseph's Industrial School and Orphanage for Boys.

After an incident on Kawau in 1856, when a large amount of gunpowder was stolen, Te Tawera and his Hauraki people sought refuge at Awataha, and from 1856 to 1858 there were 'about 120 (Maori) living on the Glebe of the college'.⁶ Some were still there in March 1863, when their teacher William Coveney confirmed most of his pupils were from Manaia and had converted to Catholicism.⁷

On 9 July 1863 Maori near Auckland were put under a curfew, and those in Mangere and surrounding areas ordered to swear an oath of allegiance to the Queen and hand in any weapons, or depart for the Waikato. On 11 July a curfew was introduced on Maori vessels on the Waitemata and Manukau harbours outside the hours of daylight. Consequently, all but 6 out of 500 Maori in the Mangere area left and around 50 left the Devonport area. Some at Awataha may have also left, but others remained.

From 1863 to the 1880s, there were six different Pakeha lessors of different parts of the property. In 1869, the remaining 55 to 60 acres were leased to Maori at £10 per annum. There is no mention of Maori here at the 1878 Census, but George Graham claims Maori were at Awataha from at least 1882.⁸

After the death of Te Hemera Tauhia in October 1891, and the sale of his lands at Puhoi in 1893, some of his Hauraki followers were allowed by the Church to reside at Awataha. This was a time of great distress for Hauraki generally. Between 1885 and 1912, they lost 235,000 acres of land, and the remaining 171,000 acres suffered from poor soil, mountainous terrain or flooding.

In 1903 Aterea Petera and 80 others pressed for more land and petitioned the government complaining 'that the trusts in connection with certain lands in the Waitemata Parish, Auckland, vested in the Bishop of the Roman Catholic Church, are not being carried out, and they pray for investigation with a view to having the land used for the benefit of the Maoris (sic)'.⁹ This impressed the Native Affairs Committee sufficiently to recommend a further enquiry in 1904.

In 1908, it was claimed that Maori were living in that area now known as the Warehouse Way, and farming on the area from the corner of Lake Road and Tonar Street, up Tonar and along College Road. In 1911, there were 69 men, women and children living in the area. Some were important kaumatua and kuia, mainly Hauraki, who were later buried in the Awataha urupa at least until the early 1920's. This included Noka Hukanui and his wife Waiti Noka.¹⁰

By September 1914, two separate groups had emerged. In that month, Nanaoka (Noka) Tukamui and Patariki Wiripo Mo Paki made a joint plea for assistance to Bishop Cleary. Cleary, however, was engaged in promoting Empowering Bills in Parliament allowing the Church to properly lease and, from 1924, sell Catholic land. He regarded this as the only way the purposes of the original grant could be fulfilled.

⁵ Crown Grant of 19 August 1850.

⁶ St Mary's College, 'Financial Returns 1850 – 1858'.

⁷ *Central Takapuna Preliminary Heritage Study*.

⁸ *Ibid.*

⁹ Petition to Parliament 475/1903, *Appendix to the Journals of the House of Representatives [AJHR]*, 1904, I 3, page 8.

¹⁰ *Central Takapuna Preliminary Heritage Study*.

On 31 March 1916 a lessor of Catholic land, Harry Hopper Adams, charged Rawiri Pahuta and Wirepa Heteraka with trespass. Maori claimed Awataha was an ancestral site, and that the Mahurangi Purchase hadn't specifically included Awataha. They also claimed a moral title to the land as long-term residents. Maori had earlier paid rent for the land.

In 1919 and 1920 negotiations continued, with offers to the separate groups of life tenancies elsewhere on the Catholic endowment. An ejection notice in late 1919 was held over to allow Maori to harvest their strawberry crop, but in October 1920 'shanties were torn down (and those remaining erected) ... tents'.¹¹ In that same year a second petition to Parliament was made by Eruera Patariki (also known as Patrick and a son of Paki) and others concerning the main urupa site on the point at Awataha.

There eventually was an agreement dated 14 March 1921, but not carried out until around September 1921, when Noka's group of over 20 people left the lagoon area, for a lifetime lease of just over nine acres between Ocean View and Raleigh Roads. Noka's relatives, the Ngahuripoke family (Anglicised to Peters), lived there until the 1950s.

From 7 April 1924, another group of Maori, the Patricks, were given a lifetime lease of 1.75 acres of Catholic land at Barry's Point, just down from the current Foodtown supermarket on the eastern side. Chinese strawberry growers who had leased land there for horticulture from the Church were moved off the site and money made available for housing the Patricks.

What remained of Paki's group stayed at Awataha on the 'point of land where the old cemetery is located'.¹² Eruera Patrick had already agreed that remains in a smaller cemetery, containing influenza victims, be reburied in that larger cemetery. Part of his agreement was that the urupa be 'cut off and reserved'.¹³

From late 1924, there were successive threats of legal injunctions to force the remaining group to leave the area. In 1925 Wiha Rawiri Puhuta and 76 others repeated their claim, in a third parliamentary petition, that 'the land they now occupy known as Awataha in Takapuna, Auckland, was never included in the sale to the Crown of the Mahurangi Block, and therefore the Crown Grant issued to the Roman Catholic Bishop in 1850 was invalid'.¹⁴ Parliament recommended no action, and passed a further enabling Act to assist the Catholic Church to sell some of the land. The lease income was insufficient and land sales were deemed necessary to finance St Peter's College or Hato Petera, which opened in 1928.

The end of the 'trespassing' came between July and September 1925. On 23 March 1925, eight people had been arrested. Paki personally agreed in July not to further 'trespass', and he left for Thames. In early September, Takapuna Police executed an eviction order, and the remaining shacks were pulled down. Tents were erected as before, but on 30 September, an interim injunction forced a final agreement to depart.

One of the removed, Manea Parata, made a claim to the government for hardship, but was instead offered government employment. Waipaia Makateau was still pursuing the matter with politicians into the 1930's. Adams, who had made the major push for removing local Maori, died on 14 May 1928.

Awataha remained empty until 1942 when the remains in the urupa were disinterred to make way for a fuel oil storage depot for the United States Navy. Both Ngati Paoa and Tainui, but possibly not Te Arawa, were asked to remove their graves in secret because of wartime considerations. Some may have been re-interred in the Pompallier cemetery. Hone Tuwhare described the removal of one grave in his moving poem *Burial*.

The site was then significantly altered, with 200,000 cubic yards excavated, and 60 feet diameter concrete foundations laid for 25 fuel oil tanks. Further construction was cancelled in early 1943. From the late 1950's part of the site was taken for northern exit lanes from the Auckland Harbour Bridge, and

¹¹ Archives New Zealand, MA 1 1925/197, letter 6 September 1911.

¹² Catholic Archives, Cleary Papers, 98 2, 3 – letter of 13 April 1920.

¹³ Archives New Zealand, MA 1 1925/197, letter 11 April 1924.

¹⁴ Petition to Parliament 126/1925, *AJHR*, I 1 p. 10. See also LE 1 1925/12 and MA 1, 1925/197 at Archives New Zealand Wellington.

still later the remainder became residential housing, commercial development and educational facilities. There is now the Awataha marae and the Auckland University of Technology North Shore campus at this location.

By the 1951 Census, there were still just 244 Maori living in Northcote, Takapuna and Devonport Boroughs combined, while Birkenhead Borough reported no Maori at all. Also, males far outnumbered females in Northcote Borough, likely Hato Petera students as most were aged between 10 and 20, and similarly in Devonport Borough, likely at the Naval Base as most were aged between 16 and 29. The post-war migration of Maori into the cities was not witnessed on the North Shore at this time. There were no factories close at hand and transport to such work wasn't easy from the North Shore.

The development of Maori Affairs housing in the newly developed areas of Birkdale, Beach Haven and Northcote was evident by the 1971 Census. There were 770 Maori in Birkenhead Borough, most in Beach Haven and Birkdale, and they equalled the total combined Maori population of East Coast Bays Borough, Takapuna City and Devonport Borough. Northcote Borough also had Maori Affairs housing around Tonar and Fraser Streets, and with the Maori pupils at Hato Petera, the Borough's total Maori population was 376. The total in 1971 was just over 2,000 Maori in the whole of the North Shore, and by the 2006 Census, Maori were still only 6% of the total North Shore population.¹⁵

By the 1991 Census the recently created North Shore City Council area reported just 8,454 who identified themselves as Maori, and 15 years later in 2006, there were 12,519 – that is twice as many who identified themselves as Pacifica. This was despite the massive population growth in the North Shore area. Again, the lack of work opportunities and the relatively expensive housing limited the number of Maori.

In 2006 North Shore Maori who chose to be on the East Coast Bays electoral roll made up just 4.6% of the total enrolled, with a large number identifying as Ngapuhi and a much smaller number as Ngati Porou, Ngai Tahu or Kai Tahu. There were similar figures for the North Shore electorate, but those who chose to be on the Northcote electoral roll (including Birkdale, Beach Haven and Northcote Central) made up 9% of the total enrolled. While Ngapuhi were the largest number, there were also numbers of Ngati Porou, Te Rarawa and Ngati Maniapoto. The bulk of Maori who chose to be on the Te Tai Tokerau electoral roll were Ngapuhi, with lesser numbers of Te Rawara, Ngati Whatua and Ngati Porou.¹⁶

Currently, Ngati Whatua o Orakei include the North Shore area as one where they seek 'right of first refusal' to government assets, particularly the Naval properties. Te Kawerau a Maki regard the area as one of 'wider shared ancestral interest' of interest, and Marutuahu and Ngai Tai regard the area as one with customary land interests.¹⁷

Pakeha settled Auckland from September 1840. On 18 September 1843, the government offered for auction land including 70 newly surveyed lots for 'suburban farms on the North Shore of the Waitemata, County of Eden'.¹⁸ The size of the lots varied from around 10 acres to 33, with an upset price of £2 per acre. Only five were sold at that auction, making them the first Crown land sales on the North Shore. The purchase of land did not mean residence on that land, or even leasing it to others for use, but the 1843 Police Census showed an increase in the number of households.¹⁹

Large parts of what is now Birkenhead Point and most of Northcote were collectively sold on credit of £2614, four shillings and five pence to William Smellie Grahame, the agent for the New Zealand Company. Grahame also bought for the Company £8,125 worth of land in the town of Auckland, and another £1,817, 14 shillings and five pence of suburban lands on the central isthmus. However, he complained that land was too expensive in Auckland, and suggested to the Company that the Thames area would be better for any Company settlement in Auckland.²⁰ The New Zealand Company decided to concentrate on their settlements elsewhere in New Zealand, and the land reverted to government

¹⁵ Verran, p.29.

¹⁶ Ibid, p.282.

¹⁷ Ibid.

¹⁸ *New Zealand Gazette*, 13 September 1843, pp.233-4.

¹⁹ Verran, p.50.

²⁰ 'New Zealand Company Reports', 1844, pp.206-13, and 1845 pp.158-60.

ownership in 1847. The individual lots were placed for auction again from 1850, with the Catholic Church being given a large number.²¹



Fig. 1. Map of North Shore in 1866, showing original allotments. Sir George Grey Special Collections, Auckland City Libraries, NZ Map No 4180.

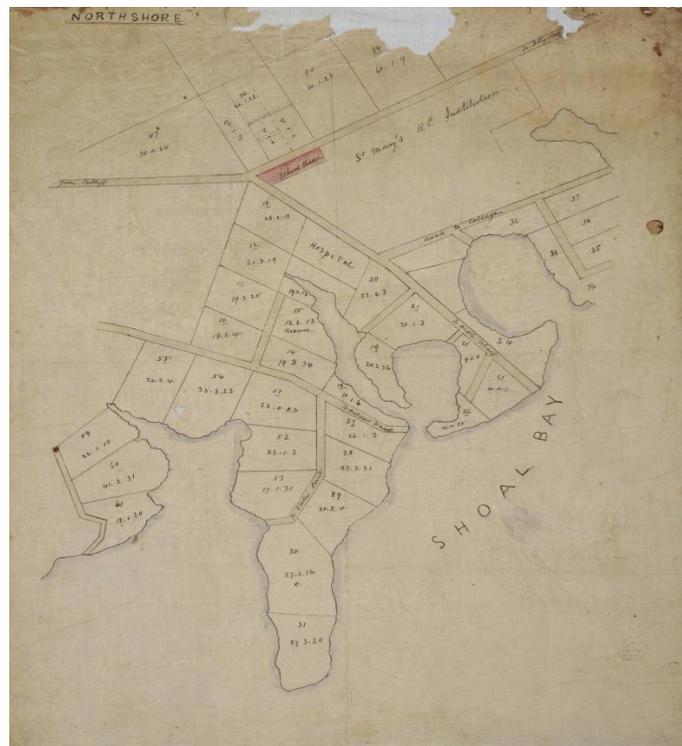


Fig. 2. Map of Northcote area in 1860s, showing Roman Catholic School and hospital land. Sir George Grey Special Collections, Auckland City Libraries, NZ Map 4265.

²¹ Verran, p.50.

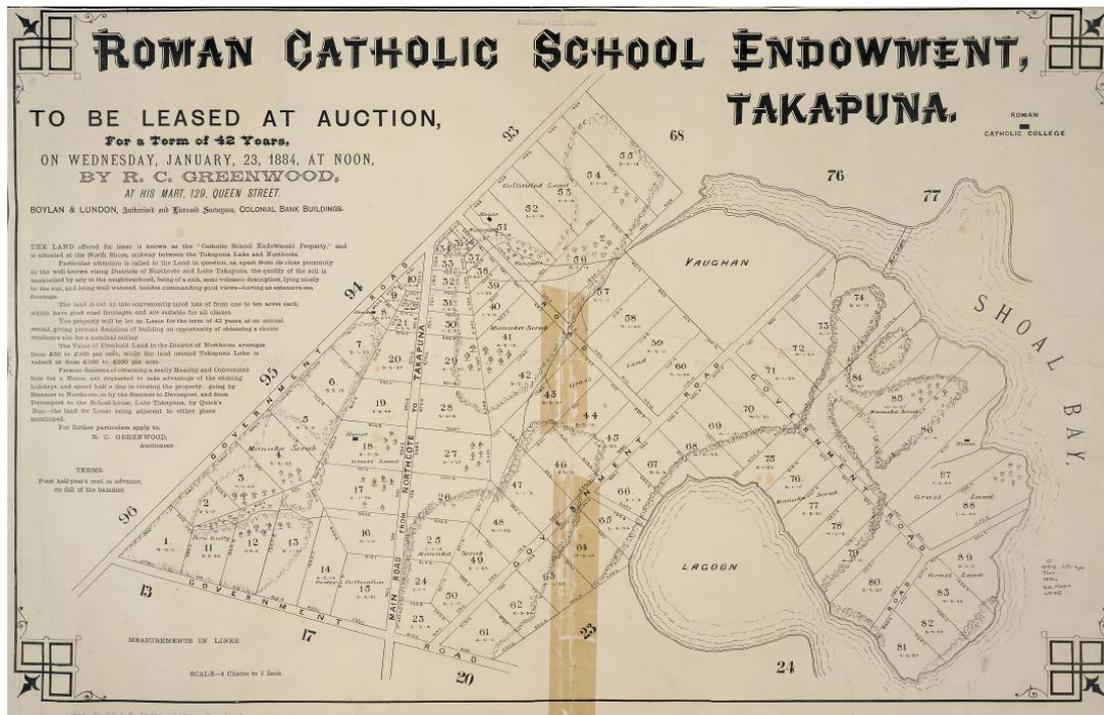


Fig. 3. Land within the Roman Catholic Endowment advertised for lease in 1884. Sir George Grey Special Collections, Auckland City Libraries, NZ Map 4538.

There are very few buildings in Northcote that survive from this early period of European settlement (1840s-1860s). Soon after 1848, on land purchased by the Catholic Church with Government assistance, a two-storied stone building was erected to house St Mary's College. Part of this building remains incorporated into St Joseph's convent at Takapuna.

St John the Baptist Church at 49 Church Street, Northcote was opened in 1860. It is the only surviving Selwyn Church on the North Shore and demonstrates the development of Anglicanism in Auckland and New Zealand. It provides evidence of the growth of the local population in Northcote by the late 1850s.



Fig. 4 [left]. St John the Baptist Church, Church Road Northcote was built in 1860.



Fig. 5 [right]. View of St John the Baptist Church in 1929. Sir George Grey Special Collections, Auckland City Libraries, 4-6173.

In the 1870s the main centre of population on the North Shore was Devonport, followed by the Northcote Point area. Other areas on the North Shore were very sparsely populated. There was a combined population of 969 people in the whole area incorporating the Lake Highway District (Lake and O'Neill's Point), Devonport, Stokes Point and the Lucas Creek area.²²

²² 1 March 1874 census.

By the mid-1880s the effects of improved ferry services, as well as employment opportunities with the opening of the Chelsea Sugar Works in 1884, were evident. At the 28 March 1886 Census, the Birkenhead Road Board had a population of 668. Balmain Township, centred around Balmain Road and originally laid out in the 1860's, had a population of 12, Birkenhead itself had 334, Chelsea Township had 189, Greenhithe had 38, Hellyer's Creek 18, Lucas Creek 26, Mayfield (around Mayfield Road in Glenfield) 13, and Roseberry (around Roseberry Avenue) a population of 21. The dramatic population growth was matched by Devonport, which had virtually doubled to 2,650. In the 1890s on the other hand there weren't the significant gains of the previous decade.²³

Northcote Point had been almost completely subdivided for residential allotments by the late 1880s. Birkenhead Point was subdivided throughout the 1880s to 1890s.²⁴ Within the Birkenhead-Northcote Ward there are a large number of houses, early commercial buildings, churches, community and service buildings that relate to this period of development. In addition, as parts of Northcote remained largely undeveloped until after World War II and the opening of the Auckland Harbour Bridge, there is also a substantial stock of post-WWII residential development.

Northcote Shopping centre opened in June 1959. The site was on land contained within Church and Hospital Board endowments. Release of these endowments in the 1950s accelerated development in this part of Northcote, including a large state housing development.²⁵

Places that represent this theme include:

Site No. 54, Map 30	Pa (Headland)
Site No. 975, Map 30	Pits
Site No. 1797, Map 30	Midden
Site No. 1799, Map 30	Midden

²³ Verran, p.55.

²⁴ Refer to maps showing the pattern of subdivision in Northcote and Birkenhead, figs. 14-17.

²⁵ Northcote Borough Golden Jubilee, page 26-27

Theme Two Infrastructure

2.1 Transport

2.1.1 Water Transport

Phillip Callan, who had bought Lots 30 and 31, erected a landing stage at Stokes Point for £328 in the early 1850s.²⁶ On 5 January 1854 the Auckland Provincial Government called for tenders for an open ferryboat service to include Northcote Point, Shoal Bay (via the tidal creek by Barry's Point) and Devonport (via the sandspit at the bottom of Victoria Road), and subsidised this service to 1865. The boats used were four oared whaleboats, but a cargo boat could also be hired as necessary. The subsidised ferry service from Stokes Point was operated by James Reed, and could accommodate about 20 passengers.²⁷ John Reed lived in a whare on land adjacent to Little Shoal Bay (next to the gas works). In Shoal Bay D O'Connor and William Nicholson operated a ferry. Nicholson took people by punt from College Creek and Barry's Creek to where his boat was moored in Shoal Bay. Later the ferry left from a wharf erected at Paddy Heath's Point on Lots 24 & 25.²⁸

When the paddle steamer ferry *Emu* began service from Stokes Point in 1864, Mr Reed was one of the crew. This little vessel was wrecked on Motutapu, and Mr Reed was reinstated by the Government in the open boat ferry.²⁹ The steam ferry *Waitemata* came into service in 1873 and from then on Northcote was serviced by a series of ferry companies; Northcote and Ponsonby Ferry Company Ltd.; Devonport Steam Ferry Company; and the North Shore Ferry Company.³⁰

The Northcote Wharf was built in 1875, extended and repaired in 1884, and completely replaced in 1898. A vehicular landing was built nearby in 1904. In March 1965 the 1898 Northcote ferry wharf was completely demolished and the present smaller wharf built. In 1970 with a lease secured from the Auckland Harbour Board, the Fisherman's Wharf restaurant was built above the stonework of the old wharf.³¹ Other ferry jetties at Northcote were located at Shoal Bay, near the Birkenhead and Northcote Gas Company gas works.

Places that represent this theme include:

Northcote Point Seawall

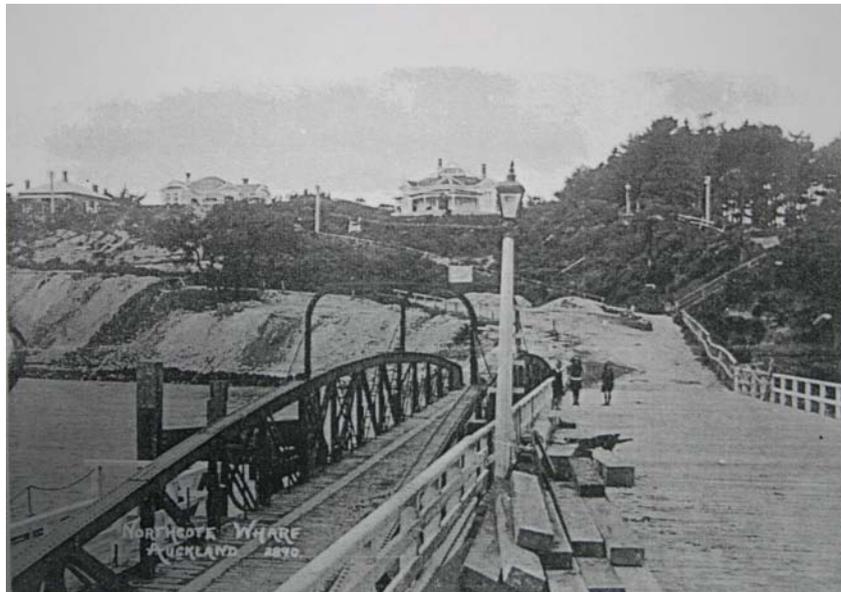


Fig. 6. Northcote Wharf in 1923, looking back toward lower Queen Street. North Shore Libraries, N0110015.

²⁶ Muriel Fisher and Wenman J Hilder, *Birkenhead, The Kauri Suburb*, 1969, p.12.

²⁷ Item No. 62, North Shore City Heritage Inventory.

²⁸ Judith Christmas, *A History of Northcote*, 1981, p.10.

²⁹ Two Reed brothers owned and farmed Motutapu and the homestead at Home Bay was a popular outing for groups from Auckland.

³⁰ Item No. 62, North Shore City Heritage Inventory.

³¹ Item No. 82, North Shore Heritage Inventory.

2.1.3 Buses

The provision of bus services played an important role in the development of Northcote and Birkenhead, and was associated with residential expansion and commercial development. An early horse-drawn bus service operated in Northcote from the wharf. By 1936 there were five bus companies operating on the North Shore. The Waitemata Bus and Transport Company Ltd, operating from what is now the Bridgeway Theatre complex, covered the routes from Northcote wharf to Onewa Road (but only as far as Calliope Road, now Wernham Place) and offered an irregular service to Milford from its depot in Clarence Street in Northcote. In 1954, the Waitemata Bus and Transport Company was bought out by North Shore Transport. Arrangements were made with Birkenhead Transport, who took over the Northcote routes and expanded out to the intersection of Wairau and Glenfield Roads. Eventually the Auckland Regional Authority bought out the North Shore Transport Company in 1971.



Fig. 7a & Fig. 7b. Bridgeway Theatre, Queen Street Northcote, and view of the bus garages at the rear. Photo Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

Former garage and service station for the Waitemata Bus and Transport Company / the Bridgeway Theatre Complex, Queen Street, Northcote

2.2 Roads

Historic maps show the limited road network in Northcote in the 1860s. Queen Street appears to have initially extended from Onewa Road to Hall's Beach, and then down to the end of the point to the jetty. Other roads on Northcote Point were established as part of subdivisions during the 1880s and later. Queen Street was the main road leading north, and is shown as Great North Road on early maps.

Access to the wharf down the muddy track was difficult and dangerous. In 1880 the western side of the point was excavated to form a road at a gentle gradient leading down to an open space for carts, horses and horse buses. A new wharf was built on the present site. A footpath was paved for pedestrians and in the late 1920s the length of Queen Street was concreted as it was the main thoroughfare.

Street names in Northcote reflect families and people who have been important in the development of the area, as well as the names typical of the era in which they were formed. For example Princes Street on Northcote Point was named prior to 1885 while King Street was named in 1914. Queen Street was originally known as the Great North Road. Bartley Street is named after the Hon. T Bartley, Speaker of the Auckland Provincial Council, and later the Legislative Council, and Richmond Avenue is named after Christopher Richmond, Colonial Secretary and Treasurer. Stafford Park is named for Sir Edward William Stafford, who became Premier.³²

³² Syd. T Carter, ed., *Northcote Borough Golden Jubilee 1908-1958*, p.7.

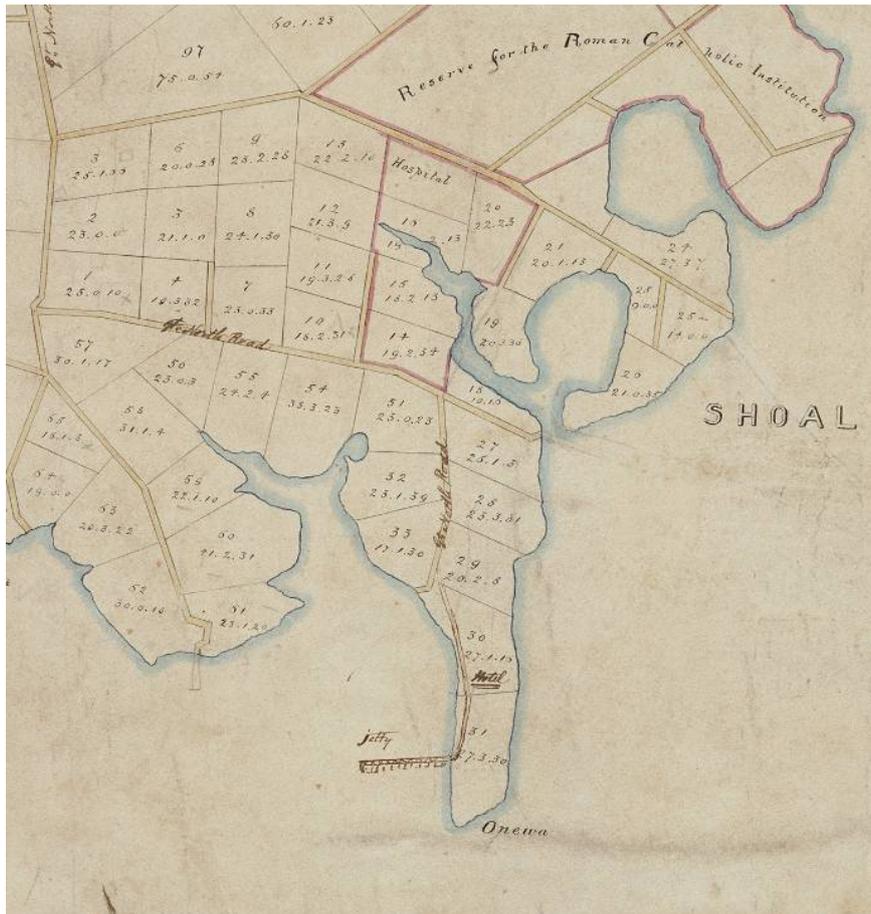


Fig. 8. 1866 Map of Northcote and Birkenhead shows the limited early roading network and the jetty at Northcote Point. Sir George Grey Special Collections, Auckland City Libraries, NZ Map 4180.



Fig. 9. The Auckland Harbour Bridge. Photo Matthews & Matthews Architects Ltd, 2010.

The Auckland Harbour Bridge was opened on 30 May 1959. It had an enormous effect on the way of life on the North Shore, which changed rapidly from a semi-rural area to expanding suburbs with urban centres. It had a particularly significant physical effect on Northcote Point, altering the way it functioned. Queen Street was no longer the main thoroughfare. The population expanded and filled areas of new housing, the ferries were no longer the primary means of transport, bus services expanded along with increased car ownership.



Fig. 10. Onepoto Bridge. Photo Matthews & Matthews Architects Ltd, 2010.

Designed by Beca Architects the Onepoto Bridge won the Urban Design Category in the New Zealand Institute of Architects Awards in 2008, and also won the Outdoor Infrastructure award in the New Zealand Wood Timber Design Awards in 2008.³³

Places that represent this theme include:

Concrete roadway, Queen Street

Auckland Harbour Bridge, including Auckland Harbour Bridge Memorial & Harbour Bridge Authority Toll Plaza

2.3 Communication

A postal service started in Northcote in mid-1867, and Northcote Point had a post office from 1874.³⁴ The first postmaster was John Grant Denby, who ran a shop and post office from the building at 55 Queen Street until 1893.³⁵ Henry Lepper became Northcote's postmaster in 1893, and his wife Edith continued after his death in 1906 until 1929. Their first house near the wharf burnt down in 1902 and their new home at 60 Queen Street became the post and telephone office. The Northcote telephone and telegraph exchange was combined in 1897 and combined with the Birkenhead exchange in 1925. The manual exchange went automatic from 1930.

³³ *Beca News*, January 2009, p. 9.

³⁴ *Northcote Point Heritage Walk*, item 2.

³⁵ *Ibid.*

A purpose-built Northcote post office was opened in 1929 at the corner of Queen and Bartley Streets (119 Queen Street, now the Engine Room restaurant). The Northcote Post Office was closed in 1988.

Another element in Northcote related to the theme of communication is an early timber telephone box, located in Queen Street. Northcote's early post offices and the telephone box are featured in the existing heritage walk for Northcote Point.



Fig. 11. 55 Queen Street, Northcote was the location of an early Northcote Post Office. Photo Matthews & Matthews Architects Ltd, 2010.



Fig. 12. Former Northcote Post Office, opened 1929. Photo Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

55 Queen Street	Former Post Office/ Bakery/House	
60 Queen Street	Former Post Office/ Lepper House	1902
115 Queen Street	Former Post Office	1929
Corner Queen Street and Stafford Road	Public telephone box	1935

2.4 Utilities

2.4.1 Water Supply

The Onepoto and Tank Farm craters were originally freshwater lakes, which were later breached by the sea and became tidal inlets filled with mangroves and salt marsh. Maori and early Pakeha settlers relied on local streams, Lake Pupuke and other local sources of fresh water. With increasing populations of Pakeha came the drilling of wells.³⁶

³⁶ Verran, p.132.

From the 1890s, water for residents of Devonport and Birkenhead Boroughs was taken from Lake Pupuke, with Northcote and then Takapuna (using Devonport's pumping station) later joining the scheme. By the 1930s, demand was estimated to be double that required to refill the lake naturally from local run off, and the quality of the water was increasingly under question. The four boroughs approached Auckland City, which had long sourced fresh water from catchment lakes in both the Waitakere and Hunua ranges for its expanding water supply needs.

From 30 October 1933, work began on a pipeline from Western Springs via the Point Chevalier reef and Kauri Point Reserve to the existing Birkenhead Borough reservoir near Verran's Corner. It was the first large underwater pipeline to be constructed in New Zealand, the work took nine months, and the new Birkenhead water supply switched over from January 1934.

The other three boroughs continued relying on Lake Pupuke water and Devonport Borough built a new water treatment station at Lake Pupuke in 1934. Finally, in 1941 the Board of Health forced the other North Shore boroughs into accepting Auckland City Council water, supplied directly via a new pipeline from the Waitakere Ranges into the Birkenhead reservoir.

A further new connection across the harbour was up and running by December 1948. From the 1960s the provision of bulk fresh water came a responsibility of the Auckland Regional Authority, and then from the late 1980s of Watercare.

Places that represent this theme include:

None identified.

2.4.2 Drainage

The piping of sewage started around 1908 in the southern parts of Devonport – the most densely populated area – and soon followed in the new Borough of Northcote, where there was easy access to Shoal Bay in order to dispose of its waste.

From 1908 the Auckland and Suburban Drainage Board oversaw the development of drainage in the greater Auckland area, and eventually a separate North Shore Drainage Board was created in 1951, supported by all the North Shore Boroughs, who resolved to develop a filter and oxidation pond based drainage system.

It was eventually decided there should be just one treatment plant at Rosedale Road. The plant was opened in September 1962, with effluent discharged offshore between Campbell's and Castor Bays. From 1989 responsibility for drainage on the North Shore moved from the stately brick building, at the corner of Esmonde and Lake Roads, to the new North Shore City Council.

Places that represent this theme include:

Grassed swales [see *Northcote Historic Residential Neighbourhood* report 2005]

2.4.3 Power

Following the completion of the hydro-electric station at the Arapuni Rapids on the Waikato River in the 1920s, a combined Waitemata Electric Power Board was formed by the Minister of Public Works on 19 December 1924. Northcote Borough was wired for electricity in 1926.³⁷

After the opening of the Auckland Harbour Bridge the head office of the Waitemata Power Board was moved to a new architect-designed building on Taharoto Road, Takapuna. The 1992 Energy Companies Act required the corporatisation of various electric power boards and the municipal electricity departments of local authorities.

³⁷ Ibid, p.140.



Fig. 13. View of Northcote and Little Shoal Bay. The Northcote and Birkenhead Gas Company works and gasometers are in the centre of the image, March 1946. North Shore Libraries, NO113228.

The Birkenhead and Northcote Gas Company was formed in April 1902. It operated at Little Shoal Bay, servicing at first just Northcote, but also Birkenhead from 1906 and, later, parts of Glenfield. In 1952 it was taken over the Auckland Gas Company, with all the North Shore's gas requirements supplied from Devonport and later Takapuna. The wharf is all that remains now of the gas works. The former Manager's house is located in Council Terrace.

Places that represent this theme include:

Gas Company wharf remains, Little Shoal Bay

Birkenhead and Northcote Gas Company Manager's house, possibly 2 or 9 Council Terrace.

Theme 3 Building the City

3.1 Subdivision of Land

A summary of the subdivision of land in the Northcote and Birkenhead area is shown on the following series of maps. By 1880 most of Northcote Point had been subdivided for residential sites. The population in Northcote increased steadily to 2400 in 1925, but there was little further increase until 1945, when land endowed to the Hospital Board and Catholic Church became available for development. The 1928 Survey Map shows that in parts of Northcote beyond the Point land still remained in larger farm allotments. Many of these areas were not subdivided until after the opening of the Auckland Harbour Bridge.

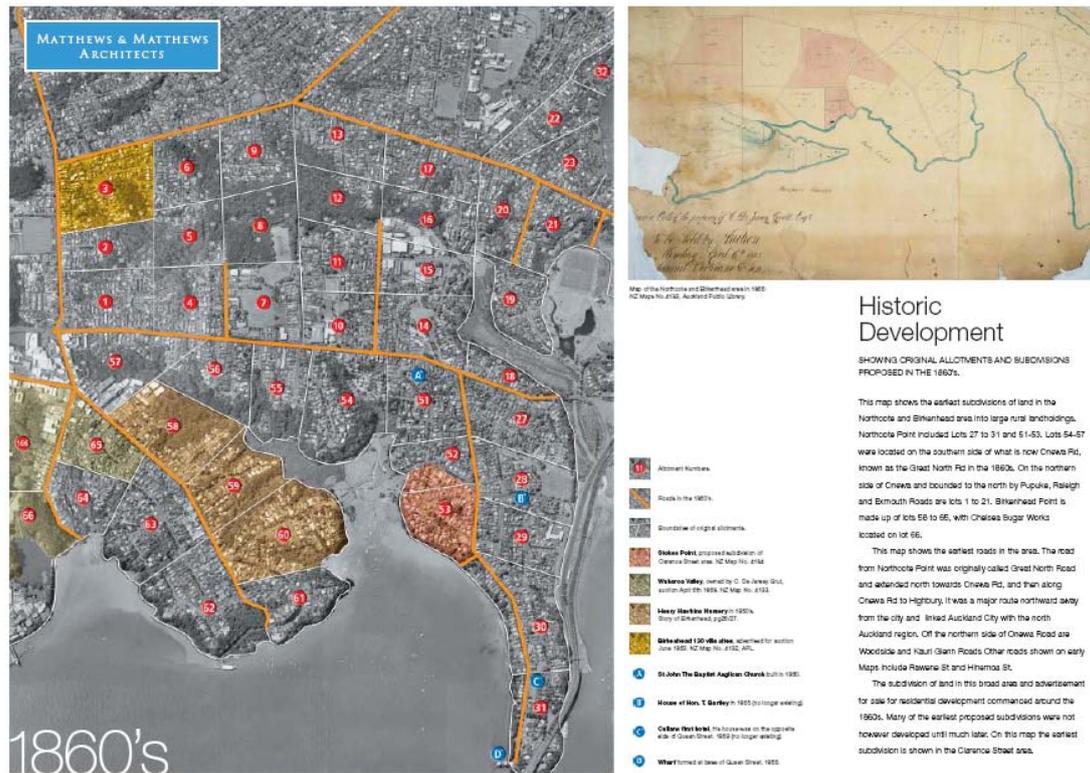


Fig. 14. Summary map showing the original large allotments in Northcote and Birkenhead and the very few residential subdivisions proposed in the 1860s. Map taken from *Northcote Historic Residential Neighbourhoods Character Heritage Study*, 2005.

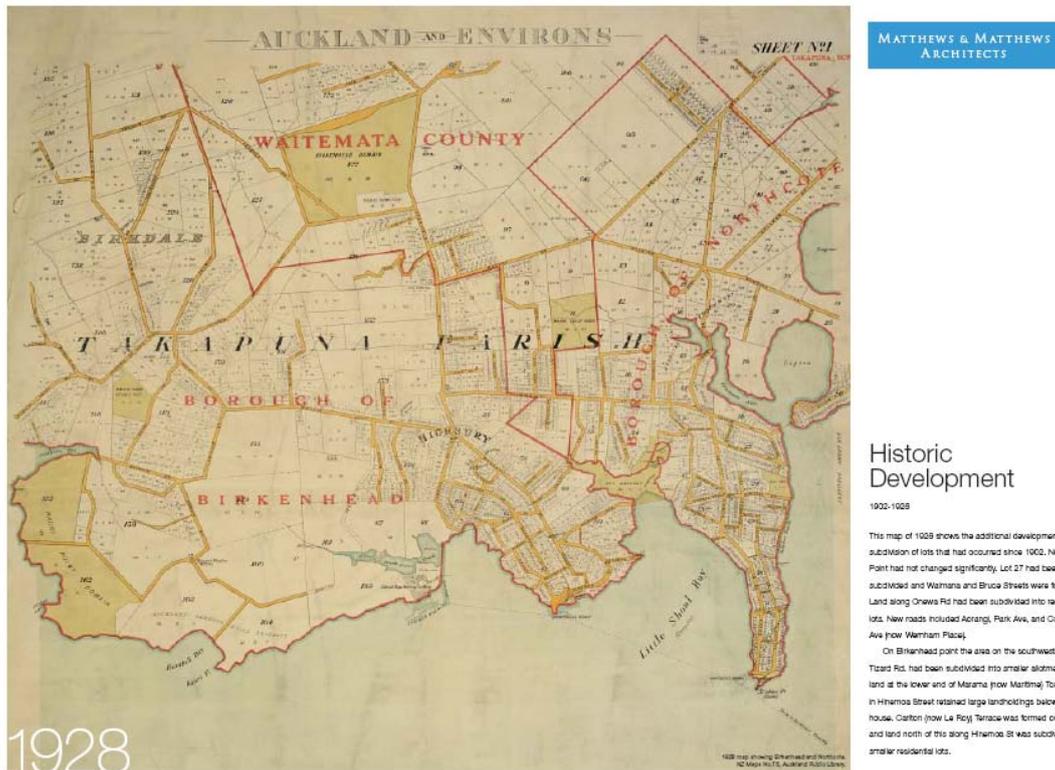


Fig. 17. Summary map showing the extent of residential subdivisions in Northcote and Birkenhead by 1928 based on the survey map. *Northcote Historic Residential Neighbourhoods Character Heritage Study, 2005.*

Places that represent this theme include:

A large number of late 19th and early 20th century houses on Northcote Point and Birkenhead Points are scheduled in the district plan. In addition, historic housing and the pattern of urban development related to this period has been included in the Residential 3 zone.

3.2. Commercial Architecture

As the main road north from the Northcote Wharf, Queen Street is where most of the early commercial and public buildings in Northcote are clustered. These include the 1889 Northcote Tavern as well as a number of late 19th and early 20th century shops.

In the early 1900s the Ormrod shops (1911) were built at the intersection of Queen Street and Stafford Roads. The Borough Council Chambers (1912) were built at the corner of Queen Street and Rodney Road, and the Masonic Lodge was built in Rodney Road the same year. The Clarence Road Police station was built in 1913.

In 1927 the Bridgeway Theatre and Waitemata Bus Depot was built and the new Post Office opened in 1929.

Places that represent this theme include:

26 Queen Street	Former Shops	
37 Queen Street	Northcote Tavern	1889
55 Queen Street	Former Shop/House	
120-128 Queen Street	Bridgeway Theatre and shops	1927
130 Queen Street	Former shop for Hilditch	1902
Ormrod shops	Corner of Queen Street and Stafford Roads	1911
141-143 Queen Street	Shops designed by architect Peter Middleton	1951

3.3. Residential Architecture

Subdivisions of the larger rural allotments for residential subdivision in Northcote began around the 1860s and steadily progressed during the period 1870 to 1910 (refer to summary maps Figures 14-17). Northcote retains significant numbers of early housing types, predominantly villas as well as bungalows.

A small number of houses are associated with early farming in Northcote. An example is the house at 18 Raleigh Road in Northcote. It is a Victorian farmhouse in villa style and thought to be the house of Captain Slattery. The house at 55 Ocean View Road may also be an early farmhouse.



Fig. 18. Early farm residence at 18 Raleigh Road, Northcote. Photo Matthews & Matthews Architects Ltd, 2010.



Fig 19. View of Northcote Point from northeast 5 November 1947. North Shore City Archives, AL10463.



Fig. 20. Aerial photo of the northern part of Northcote Point, c.1950. Sir George Grey Special Collections, Auckland City Libraries, AHB 110.

Sites that fronted Sulphur Beach contained holiday, 'bach' type dwellings, but this part of Northcote was significantly changed with the construction of the Harbour Bridge and motorways and is now predominantly characterised by more recent housing.

Small groups of state houses were built in Northcote between Onewa Road and Belle Vue Avenue around the 1950s. In the 1960s a "Parade of Houses" was constructed on Tonar Street, extending in a strip from the junction with Lake Road eastwards. Eighteen houses were featured - all variations of low cost, single-level free-standing houses set on full sections. As well as these houses, which were privately built, the area between Lake Road and College Road was developed by the Housing Construction Division as a new state housing area. Here both free-standing and medium density housing was constructed, and the concentration of a variety of housing types served to promote state housing and medium density housing in the Northcote area.³⁸



Fig. 21 [left]. 'Star-block' state houses in Lake Road.

Fig. 22 [right]. Semi-detached state houses in Lake Road. Photos Matthews & Matthews Architects Ltd, 2010.

With the introduction of the first District Town Planning scheme for Northcote in the mid-1950s higher density housing was envisaged to replace older housing stock. Development based on overseas models was to include apartment buildings set in open park-like grounds. High-rise buildings were permitted along the central spine of Northcote Point, with low-rise buildings on the outer slopes.

³⁸ Information supplied by Christine Chong, Principal Planner, Housing New Zealand Corporation.

At 67 Princes Street a three-storey apartment block is the only part built of a planned development named Princes Park, which was to include two 12- and 14-storey towers. A four-level apartment building was built in Bruce Street around a similar time.

As a result of objections, the Town and Country Planning Appeal Board ruled in 1969 that high-rise apartments should be a conditional rather than predominant use. Due to concern about old houses and empty shops on very small lots, studies of the existing housing were undertaken, and ways of encouraging redevelopment were investigated.³⁹

The review of the District Scheme in 1974 saw a change in approach with support for retaining the historic character of the area.⁴⁰ Developers at the time were busy converting some of the early shops into residential units, including those at 43 Queen Street.

A number of important builders and building firms in Northcote are associated with notable buildings Hall and Broady constructed a number of buildings in Northcote, including a house at 119 Queen Street, a house at 85 Queen Street, as well as the Onewa Picturedrome / Bridgeway Theatre. They also added verandas to a house at 119 Queen Street and made furniture for St Aidan's Presbyterian Church.



Fig. 23 [left]. Apartment building in Bruce Street

Fig. 24 [right]. 67 Princes Street at right, designed under planning controls in the 1960s, which encouraged high-rise development. Photos Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

28 Church Street	Late Victorian Villa
30 Church Street	Transitional villa
4 Clarence Road	Late Victorian Villa
6 Clarence Road	Edwardian corner bay villa
7 Clarence Road	c 1908 transitional villa
19 Clarence Road	Victorian Bay villa
25 Clarence Road	Late Victorian-Edwardian villa
2/59 Gladstone Road	Victorian flat fronted villa
2 Milton Road	c 1903 villa
17 Onewa Road	Late Victorian double gabled cottage
95 Onewa Road	Presbyterian Manse 1904-5
7 Princes Street	Late Victorian villa
25 Princes Street	Late Victorian villa
27 Princes Street	Late Victorian villa
48 Princes Street	Late Victorian or Edwardian 2-storeyed villa
49 Princes Street	Edwardian bay villa
51 Princes Street	1922 Californian Bungalow
55 Princes Street	Victorian Bay villa
61 Princes Street	2-storeyed Late Victorian or Edwardian villa
1 Queen Street	Former Trounsen House 1904

³⁹ Report by Auckland Regional Planning Authority for Northcote Borough Council in 1970, copy at NSCC Archives. See also *Sunday Herald* 17 November 1974.

⁴⁰ Report by Auckland Regional Planning Authority for Northcote Borough Council in 1970.

9 Queen Street	Late Victorian Villa
15 Queen Street	Two storeyed Californian bungalow 1923-4
17 Queen Street	1922 Bungalow
18 Queen Street	Late Victorian villa c.1885, Captain Slattery
43 - 45 Queen Street	2-storeyed combined shops/dwellings 1926-27
46 Queen Street	Victorian bay cottage
50 Queen Street	Flat fronted Victorian cottage
59 Queen Street	Duder house 1966
65 Queen Street	Victorian Bay villa
69 Queen Street	Victorian Bay villa
71 Queen Street	Late Victorian flat fronted villa
72 Queen Street	Late Victorian- Edwardian villa with shop
79 Queen Street	Transitional villa
85 Queen Street	Late Victorian Edwardian cottage c 1902
87 Queen Street	Victorian/Edwardian square fronted villa
89 Queen Street	Edwardian villa
90 Queen Street	Late Victorian or Edwardian Bay villa
94 Queen Street	Late Victorian or Edwardian Bay villa
96 Queen Street	Edwardian brick villa
95-97 Queen Street	Late Victorian or Edwardian villa
102 Queen Street	Villa
109 Queen Street	Edwardian bay villa
119 Queen Street	Northcote Senior Citizens
131 Queen Street	Late Victorian or Edwardian villa
133 Queen Street	Late Victorian or Edwardian villa
138 Queen Street	House
144 Queen Street	House
149 Queen Street	Latch house 1953
208 Queen Street	1890-1902 Transitional villa
18 Raleigh Road	Victorian farmhouse
6 Richmond Avenue	Square-fronted villa
8 Richmond Avenue	1930 house designed by Grierson Aimer & Draffin
10 Richmond Avenue	Square fronted late Victorian/Edwardian villa
37 Richmond Avenue	Late Victorian or Edwardian corner bay villa
38 Richmond Avenue	Edwardian villa 1907
39 Richmond Avenue	Late Victorian or Edwardian villa
7 Rodney Road	Colonial cottage
12 Rodney Road	Victorian flat-fronted or square villa.
10 Stafford Road	Edwardian styled villa
6 Vincent Road	Flat fronted or square villa
11 Vincent Road	Late Victorian or Edwardian double-bay villa.
12 Vincent Road	Late Victorian or Edwardian bay villa
18 Vincent Road	Transitional villa
6 Waimana Road	Late Victorian or Edwardian villa
29 Waimana Avenue	Transitional villa
103 College Road	House for Mill Hill Fathers, Hato Petera College
7, 7a, 9 and 9a Cobblestone Lane	Houses



Fig. 25 [left]. Latch House 149 Queen Street.

Fig. 26 [right]. Duder House, 59 Queen Street. Photos Matthews & Matthews Architects Ltd, 2010.



Fig. 27. Houses at 7, 7a, 9 and 9a Cobblestone Lane, designed as a group by architect Ian Burrows. Photo Matthews & Matthews Architects Ltd, 2010.

3.4. Public Spaces

Northcote has a number of areas of well-established regenerating native bush including Stancich Reserve, Smith's Bush and smaller pockets such as that in Cobblestone Lane, and close to Stanaway Road.

Places that represent this theme include:

- AF Thomas Park
- Onepoto Domain ⁴¹
- Tuff Crater Reserve
- Smith's Bush Scenic Reserve 1942 ['Mackay's puriri bush']
- Onewa Domain 1942
- Stafford Park 1928 ⁴²
- Stancich Reserve
- Raleigh Road Reserve
- Jean Sampson Reserve
- Monarch Park
- Rotary Reserve



Fig. 28 [left]. Sign at Stafford Park in Northcote.



Fig. 29 [right]. Sign for Tuff Crater, Northcote. Photos Matthews & Matthews Architects Ltd, 2010.

⁴¹ *A History of Northcote*, p. 41.

⁴² *Northcote Golden Jubilee*, p. 7.

Theme 4 Work

4.1. Farming

In the Northcote area training Maori to be farmers was one of the goals of Catholic schooling at Awataha. This goal was however restricted by the lack of Maori access to funds to buy or even lease local land. Working for others rather than for themselves was the only option for Patuone's kainga, given their relatively small settlement around what is now the Esmonde Road area. Those at Awataha could grow strawberries and other crops on the extensive Catholic Church owned land.⁴³

When Pakeha farmers started to work their newly surveyed 40 to 80 acre plots, self-sufficiency was the immediate aim. In 1849, both Patrick Heath and P McLaren were pasturing cattle in the Stokes Point area, which from 1880 was renamed Northcote. There would also have been pigs and poultry for the farm's bacon, ham and eggs.⁴⁴

Much of the work on the land in 19th century North Shore was hard and labour intensive. From at least 1844 wheat, maize corn and barley were grown, in part as fodder for horses and cattle. Local farmers also milled grains for their own flour. Potatoes were grown, and growers soon noted from previous Maori occupations that kumara would also grow here. Horses were used both as means of transport and for working the land, although bullocks would also later be used. It wasn't until the early 20th century that farmers introduced mechanical reapers and binders.⁴⁵

Although not offering an immediate crop, fruit trees soon became a vital part of agriculture, and some commercial horticulture in various parts of the North Shore was evident from the 1860s. In 1879, it was noted that 'the near settlement of Stokes Point, as the place is now called, has an air of pleasant repose over it: its fields and orchards, moreover, add grace and beauty to interesting pictures of industry. We may add that early strawberries, peas, and cucumbers are sent into the city by the growers of this district'.⁴⁶

The clay soil types predominant on the North Shore were not suitable for large-scale dairying. However, a downturn in the fruit market in Auckland in the 1890s led orchardists all over the area to grass at least part of their orchards, and turn to dairying. This was risky as transport links to the ferries were weaker the further out one farmed, at least until the 1920's. In the late 19th century the first cream separator arrived, enabling the establishment of a more extensive dairy industry on the North Shore. Smallholdings in Northcote, Takapuna, Glenfield and Crown Hill produced town milk supplies. Larger farms north of Glenfield were more likely to be cream producers.⁴⁷

In 1913 the Takapuna Dairy Company was incorporated, selling milk produced by local farmers, who had previously sold directly to local customers. Most North Shore milk providers continued to sell to their local customers directly, or to independent sellers until 1934 when the Auckland Metropolitan Milk Council took over the inspection, distribution and vending of milk in the four North Shore boroughs. From 1946 the North Shore became part of the Auckland Milk District until the abolition of milk boards in 1968.⁴⁸

The first strawberries in New Zealand were grown in the 1860's near Lake Pupuke by Frederick Whittaker, who later became Premier and was knighted for his services to New Zealand. The first commercial scale strawberry growing was by William McFetridge in the Sunnybrae Road area. McFetridge had arrived in Auckland in 1863, and was both a dairy farmer and horticulturalist, exhibiting at agricultural and horticultural shows. By 1879 the Northcote area was renowned for its orchards, strawberries, peas and cucumbers. Apple orchardists in the Birkenhead area soon followed their Northcote neighbours in diversifying their crops to include the growing of strawberries, particularly Robert Wilson and William Thompson.⁴⁹

⁴³ Verran, p.32.

⁴⁴ Ibid, p.33.

⁴⁵ Ibid, p.45.

⁴⁶ *Brett's Auckland Almanac*, 1879, p. 113.

⁴⁷ Verran, p.39.

⁴⁸ Ibid, p.43.

⁴⁹ Ibid, p.45.

The Northcote Point Heritage Walk notes there were strawberry gardens in the Belle Vue Avenue area, but most of Northcote Point had been subdivided for residential development by 1880.

The Birkenhead and Northcote Fruitgrowers' Association was formed in 1886, and by 1888 was holding annual shows displaying locally grown produce. By 1900 there were around 40 distinct strawberry farms in the Northcote area alone. James Mackay recalls standing at the top of Ocean View Road and gazing out at the extensive strawberry farms in the Northcote area, noting the wafting smell from the ripening fruit.⁵⁰

Places that represent this theme include:

House 18 Raleigh Road, Northcote
House 55 Ocean View Road

4.2. Industry

Early industries in Northcote included Philip Callan's brick works on the southern end of Sulphur Beach, which operated from 1845 until about 1860. Another early industrial endeavour in Northcote was the Auckland Chemical Works at Stokes Point, established in 1878 with a 350-foot long wharf to process sulphur mined on Whale Island in the Bay of Plenty.⁵¹

Clarke's Soap and Candle Works was established in 1848 selling products through Brown & Campbell of Auckland.⁵² Advertisements for Clark's Soap and Candles indicate that they had a factory at Sulphur Beach in 1848.⁵³ No structures remain from these industrial activities.

While kauri gum was an export commodity, gum digging was carried out in Northcote as in other parts of the North Shore. In 1873 a Mr Howard sought to establish a varnish factory near Callan's Point on the North Shore, but despite some success with making varnish, the factory never eventuated.⁵⁴



Fig. 30. View from Northcote Point to Sulphur Bay showing premises of Bailey & Lowe boat builders, 4 July 1914. Sir George Grey Special Collections, Auckland City Libraries, W-231.

Shipbuilding was an essential industry for the sea-bound colony and shipyards developed in bays around Waitemata Harbour, especially those close to the city. Sulphur Beach provided an alternative locale for

⁵⁰ Verran, p.45.

⁵¹ *North Otago Times*, 8 April 1878, p.4.

⁵² *Northcote Borough: Golden Jubilee 1908-1958*, Auckland, 1958, p.5.

⁵³ J Christmas, *A History of Northcote*, p. 13.

⁵⁴ *Southern Cross*, 7 August 1873, p.2 & 27 August 1873, p.3.

the boat builders outside of the Devonport waterfront.⁵⁵ In 1925 Bailey and Lowe, Lidgard Brothers and James Reid were all operating boatbuilding enterprises at Sulphur Beach. On the other side of the peninsula at Hall's Beach was Brown and Sons, which had a big hauling out winch, evidence of which can still be seen today.

Hall's Beach was named after Peter Hall who bought several acres adjacent to the beach in the 1870s. Land in this area was bought by the Fraser family in 1900. Boat builders operated to the south of Hall's Beach from about 1911 until the 1960s. Evidence of the early hauling out rails remain, together with a boat shed.

Prior to the development of the first town planning scheme for Northcote, light industries would have been spread throughout the area, located close to transport routes. With the introduction of the first scheme in the mid-1950s, however, land for industrial use was zoned.

From the 1960s the Wairau Valley was developed as the main light industrial and distribution area on the North Shore. However, other small areas were set aside for commercial and industrial uses. An example in Northcote is Kawana Street, where the former Collins Bros, offices and factory-warehouses, designed by architects Beatson Rix Trot Carter & Co. in 1964 are located.⁵⁶ It was one of the largest buildings in Northcote at the time it was built.⁵⁷



Fig. 31 [left]. The former Collins Bros. Factory and Offices, now Sealy NZ Ltd at the corner of Kawana Street and Lake Road.

Fig. 32 [right]. View of other light industrial and commercial buildings in Kawana Street. Photos Matthews & Matthews Architects Ltd. 2010.

Places that represent this theme include:

Boat shed and remains of the hauling-out rails at Hall's Beach
Sealy New Zealand Ltd 24-30 Lake Road Northcote.

4.3 Commerce

The steam ferry service to Northcote was running by 1873 and Northcote Wharf was built in 1875. Thereafter Northcote Point became the centre of the surrounding community. In 1874 John Groat Denby established the first store close to the wharf, and Stokes Point Post office opened there on 1 March of that year. As the main thoroughfare linking the wharf to adjacent areas, Queen Street contained a number of modest commercial buildings, which still remain.

The site of the Northcote Hotel was purchased by settler Phillip Callan, who opened the first hotel on this site in 1859 in a small brick building known as the Ferry Hotel. The first hotel was demolished in 1882, and the existing substantial building constructed.

⁵⁵ Verran, p.96.

⁵⁶ New Zealand Tender Gazette 28/1/1964. New Zealand

⁵⁷ Colin Couch, interview with J Matthews, 2010.



Fig. 33. Queen Street Northcote, looking towards Northcote Point. Alexander Turnbull Library, Wellington, 1/2-001702-G.

Another early Northcote shop was built between 1907-1914 for Thomas Hilditch at 130 Queen Street. As in other parts of Auckland many of Northcote's early shops were built as additions to houses and were typically modest, single level timber structures. At 60 Queen Street is a villa with shop attached. This was the home of Edith and Henry Lepper, who ran the post and telephone office, lending library, stationers and haberdashery from here, after their earlier house close to the wharf burned down in 1902. The purpose-built Post Office on the corner of Bartley Street opened in 1929.⁵⁸



Fig. 34. 130 Queen Street



Fig. 35. 60 Queen Street. Photos Matthews & Matthews Architects Ltd, 2010.



Fig. 36 [left]. 55 Queen Street, corner of Duke Street.



Fig. 37 [right]. 43-45 Queen Street. Photo Matthews & Matthews Architects Ltd, 2010.

⁵⁸ *Northcote Heritage Walk.*



Fig. 38 [left]. Ormrod's Shop at the corner of Queen Street and Stafford Road.

Fig. 39 [right]. Shops at 143B Queen Street designed by Peter Middleton for Salthill and Slater, 1951. Photos Matthews & Matthews Architects Ltd, 2010.

The two storied timber building on the corner of Queen and Duke Streets was built as a bakery and shop around 1900.⁵⁹ Built right up to the street boundaries, it defines this corner (Figure 36). Two storied brick shops and dwellings were built at 43-45 Queen Street in 1926-7 designed by architects John Farrell Son and Glover.⁶⁰ A former billiard saloon at 45-49 Queen Street is adjacent. In 1911, William Henry Ormrod purchased the site on the corner of Stafford Road and Queen Street,⁶¹ where he operated a grocer's shop. Shops in the block adjacent at 143B Queen Street were designed by architect Peter Middleton.⁶²

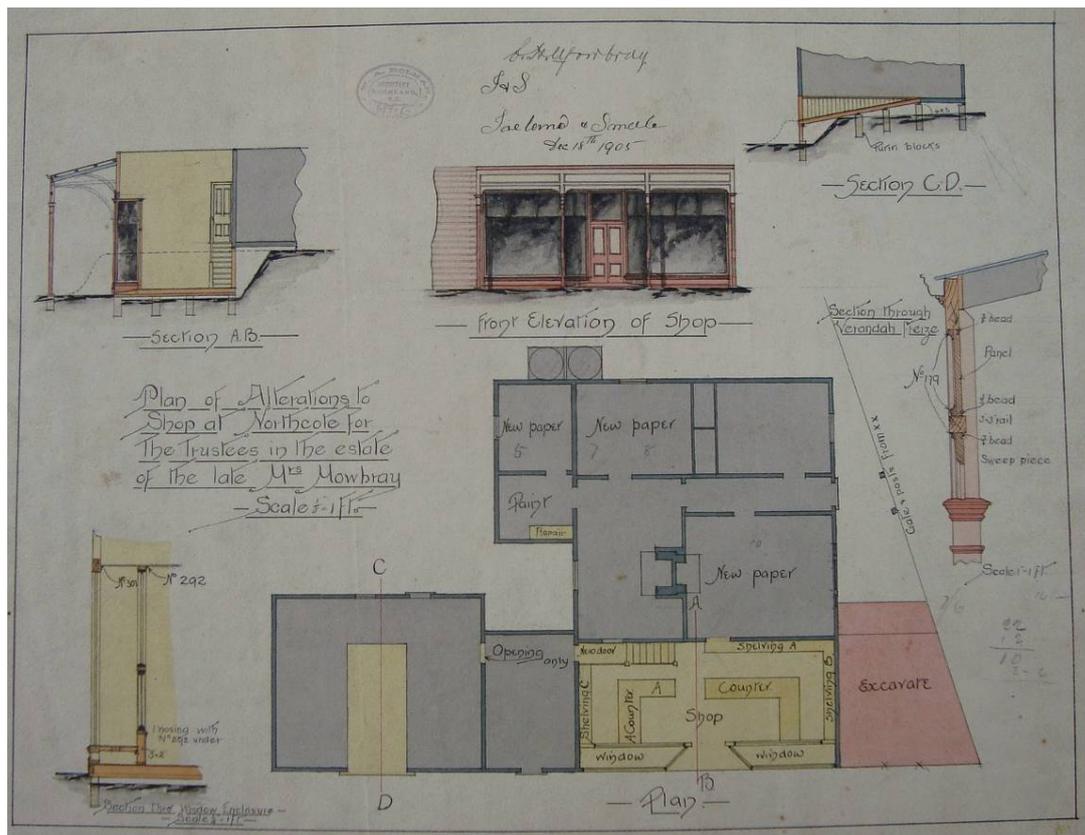


Fig. 40. Drawings for alterations to a shop for the estate of the late Mrs Mowbray, Northcote. Auckland Architecture Archive.

⁵⁹ Item No. 72, North Shore City Council Heritage Inventory.

⁶⁰ Item No. 159, North Shore City Council Heritage Inventory.

⁶¹ NA178/164, LINZ records.

⁶² Drawings at the Auckland Architecture Archive.

Architectural drawings for additions to the premises of the late Mrs Mowbray, show a modest shop built at the street edge in front of a house (Fig. 40). This shop was on the corner of Vincent Road and Queen Street, directly opposite the Methodist Church. The 1911 census shows it as Ormrod's Grocery Store. In the 1940s it was used by the Northcote Scouts. It was later used as a workshop by a local electrician, Mervyn Jillings.⁶³ It has since been replaced by a brick house.

With the growth of population further shops and community facilities were built at the intersections of Queen and Bartley Streets, as well as at the corner of Stafford Road. The Onewa Picturedrome (now the Bridgeway Theatre) was built as a dance hall and picture theatre in 1927 on the corner of Clarence and Queen Streets. In 1929 a purpose built post office was constructed opposite, on the corner of Queen and Bartley Streets, and it survives today as a restaurant.⁶⁴



Fig. 41. View down Queen Street, toward the Northcote Hotel, around 1910s. Alexander Turnbull Library, Wellington, New Zealand, 1/2-001704-G. The two-storey building at left (55 Queen Street) remains on the corner of Duke Street but it no longer has a veranda.

The first District Town Planning scheme for Northcote, introduced in the mid-1950s, included zoning for a new shopping centre between Lake Road and College Road, along with new residential sections in the area to the north of the established residential suburb.⁶⁵ The opening of the Auckland Harbour Bridge also had an effect, with Northcote Point suffering from the redirection of traffic. Queen Street, formerly the most important road in the district with all the shops, council offices, post office and houses, consequently became a side street.

Northcote Shopping Centre was the first municipally owned shopping and community centre in New Zealand. It was built on 11 acres of land purchased by Northcote Borough Council in 1956. The shopping centre officially opened on Friday 19 June 1959. The site was on land contained within Church and Hospital Board endowments. Release of these endowments in the 1950s accelerated development in this part of Northcote.⁶⁶

⁶³ Information supplied by Peter Aspden, email to Jane Matthews, 21 October 2010.

⁶⁴ Items No. 76 (Bridgeway Theatre) & No.75 (Former Post Office), North Shore City Council Heritage Inventory.

⁶⁵ 'First District Town Planning Scheme for Northcote', North Shore City Archives.

⁶⁶ Northcote Borough Golden Jubilee, page 26-27



Fig. 42. Drawing dated 1958 made for Northcote Town Clerk Gordon Kilham showing the proposed design for the Northcote Shopping Centre on the corner of Lake and College Roads, Northcote in 1958. Houses surrounding the site have been added. North Shore City Libraries, NO117012.

Places that represent this theme include:

26 Queen Street	Former Shops	
37 Queen Street	Northcote Tavern	1889
55 Queen Street	Former Shop/House	
60 Queen Street	Former Post Office/ Lepper House	1902
115 Queen Street	Former Post Office	1929
120-128 Queen Street	Bridgeway Theatre and shops	1927
130 Queen Street	Former shop for Hilditch	1902
Ormrod shops (1911) at the intersection of Queen Street and Stafford Roads.		
Shops adjacent at 141-143 Queen Street		
Northcote Shopping Centre		1959

4.4 Tourism

The first licensed premises in the Northcote area were run by John O'Brien, who bought Allotment 19 in 1843, on the banks of the Onepoto Stream. His publican's licence covered two sleeping rooms and noted that the proprietor owned a boat.⁶⁷



Fig. 43. Northcote Hotel in the 1890s. Sir George Grey Special Collections, Auckland City Libraries, A611.

⁶⁷ Birkenhead M. Fisher p.15

The Northcote Hotel is one of the most substantial and significant buildings in the area. The site was purchased by settler Phillip Callan, who opened the first hotel on this site in 1859, in a small brick building known as the Ferry Hotel. It would have been a convenient place to stay, located close to the wharf and on the main road north of Auckland. The current hotel was built in 1882.

Northcote became a popular seaside resort. Day trippers were regarded as such a nuisance by 1899 that the County asked to have a 'constable stationed at Northcote Point'.⁶⁸ On Sulphur Beach, holiday cottages were built and a camping ground with large white tents was located on Stafford Park. Some of the baches can still be seen on the original waterfront lane, adjacent to the motorway. It was a popular holiday destination for strawberry picking, picnicking, swimming and boating.

The Poenamo Motor Inn was a new development for Northcote, designed by George Tole in 1964.⁶⁹ In 1970, with a lease secured from the Auckland Harbour Board, the Fisherman's Wharf restaurant was built above the stonework of the old wharf.⁷⁰ Designed by architects Lewis Walker, Glossop and Co. it was developed by restaurateur Bob Sell and opened in 1971.⁷¹

Places that represent this theme include:

37 Queen Street	Northcote Tavern	1889
120-128 Queen Street	Bridgeway Theatre and shops	1927
Poenamo Motor Inn		
Former Fisherman's Wharf restaurant		



Fig. 44. Former Fisherman's Wharf Restaurant, now The Wharf. Photo Matthews & Matthews Architects Ltd, 2010.

⁶⁸ Waitemata County Council Minutes (ACCN 201/90, 7.8.1899)

⁶⁹ NZ Index Cards, Sheppard Collection, Architecture Library, University of Auckland.

⁷⁰ Item No. 82 Category A, North Shore City Council Heritage Inventory.

⁷¹ *Northcote Point Heritage Walk Brochure*, item 13.

Theme 5 Government

5.1 Local Government

In 1849 Stokes Point was included in the Hundred of Pupuke, which encompassed the area from Hellyer's Creek to Mairangi Bay, and down to North Head. Holders of Crown Grants, soldier pensioners enrolled for service in New Zealand, and persons paying licence fees to the Waste Lands Office for the running of cattle on waste lands were eligible to elect wardens.

Cooper, Hawkins and Heath were elected Wardens for Stokes Point. From 1856 to 1866, the Auckland Provincial Government administered the roads, and the Northern Division, which included the North Shore area, had initially four out of the 24 representatives on the Provincial Council.⁷²

On 12 March 1864, the Provincial Government established a North Shore Highway District. The Board did not formally commence work until 1868, and covered the area now known as Northcote, Birkenhead, most of Glenfield and Albany.⁷³ The Waitemata County, formed in 1876, gradually took over control from the North Shore road boards.

Northcote became a borough in 1908 with a population of around 1,500. To celebrate the new Borough status Northcote Point, which up until this time had been a defence reserve, was declared a Domain, and on 8 August 1908 there was a ceremony there to present the New Zealand Ensign to the Council. A 75ft flagstaff was erected and the ensign presented by Maori was hoisted.⁷⁴ A memorial totara tree was planted and named Tainui after the canoe, and Hapi-Ti-Pataka was a guest at the ceremony. A picket fence was later built around the totara, and the location subsequently mistaken as the grave of a Maori chief. The tree, and a landmark stand of pine trees on the Point were felled for the construction of the Harbour Bridge during the 1950s. The Flagstaff is thought to have been repositioned at this time to its present location adjacent to the Harbour Bridge.

The first Northcote Mayor was Alexander Bruce who had represented the area on the Waitemata County Council. The longest serving Mayor was Frank Pearn (1945-56), although long serving Mayors were not common in the Borough. As with the rest of the North Shore, the provision of fresh water, sewage and roading were major issues, but any attempts at amalgamation to better address them were soundly defeated.

The former Northcote Borough Council Chambers and Town Clerk's Office at 152 Queen Street, Northcote, was officially opened on 27 February 1912. The architect of the original building was WH Glover, and the builder was R Shepherd. Before the Auckland Harbour Bridge was built the old chambers were centrally situated on the roadway to the wharf and ferries. With the opening of the Harbour Bridge Rodney Road became a backwater, and the centre of the borough moved to the Northcote shopping centre. As the population greatly increased and with it the Council administration, the old Council Chambers became too small for the needs of the Borough.⁷⁵

By 1967 the Council's offices comprised three buildings, the old Council Chamber and Offices in Queen Street, the Northcote War Memorial building in Rodney Road, and a pre-fabricated building used as offices for the engineers' department.⁷⁶

⁷² Verran, p.119.

⁷³ Ibid, p.120.

⁷⁴ Item No. 88, North Shore City Council Heritage Inventory.

⁷⁵ Item No. 181, North Shore City Council Heritage Inventory.

⁷⁶ Ibid, containing reference to *Auckland Star*, 26 January 1967.



Fig. 45. The flagpole erected on Northcote Point to celebrate its new Borough status in 1908. Alexander Turnbull Library, Wellington, 1/2-000234-G.

The Council offices in Rodney Road were closed in 1967 when the Northcote Borough Council moved to Kilham Avenue. The former Chambers were altered in 1978 to convert the building for use as a branch library. There were also alterations in 1985 for conversion into a crèche. The building is presently leased by the Northcote Point Community Crèche.

The building at 2 Rodney Road was built as the Northcote War Memorial building containing a hall, library and reading room, and Plunket offices. It was designed by architects Thorpe Cutter Pickmere and Douglas, and opened in 1956.

The new Northcote Borough Council Chambers offices and library in Kilham Avenue opened in February 1967.⁷⁷ Kilham Avenue is named for Northcote Town Clerk Gordon Kilham. Shortly before amalgamation in 1989 another building was designed for the Borough Council in the Northcote Shopping Centre by architect Michael Bolt of the practice Crookes and Galway.⁷⁸ The building now houses the NorthArt Community Arts Centre, the Citizens' Advice Bureau and offices.

Local boroughs were amalgamated to form North Shore City in 1989. The main administrative offices and Council chambers are located in The Strand in Takapuna. In 2010 the North Shore was itself amalgamated into Auckland Council.

Places that represent this theme include:

R1 Queen Street	Northcote Point flagstaff 1908
152 Queen Street	Former Northcote Borough Council Chambers and Office 1912
2 Rodney Road	Northcote War Memorial Hall
6-10 Kilham Ave	Former Northcote Borough Council building

⁷⁷ North Shore Libraries have photographs of the exterior and interior of the former Council Chambers including N0101002 and N0101003.

⁷⁸ Information supplied by Colin Couch to Jane Matthews in 2010.



Fig. 46. The first Northcote Borough Council Chambers and offices at the corner of Rodney Road and Queen Street. North Shore Libraries. N0101001.



Fig. 47 [left]. Northcote War Memorial Hall.



Fig. 48 [right]. Former Northcote Borough Council building in Kilham Ave. Photos Matthews & Matthews Architects Ltd, 2010.



Fig. 49. Northcote Borough Council Building in Northcote Shopping Centre. Photo Matthews & Matthews Architects Ltd, 2010.

5.2 Defence



Fig 50 [left] & Fig. 51 [right]. Views of the Hillcrest Reserve and the memorial stone, commemorating the site of Camp Hillcrest. Photos Matthews & Matthews Architects Ltd, 2010.

During World War Two, there were numerous gun emplacements, observation sites and even United States Army camps in the North Shore area. Hillcrest Reserve in Hillcrest Avenue in Glenfield-Northcote is on the site of Camp Hillcrest. Until 1942 the area had been leased as a training ground for the home guard and then became a US Military Camp.⁷⁹ Soldiers at Camp Hillcrest included members of the 950th AAA Battalion and the 250th Searchlight Group. The camp extended to Holland Road on the north, Cobblestone Lane to the south, Hillcrest Avenue to the west and the McFetridge Farm to the east.

Places that represent this theme include:

Camp Hillcrest Reserve

5.3 Justice

The North Shore was policed from Auckland until 1869 when the first local policeman was appointed by the Flagstaff Highway Board.⁸⁰ In 1873 a special constable was appointed at Devonport to take over some of the duties of the existing policeman, including keeping the local pound and dealing with the rabbit nuisance on Mt Victoria.⁸¹

A police station was opened at 11 Clarence Street, Northcote, at the turn of the century and this was followed by one at 110 Hinemoa Street, Birkenhead, in 1905-6.⁸² The late 1960s national survey of the police department resulted in restructuring of the organisation, and the closure of many smaller stations.⁸³ In 1969 the Northcote police station was closed and responsibility for the area was given to the Birkenhead mobile patrol with afterhours cover provided by Takapuna.⁸⁴

Places that represent this theme include:

11 Clarence St, Northcote.

⁷⁹ Information on site signage panel in Hillcrest Reserve.

⁸⁰ *North Shore Times Advertiser*, 28 January 1975, p.17.

⁸¹ 'Takapuna H.Q. Northern Police Division: Souvenir Programme of 62nd Anniversary of Station Opening, 29 May 1912', Vertical File, Police, Takapuna Library, p.12.

⁸² *AJHR*, 1900, H-16, p.1 and 1906, H-16, p.8.

⁸³ Susan Butterworth, *More than Law and Order: Policing a Changing Society 1945-1992*, Dunedin, 2005, pp.132, 135, 136.

⁸⁴ *North Shore Times Advertiser*, 3 July 1969, p.3.



Fig. 52. Former policeman's house at 11 Clarence Street, Northcote. Photo Matthews & Matthews Architects Ltd, 2010.

5.4 Healthcare

Early Northcote was served by a very small number of medical practitioners. From about 1930 Dr Dudding established his surgery at 208 Queen Street, and continued to serve the community there for several decades, becoming a local institution. He was known for his role in recognising the poisoning of a woman leading to the conviction and execution of the woman's husband, Arthur Thomas Munn, in 1930.

Nurse Harding had a small nursing home, thought to be at 109 Onewa Road, not far from Dr Dudding's house on Northcote Point.⁸⁵ In the 1960s the house at 18 Raleigh Road was used a surgery by Dr M Tait.⁸⁶ 'The Gables' maternity home in Hinemoa Street was also used by Northcote residents.⁸⁷

Nutsey Avenue off Onewa Road is named after Nurse Emily Nutsey MBE (1887-1953). Nutsey trained as a nurse at Auckland Hospital. In 1915 she volunteered for war service as a staff nurse, and was one of the first contingent of 50 nurses to leave for the Middle East. She completed one tour on transport duty while based in Egypt, and spent a period in England. She was made an Associate of the Royal Red Cross in 1918 and was mentioned in dispatches for bravery.⁸⁸

After her return to New Zealand in 1919, Nutsey was a sister in the New Zealand Army Nursing Service and had experience in increasingly senior positions. In 1928 she became lady superintendent of Auckland Hospital, a position she held for 12 years.⁸⁹ The *Dictionary of New Zealand Biography* notes: 'As lady superintendent of the largest hospital in the country, Nutsey also contributed to nursing developments nationally. She was a member of the New Zealand Registered Nurses' Association, the

⁸⁵ Birkenhead Historical Society website, *Members stories: Early Days in Northcote 1936-1957* available at www.historicbirkenhead.com/membersstories.htm

⁸⁶ Information supplied by Colin Couch, 2010.

⁸⁷ Interview with Colin Couch, whose sister was born there in 1944.

⁸⁸ Deborah Dunsford, 'Nutsey, Emily May', *Dictionary of New Zealand Biography* available at www.teara.govt.nz

⁸⁹ *Ibid.*

Council of New Zealand Hospital Matrons, and the Nurses and Midwives Registration Board. Nutsey continued her links with army nursing as a member of the New Zealand Army Nursing Service, holding the rank of matron from 1934. She was one of 10 prominent nurses appointed MBEs in the 1937 coronation honours.⁹⁰

Nutsey volunteered for service again during the Second World War, supervising New Zealand's nursing operation from Egypt. She was honoured by the army with the award of the Efficiency Decoration, and in 1949 the Northcote Borough Council named Nutsey Avenue in her honour.⁹¹



Fig. 53. Nurse Harding's nursing home [?] at 109 Onewa Road. Photo Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

208 Queen Street	Former home of Dr Dudding
109 Onewa Road	Nurse Harding's nursing home ?
18 Raleigh Rd	Dr Tait's surgery

⁹⁰ Dunsford, 'Nutsey' biography.

⁹¹ Ibid.

Theme 6 Ways of Life

6.1 Religion

6.1.1 Anglican Church

In 1854, the only Anglicans identified on the North Shore were 15 families who were supporters of the Anglican church and school in Devonport. Previously services were held in private homes, sometimes by the early Bishops Selwyn and Patterson.⁹²

In 1853 one acre of land was given to Archbishop Selwyn as a site for an Anglican Church at Stokes Point (Northcote) to serve the spiritual needs of the North Shore. The ground was consecrated by Selwyn in 1859, and St John the Baptist Church dedicated on Sunday, 24 June 1860. The architect for the building, working under Selwyn's direction, was likely either Rev. Frederick Thatcher, Dr. Purchas or Reader Wood.



Fig. 54. Rev. Wilkes outside St John the Baptist Church around 1930. North Shore Libraries, N0114006.

Reverend Heywood from Holy Trinity in Devonport also ministered in Northcote, as did succeeding ministers from Holy Trinity until January 1882, when Reverend Frank George Evans became Vicar at St John's. In July 1881 the Church had gained a cemetery at the top of Pupuke Road and Birkenhead Avenue. Although the Church was based in Northcote, as at the time that is where the population was for the western parts of the North Shore, with the opening of the Chelsea Sugar Works in 1884 the population base began to shift.

In 1919, although there were two parochial districts on the North Shore, the sole administrative parish was based at the Church of the Holy Trinity in Devonport. Northcote Parochial District was based at St John the Baptist, and included All Saint's in Birkenhead and St Peter's in Birkdale. In 1959, parochial districts within the Archdeaconry included Birkenhead, East Coast Bays and Northcote. Northcote included St John the Baptist along with the Glenfield and Albany parishes.

⁹² Verran, p.228.



Fig. 55 [left]. St John the Baptist Church, 49 Church Road.



Fig. 56 [right]. The church hall. Photos Matthews & Matthews Architects Ltd, 2010.

6.1.2 Catholic Church

Until 1894, St Patrick's in the centre of Auckland served North Shore Catholics, but from 1902/03 Father Joseph Loughlin Ahern at Devonport included the Northcote area in his parish. From 1923 to 1928, Father Eugene O'Connor was the Takapuna assistant priest, and included the Birkenhead and Northcote area in his parish. There had been a church in the grounds of St Mary's College, Takapuna from at least 1869 and this church was part of the Puhoi Parish between 1880 and 1903. From 1903 to 1919 it was part of Devonport, before becoming a separate Parish based at St Joseph's.⁹³

From around 1905 local Catholics attended services at the rented Gladstone Hall in Northcote. In 1916, they finally bought the hall, and the surrounding 4.5 acres, for £500. In the 1930s the Presbytery was a rented house in nearby Fairfax Avenue, and the Fathers served a vast area including Puhoi.

The other important Catholic institution on Onewa Road originated in December 1933 with the establishment of the Dominican nuns and their parish school on the south side. Through all this period, the former Gladstone Hall was still being used as the local Catholic Church, but by the early 1960's the increasing population of the Birkenhead, Glenfield and Northcote area required the building of a new Catholic church.

A six-sided 85-foot diameter building was decided upon, with the 500 seats arranged in a semicircle to encourage a closer relationship with the priest. The church installed 16 mosaic panels designed by Auckland artist James Turkington, and made in Japan. The mosaic panels have since been removed from the church. The church was formally blessed by Archbishop Liston on 11 July 1962.⁹⁴ It was designed by Thorpe Cutter Pickmere Douglas & Partners, registered engineers and architects.⁹⁵ As well as Birkenhead, Northcote and Glenfield, it also became for a time the 'mother church' for Beach Haven, Albany and Hato Petera. The old hall was shifted back to become a parish hall, but has since been replaced by a new parish centre built to the north west of the church.

The Chapel at Hato Petera College at 103 College Road was built in 1956, to a design by architects Nyall Coleman.⁹⁶ Nyall Coleman Gibson and Associates also designed St Joseph's Church in Takapuna opened in 1966 and buildings at Rosmini College.

⁹³ Verran, pp.233, 234.

⁹⁴ Foundation stone at the church.

⁹⁵ Ibid.

⁹⁶ NZ Index Cards, Sheppard Collection, Architecture Library, University of Auckland



Fig. 57. De Paul House, 92-96 Onewa Road designed by architect George Tole and opened in 1933. Photo Matthews & Matthews Architects Ltd, 2010.



Fig. 58 [left]. St Mary's Catholic Church, 115 Onewa Road.
Fig. 59 [right]. Interior view. Photos Matthews & Matthews Architects Ltd, 2010.



Fig. 60. Chapel at Hato Petera College, College Road. Photo Matthews & Matthews Architects Ltd, 2010.

6.1.3 Methodist Church

The first Methodist services were held at Shoal Bay and North Head, and from 1855 were organised from the Pitt Street Church in Auckland. Some local Maori were Wesleyan, as a result of the active work of missionaries in various parts of New Zealand. The first Wesleyan baptisms were held in 1846. They were two babies of the Hunt and Nicholson families who were refugees from fighting in the Hokianga. The officiating ministers were rowed across the harbour on Saturday night and back on Monday morning.⁹⁷

The first resident Minister was Reverend George WJ Spence (1852-1917) who arrived in 1882 and ministered to the new North Shore Circuit of Northcote, Birkenhead and Takapuna, from the Devonport Church. In Northcote, the foundation stone for that Wesleyan Church had already been laid in January 1901, the land having been given by Thomas Buddle in 1887 or 1888. Robert Souster had started Wesleyan services in Northcote at his own home in 1892, moving to a small mission hall when that was constructed in November 1895. In 1898, the hall was moved to the current church site, and additional services also held in Glenfield, Albany and Birkdale.



Fig. 61. Northcote Methodist Church, 139 Queen Street. Photo Matthews & Matthews Architects Ltd, 2010.

6.1.4 Presbyterian Church

As with all the other denominations, the first Presbyterian services were held in private homes, before Reverend John Wallace was appointed to the North Shore on 18 March 1866. A Church was built in Church Street, Devonport in 1867, and the second in 1890. The current Church at the corner of Albert and Victoria Roads dates from 1916.⁹⁸

Anglicans, Methodists and Presbyterians all at different times used Menary's combined protestant church and school building on Northcote Road. There were regular services from 1892, with the Takapuna area served from Devonport. On 20 July 1902, the foundation stone for St George's Church, Takapuna was laid by the Governor Lord Ranfurly, while the current Takapuna building had its first service on 21 February 1965. There was also a Church and Church hall in Belmont from May 1910.

On 13 December 1914, Birkenhead became a separate Parish with opening of St Andrew's Church, in Mariposa Crescent off Hinemoa Street. Up until 1914, the Northcote Parish had included Birkenhead, Birkdale, Glenfield, Albany, Greenhithe and reached as far north as Dairy Flat. The Church was moved to its present site in December 1928.

⁹⁷ Verran, p.238.

⁹⁸ Ibid.

St Aidan's Church in Northcote started in the Gladstone Hall on Onewa Road in September 1888, with a new Church opening on 20 October 1889. That was replaced on 12 March 1932 by the present Church building.



Fig. 62. St Aidan's Presbyterian Church, 97 Onewa Road. Photo Matthews & Matthews Architects Ltd, 2010.

6.1.5 Other Denominations

Northcote Baptist Church commenced as a Sunday school in the home of Mr and Mrs Thompson, thought to be at 7 Hillcrest Avenue. In 1959 the church transferred to a new hall built a few sections away the same street, opposite the existing Simply Fresh retail store. The original hall was shifted to the present site at the corner of Sylvia Road and Eban Avenue in 1963. Additional land was acquired and a youth block to the south east of the hall built in 1967. The new church building, comprising an auditorium, lounge, additional youth and service rooms, was dedicated on 5 August 1973, and built to the design of Miller Houston.⁹⁹ It is currently proposed that the 1959 church hall be removed and a new development is planned for that part of the site. In 2010 members of the Northcote Baptist Church, including Chinese church members travelled to China to visit the area where Mr Thompson worked.¹⁰⁰



Fig. 63 [left]. Northcote Baptist Church, 1971 at 67 Eban Avenue.



Fig. 64 [right]. The first Baptist Hall remains at the rear at 10 Sylvia Road. Photos Matthews & Matthews Architects Ltd, 2010.

⁹⁹ NZ Index Cards at the Sheppard Collection, Architecture Library, University of Auckland. Information plaque inside the Baptist Church.

¹⁰⁰ Information supplied by Jane Gillcress to Jane Matthews, 4 February 2010.

Places that represent this theme include:

St John the Baptist Church and Hall	49 Church Street
St John the Baptist Parsonage [1885]	43 Church Street
St John the Baptist Parsonage [1929]	47 Church Street
Northcote Methodist Church	
Methodist Church Hall	Queen Street
St Aidan's Presbyterian Church	
St Vincent de Paul House	
Catholic Dominican Convent	Onewa Road
Hato Petra College	
Anglican Cemetery	Pupuke Road & Birkenhead Avenue (1881)
Catholic Cemetery	2 Glenfield Road
Catholic Church	Onewa Road 1962
Northcote Baptist Church	



Fig. 65 [left]. 1885 Parsonage associated with St John the Baptist Church
Fig. 66 [right]. 1929 parsonage. Photos Matthews & Matthews Architects Ltd, 2010.

6.2 Education

Church and school were inevitably linked on the North Shore in the mid-19th century, although there were also tutors teaching privately. In 1873, 14 years after the consecration of St John the Baptist Church, there was a petition by 13 residents asking for a local school for the 39 children living within 2 miles of the church. The Auckland Education Board then created a school district for the area extending to Hellyer's Creek, Birkdale and Lake Pupuke, but excluding Devonport. The local school opened in 1873 for the Shoal Bay School District, and was called the 'Vicarage School' as classes were run in the unoccupied Vicarage. The schools were run on a half-time basis, with the teacher Thomas Seaman shared with the Lake School in Takapuna, despite protests from those who wanted full time and separate schools.

In 1877 a separate Stokes Point School District was formed, with a full time schoolteacher. In mid 1878, land was part donated and part purchased, and at the end of that year a new building had been erected where Northcote College now stands, with a separate teacher's residence built in 1879. In 1905, a new building for infants was built.

The growing population in the area led to the purchase of a new site for the school, at the corner of Onewa Road and Kauri Glen Road, from the Auckland Hospital Board estate. By 1917, Northcote had 550 pupils, with Birkenhead another 90. The new building was completed in 1918, with the infant block at the old site being used for manual training rooms from 1919.

In 1925, Northcote became a junior high school, for Standards Five and Six. It drew pupils from Northcote, Birkenhead, Birkdale, Glenfield and Albany. Northcote District High School dates from 1931, but Standards Five and Six were still being taught at Birkenhead in 1934. In 1936, the secondary school roll at Northcote was 100, but by 1946 it was 300, a sign of the local growth in population. From 1947 Northcote College became a full post-primary secondary school.



Fig. 67. Early school buildings (which no longer remain) at Northcote Primary School, corner of Onewa and Lake Road, Northcote, 1938 showing the first Headmaster, Roy Kelly, standing in front of the Infant Department building. North Shore City Libraries, N0105002.

St Mary's Convent School opened in 1933 with some 80 pupils; more classrooms were added in 1953 and 1964. The school was staffed by sisters from the Dominican order. St Dominic's College opened in 1953 with 60 girl pupils, and was also staffed by the Sisters of St Dominic. By 1967, it had 150 pupils.

The current Northcote District High School's Secondary & Intermediate Blocks were designed as part of a 1937 school replacement scheme prepared by the Auckland Education Board Architect, Alan B Miller. The new wooden secondary block was constructed in 1937-38 by the contractor Alfred Allen at a total cost of £7,108.9.6. It comprised four classrooms, an art room, commercial and sewing room, library, a science laboratory, and cloakrooms. The intermediate building, on the far corner of Onewa Road and Kauri Glen Road was constructed in 1943-44, again by Allen and his son Leslie. It consisted of six classrooms and teachers' rooms together with two classrooms that were added to the end of the new Secondary Department Block.



Fig. 68. Northbridge Kindergarten at 34 College Road, was designed in 1970 by architect TK Donner, Auckland City Architect, who designed the Parnell Baths.

The site of Hato Petera College was set aside by Bishop Cleary for development as a Catechist School to be conducted by the Mill Hill Fathers. Hato Petera was officially opened on Sunday, 3 June 1928 as an industrial school for Maori boys who had passed Standard VI or were past school age. It consisted of a chapel, sanctuary, reception hall, classroom, recreation room, dining room, scullery, laundry, kitchen, wash room, shower room and dormitory joined to an pre-existing two-storey house. The architect for the buildings was Joseph Osborne Owen of Messrs. Owen & Morgan.

The Catholic college continues to cater for students from all parts of New Zealand, as well as some who have come from Australia and even South Africa. It was a boys' college until 1994-95 when girls were admitted. It is open to students of all ethnicities and provides education within a framework of Catholic values and Maori culture. The Chapel was designed by Nyall Coleman architects in 1956.¹⁰¹ It contains a mural behind the altar by Para Matchitt, an Old Boy of the college. Tukutuku panels inside the chapel were donated by a marae at Otara.

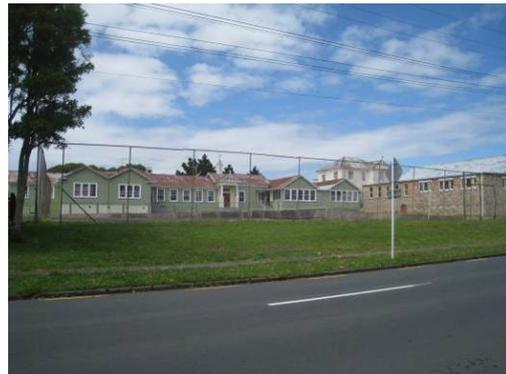


Fig. 69 [left]. House built in 1905-6 for Mill Hill fathers.

Fig. 70 [right]. Buildings erected in 1928 as an industrial school for Maori boys. Photos Matthews & Matthews Architects Ltd, 2010.



Fig. 71 [left]. Hato Petera College Chapel.

Fig. 72 [right]. Marae. Photos Matthews & Matthews Architects Ltd, 2010.

Hato Petera kaumatua Pouro Kanara notes that the marae at Hato Petera is now the focal point for gatherings and ceremonies at the College. The building was adapted from the college recreation hall in 1987. The carvings on the porch were made by master carver Eric Korewha, an ex-student who trained at the Rotorua Carving Institute. Carvings inside the porch relate mostly to northern tribes from Auckland to Cape Reinga. The name of the whareniui is Te Kamaka, based on the scripture where Jesus told Peter 'you shall be the rock on which I shall build my church'. The carved pole to the right was donated to the marae in 1987 by the people of Taurarunui, from whence many students have come.

Carvings inside the whare were made by former Hato Petera students. Many of these carvings tell stories of the canoes that migrated to New Zealand. The tukutuku panels were made by a group at Aronui Kokiri school, a Maori arts and craft school and cultural resource centre, which opened in Lovegrove Crescent, Otara in 1980.¹⁰²

¹⁰¹ Auckland Architecture Archive records for Northcote, id. 17.

¹⁰² Interview Jane Matthews with Pouro Kanara, Kaumatua at Hato Petera, 10 February 2010.

Other buildings at the college were designed by Nyall Coleman & Associates in 1964, with the dormitory & ablutions block designed in 1971.¹⁰³ The library was designed by James Hackshaw in 1983.¹⁰⁴ The college has a museum within a room of the 1928 classroom block, with an excellent display of historic photos of the fathers and students at the college over time.

Places that represent this theme include:

St John the Baptist Parsonage and 'Vicarage School' [1885]	43 Church Street
Northbridge Kindergarten	34 College Road
Former Northcote Public School Infant Department	
Northcote District High School (Northcote College)	
St. Peter's Maori College (Hato Petera)	103 College Road
Northcote Primary School	corner of Onewa and Lake Roads
Onepoto Primary School	near Lake Road and Fraser Avenue
St Mary's School	between Onewa and Gladstone Roads
Northcote Intermediate School	Lake Road

6.2.4 Tertiary Education

From 1963 to 1981 the North Shore Teachers' College campus was developed. In 1981 College staff and students began to transfer to Epsom and North Shore Teachers' College was subsequently closed 1983. The large campus in Akoranga Drive is now used by the Auckland University of Technology, and contains a number of award-winning buildings. A new lecture theatre complex designed by RTA Studio opened in July 2009. It won an NZIA Auckland Architecture Award in the category of public architecture in that year.¹⁰⁵ The AUT Akoranga Learning Centre, designed by JASMAX Ltd as an adaptation of the existing library building won a NZIA Local Architecture Award in 2005, and the Auditorium Conversion designed by RTA Studio won a Local Architecture Award in 2003.¹⁰⁶

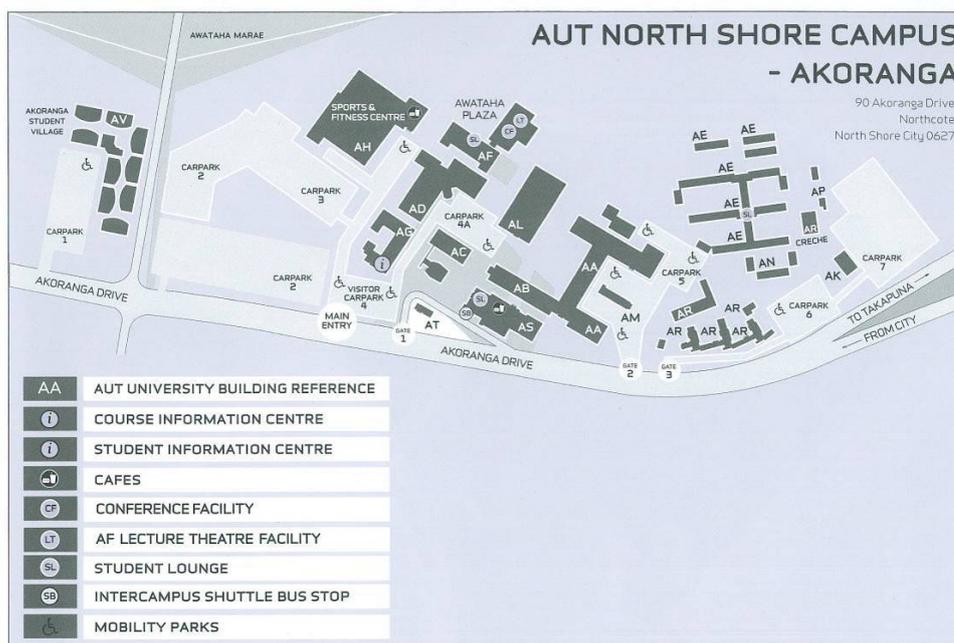


Fig. 73. AUT Campus Information sheet

¹⁰³ NZ Index Cards, Shepard Collection, Architecture Library Auckland University: *Home & Building*, July 1964.

¹⁰⁴ Auckland Architecture Archive, records for Northcote, BLOCK Guide to work by James Hackshaw.

¹⁰⁵ NZIA website, Awards 2009. Available at <http://www.nzia.co.nz/awards/new-zealand-architecture-awards/nz-architecture-medal.aspx?activeYear=2009>

¹⁰⁶ NZIA Website, Local Architecture Awards, Auckland 2005 and 2003. Available at <http://www.nzia.co.nz/awards/new-zealand-architecture-awards/local-architecture-awards.aspx?activeLocation=-1&activeYear=2003&activeType=Winners>

Places that represent this theme include:

None identified.



Fig. 74A [left]. New award winning lecture theatre complex at AUT campus in Akoranga Drive.

Fig. 74B [right]. interior view of lecture theatre. Photos Matthews & Matthews Architects Ltd, 2010.

6.3 The Arts

The North Art Community Arts Centre, currently located in the former Council-built building in Pearn Place, regularly features exhibitions and art classes.



Fig. 75. NorthArt Community Arts centre in Pearn Place. Photos Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

North Arts Community Centre

Pearn Place.

6.4 Cinemas and Halls

The Onewa Picturedrome opened on 28 June 1927 in the EJ Fraser building complex in Northcote, which also accommodated three shops and the Waitemata Bus and Transport Company garages and workshops. Ernest John Fraser owned the bus company as well, and the theatre was used for dances. Fraser died in an accident on 26 July 1930, and in 1932 the cinema was taken over by Amalgamated Theatres and renamed 'Kings', and then the 'Palais'. It eventually closed in July 1947, lacking the solid population base necessary to support it. After substantial renovations and expansions, the cinema reopened on 13 November 1954 as the 'Bridgeway'. There was a special competition to name the cinema; much local media publicity and specially designated buses to and from Birkenhead, Sylvan Avenue and Hillcrest were put on for cinema-goers.¹⁰⁷

¹⁰⁷ Item No. 76, North Shore City Council Heritage Inventory.

Places that represent this theme include:

The Bridgeway Theatre 120-128 Queen Street 1927

6.5 Local Media

Two early newspapers on the North Shore were focused on Northcote. These were *The Northcote Athenaeum Meteor*, published from September 1905 to December 1915, and the *Northcote Advocate*, published from 3 July 1926 to 21 September 1929.¹⁰⁸

The *North Shore Times* began on 30 March 1949, and circulated in Devonport, Takapuna, Milford, East Coast Bays, Northcote, Birkenhead and Albany, initially as a three pence weekly. The first issue of the *North Shore Advertiser* was dated 4 May 1954. The *Advertiser* was a free, fortnightly paper, circulated at first in Bayswater, Belmont, Takapuna, Milford and Castor Bay. It was later expanded into the East Coast Bays and Devonport.

In June 1966, the two merged to become the *North Shore Times Advertiser*, and in March 2004 the *North Shore Times Advertiser* was renamed the *North Shore Times: your place, your paper*. It is still being published.

Places that represent this theme include:

None identified.

6.6 Sport

Many of the sports facilities in Northcote are located at Onewa Domain and AF Thomas Park. There are also playing fields at Stafford Park and former rugby league clubrooms.

Places that represent this theme include:

None identified.

6.7 Community Organisations and Facilities

Church halls, including Gladstone Hall, the hall at St John the Baptist and the Methodist Church Hall provided early community facilities in Northcote, as did the Northcote College Hall.¹⁰⁹ The Northcote War Memorial Hall included a library with a Reading Room to be used for lectures and community meetings. It also included a Plunket consulting room. After World War II the government matched local fund raising to encourage the construction of community facilities as functional war memorials, and the Northcote War Memorial Hall was opened in March 1956.

Buildings associated with community organisations in Northcote include the Masonic Lodge at 14 Rodney Road. Lodge Onewa was established 1911 and the lodge erected in 1912. The building continues to be used as a lodge and can also be hired.¹¹⁰

¹⁰⁸ Verran, p.264.

¹⁰⁹ Inventory Record Form No. 79 notes that fundraising for the war memorial hall was aided by Performances by the Onewa Players at the Northcote College Hall.

¹¹⁰ Northcote Point Heritage Walk. A history of Lodge Onewa is being written currently by Peter Aston.

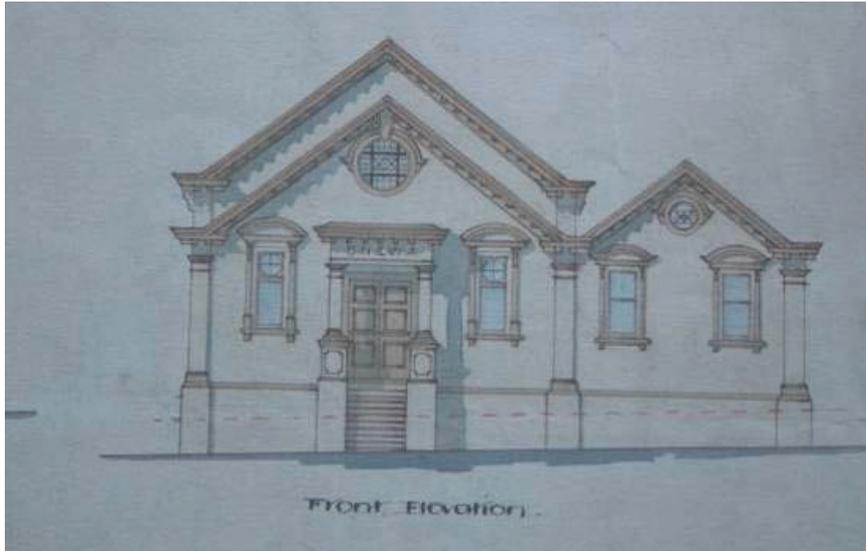


Fig. 76. Original drawings for the Masonic Hall show that it was designed with the hall to the right side. Drawings in the collection of Goode Couch and Christie Architects Ltd, now held by Matthews & Matthews Architects Ltd, Auckland.



Fig. 77. Masonic Lodge. Photos Matthews & Matthews Architects Ltd, 2010.

In 1910 the first Boy Scouts' Hall built in New Zealand was located on Northcote Point close to the Flagstaff. While it no longer exists, a later Northcote Scouts' hall is located in Stancich Reserve on Ocean View Road.

Other community organisations are located in the Northcote shopping centre, including the Northcote Rotary Club at 34 College Road, on the corner of Ernie May Street. The Northcote Plunket Offices are located in the Northcote Library building. The former IHC Centre in Tonar Street was designed by architect Noel Bierre in 1964, and is now used as the Northcote Preschool Education centre.¹¹¹

Northcote Community House-Onepoto Awhina is located in Pearn Crescent where it incorporates an early childhood education centre and provides services to support whanau, youth, aged and others in the Northcote community.

¹¹¹ NZ Index Cards Sheppard Collection Architecture Library, University of Auckland.



Fig. 78. Boy Scouts Hall, Stancich Reserve, Ocean View Road, Northcote. Photo Matthews & Matthews Architects Ltd, 2010.



Fig. 79. Northcote Rotary Club at the corner of Ernie May Street, at 34 College Road. Photo Matthews & Matthews Architects Ltd, 2010.



Fig. 80. The former IHC Centre in Tonar Street. Photo Matthews & Matthews Architects Ltd, 2010.

Between 1879 and 1919, public libraries could register under the Public Libraries Powers Act of 1875 to receive financial assistance from the Education Department. There were three such registered libraries on the North Shore. In July 1879 Major Benton enthusiastically advocated for a Northcote library, to be based at the local school, and eventually the Northcote Library's registration was filed on 16 December 1883. However, as with Takapuna, the library only received the government subsidy to 1887, and the library appears to have disappeared by 1899. It is unlikely that Waitemata County provided any funding after 1887, and it took Northcote Borough Council until 1956 before it created a library service.

The Northcote Library was housed in the Northcote War Memorial hall building in Rodney Road. The first Borough Council Building was altered to provide a branch library in 1978.¹¹² The new Northcote Borough Council Chambers offices and library in Kilham Avenue opened in February 1967. A separate

¹¹² Item No 181, North Shore City Council Heritage Inventory.

purpose-designed library was designed by architect David Mitchell of Hill Manning Mitchell in 1982.¹¹³ The building incorporates the Northcote Plunket office to the right of the main entrance.



Fig. 81 [left]. Northcote Library.

Fig. 82 [right]. Interior of Northcote Library. Photos Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

- | | |
|------------------|---|
| 14 Rodney Road | Onewa Masonic Lodge |
| 152 Queen Street | Former Northcote Borough Council Chambers and Office 1912 |
| 2 Rodney Road | Northcote War Memorial Hall |
| 49 Church Street | St John the Baptist Church and Hall |
| Queen Street | Methodist Church Hall |
| Stancich Reserve | Scouts Hall |
| Tonar Street | Former IHC Centre |
| | Northcote Library |

Former Northcote Borough Council building in Kilham Avenue built in 1967, which included the Northcote Library

Northcote Shopping Centre meeting place of the Rotary Club and Plunket

6.8 Remembering the Past and Preserving it for the Future

Many of Northcote’s early settlers are buried in the Catholic Cemetery in Glenfield Road and the Birkenhead Cemetery. The life histories of people buried there reflect the development of the area.

The Northcote War Memorial is located at the corner of Lake Road and Onewa Road. The Northcote War Memorial shrine was officially unveiled on 14 February 1926 following fundraising by the Northcote Women’s Progressive League. It forms an entranceway to the Northcote Primary School. The architects were Grierson, Aimer & Draffin.¹¹⁴

The Northcote War Memorial Hall opened in Rodney Road in 1959, designed by architects Thorpe, Cutter, Pickmere and Douglas. The roll of honour inside records the names of Northcote servicemen who died in both world wars.

Places that represent this theme include:

- | | | |
|----------------------------|-----------------------------|---------|
| 14 Rodney Road | Onewa Masonic Lodge | |
| 2 Rodney Road | Northcote War Memorial Hall | 1955-56 |
| Onewa and Lake Road corner | War Memorial | 1926 |

¹¹³ Photo from 1982 at North Shore Libraries, N0103022. BLOCK Architecture guide to works by Manning Mitchell/ Mitchell& Stout.

¹¹⁴ Item No. 81, North Shore City Council Heritage Inventory.

Birkenhead

Theme 1 Land and People

1.1 Geology

Refer to discussion in Northcote chapter.

Places that represent this theme include:

None identified.

1.2 The People of the North Shore

The Mahurangi Purchase provided the means for Pakeha purchase of the land. This purchase by the Crown of land, which included the area of the current North Shore City, was in fact a series of purchases from 1841 to 1854. This was due to the number of interested parties involved. On 13 April 1841, 22 Maori signed on behalf of the Marutuahu or Hauraki Confederacy. This included Ngati Tamatera, Ngati Whanaunga, Ngati Maru and Ngati Paoa. On 31 May 1841 Patuone of Ngapuhi, whose wife was Ngati Paoa, signed a separate settlement, while on 29 June 1841 Na Tautari and five others began the settlement of Ngati Whatua interests in the area. On 3 January 1842 four other Ngati Whatua chiefs settled. There were further settlements into the early 1850's for particular parcels of land north of the North Shore, and included Te Kawerau, Ngati Whatua, Ngati Paoa and Ngai Tai (specifically Rangitoto).¹

By the 1951 Census, there were still just 244 Maori living in Northcote, Takapuna and Devonport Boroughs combined, while Birkenhead Borough reported no Maori at all. The post-war migration of Maori into the cities was not reflected on the North Shore at this time. There were no factories close at hand and transport to such work wasn't easy from the North Shore.²

By the 1971 Census, the effect of the development of Maori Affairs housing in the newly developed areas of Birkdale, Beach Haven and Northcote was becoming evident. There were now 770 Maori in Birkenhead Borough, mostly in Beach Haven and Birkdale, and they now equalled the total combined Maori population of East Coast Bays Borough, Takapuna City and Devonport Borough.³

By the 1991 Census, despite the massive population growth in the North Shore area, the recently created North Shore City Council area reported 8,454 who identified themselves as Maori, and 15 years later in 2006, there were 12,519 – twice as many who identified themselves as Pacifica. Again, the lack of work opportunities and the relatively expensive housing available limited the number of Maori.⁴

In 2006 North Shore Maori who chose to be on the East Coast Bays electoral roll made up just 4.6% of the total enrolled, with a large number identifying as Ngapuhi and a far smaller number as Ngati Porou, Ngai Tahu or Kai Tahu. There were similar figures for the North Shore electorate, but those who chose to be on the Northcote electoral roll (including Birkdale, Beach Haven and Northcote Central) made up 9% of the total enrolled. While Ngapuhi were the largest number, there were also numbers of Ngati Porou, Te Rarawa and Ngati Maniapoto. The bulk of Maori who chose to be on the Te Tai Tokerau electoral roll were Ngapuhi, with lesser numbers of Te Rawara, Ngati Whatua and Ngati Porou.⁵

Currently, Ngati Whatua o Orakei include the North Shore area as one where they seek 'right of first refusal' to government assets, particularly Naval properties located there. Te Kawerau a Maki regard the area as one of 'wider shared ancestral interest', and Marutuahu and Ngai Tai view it as one with customary land interests.⁶

¹ David Verran, *The North Shore: An Illustrated History*, Auckland, 2010, p.17.

² Ibid, pp.28-9.

³ Ibid, p.29.

⁴ Ibid, p.282.

⁵ Ibid.

⁶ Ibid.

Pakeha settled Auckland from September 1840. On 18 September 1843, the government offered for auction land that included 70 newly surveyed lots for 'suburban farms on the North Shore of the Waitemata, County of Eden'.⁷ The size of the lots varied from around 10 acres to 33, with an upset price of £2 per acre. Only five were sold at that auction, making them the first Crown land sales on the North Shore. Purchase of land did not indicate residence on it, or even its lease to others for use, but the 1843 Police Census showed an increase in households.

Large parts of what is now Birkenhead Point and most of Northcote were collectively sold on credit of £2614.4.3 to William Smellie Grahame, the agent for the New Zealand Company. Grahame also bought for the Company £8,125 worth of land in the town of Auckland, and another £1,817.14.5 of suburban lands on the central isthmus. However, he complained that land was too expensive in Auckland, and suggested that the Thames area would be better for any Company settlement in the region.⁸ The New Zealand Company decided to concentrate on their settlements elsewhere in New Zealand, and the land reverted to government ownership in 1847. The individual lots were placed for auction again from 1850, with the Catholic Church being given a large number of them.

In the early days of European settlement at Birkenhead seamen from visiting sailing ships would row to Hellyer's Creek into a little bush-fringed inlet known as the 'Lagoon' to collect fresh water from a waterfall. A further attraction was Mr Hellyer's beer, which he sold for £4.10.0 a hogshead. He was the first settler in Birkenhead to set up his sawmill at the end of 1840. He was found dead at his home, 'The Retreat', in December 1841.⁹

The land sales of 1843 were mostly to speculators investing in land throughout the North Shore and around Auckland, and included the New Zealand Company. These purchasers did not intend to settle so far away from the business and government centre of the new colony.

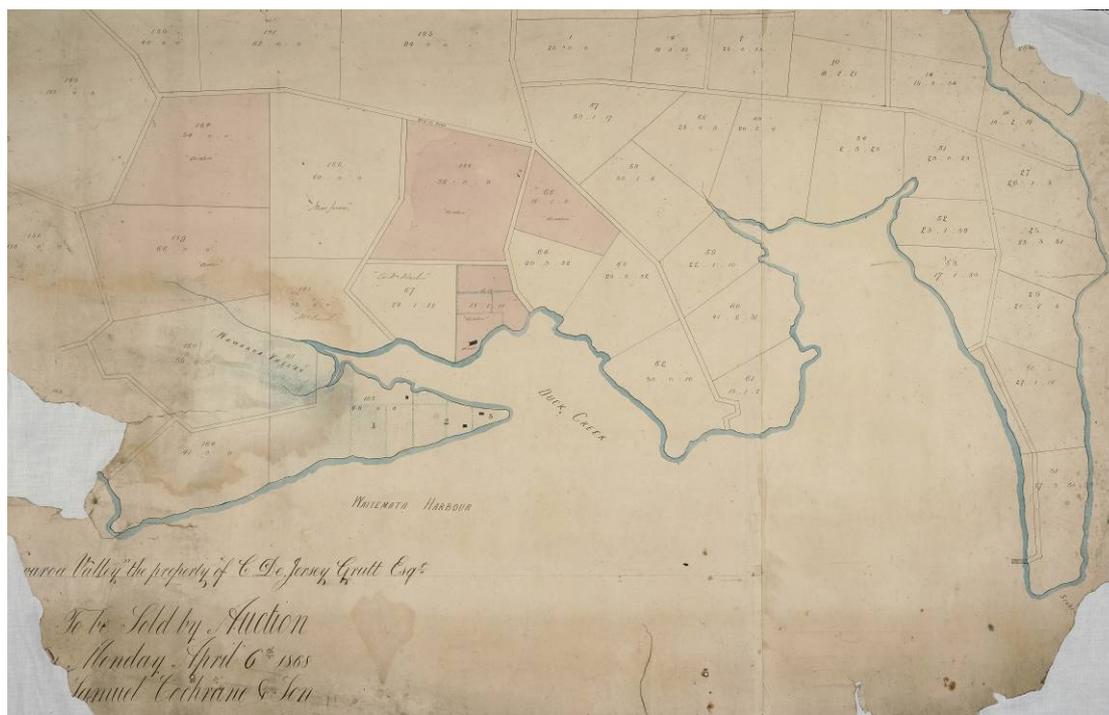


Fig. 1. Property of Major Collings de Jersey Grut, in Birkenhead near Chelsea, to be sold at auction in 1866. Sir George Grey Special Collections, Auckland City Libraries, NZ Map 4133.

There were therefore very few European settlers in Birkenhead before 1870. Major Collings de Jersey Grut brought his wife and three children to Wawaroa (Chelsea) in 1856 with the intention of farming. They brought with them five servants, the latest farm machinery, two cows and three horses, as well as the furniture, silver, china and other necessities of upper-class life. The animals wandered off into the

⁷ *New Zealand Gazette*, 13 September 1843, pp. 233-34.

⁸ *New Zealand Company Reports*, 1844, pp. 206-13, and 1845 pp. 158-60.

⁹ Margaret McClure, *The Story of Birkenhead*, Auckland, 1987, p.17.

bush, the servants left to get married and the house cow died of tutu poisoning. In 1865 the struggle was too much and the house was shipped to land they had bought at Orewa.¹⁰

In contrast, Henry Hawkins was very successful. In 1849 he established an orchard at the top of the ridge near Birkenhead Avenue, and was one of the first Europeans to successfully grow fruit trees on clay soil. By 1860 he had developed a leading nursery in Auckland.¹¹ He was assisted by his sons Henry J Hawkins, who suffered from mental illness, and Benjamin Tapscott Hawkins, who continued the family business.¹² Alexander Wilson bought a neighbouring farm in 1867 and joined Hawkins in successfully growing fruit. The house he built, 'Betsland', was a local landmark.¹³ This was the beginning of the fruit growing activity for which Birkenhead later became famous.

In 1857 William Brassey bought land where Palmerston and Brassey Roads are now, and his granddaughters ran a small school in a tin shed behind their home.¹⁴ Other early names associated with the area were Hugh McCrum, John Creamer, Joseph Hill, James Fitzpatrick and William Bradney.

The Township of Birkenhead was one of many North Shore subdivisions surveyed by Charles Heaphy for villa lots and promoted in the early 1860s. Close by were the Allandale and Balmain subdivisions. The plans of these subdivisions show a layout of neat rectilinear blocks that have little regard to the landscape and natural features.

Birkenhead is likely to have been given its name in 1862-63, when it was surveyed. It is believed that the name came from the township across the water from Liverpool, just as Birkenhead is across the harbour from Auckland.¹⁵ On 23 June 1863 Samuel Cochrane, Land Agent, Broker and Auctioneer, registered this district as 'Birkenhead' in the office of auctioneers Ridings and Dowden of Auckland. One hundred and thirty villa sites were offered for auction the following Friday: 'One third cash, balance by promissory note at 10%' (refer Fig 2). This land, Allotments 58, 59 & 60, had been bought by Mr Wynyard in 1853 and is named on the poster as near Callan's Point.

The Birkenhead subdivision did not sell immediately. For almost another two decades the district around Birkenhead Point retained its rural character with little to provide a focus. Before 1870 it had no village centre, no church or school, no factory or public wharf. People with their own boat rowed to Auckland to sell wares and buy supplies. The bush track to Stokes Point was muddy and difficult; Birkenhead settlers walked or rode there to access its wharf, John Reid's ferry and Callan's hotel.¹⁶ Northcote's St John the Baptist church, built in 1860, was the only Anglican Church north of Devonport.

Early subdivisions were not always successful. Allotment 158 Balmain was advertised in November 1865 but did not sell completely (Fig. 3). A similar process occurred in other parts of Auckland. The suburban development of Auckland depended on the availability of land, affordable transport, opportunities for employment and the desire of the middle class to move out of the crowded inner city. The population of Auckland increased by around 25% from 1874 to 1881. Suburban subdivisions were proposed around Auckland city from the 1860s to 1880s in areas like Mt Eden and Grey Lynn, offering larger sites by contrast with the small allotments and crowded conditions in the inner city. Many of these subdivisions were not, however, intensively developed until the 1880s or later, when there were even greater population increases.

Another early settler family in Birkenhead, the Thompsons, bought land close to the Wilsons in 1871 and became famous for fruit trees, strawberries and eventually strawberry jam.¹⁷ By the 1880s Zion Hill was ringed by thirty orchards. By the 1890s small farms, market gardens and orchards had replaced the manuka.

¹⁰ McClure, pp. 23-26.

¹¹ Ibid, pp. 26-27.

¹² Ibid, pp. 28-29.

¹³ Ibid, p. 29.

¹⁴ Ibid.

¹⁵ Ibid, p.31.

¹⁶ Ibid, p.32.

¹⁷ Ibid, pp. 36-37.



Fig. 2. Subdivision plans for villa sites in Birkenhead, advertised in 1863. Sir George Grey Special Collections, Auckland City Libraries, NZ Map 4496-12.

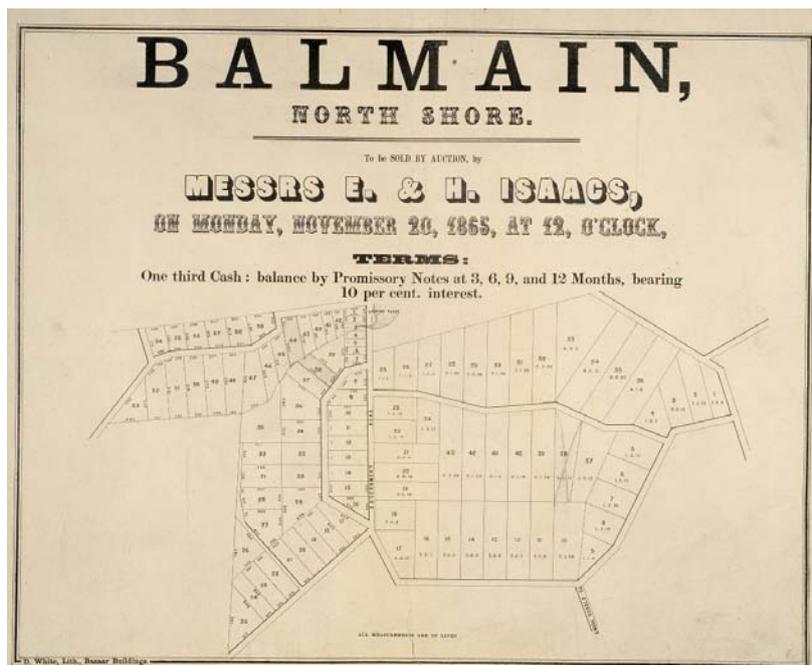


Fig. 3. The proposed Balmain subdivision advertised in 1865. Roads in this area remain just as shown on this plan. Sir George Grey Special Collections, Auckland City Libraries, NZ Map 4496-19.

Developments in local government, bringing roads and infrastructure, and the establishment of the Colonial Sugar Refinery in the early 1880s all had a major effect on Birkenhead's growth. This period saw significant change from rural character to greater suburban development, with the sugar refinery being the major local industry requiring a local working population.

Birkenhead was the home of pioneer farmers and orchardists until the arrival of two wealthy city professional men: WF Hammond, surveyor and architect, in 1879, and Charles E Button, lawyer, in 1883. Like others who had come to Devonport, Cheltenham, or the Lake, they set up grand households on Birkenhead Point. Charles Button, a leading lawyer and later Member of the House of Representatives, brought his political initiative and later led the borough as its first Mayor.

William Francis Hammond's estate, 'Raven Hill', is drawn on his subdivision plan with sweeping driveways and plantings. Hammond played a significant role in the development of the Birkenhead area after he and his family shifted from Ponsonby to Birkenhead in 1879. He undertook the survey of the entire Northcote and Birkenhead area, drew up many subdivision plans, instigated the provision of roads, negotiated with the Board of Waste Lands for the provision of land for a park and cemetery, and with the Harbour Board for the construction of the Birkenhead Wharf. Hammond's planning soon made the district more attractive and accessible to the city.¹⁸

Despite the depression that affected the country during the 1880s, Birkenhead became more established as a community around this time. Within a few years it gained a school, a large church, a fruit growers' association, a blacksmith and store, a public wharf and cemetery.¹⁹ Even though it was gazetted as the Borough of Birkenhead in 1888, development of the area remained very much in a pioneering stage for some time. The population in Birkenhead increased gradually in the first half of the 20th century from 1266 in 1906 to 5644 in 1956, and with this increase came the need for more housing and a range of new civic and community facilities.

Birkenhead's non-Maori population was for a long time predominantly a European one. That said, Clement Wragge's Indian wife was a 'lady of considerable grace and charm, reputed to be an Indian Princess [who] looked most regal, dressed always in bright Indian apparel'. Louisa Wragge would read tea cups for those who wished, as part of their visit to the Waiata Tropical Gardens in Awanui Street.²⁰

Henry Hayward formed a singing group with his own family and the Italian Martinengo sisters, touring England for five years in the early 1900s. He married Domenica Martinengo and they hosted many events in the music room of their Hinemoa Street home, 'The Cliffs'. Hayward introduced moving pictures to Birkenhead in the 1920s.²¹

Places that represent this theme include:

Site No.918, Map 30	Pa headland, burial ground
Site No. 975, Map 30	Pits
Site 35, Map 29	Pa Kauri Point headland
8-12 and R14 Awanui Street	'Waiata', Wragge Tropical Gardens
25 Hinemoa Street	Henry Hayward's House

¹⁸ McClure, pp. 48-49.

¹⁹ Ibid, p. 57.

²⁰ Item No. 59, North Shore City Council Heritage Inventory.

²¹ McClure, p.127. Item No. 432, North Shore City Council Heritage Inventory.

Theme 2 Infrastructure

2.1 Transport

2.1.1 Water Transport

Under the 1908 Borough of Birkenhead Enabling Act work was jointly undertaken by the Auckland Harbour Board and Birkenhead Borough Council to provide a satisfactory ferry terminal at Birkenhead. The Auckland Harbour Board constructed the necessary retaining wall and built the new reinforced concrete wharf, which replaced an old timber jetty to the east. Relocation of the wharf site was to enable a better gradient for the road approach, and involved the reclamation of an area of land, which was subsequently leased to the Borough Council.²²

The Birkenhead Point Stone Embankment (seawall), adjacent to Birkenhead Wharf was constructed by the Auckland Harbour Board from 1907-09 with the Birkenhead Borough Council responsible for the reclamation in between. This was formed from spoil obtained by cutting down the adjacent cliff. Later the reclamation was properly formed and landscaped as a waterfront park, together with a bandstand and changing sheds. Officially opened on 23 December 1928, it was known as 'Hinemoa Park'. Following the opening of the Auckland Harbour Bridge, ferry services to Birkenhead ceased, but these have resumed in the last decade.

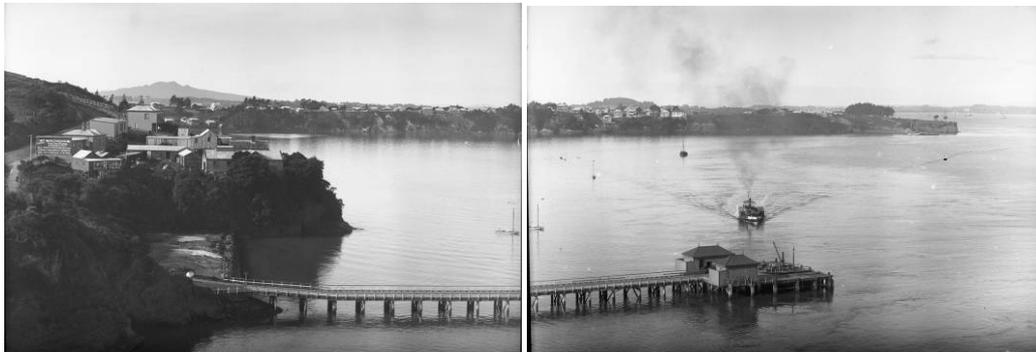


Fig. 4 A & B. View of the Birkenhead Wharf in 1904. Sir George Grey Special Collections, Auckland City Libraries, 1-W1127 and 1-W1128.

As part of the development of the Chelsea Sugar Refinery in 1883-84 two long wharves were built for coal supplies, sugar lighters and ferries.²³ The northern part of the jetty to the main sugar wharf was rebuilt in 1927 using steel girders and pairs of concrete piers. The remains of earlier timber piles associated with an 1880s wharf survive beneath its northern end. Concrete piers are visible above the high water mark marking the location of an enclosed sack carrier that transported sugar to the wharf. Remains of a boat slip are located at the east end, as are the remains of a passenger wharf and connecting footbridge.²⁴

The provision of the wharf was crucial to the development of Birkenhead and a major catalyst for residential expansion and commercial development after 1882. After the construction of the Auckland Harbour Bridge in 1959, however, land routes overtook water transport to central Auckland.

Places that represent this theme include:

- Birkenhead Point Seawall
- Little Shoal Bay wharf remains
- Chelsea Sugar Refinery wharf remains

²² Auckland Harbour Board Memorandum, 20 October 1944. Auckland Harbour Board Files 119/7, Auckland Maritime Museum Library.

²³ NZHPT Registration Report for the Chelsea Sugar Refinery and Estate, 10 June 2009.

²⁴ *Ibid.*

2.1.3 Buses

The provision of bus services played an important role in the development of Birkenhead and was associated with residential expansion and commercial development. The first bus in the area was a six-passenger horse cart run by Thomas Horton between the wharf and Chelsea village. From 1910 the Oldham brothers and William Goodall were running buses in the area. Goodall took the run from the wharf to Highbury and then to Coronation Road, while the Oldhams went to Verran's Corner. They were later replaced by Millar and Dunn.

By 1915 Mayor Wallace favoured a Council run motor bus service, but the rest of the Council preferred not to use ratepayer's money for this, and instead the privately run Birkenhead Motor Bus and Transit Company started a service in October 1915.²⁵ This ran from the wharf to Verran's Corner in the west, and north to Glenfield Road. In 1922, this company became the Marine Suburbs Bus Company, running as far out as Verran's Corner from its service station at the top of Onewa Road and what is now Birkenhead Avenue. From 1927 it faced rivalry from Blue Star Motor Service Ltd, which also added an additional service to the Beach Haven wharf. Blue Star won the battle in early 1928, but not the financial war, and was bought out by Charles Inwards, who also bought out another three drivers who had formed Birkenhead Transport and who covered Highbury, Pupuke Road and the wharf. Inwards then formed a new Birkenhead Transport Company in 1933. Northcote also had a motorbus company from 1920.²⁶



Fig. 5. Birkenhead Transport Bus depot at Verran's Corner. Photo Matthews & Matthews Architects Ltd, 2010.

By 1936 there were five bus companies operating on the North Shore. Birkenhead Transport Ltd covered the routes between the Birkenhead and Beach Haven wharves from its depot at Verran's Corner in Birkdale. As the Birkenhead Borough Council only tar sealed the main road to Verran's Corner in 1947, with successive extensions further out to Beach Haven Wharf, this would have been a very rough ride for many years.

²⁵ Verran, p.193.

²⁶ *ibid.*

In 1954 the Waitemata Bus and Transport Company was bought out by North Shore Transport, and arrangements made with Birkenhead Transport for them to take over the Northcote routes and expand out to the intersection of Wairau and Glenfield Roads. The North Shore Transport Company moved out of its Hall's Corner depot in 1963, in favour of the new depot in Diana Drive, off Wairau Road. In 1971 the Auckland Regional Authority bought out the North Shore Transport Company.

Currently North Star (bought from Stagecoach by Infratil), Ritchies and long serving Birkenhead Transport offer bus services on the North Shore.

Places that represent this theme include:

Birkenhead Transport Ltd depot Verran's Corner

2.2 Roads

From the 1840s to the 1880s Birkenhead's roads were muddy tracks, and as there was no wharf, transport for people and goods was by rowboat or ferry from Stoke's Point after a long uncomfortable horse ride or walk. A map dating from 1868 shows the few roads that were in place (at least on paper) by that time. These included those now known as Queen Street in Northcote, Onewa Road, Hinemoa Street, Mokoia Road, Rawene Road, and Colonial Road (Refer Fig. 1). All of Birkenhead however remained in large allotments, with no other roads formed, and no wharf at Birkenhead. Apart from the main arterial routes, other roads were generally planned and formed as part of proposed subdivisions.

About 1880 WF Hammond had a footbridge built over the creek in Little Shoal Bay, cutting a mile off the journey to Stoke's Point wharf. At the same time the new Lake Road from Northcote was built. Hammond surveyed the entire Birkenhead and Northcote district, producing a detailed map.²⁷

Further roads in Birkenhead followed as part of subdivisions, many between the 1880s and 1900. (See Figs. 10-13 below which show progressive subdivisions and associated roads.)

The first car in the Birkenhead borough was a Citroen housed in Balmain Road. Albert Hadfield bought the fifth car in Birkenhead in 1920, a model T Ford, which he and his family took to the outskirts of Birkdale to learn to drive. Right into the 1930s cars remained a rare sight on Birkenhead roads.²⁸ Increasing car ownership led to purpose built buildings such as garages and service stations as well as car showrooms.



Fig. 6 [left]. Sutcliffe's Garage in the background in a photograph by G Jasper of the unveiling ceremony for the Birkenhead War Memorial on April 24 1927. *Birkenhead Gazette* 2 May 1927, p. 3.

Fig. 7 [right]. Former Sutcliffe's Garage building at 200-202 Hinemoa Street. Photo Matthews & Matthews Architects Ltd, 2010.

The Auckland Harbour Bridge was opened on 30 May 1959. It had an enormous effect on the way of life on the North Shore, which changed rapidly from a semi-rural area to expanding suburbs with urban centres. The bridge was the catalyst for numerous changes; the population expanded and filled extensive areas of new housing, the ferries were no longer the primary means of transport; and bus services expanded along with increased car ownership.

²⁷ NZ Map 3728 dated 1902, Sir George Grey Special Collections, Auckland City Libraries.

²⁸ McClure, p.130.

In 1960, following the opening of the Auckland Harbour Bridge, ferry services to Birkenhead ceased. By 1962 the Birkenhead Transport Company's fleet of five buses had grown to 32 large buses. At peak times 30 buses would be in service.²⁹

Construction of the bridge also had an effect on transportation from Chelsea. Prior to the bridge 90% of Chelsea's output was transported by lighters across to King's Wharf. This mode was then replaced by road transport, with Chelsea's wharf used only for bulk cargo vessels delivering raw sugar.

Places that represent this theme include:

200-202 Hinemoa Street Former Sutcliffe's garage 1926

Auckland Harbour Bridge, including Memorial and Toll Plaza

2.3 Communication

The first postal service in Birkenhead operated from a house near the wharf in 1884, until Tom Smith became postmaster in 1890, operating the post office from his general store near the wharf. In 1908 a purpose-built post office and postmaster's residence was opened in Hinemoa Street, opposite Marama (now Maritime) Terrace and next door to S Roberts' grocery. This also offered Post Office Savings Bank facilities.³⁰

As the population increased the Borough Council urged the Postmaster General to build a new post office at Highbury. The borough's development continued to move westwards, and a small post office with banking facilities was opened at Highbury in 1935. However, the original Birkenhead South post office remained until 1988.³¹

The post office at Highbury was finally housed in its own building in 1964, when the Postmaster General opened the new building at 20-20A Mokoia Road on 6 November 1964. The architects were Mark Brown and Fairhead, and it was built by Campbell Construction Limited of Northcote.³² It is located on the same site as the earlier Highbury Branch Post Office.



Fig. 8 [left]. 1964 Post Office designed by Fairhead and Brown.

Fig. 9 [right]. Adjacent Telephone Exchange dating from 1952. Photos Matthews & Matthews Architects Ltd, 2010.

To assist with the growth of industry on the North Shore, an underwater telephone cable was laid across the harbour to May's Devonport Post Office, and overland cables erected to Lake Takapuna and Northcote. The new telephone service started on 15 May 1882, with two other underwater cables laid later. There was also the Kauri Point to Sydney telegraph line laid in 1912.³³

The telegraph cable for the Birkenhead area landed at what was originally Telephone Road, before it was renamed Rugby Road around 1913, and additional submarine cables were laid in 1929 to boost the availability of telephone lines. For some time Birkenhead was on the Ponsonby exchange. The Northcote telephone and telegraph exchange was combined in 1897, and then combined with the Birkenhead

²⁹ McClure, p.182.

³⁰ Item No. 437, North Shore City Council Heritage Inventory.

³¹ Ibid.

³² *North Shore Times*, 4 November 1964, p.12; 17 November 1981, p.5.

³³ Verran, p.152.

exchange in 1925. That manual exchange went automatic from 1930.³⁴ The telephone exchange adjacent to the Post Office in Mokoia Road dates from 1952.

Places that represent this theme include:

74 Hinemoa Street Birkenhead Post Office
20a Mokoia Road Highbury Post Office

2.4 Utilities

2.4.1 Water Supply

Early supply of water for residences in Birkenhead would have come from wells and rainwater tanks. One brick well has been located on a site in Hinemoa Street on the boundary behind the Stott's building.³⁵

From the 1890s, water for residents of Devonport and Birkenhead Boroughs was taken from Lake Pupuke, with Northcote and then Takapuna (using Devonport's pumping station) later joining the scheme. In 1912 the Council raised a £24,000 water loan to buy property at Lake Pupuke for construction of a pumping station there and waterworks near Verran's Corner. In 1913 the water for Birkenhead was turned on.³⁶

In 1934 Birkenhead became the first North Shore borough to be connected to Auckland city's Waitakere water supply.³⁷ In 1941 the Board of Health forced the other North Shore Boroughs into accepting Auckland City Council-supplied water via a new pipeline from the Waitakere Ranges into the Birkenhead reservoir. The North Shore boroughs' Water Board was abolished by Parliament, and bulk water supply vested in Auckland City, which was contracted to supply 365 million gallons a year. Lake Pupuke was to be kept in reserve, but due to a lack of local filtration there were renewed complaints about water quality on the occasions when it was used. The Lake Pupuke pump houses were eventually abandoned and machinery removed.³⁸

A further new connection across the harbour was up and running by December 1948. From the 1960s the provision of bulk fresh water became the responsibility of the Auckland Regional Authority, and was subsequently transferred in the late 1980s to Watercare.³⁹

Places that represent this theme include:

Any remaining evidence of the well located in the vicinity of 136-140 Hinemoa Street
Water reservoir near Verran's Corner

2.4.2 Drainage

Birkenhead Borough started to reticulate both stormwater and sewage in 1936 from the foreshore at the bottom of Brassey Road on Birkenhead Point. However, there were still parts of the Borough in the 1960s that were yet to be linked to the sewage system.⁴⁰

A separate North Shore Drainage Board was created in 1951, supported by all the North Shore boroughs, which resolved to develop a filter and oxidation pond based drainage system.⁴¹

The treatment plant located at Rosedale Road opened in September 1962, with effluent discharged offshore between Campbell's and Castor Bays. From 1989 responsibility for drainage on the North Shore

³⁴ Verran, p.152.

³⁵ Jane Matthews interview with Barbara Lewis, 28 January 2010 and information provided at the Heritage Workshop 15 September 2009. Lewis believes the well was behind the Stott's old shop, right on the boundary, with house adjacent, near a pohutukawa tree.

³⁶ McClure, pp. 107-8

³⁷ Verran, p.135.

³⁸ Ibid, pp.135, 136.

³⁹ Ibid, p.136.

⁴⁰ Ibid, p.137.

⁴¹ Ibid.

moved from the North Shore Drainage Board, in the stately brick building at the corner of Esmonde and Lake Roads, to the new North Shore City Council.⁴²

Places that represent this theme include:

None identified.

2.4.3 Power

The Birkenhead and Northcote Gas Company was formed in April 1902 and operated at Little Shoal Bay, servicing at first just Northcote, but also Birkenhead from 1906 and later, parts of Glenfield. In 1952 it was taken over the Auckland Gas Company, with all the North Shore's gas requirements supplied from Devonport and later Takapuna.⁴³

The Manager's House at the Colonial Sugar Refinery at Chelsea in Birkenhead was built in 1907 and wired for electricity in that year. The previous Manager's House had also been provided with electrical lighting. It is thought to be the earliest residence on the North Shore and potentially in the wider Auckland region to have been supplied with electricity from a special electrical generator on the Chelsea site.⁴⁴

The completion in the 1920s of the massive hydroelectric generation station at the Arapuni Rapids on the Waikato River offered an opportunity for the inhabitants of the North Shore. Electricity was consequently supplied to Birkenhead for the first time from December 1926 by the Auckland Electric Power Board. This supply was not without its problems for those living in the Highbury area, as initially some streetlights didn't switch on until midnight, and remained on during early daylight hours.⁴⁵

Places that represent this theme include:

Manager's House, Colonial Sugar Refinery at Chelsea
Birkenhead and Northcote Gas Company wharf remains at Little Shoal Bay

⁴² Verran, p.138.

⁴³ Ibid, pp.141, 142.

⁴⁴ Information supplied by Tania Mace from records at the Chelsea Archive at Birkenhead Library for the Manager's house. Refinery Manager's Letterbook June 1892 - February 1898, Box 145, Chelsea Archive, Birkenhead Public Library, 12 May 1896 and 20 May 1896.

⁴⁵ *Birkenhead Gazette*, 1 April 1927, p. 3 & 6.

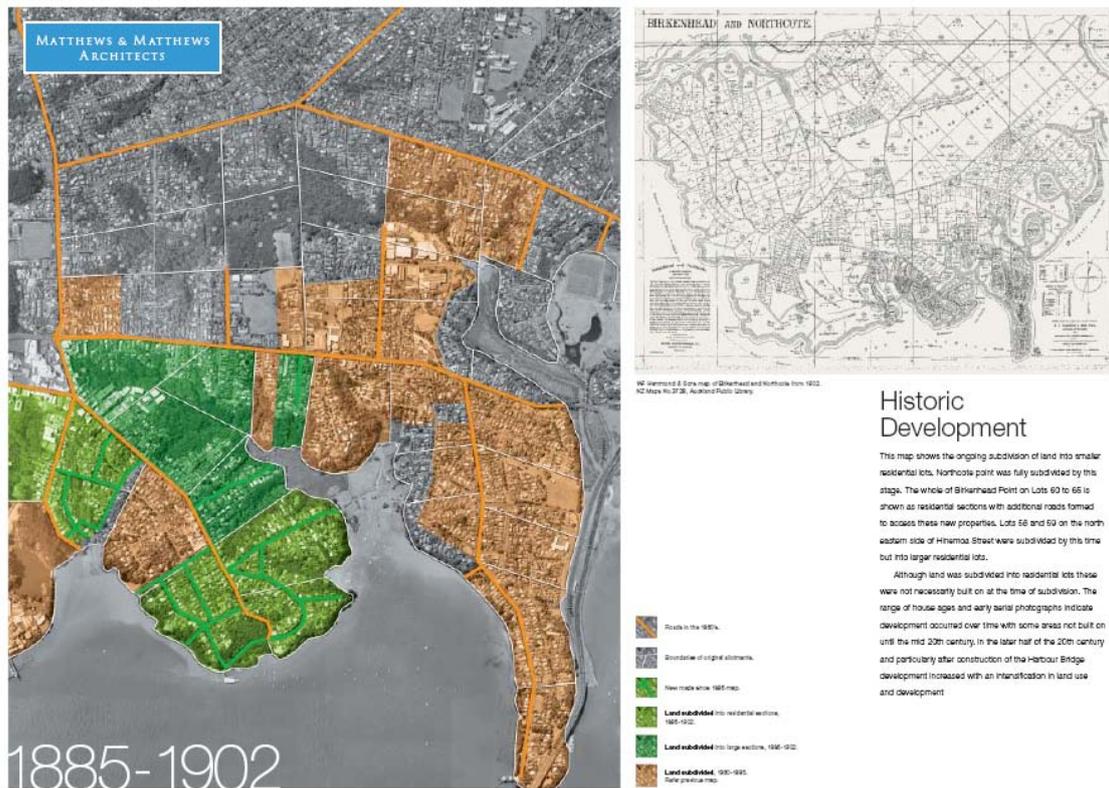


Fig. 12. Map showing subdivisions in Birkenhead in 1885-1902. *Birkenhead Historic Residential Neighbourhood* report 2005, prepared by Matthews & Matthews Architects Ltd.



Fig. 13. Map showing subdivisions in Birkenhead and surrounding areas in 1928. *Birkenhead Historic Residential Neighbourhood* report 2005, prepared by Matthews & Matthews Architects Ltd.

In Birkenhead, one of the largest and most expensive residential subdivisions following the opening of the Auckland Harbour Bridge was the Chatswood Estate. The area had been a large watershed located behind the sugar works, which was no longer needed once water was supplied from the Waitakere dams. In 1966 106.05 hectares was sold to the Tse Development Company, a Wellington based company with experience in developing steep hillsides. 1000 sections with bush or harbour views were created. Sites were sold on Mokoia Road for the new fire station, Birkenhead Trust Hotel and Foodtown, to help finance the first stage of work.⁴⁶

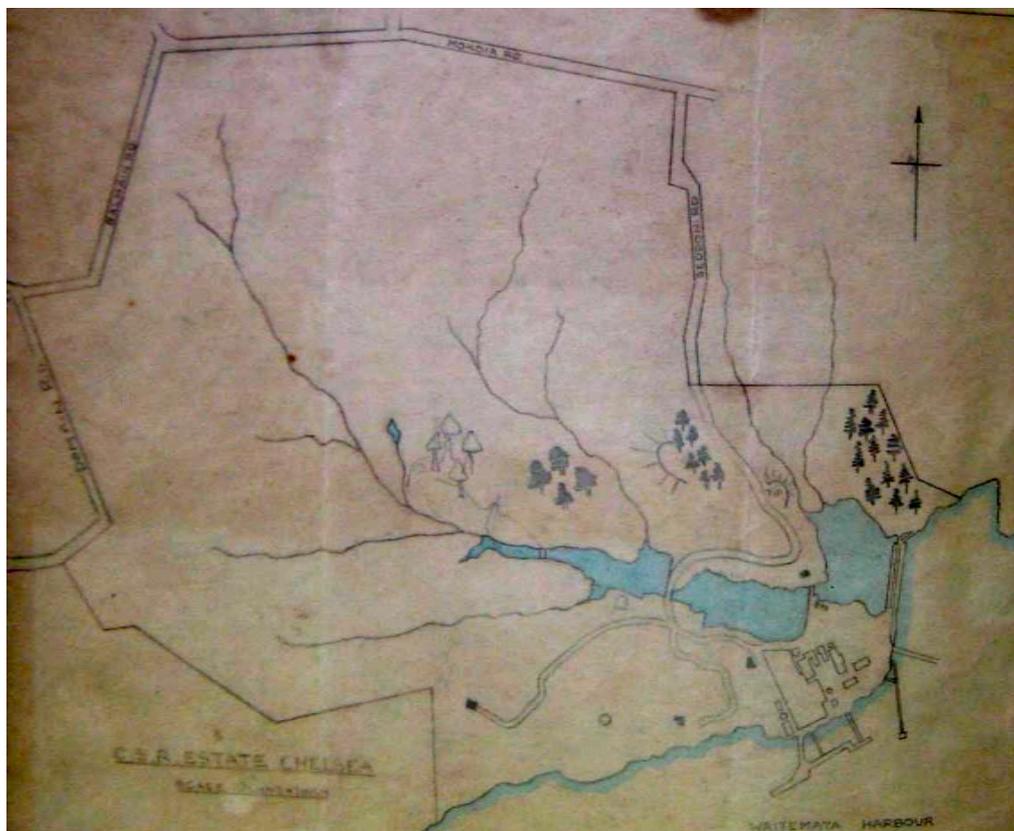


Fig. 14. Map showing the C.S.R Estate, Chelsea, shows the large land area south of Mokoia Road that was later developed as the Chatswood Estate after 1966. Album 4, NZ Sugar Company Ltd Photographic Archive, Chelsea.

Places that represent this theme include:

A large number of late 19th and early 20th century houses on Northcote Point and Birkenhead Points are scheduled in the district plan. In addition historic housing and the pattern of urban development related to this period has been identified through the Residential 3 zone.

3.2 Commercial Architecture

Tom Smith operated the first general store in Birkenhead on the hillside above the wharf in the 1890s.⁴⁷ Another two-storied timber store building, operated by S Roberts, General Provider, opened on Hinemoa Street near the junction of Harbour View road around 1904. It burnt down in 1922.⁴⁸ The most substantial building in lower Hinemoa Street was the R & W Hellaby Butchers' building, constructed in 1912. The architect was Fred Souster and the builders were Pattison & Brookes. Hellaby's operated a butcher's shop from the site from 1907 until 1911 when the old building was shifted to the rear. The building, today named the Marinovic Building, at 96-98 Hinemoa Street, was opened around Christmas 1912.⁴⁹

⁴⁶ McClure, pp.185-186.

⁴⁷ Kathy Haddon, *Birkenhead, the Way We Were*, North Shore City Council, 1993, p.56.

⁴⁸ *Ibid*, p.59.

⁴⁹ Item No. 52, North Shore City Council Heritage Inventory.

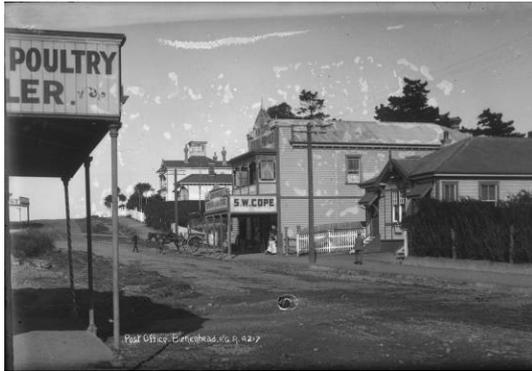


Fig. 15 [left]. Views down Hinemoa Street showing cluster of shops near the intersection of Maritime Terrace, with S. Roberts' first general store built in 1904. Sir George Grey Special Collections, Auckland City Libraries, 35-R99,
Fig. 16 [right]. View down Hinemoa Street c late 1910s, showing Hellaby's Building on the corner of Rugby Road. Sir George Grey Special Collections, Auckland City Libraries, 35 R227.

The site for the municipal chambers was purchased in 1902 and the Borough met for the first time in 1906 in the modest building near Highbury, facing Hinemoa Street.⁵⁰

Birkenhead's business centre moved further north to the crossroads of Mokoia and Hinemoa Streets after World War I when regular motorised bus transportation began to operate from the wharf up to Birkdale and Zion Hill.

The earliest known surviving retail building in the Highbury area dates from about 1915, and is that built for the grocery business of Stephen F Roberts at what is now 243 Hinemoa Street.⁵¹ This was originally part of a property owned by Henry Medland Shepherd that was subdivided in late 1913.⁵² A billiard saloon run by Hawkins opened next door at 245 Hinemoa Street around 1920.

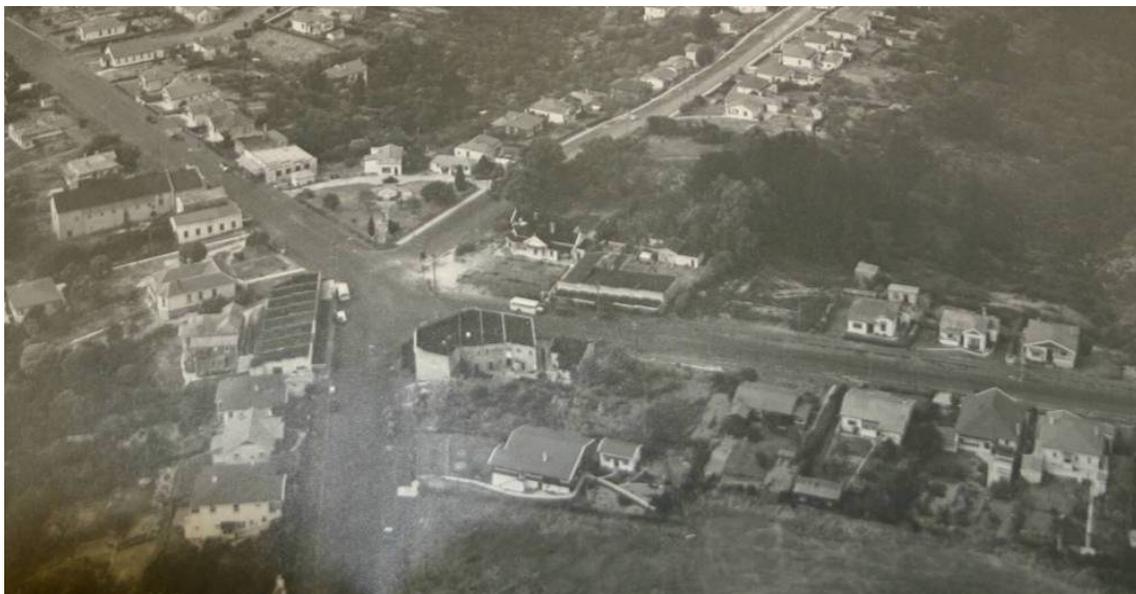


Fig. 17. Highbury corner around 1946. Shows proximity of houses to corner shops, Roberts' Store at left, near top of Hinemoa Street, the Borough Council Offices opposite, with Sutcliffe's Garage adjacent in Hinemoa Street. North Shore City Archives.

⁵⁰ Haddon, p.14.

⁵¹ McClure, p.101, refers to Roberts, 'near Highbury at the top of Hauraki Street', advertising in the 1913 publication *Beautiful Birkenhead, Auckland's Most Healthful Marine Suburb*. On page 118 of McClure, a photograph is featured (1918) showing a building matching that at 243 Hinemoa Street, with 'S. Roberts, General Provider' on the front. In 1914 William Charles Wallace of Birkenhead, a grocer, formally purchased the site, and owned it through to 1920 (NA 217/241). Perhaps Roberts leased the store for a time.

⁵² DP 8981, LINZ records.



Fig. 18. Former SF Roberts' grocery, Hinemoa Street.

The Highbury shopping centre developed predominantly during the 1920s and '30s with buildings such as:



Fig. 19. Morris's Block built in 1923 at 1-15 Birkenhead Ave⁵³



Fig. 20. Payne's Building at 1-5 Mokoia Road built in 1928⁵⁴



Fig. 21. G W Sutcliffe's garage, 200 Hinemoa Street 1926⁵⁵



Fig. 22. Highbury Buildings, 14-20 Mokoia Road, built in 1934

Apart from these developments, much of the rest of the shopping centre area was to remain residential until the 1950s. A new Post Office designed by Mark Fairhead Brown architects was built at Highbury in 1964.

⁵³ 'Obituary', *New Zealand Herald*, 18 September 1934, p. 12.

⁵⁴ *Birkenhead Gazette*, 1 May 1928, p. 1.

⁵⁵ *NZ Building Record*, 15 January 1926, p. 16.

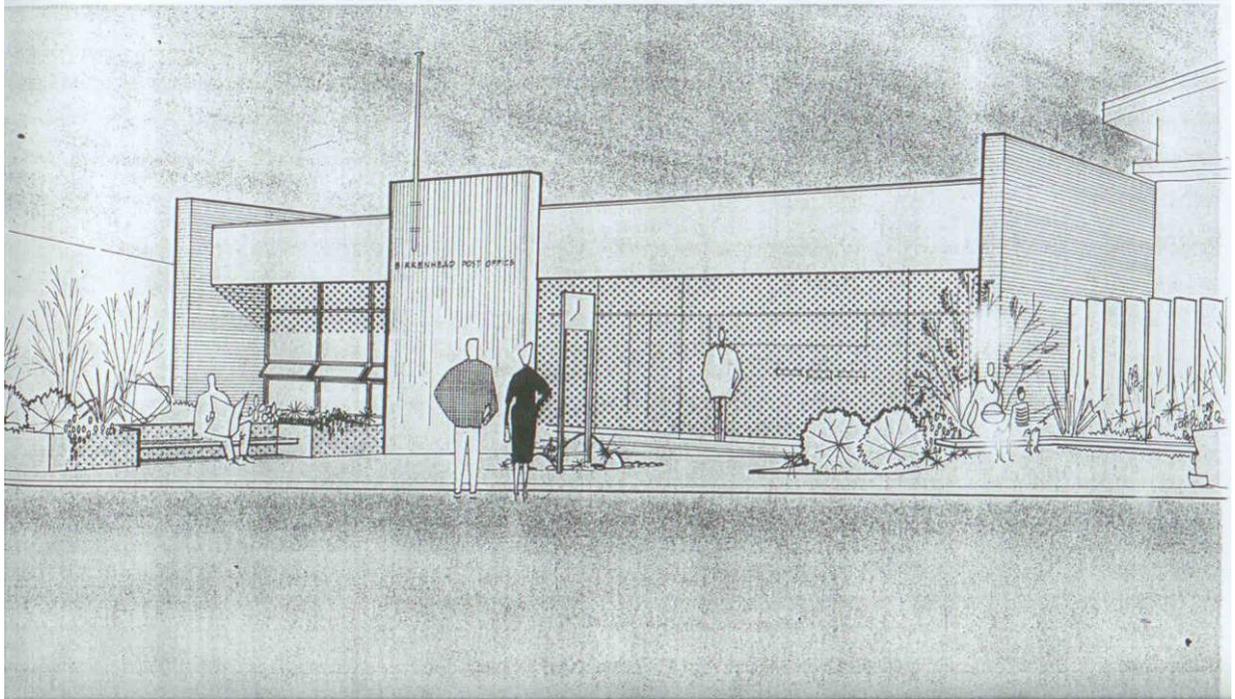


Fig. 23. Perspective drawing for the Highbury Post Office dated 1963 by Mark Brown Fairhead Architects. Copy held in Goode Couch Christie collection (who carried out work on the Highbury branch for NZ Post) now held at Matthews & Matthews Architects Ltd.

Other commercial buildings included the Bank of New Zealand built in 1964.⁵⁶ The Highbury shopping centre rapidly developed after the opening of the Auckland Harbour Bridge in 1959. Between 1959 and 1967 the population of Birkenhead grew from 6000 to over 12,000, and a number of commercial buildings were built in Hinemoa Street and Rawene Road.

Another significant period of development occurred between 1971-1981 with the development of the nearby Chatswood estate.⁵⁷ Through traffic was diverted by the construction of the Highbury Bypass in the 1970s, and the Highpoint (later Highbury) shopping complex was built in 1994-95.

The new Birkenhead Library and Area Office, opened in 2010, is a well-designed public building, which is today one of the most substantial buildings in Highbury.

The relationship of the historic commercial hubs of both Northcote and Birkenhead to the surrounding historic neighbourhoods is an important feature of these areas. The survival of early commercial and public buildings contributes to the diversity of the area and demonstrates how these local hubs served the everyday needs of nearby residents in the late 19th and early 20th centuries.

Places that represent this theme include:

96-98 Hinemoa Street	Marinovic Building
100 Hinemoa Street	Two storey commercial building
128-130 Hinemoa Street	Gumdiggers restaurant
74 Hinemoa Street	1908 Post Office
243 Hinemoa Street	Roberts Store
245 Hinemoa Street	Former Store
14-20 Mokoia Road	Highbury Buildings
1-5 Mokoia Road	Payne's Building

⁵⁶ *Wises Post Office Directories*, 1960-1, p.282; 1962-3, p.288; 1964-5, p.296.

⁵⁷ McClure, pp.185-186.

3.3 Residential Architecture



Fig. 24. View down Hinemoa Street toward Birkenhead Point in 1950s. North Shore City Archives.

The surviving built fabric in Birkenhead Point reflects the way in which it was subdivided and developed, as well as the practicalities of the more sloping and varied topography on the eastern side of Hinemoa Street and along the coastal edge. The area close to the Point contains some of the more substantial early villas, particularly those on the higher, south-western side of Hinemoa St as it heads down to the wharf.

The area between Tizard Road and Hinemoa Street contains a reasonable core of villas, transitional villas and bungalow type houses, giving a predominantly traditional built character, although more recent development is interspersed with the older housing stock.

Most sites around the coastal edge have all been more recently developed, and are much more varied in character. Post-1970 residential development tends to be more substantial, and two storeyed.

Numerous houses in Birkenhead were once lived in by workers at the Chelsea Sugar Refinery or built with loans from the company.⁵⁸ Some of the currently scheduled houses in Palmerston Road and Huka Road are associated with Chelsea workers. The Manager's House and co-joined workers' houses built on the estate are also scheduled in the North Shore District Plan. Other houses in Birkenhead have been lived in by refinery chemists, for example the house at 13 Bridgeview Road. Another manager lived in a villa at the top of Maritime Terrace.⁵⁹

Unlike other parts of Auckland, state housing came to the North Shore in small clusters, and until the early-1960s was located predominantly around Belmont, Northcote Central and Birkdale.⁶⁰ In

⁵⁸ Refer to photograph of map showing houses that were mortgaged by CSR to employees, ex-employees or those that had passed out of CSR ownership. Chelsea Estate Documents from the CSR records at the Noel Butlin Archives Centre, Australian National University. Report Part 3 prepared by Mike Saclier for North Shore City Council 2010.

⁵⁹ Jane Matthews interview with Barbara Lewis, 28 January 2010.

⁶⁰ Rachel Jackson, 'State housing in Auckland', University of Auckland Thesis, 1965.

Birkenhead small areas of state housing were built in Le Roy Terrace and Hammond Place, now largely taken over by the Birkenhead Shopping Centre complex.

The Chatswood Development required a high quality of housing. Plans had to be submitted for approval, and all services had to be underground. Langstone Place was developed as a 'Mediterranean Village' parade of show-homes, with houses in a range of styles such as Sicilian, Corsican, Moroccan, Persian, and Roman. The final of seven stages was carried out in 1987, with the extension of Onetaunga Road and the creation of Thalsa Place.⁶¹

Places that represent this theme include:

6 Awanui Street	Taylor residence
9 Awanui Street	Keyes residence (Mayor of Birkenhead)
10 Awanui Street	Clement Wragge house and gardens
12 Bridge View Road	Villa
18 Bridge View Road	Late Victorian – Edwardian villa
12 Colonial Road	Villa
9/60 Colonial Road	Colonial Sugar Refinery Manager's House
1-8/60 Colonial Road	Colonial Sugar Refinery Workers' Houses
3 Glade Place	'Eversleigh', Le Roy house
6 Glade Place	Villa
9 Hinemoa Street	'Gilderdale', Thompson Residence
24 Hinemoa Street	Former P.Hayward house
25 Hinemoa Street	Former Henry Hayward House
38a Hinemoa Street	Villa
43 Hinemoa Street	Villa
52 Hinemoa Street	Skeates' house? (Mayor of Birkenhead)
58 Hinemoa Street	'The Knoll', Souster residence
73 Hinemoa Street	Villa
77 Hinemoa Street	George Dickson residence
93 Hinemoa Street	Villa
110 Hinemoa Street	Former Birkenhead Policeman's house
120 Hinemoa Street	Hawkins' house
160 Hinemoa Street	Transitional villa
166 Hinemoa Street	Joseph Steel residence
251 Hinemoa Street	Hattersley house
22 Huka Road	George Goodall house
25 Huka Road	House
29 Huka Road	Aubrey Fitzgerald house
33 Huka Road	William Grant house
45 Huka Road	House
55 Huka Road	Charles James Stevens house
11 Maritime Terrace	Chambers house
24 Maritime Terrace	Jenkinson villa
114 Mokoia Road	Late Victorian or Edwardian villa
235 Onewa Road	Zion Hill Methodist Church parsonage
50 Palmerston Road	English Cottage style house
66 Palmerston Road	Villa
68 Palmerston Road	Villa
70 Palmerston Road	Villa
72 Palmerston Road	Frances residence
30 Rawene Road	Villa
38 Rawene Road	Edwardian villa
8 Rosebury Avenue	House
11 Tui Glen Road	Edwardian bay villa
146 Hinemoa Street	House
92 Hinemoa Street	Brick villa at rear of Dill's Funeral parlour
82 Hinemoa Street	House with shop attached

⁶¹ McClure, pp. 185-86.

115 Mokoia Road

Swindale farmhouse⁶²

Additional houses associated with the Colonial Sugar Refinery⁶³

Corner of Niagara Place and Hinemoa Street

Former Boarding house

Langstone Place, Chatswood Estate

'Parade of Homes'

Balmain Road houses



Fig. 25. House (Roger Walker architect?), 143 Porrit Ave. Photo Matthews & Matthews Architects Ltd, 2010.



Figs. 26 [left] & 27 [right]. Langstone Place in the Chatswood Estate. Photo Matthews & Matthews Architects Ltd, 2010.



Figs. 28 [left] & 29 [right]. Villas at 21 Balmain Road at left and 25 Balmain Road at right. Photo Matthews & Matthews Architects Ltd, 2010.

⁶² North Shore Heritage Review workshop, 15 September 2009.

⁶³ Refer to photograph of map showing houses that were mortgaged by CSR to employees, ex-employees or those that had passed out of CSR ownership. Chelsea Estate Documents from the CSR records at the Noel Butlin Archives Centre, Australian National University. Report Part 3 prepared by Mike Saclier for North Shore City Council 2010.

3.4 Public Spaces

Public parks and spaces in Birkenhead include:

- Birkenhead Domain (now Eskdale Park), which links reserve land with the Kaipatiki Creek, and was formed in 1881.
- Kauri Park dates from 1922.
- Centennial Park was established by the Crown as Takapuna Domain in 1884.
- Chelsea Estate Heritage Park established 2009 on part of the Chelsea Estate now owned by North Shore City Council.
- Le Roy's Bush Reserve.
- Little Shoal Bay Reserve.
- Osborne Memorial Park. Earnest Osborne was Mayor of Birkenhead for 17 years and was responsible for initiating Osborne Memorial Park, located on what was formerly farm land owned by Cliff Utting and John Court.
- Nell Fisher Reserve in Hinemoa Street was formed with the construction of the Council Chambers in 1906. It is named after Council's first paid librarian, Nell Fisher.⁶⁴
- Rangatira Reserve.
- Hinemoa Park. Close to the wharf, this park opened on 23 December 1928. It was formed on reclaimed land and landscaped as a waterfront park complete with a bandstand and changing sheds.

Places that represent this theme include:

See above.



Fig. 30. Base of band rotunda in Hinemoa Park. Photo Matthews & Matthews Architects Ltd 2010.

⁶⁴ Photograph reproduced in *Birkenhead The Way We Were*, p. 45.

Theme 4 Work

4.1 Farming

From the mid-1850s Major Collings de Jersey Grut and family attempted to farm in the Duck Creek area, near the Chelsea sugar works site, but the farm failed. In the same period Henry James Hawkins established a farm in the Highbury area, near where Zion Hill Methodist Church is situated. By 1860 he had demonstrated his horticultural ability to grow fruit trees on clay soil, and had one of the three leading nurseries in Auckland. William Brassey was also farming in the lower Birkenhead Point area from 1857. Brassey Road is named after him.

In the early 1900s fruit farms in Northcote, Birkenhead, Glenfield and Birkdale varied from five to 15 acres in size, while most in Albany were less than 25 acres. From Bayswater to Birkdale 200 acres were in strawberries, primarily in Birkenhead and Northcote.

Thompson's, later Thompson and Hill's, fruit canning factory, established the local ability to grow fruit in sufficient quantities to preserve for year-round consumption. At first based near Birkenhead wharf, Thompson's canned apples, plums, pears, peaches, quinces and tomatoes in Freemans Bay from 1897 to 1899 when the factory was moved to Nelson Street in Auckland. Thompson and Hills (Frank M Hills was the firm's accountant) was incorporated in 1911, and was eventually incorporated into Watties' Industries. In the 1920s the company specialised in preserving locally grown orange marmalade, strawberry jam and tomatoes.

In 1967 the Birkenhead Borough Council, which included the Birkdale area, noted there were now seven people running just six 'urban farms'.

Places that represent this theme include:

12 Colonial Road	Thomas Church's former home
9 Hinemoa Street	Thompson's former home
6 Glade Place	Wilson house
120 Hinemoa Street	Hawkins house
115 Mokoia Road	Swindale farmhouse



Fig. 31. Swindale farmhouse at 115 Mokoia Road. Photo Matthews & Matthews Architects Ltd, 2010.

4.2 Industry

4.2.2 Kauri Gum and Timber

Gum digging was carried out in Birkenhead as well as other parts of the North Shore as early as the 1860s.⁶⁵ When work was scarce in Auckland, men would come daily from the city to dig gum at Northcote, Birkenhead and Devonport; in 1887 up to 130 men were making the daily trip across the harbour.⁶⁶ Gumdiggers would sometimes create problems by trespassing on private land, extracting gum, and leaving holes to be fixed by local landowners.⁶⁷ The Chelsea Sugar Refinery considered employing a watchman in the early 20th century to stop people gum-digging on their property.⁶⁸ The gum-digging industry went into decline by around 1910 due to reducing demand although during the Great Depression some unemployed men resumed digging for gum on the North Shore.

Places that represent this theme include:

None identified.

4.2.3 Brickmaking

Early industries in Birkenhead included William Parker's brickworks dating from 1866, which was located in Chelsea Bay.⁶⁹ Bricks were also made on site at Chelsea for the construction of the sugar refinery buildings.⁷⁰

Places that represent this theme include:

None identified.

4.2.5 Sugar Works

The Chelsea Sugar Works remains the major industrial plant on the North Shore. In 1883, the New Zealand Sugar Company Ltd was registered in Auckland, with equal shares owned by the Colonial Sugar Refining Company (based in Sydney), the Victoria Sugar Company and a group of New Zealand investors. The company bought the land previously owned by Major de Jersey Grut, which with its deep water for ships and a large water catchment area, was ideal for refining sugar grown in Fiji.

The building of the sugar refinery during 1883-84 was a huge enterprise. One hundred and fifty men were employed to remove the high headland and level five acres for the factory buildings. One and half million bricks were moulded from the clay that had been moved in the excavations. Two long wharves were built for coal supplies, sugar lighters and ferries. The company also built its own village of 35 identical wooden cottages up a spur, at the bottom of Colonial Road. When manufacturing began in September 1884 there was a schoolroom, reading-room and store. The shop, run independently by Mr Hubble, became an asset to the district and was signalled as an advantage to buyers of nearby subdivisions. The first Anglican church, St. Peter's, was built at the top of the village in 1885.⁷¹

The opening of the refinery at Chelsea boosted the growth of Birkenhead. Not only had the refinery brought work and people to the area, property values throughout the district rose 100%. Local farms also benefited from the presence of the refinery. Some orchardists worked full-time at Chelsea; others worked unloading the sugar lighters when the opportunity came. The possibility of supplementary income kept many families from selling up in poor seasons and this relationship between fruit farms and industry had a positive effect on Birkenhead for many decades.⁷²

The company's workers' cottages at the bottom of Colonial Road were condemned by health authorities in 1905 and families had to be relocated, either to rental housing in nearby streets or they were helped by the Company to buy houses. The cottages were sold for £5 each, dismantled and shifted to sunnier

⁶⁵ A.H. Reed, *The Gumdiggers: The Story of Kauri Gum*, 3rd Ed., Auckland, 2006, p.42.

⁶⁶ Muriel Fisher and Wenman J. Hilder, *Birkenhead: The Kauri Suburb*, 1969, 15.

⁶⁷ McClure, p.13 and *Weekly News*, 3 September 1887, p.9.

⁶⁸ Sydney-Auckland Letterbook January 1905-December 1906, Box 151, Chelsea Archive, 2 August 1905.

⁶⁹ Information supplied by Brian Potter at the North Shore Heritage Workshop, 15 September 2009.

⁷⁰ *Chelsea Heritage Estate Conservation Plan 2010*, prepared for North Shore City Council.

⁷¹ McClure, p. 44.

⁷² *Ibid.* p. 46.

sites. In 1909 the four existing two storied brick semi-detached houses were built.⁷³ A substantial Manager's house built in 1907 also remains within the estate.⁷⁴



Fig. 32. Chelsea Sugar Refinery, Alexander Turnbull Library, Wellington, New Zealand Neg. No. 1/2-000291-G.

By 1956 the Chelsea workforce had grown to 430, and even after the introduction of bulk handling in 1961 the workforce was still around 350 in 1965 and 250 in 1970. In 1959 the present day New Zealand Sugar Company Ltd was set up as wholly owned subsidiary of the Colonial Sugar Refinery Company Ltd, and by 1965 it was producing around 500 tons of sugar a day.

In 2008 the Chelsea Estate Heritage Park was formed when 36.7 hectares to the west and north of the refinery was purchased for \$20 million. The purchase of the land was funded by North Shore City Council, Auckland Regional Council, Department of Conservation, Department of Internal Affairs and ASB Community Trust. This was the result of several years' effort from a community group, the Chelsea Park Trust, which sought to ensure continued public access to the land. North Shore City Council is responsible for the upkeep of the park and buildings.⁷⁵

Places that represent this theme include:

24 Huka Road Chelsea Sugar Refinery, Manager's House & Workers' houses



Figs. 33 [left] & 34 [right]. The Manager's House at Chelsea built in 1907 and one of the four semi-detached houses built in 1909. Photos Matthews & Matthews Architects Ltd, 2010.

⁷³ Chelsea Archives, Birkenhead Library, Box 5, Sydney Letterbooks No 35, December 1908-July 1909; 24 March 1909 (359), Acceptance of tender for construction of the houses.

⁷⁴ Chelsea Archives Birkenhead Library Box 24 Auckland Letterbooks January 1907-March 1908, 30 September 1907. Letter noting house practically complete.

⁷⁵ *New Zealand Herald*, 3 September 2008, Sec.1, p.3.

4.3 Commerce

The construction of the Birkenhead wharf in 1882 led to the first basic business centre formed close to the wharf at the bottom of Hinemoa Street.⁷⁶ The earliest general store in Birkenhead was located down near the wharf. In 1890 it was taken over by Tom Smith who expanded the business with a blacksmith's shop, wheelwright stables and a delivery service.

New businesses and shops further up Hinemoa Street began to open in the early 1900s. A two-storeyed timber store, operated by S Roberts, opened near the junction of Harbour View Road around 1904.⁷⁷ The Post Office opened nearby in 1908. Verran's carriers, Mr Ellis Chemist, and Clow's bakery were some of the other businesses to open in this vicinity.⁷⁸ The most substantial building in lower Hinemoa Street was Hellaby's butchery, constructed in 1912.⁷⁹ On the opposite side of Rugby Road the two-storeyed plastered brick building at 100 Hinemoa Street was built around 1910.

What is now the Gum Diggers Restaurant at 128-130 Hinemoa Street is likely to have been built around the 1890s and was once a draper's store. It was later used as a leather goods shop before becoming a restaurant in 1977.⁸⁰

The Birkenhead housewife was also called upon by vendors of foods and goods. A Chinese peddler brought vegetables over on the ferry and walked the district with two baskets on a pole over his shoulder. Mr Jeffries walked around with a tray of iced buns to sell door to door. Large families mail-ordered for bulk goods such as tea and soap from Farmers, and children collected the goods from the wharf in their trolleys.⁸¹

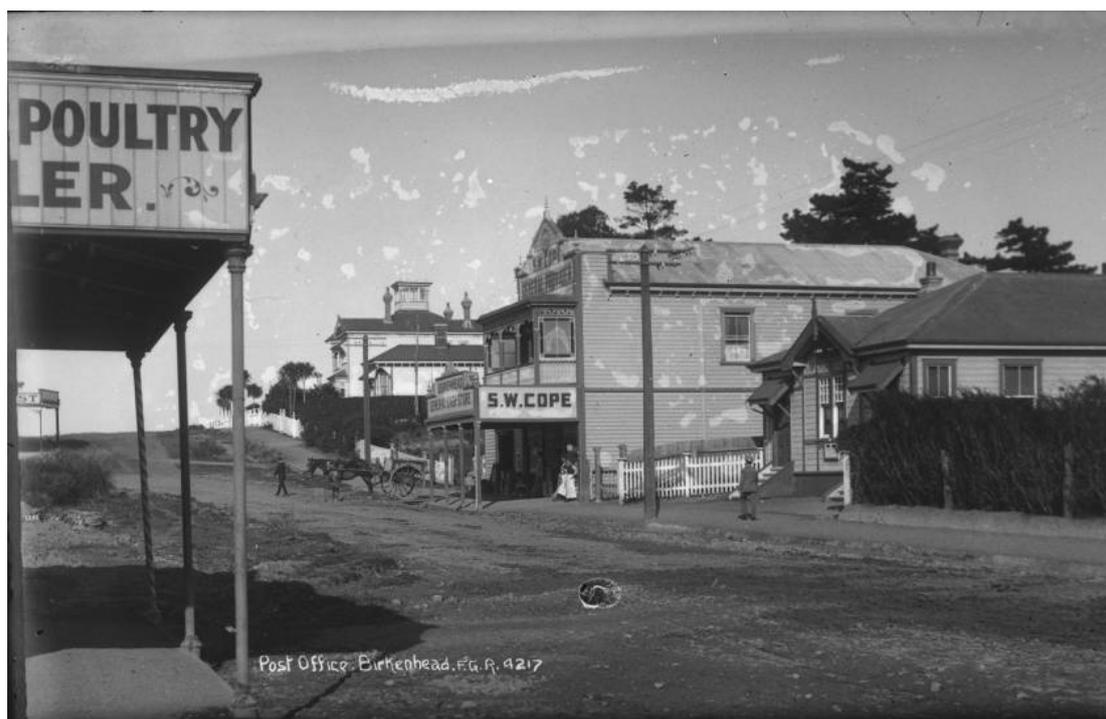


Fig. 35. View down Hinemoa Street showing cluster of shops near the intersection of Maritime Terrace, with S Roberts first general store built in 1904. Sir George Grey Special Collections, Auckland City Libraries, 35-R99.

⁷⁶ McClure, p. 49.

⁷⁷ Haddon, p.59.

⁷⁸ Ibid, p.60.

⁷⁹ Item No. 52 North Shore City Council Heritage Inventory.

⁸⁰ Item No. 441, North Shore City Council Heritage Inventory.

⁸¹ McClure, p.103.



Fig. 36. View down Hinemoa Street c late 1910s, showing Hellaby's Building on the corner of Rugby Road. Sir George Grey Special Collections, Auckland City Libraries, 35 R227.

Stott's Butchers were one Birkenhead business that made deliveries, initially by horse and cart and later by van. The Stott's first small timber shop was located at 136 Hinemoa Street. It was later replaced by the existing premises, incorporating the butcher's and another shop adjacent.⁸²

Robert E Stott came to New Zealand in 1902. He got a job initially with Hellaby's in Devonport, shifting in 1905 to the company's shop in Birkenhead. This had been an old bake house at what was to become Birkenhead South, and was used by Hellaby's before the firm built their own building at the corner with Rugby Road in 1913. After this, Stott worked at the Hellaby's branch in Karangahape Road, before another shift to Northcote, and a final one to Birkenhead again.⁸³ He ran his own business from a shop built by his brother at Birkenhead South, but opened a branch at Highbury Corner in Morris' new buildings, at 15 Glenfield Road/Birkenhead Avenue. This branch was to be run by his son Hector.⁸⁴ The shop survives as Ashore Fine Foods, isolated from the remainder of the original block after a two-storey development was undertaken at some point.



Fig. 37 [left] & Fig. 38 [right]. Stott's delivery cart and later delivery van. Photos held by Barbara Lewis (nee Stott)

⁸² Information supplied by Barbara Lewis in interview with Jane Matthews, February 2010.

⁸³ Hector Stott, *Back Then*, Vol. 1, pp. 83-96.

⁸⁴ Stott, pp. 83-96.



Fig. 39 [left]. R. E. Stott's first small butcher's shop at 136 Hinemoa Street.
Fig. 40 [right]. Interior view of the shop. Photos courtesy of Barbara Lewis (nee Stott).



Fig. 41. View down Hinemoa Street, with house and shop at 146 Hinemoa Street at right, and other commercial buildings near the centre, including Stott's first modest butchers' shop. Birkenhead Library.

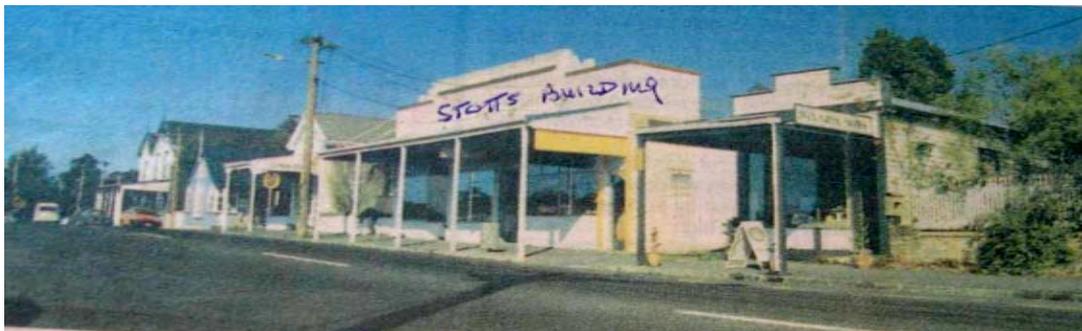


Fig. 42. View of early shops in Hinemoa Street. Newspaper clipping courtesy of Barbara Lewis (nee Stott).

Until the 1920s Birkenhead remained a quiet end of the North Shore; it had twelve stores while Devonport boasted 42. Highbury corner was still a stretch of fields with the small Borough Council Chambers on the lower corner.

S Robert's second General Providers' Store at the top of Hinemoa Street opened in 1913. Business moved further north, to the crossroads of Mokoia and Hinemoa Streets after World War I when regular motorised bus transport began from the wharf leading up to Birkdale and Zion Hill.

In January 1924, local builder Frederick Morris subdivided his property fronting onto Glenfield Road (Birkenhead Avenue) into eight lots, and built the first block of businesses at Highbury Corner, 1-15 Birkenhead Avenue.⁸⁵ This development was followed in 1926 by GW Sutcliffe's garage at 200 Hinemoa Street alongside the council reserve, and in 1928 by Payne's Building at 1-5 Mokoia Road.⁸⁶

Apart from these developments, much of the rest of the shopping centre area was to remain residential until the 1950s. By about 1955, Green's and Noad's buildings had appeared at 257 Hinemoa Street and 261 Hinemoa Street respectively.⁸⁷ In November 1964, Highbury's first purpose-built post office was opened at 20-20A Mokoia Road.⁸⁸ In 1963, Payne's Buildings were added to with shops fronting Mokoia Road, and the Bank of New Zealand building was constructed at 8-10 Birkenhead Avenue in 1964.⁸⁹

Highbury shopping centre rapidly developed after the opening of the Auckland Harbour Bridge in 1959. Between 1959 and 1967 the population of Birkenhead grew from 6000 to over 12,000. Another significant period of development occurred between 1971-1981 with the development of the nearby Chatswood estate.⁹⁰ Through traffic was diverted by the construction of the Highbury Bypass in the 1970s, and the Highpoint (later Highbury) shopping complex was built in 1994-1995.

Places that represent this theme include:



Fig. 43 [left]. 96-98 Hinemoa Street. Matthews and Matthews Architects Ltd, 2010.



Fig. 44 [right]. 100 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 45 [left]. 128-130 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 46 [right]. 74 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.

⁸⁵ DP 17099, LINZ records. 'Obituary', *New Zealand Herald*, 18 September 1934, p. 12.

⁸⁶ *NZ Building Record*, 15 January 1926, p. 16. *Birkenhead Gazette*, 1 May 1928, p. 1.

⁸⁷ Wises Directories.

⁸⁸ *North Shore Times*, 4 November 1964.

⁸⁹ Wises Directories.

⁹⁰ McClure, pp.185-186.



Fig. 47. 144a-146 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 51. 130 Hinemoa Street. Photo Matthews and Matthews Architects Ltd 2010.



Fig. 48. 142a Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 52. 124 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 49. 136-140 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 53. 104 Hinemoa Street, Fishers Building. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 50. 134 Hinemoa Street. Photo Matthews and Matthews Architects Ltd 2010.



Fig. 54. 100 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 55. 92-94 Hinemoa Street. Dills Funeral Parlour. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 56. 92 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 57. McGovern's Store on Mokoia Road. Photo Matthews and Matthews Architects Ltd, 2010.

4.4 Tourism

During the late 19th century Birkenhead and Northcote became popular destinations for visitors during the strawberry season. Arriving by ferry, visitors could walk to strawberry farms and be served with strawberries, scones, cake and tea, take walks on the beach or dance in the local hall, which also provided other entertainments.⁹¹

One of Birkenhead's early tourist attractions from 1910 to the early 1920s was Clement Wragge's Institute and Museum, Observatory and Waiata Tropical Gardens in Awanui Street. Visitors could explore the gardens, which featured different types of palms, as well as a variety of exotic edible plants including bananas and ginger. Visitors were hosted by Wragge dressed in a turban assisted by his wife who would tell fortunes for tourists. Wragge, a meteorologist, also provided lectures and lantern slide shows on a wide range of subjects. The home and gardens were kept open to visitors by Wragge's son Kismet after Wragge senior's death in 1922.⁹²

The Zion Hill Methodist church was a leader in the Temperance movement and played a significant role in keeping hotels out of Birkenhead. Birkenhead didn't have a liquor outlet until 1970 when the Birkenhead Licensing Trust opened a hotel in Mokoia Road near the new Chatswood suburb. The idea of a hotel was first put forward in 1964, and a local trust licence was granted in 1966, and in 1967 architect Ivan Mercep of Jasmad prepared a design to be approved by the Licensing Control Commission. The Mokoia Road hotel wasn't a success, however, and the Trust instead opened a more modest tavern.⁹³

A restaurant has been operating from the Gum Diggers building at 128-130 Hinemoa Street since 1977, and in 2006 a villa at 82 Hinemoa Street was altered for re-use as '8.2' restaurant.

⁹¹ McClure, p.74.

⁹² Ibid, p.134.

⁹³ Ibid, pp.187-188.

Some of Birkenhead's historic houses have more recently been adapted for visitor accommodation. An example is Stafford Villa, the former Hayman home at 2 Awanui Street.

Places that represent this theme include:

8-12 and R 14 Awanui Street	Clement Wragge's Waiata Tropical Gardens
128-130 Hinemoa Street	The Gum Diggers Restaurant building,
2 Awanui Street	Stafford Villa
162 Mokoia Road	Former Birkenhead Licensed Trust Hotel

Theme 5 Government

5.1 Local Government

The boundaries of the Hundred of Pupuke established in 1848 took in all the North Shore south of a line from Hellyer's Creek to Taiotahi Creek, in what is now Murray's Bay. From 1856 to 1866, the Auckland Provincial Government administered the roads, and the Northern Division, which included the North Shore area, had initially four out of the 24 representatives on the Provincial Council.⁹⁴ Following this, the 1866 North Shore Highway District Board formally commenced work in 1868, and covered the area now known as Northcote, Birkenhead, most of Glenfield and Albany.

The 1876 Counties Act provided for four Auckland area counties: Eden, Rodney, Waitemata and Manukau. At a meeting on 27 July 1877 both the North Shore and Lake Highway Boards urged the County to provide assistance for road improvements, for the cutting leading to the Stokes' Point wharf and for the main road to the north from the Lake area. However, problems remained in trying to get the non-North Shore County representatives to fund North Shore roads and bridges.⁹⁵

In 1882 Birkenhead was included in the Northcote and Greenhithe Roads Board, but by 1884 Northcote had become a separate Board. In 1886 the Birkenhead Roads Board boundaries were nearly the same boundaries as the later borough.⁹⁶ The area was gazetted as the Borough of Birkenhead in 1888, and the first Mayor, Charles Button, served from 1888 to 1901. He was a leading Auckland lawyer and later a Member of the House of Representatives.

The first meetings of the Birkenhead Borough Council were held in the original octagonal Zion Hill church. The site for the municipal chambers was purchased in 1902 and the Borough met for the first time in 1906, in the modest building near Highbury, facing Hinemoa Street.⁹⁷ (Refer Fig. 6, which shows the Borough Council Chambers on the right.)

Birkenhead was more open than other Boroughs to the concept of amalgamation, particularly with Northcote Borough, but continued to be unsuccessful in this area. Ernest (Ernie) Osborne served through some difficult years from 1936 to 1953, but it was probably local manufacturer A Cyril Crocombe who most developed the roads and facilities of the Borough, following his election in 1959. Crocombe was elected with the support of new residents in the Birkdale and Beach Haven areas who felt they were not getting the facilities they were paying for in their rates.⁹⁸

In 1978, with a population of 20,000, Birkenhead was officially pronounced a city, with Graham Stott the first Mayor. Birkenhead Borough became part of North Shore City Council in 1989 following local government amalgamation. The Birkenhead Civic Centre is now located in a new building together with the Birkenhead library, which opened in December 2009 on the same site as the first Borough Council chambers, adjacent to Nell Fisher reserve.



Fig. 58. The Birkenhead Civic Centre and Birkenhead Library opened in December 2009. Photo Matthews and Matthews Architects Ltd, 2010.

⁹⁴ Verran, p.115.

⁹⁵ Ibid, p.120.

⁹⁶ Ibid, p.125.

⁹⁷ Haddon, p.14.

⁹⁸ Verran, p.125.

Places that represent this theme include:

6 Awanui Street	Former home of Robert Taylor, member of Birkenhead Borough Council
73 Hinemoa Street	House of Charles Edward Button, first Mayor of Birkenhead
52 Hinemoa Street	Former Skeates' House, a Mayor of Birkenhead
237 Onewa Road	Zion Hill Church and Sunday School Hall

5.2 Defence

The broad headland to the west of Kauri Point in Birkenhead is used for the NZ Navy armament depot and was developed between 1935 and 1937.⁹⁹ The depot employed a large number of technical, trades, trades apprentices, stores and clerical staff, including shipwrights, fitters and sheet metal workers. The extensive base included 23 buildings and a 95-foot concrete wharf. In 1941 21 additional magazines were built for American forces stationed in New Zealand during the war.¹⁰⁰

During World War II dug-out air raid shelters were made in back gardens and in paddocks in what is now Le Roy Terrace.¹⁰¹ Air raid shelters were also cut into the cliff at Birkenhead Point above Hinemoa Terrace.¹⁰²

Places that represent this theme include:

Kauri Point

5.3 Justice

The North Shore was policed from Auckland until 1869 when the first local policeman was appointed by the Flagstaff Highway Board.¹⁰³ In 1873 a special constable was appointed at Devonport and took over some of the duties of the existing policeman, including keeping the local pound and dealing with the rabbit nuisance on Mt Victoria.¹⁰⁴

A police station was opened at 11 Clarence Street, Northcote, at the turn of the century and this was followed by one at 110 Hinemoa Street, Birkenhead, in 1905-6.¹⁰⁵ Birkenhead Borough's first constable was Mr McGilp, and the Birkenhead Police Station was located in Hinemoa Street roughly opposite Glade Place, with 'lock-ups' at the rear.¹⁰⁶



Fig. 59. Former Birkenhead Policeman's House, 110 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.

⁹⁹ Verran, p.104.

¹⁰⁰ McClure, p.163.

¹⁰¹ Jane Matthews interview with Barbara Lewis, 28 January 2010.

¹⁰² Information supplied at the North Shore Heritage Workshop, 15 September 2009.

¹⁰³ *North Shore Times Advertiser*, 28 January 1975, p.17.

¹⁰⁴ 'Takapuna H.Q. Northern Police Division: Souvenir Programme of 62nd Anniversary of Station Opening, 29 May 1912', Vertical File, Police, Takapuna Library, p.12.

¹⁰⁵ *Appendices to the Journals of the House of Representatives*, 1900, H-16, p.1 and 1906, H-16, p.8.

¹⁰⁶ McClure, p.103.

During the late-1960s a national survey of the police department was carried out that resulted in restructuring of the organisation. In an effort to improve efficiency, many smaller stations were closed.¹⁰⁷ Glenfield and Birkenhead police stations were closed and replaced with patrol bases, which provided a daytime service only.¹⁰⁸ In 1969 the Northcote police station was closed and responsibility for the area was given to the Birkenhead mobile patrol, with afterhours cover provided by Takapuna.¹⁰⁹

Places that represent this theme include:

110 Hinemoa Street Former Police station

5.4 Healthcare

Formerly known as 'The Gables', the large house at 32 Hinemoa Street was built at the turn of the 20th century. It was owned by the Campbell family for over thirty years before being bought and used as a maternity hospital in the 1940s and 50s. Later it was used as children's hospital and then as a rest home.¹¹⁰ Additions were designed by MK Draffin.¹¹¹ The house is surrounded by mature trees and palms.

Miss McKenzie's nursing home, located near the corner of Mokoia and Rawene Roads, no longer remains. It catered for births and for children with tuberculosis.¹¹²

Places that represent this theme include:

32 Hinemoa Street 'The Gables'

¹⁰⁷ McClure, p.137.

¹⁰⁸ Ibid.

¹⁰⁹ *North Shore Times Advertiser*, 3 July 1969, p.3.

¹¹⁰ Haddon, p. 111.

¹¹¹ Drawings held at Auckland Architecture Archive, id. 1553.

¹¹² Jane Matthews interview with Barbara Lewis, 28 January 2010.

Theme 6 Ways of Life

6.1 Religion

6.1.1 Anglican Church

Anglicans in Birkenhead were initially served by St John the Baptist Church in Northcote, which opened in 1860. A cemetery at the top of Pupuke Road and Birkenhead Avenue was established in 1881.¹¹³ With the opening of the Chelsea Sugar works in 1884 the population base began to shift however, and St. Peter's, the first Anglican Church in Birkenhead, was built at the top of the Chelsea village in 1885. In June 1885 St Peter's Mission Hall was added to the building. The chapel was later moved to Birkdale Road and re-dedicated on 29 December 1907. In 1958 the Chapel was moved slightly to allow for the construction of a Sunday school hall, and on 3 November 2000 it was physically moved again to Tramway Road in Beach Haven.¹¹⁴

In 1908 Birkenhead Anglican services commenced at Highbury in a wooden building known as the Foresters' Hall (built 1906). The hall was purchased by the church in 1911 and enlarged. In 1923 All Saints Church was relocated to its current site on the opposite side of Hinemoa Street and altered.¹¹⁵



Fig. 60. All Saints Church 187 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.

6.1.2 Catholic Church

Until 1894, St Patrick's Cathedral in the centre of Auckland served North Shore Catholics, but in 1902-1903, a Devonport priest, Father Joseph Loughlin Ahern, included the Northcote area in his parish. From 1923 to 1928, Father Eugene O'Connor was the Takapuna assistant priest who included the Birkenhead and Northcote area in his parish.¹¹⁶ From about 1905, local Catholics attended services at the Gladstone Hall in Northcote, which they rented. In 1916, they finally bought it and the surrounding 4.5 acres for £500. In the 1930s the presbytery was a rented house in nearby Fairfax Avenue, and the priests covered a vast area including Puhoi.

The other important Catholic institution on Onewa Road originated in December 1933 when Dominican nuns established their parish school. Through all this period, the former Gladstone Hall was still being used as the local Catholic Church, but by the early 1960's the increasing population of the Birkenhead, Glenfield and Northcote area required the building of a new Catholic church.¹¹⁷

A six-sided 85-foot diameter building was decided upon, with the 500 seats arranged in a semicircle to encourage a closer relationship with the priest. 16 mosaic panels were designed by Auckland artist James Turkington and made in Japan. These have since been removed. The old hall was shifted back to become a parish hall. The church, formally blessed by Archbishop Liston on 11 July 1962, was designed by Thorpe Cutter Pickmere Douglas & Partners, registered engineers and architects. As well as serving

¹¹³ Verran, p.230.

¹¹⁴ Ibid.

¹¹⁵ Item No. 54, North Shore City Council Heritage Inventory.

¹¹⁶ Verran, pp.233-34.

¹¹⁷ Ibid.

Birkenhead, Northcote and Glenfield, it also became for a time the 'mother church' for Beach Haven, Albany and Hato Petera.



Figs. 61 [left] & 62 [right]. Exterior and interior views of St Mary's Catholic Church at 115 Onewa Road. Photo Matthews and Matthews Architects Ltd, 2010.

6.1.3 Methodist Church

The first Methodist services were held at Shoal Bay and North Head and from 1855 were organised from the Pitt Street Church in Auckland. Some local Maori were Wesleyan as a result of the active work of missionaries in various parts of New Zealand. Reverend George WJ Spence (1852–1917) arrived in Devonport to serve the Methodist church there in 1882. Spence also ministered to the new North Shore Circuit of Northcote, Birkenhead and Takapuna, from the Devonport Church.



Fig. 63. The 1885 Zion Hill Methodist Church. Photo Matthews and Matthews Architects Ltd, 2010.

The first octagonal Zion Hill Birkenhead Wesleyan Church, designed by WF Hammond, opened in 1881. The 1881 Church was later moved to the rear of the site and the present Gothic style church was opened on 29 March 1885. The architect was Edward Bartley. The Birkenhead Borough Council and other public groups used the old Church schoolroom for meetings. The present Sunday School/Hall behind the Church was officially opened on 17 November 1901, and was built by Fred Souster.

An abundance of committees devoted to the purposes of the church kept members busy. Zion Hill Sunday School had 150 members and 15 teachers. Out-stations operated at Northcote under John Court's leadership, at Birkdale under James Levesque, and also ran at Albany and Mayfield (Glenfield). The Sunday School Anniversary held in the hall on three successive Sundays in November was the biggest musical show on the North Shore.¹¹⁸

¹¹⁸ McClure, p. 96.

6.1.4 Presbyterian Church

As with many other denominations, the first Presbyterian services were held in private homes before Reverend John Wallace was appointed to the North Shore on 18 March 1866. A church was built in Church Street, Devonport in 1867, and the second in 1890.¹¹⁹

Anglicans, Methodists and Presbyterians in the area north of Devonport all at different times used Menary's combined protestant church and school building on Northcote Road. There were regular services from 1892, with the Takapuna area served from Devonport.

Birkenhead became a separate parish with the opening of St Andrew's Church in Mariposa Crescent on 13 December 1914. Before this, the Northcote Parish had included Birkenhead, Birkdale, Glenfield, Albany, Greenhithe, and reached as far north as Dairy Flat. The Church was moved to its present site at 172 Hinemoa St in December 1928. Additions were designed by architects Owen McKenzie & Foote in 1964.¹²⁰



Fig. 64. St Andrew's Presbyterian Church, 172 Hinemoa Street. Photo Matthews and Matthews Architects Ltd, 2010.

6.1.5 Other denominations

The Birkenhead Gospel Hall opened in what is now lower Hinemoa Street in October 1929.¹²¹

Places that represent this theme include:

181 Hinemoa Street	All Saints Church	No. 054, Category A
237 Onewa Road	Zion Hill Church and Sunday School Hall	No. 055, Category A
235 Onewa Road	Parsonage for Zion Hill Methodist Church	No.123, Category B
172 Hinemoa Street	St Andrews Presbyterian Church	
115 Onewa Road	St Mary's Catholic Church	

6.2 Education

The parsonage at St John the Baptist church in Northcote was used as an early school for Birkenhead pupils. It wasn't until 1918 that there was a separate school at Birkenhead, although local residents had been petitioning for this facility since at least 1903, noting the fact that there were more people in the Birkenhead area than in Northcote. It followed the pattern with the local Anglican Church also being administered from Northcote, and Birkenhead eventually getting separate status. Northcote School didn't want to lose pupils, and the appropriate grants.¹²²

¹¹⁹ Verran, p.238.

¹²⁰ NZTG 1/3/66, *Star* 12/12/64, NZ Index Cards, Sheppard Collection Architecture Library, University of Auckland.

¹²¹ Refer photo showing the Gospel Hall in McClure, p. 142.

¹²² Verran, pp.80, 81.

In 1912 the Birkenhead Borough Council was finally successful in winning a separate school. From 1913 a 'side school' ran from the Foresters' Hall on the east side of what is now Hinemoa Street, catering for the primer classes and Standards One and Two. The latter were later housed at the Zion Hill Methodist Hall, with Standard Three and Four at the Northcote School.

Land for a separate school at Birkenhead was bought in Mokoia Road, and a new building constructed in 1918. Birkenhead Primary School opened in 1919 with 174 pupils on the roll. Initially the new school buildings at Lake and Mokoia Roads were used as 'side schools' to the old Onewa Road School, but Birkenhead's claim for a separate 'Main School' was successful, and in April 1925 another building was built at Birkenhead. The new Main School boasted 275 children on its roll.¹²³ Site drawings for Birkenhead School prepared by architect MK Draffin are held at the Auckland Architecture Archive.¹²⁴

By 1949, the school roll was 335, and in 1956 a new infants' block was opened. Birkenhead Primary School is still on Mokoia Road, while Chelsea Primary School at the corner of Balmain and Onetaunga Roads draws pupils from the Chatswood area.¹²⁵ Birkenhead Kindergarten is located close to Birkenhead Primary School at 97a Mokoia Road.

Places that represent this theme include:

- | | |
|------------------|---|
| 237 Onewa Road | Zion Hill Church and Sunday School Hall |
| 43 Church Street | The Parsonage at St John the Baptist church |
| Mokoia Road | Birkenhead Primary School |
| 97A Mokoia Road | Birkenhead Kindergarten |

6.3 The Arts

Rawene Road in Birkenhead is the location of a number of publishing houses including David Ling Publishing, Reed Publishing (NZ) Ltd and McLaren Brown Publishing. Sculptor James Dubignon designed his own modernist house in the suburb in 1971.

Places that represent this theme include:

- | | |
|--------------------|--|
| 25 Hinemoa Street | Henry Hayward and family residence 1890-1905 |
| 132 Hinemoa Street | Art gallery |
| 126 Park Hill Road | Dubignon House, 1971 |



Fig. 65. Dubignon House, 126 Park Hill Road. *Weekend Herald Homes*, 21 November 2009, p. F4.

¹²³ Verran.

¹²⁴ Auckland Architecture Archive Id. No. 1559, not dated.

¹²⁵ Verran, p.81.

6.4 Cinemas and Halls

At one time, dances and cinema going were prime ways of social interaction. Today, organised entertainment through clubs and societies has largely taken over these social functions.¹²⁶

The Martinengo Sisters from Italy joined with the Hayward Brothers to form a travelling musical troupe called the Brescians, who travelled around Britain for 15 years performing opera and theatre. In 1905 they travelled to Australia and New Zealand. Henry Hayward decided to stay in New Zealand, settling at Birkenhead. Here, he and his wife Dominica hosted musical evenings at their home, 'The Cliffs'. Hayward started cinema shows of his own in Birkenhead and Northcote in 1908, and developed a chain of 68 picture theatres throughout New Zealand. In 1929 the Fullers Hayward Company went bankrupt. Hayward thereafter started another business known as Auckland Cinemas Ltd.¹²⁷

In Birkenhead, the local members of the Birkenhead Court of the Ancient Order of Foresters opened a new hall on 12 July 1911. The first hall had been on the west side of what is now Hinemoa Street, and had been sold to the Anglican Church. Films were shown at the new hall on the eastern side of Hinemoa Street from 1912. The hall also had an additional community function, as Birkenhead Primary School ran classes there from 1913 to 1918. The Foresters' Hall operated together with Hayward's Picture Theatre, although from early 1940 the cinema was renamed the 'Kiwi', and was run by Auckland Cinemas Ltd. From March 1960, it was the 'New Kiwi', and then on Christmas 1963 renamed 'Highbury'. From January 1964, it was the 'Birkenhead Theatre' and linked with the 'Bridgeway' in Northcote. However, the rise of television as a rival for family entertainment spelled its demise on 31 October 1964. The hall then became a second hand shop and was later demolished.¹²⁸

Places that represent this theme include:

25 Hinemoa Street Hayward residence

6.6 Sport

Osborne Memorial Park and Recreation Drive in Birkenhead are where numerous sporting clubs are based. Osborne Memorial Swimming Pool was designed by Lewis, Walker, Glossop & Co. Northcote Birkenhead Rugby Union & Sports Club is located in Recreation Drive.¹²⁹

Places that represent this theme include:

None identified.

6.7 Community Organisations and Facilities

Zion Methodist Church and Hall have played an important role as a community facility over time. The Foresters' Hall in Birkenhead was also a significant venue for movies, dances and family Saturday night socials throughout the 1920s, together with halls at All Saints' Church in Hinemoa Street and Victoria Hall (also known as the Buffalo Hall) in Mariposa Crescent. The former Victoria Hall is now used as a crèche, while All Saints' Church incorporates part of the first Foresters' Hall.

A number of Birkenhead's community facilities are grouped in Recreation Drive, including the Northcote Club, All Saints' Scout Hall, the Birkenhead Returned Servicemen's Association (RSA), North Shore Model Railway Club Clubrooms (NSMRC), North Shore Music Trust, and Theatre Works.

¹²⁶ Verran, p.268.

¹²⁷ Haddon, p.49.

¹²⁸ Verran, p.268.

¹²⁹ NZTG, 2/10/68, NZ Index cards, Sheppard Collection, Architecture Library, University of Auckland.



Fig. 66. Former Victoria Hall at 17 Mariposa Cres. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 67 [left]. All Saints' Scout Hall, Recreation Drive.



Fig. 68 [right]. Northcote Club, Recreation Drive. Photos Matthews and Matthews Architects Ltd, 2010.



Fig. 69 [left]. NSMRC Clubrooms, Recreation Drive.



Fig. 70 [right]. North Shore Music Trust, Recreation Drive. Photos Matthews and Matthews Architects Ltd, 2010.



Fig. 71 [left]. Theatre Works, Recreation Drive



Fig. 72 [right]. Birkenhead RSA, Recreation Drive. Photos Matthews and Matthews Architects Ltd, 2010.

The fire station in Birkenhead was erected in 1931 for the Birkenhead Fire Board on a site in Mokoia Road, approximately where Highpoint shopping centre is now.¹³⁰ A new fire station was designed by SE Alleman in 1961, with the site at 154 Mokoia Road sold by the Chatswood Development Company to help fund the first stage of the Chatswood development.¹³¹



Fig. 73. Birkenhead Fire Station. Photo Matthews and Matthews Architects Ltd, 2010.

Between 1879 and 1919, public libraries could register under the Public Libraries Powers Act of 1875 to receive financial assistance from the Education Department. Three libraries were registered on the North Shore: Takapuna, Northcote and Albany. Devonport's first library dates from 1930, while Glenfield had to wait until 1974, when it was incorporated into Takapuna City. Waitemata County ran no library service for North Shore residents, only for Titirangi and Te Atatu North and South.¹³²

In 1989, all the various public libraries in the area became part of North Shore Libraries. Takapuna, Albany and Glenfield had been operating as one system from 1974, following Waitemata County ceased to operate on the North Shore.

An early library at Birkenhead was run by the Zion Hill Methodist Church. Founded in 1949, the first Birkenhead Public Library was located in a small room beneath the old council chambers. Nell Fisher was the Council's first paid librarian. A new library opened in 1968 on the site of the old council chambers.¹³³ It has recently been demolished and replaced by a new library and civic centre that opened on 17 December 2009.

¹³⁰ North Shore City Heritage Workshop. Haddon, pp. 64-65.

¹³¹ NZ Building Register, Index Cards, Sheppard Collection, Architecture Library, University of Auckland. McClure, p.185.

¹³² Verran, pp.143, 144, 145.

¹³³ Refer photograph in Haddon, p. 45.



Fig. 74 A & 74B. Birkenhead Library opened December 2009. Photo Matthews and Matthews Architects Ltd, 2010.

Libraries are significant community facilities, a specialised building type, typically prestigious architectural commissions and located in central positions within town centres. The new Birkenhead Library is likely to be a part of Birkenhead’s future heritage. Librarian Nell Fisher is commemorated by a reserve in her name adjacent to the library.

Places that represent this theme include:

- | | |
|---------------------|---|
| 181 Hinemoa Street | All Saints’ Church |
| 237 Onewa Road | Zion Hill Church and Sunday School Hall |
| Nell Fisher Reserve | Birkenhead Library |
| 17 Mariposa Cres | Victoria Hall |

6.8 Remembering the Past and Preserving it for the Future

The Birkenhead War Memorial was proposed in 1919 and unveiled on 27 April 1927. It was designed by Borough Engineer Frank Finch and made by McNab and Mason, with cast bronze work by Millar Patterson and Lees. The Nell Fisher Reserve and landscaping was implemented at the same time and this cultural landscape reinforces the significance of the War Memorial. The memorial itself is significant for its design and use of polished red granite columns and bronze panels, making it distinctive amongst other regional war memorials.



Fig. 75. Birkenhead War Memorial, Photo Matthews and Matthews Architects Ltd, 2010.

At the annual meeting of Stoke's Point Ratepayers held in 1880, a resolution was passed authorising the Chairman of the Road Board, WF Hammond, to make an application to the Commissioners of Waste Lands for an allotment of 122 acres for a Public Cemetery and Park.

Hammond announced at a public meeting held on 23 August 1880 that the Government Commissioners of the Board of Waste Lands had readily 'complied with the wishes of the residents to set aside a valuable site for a cemetery of ten acres and the remainder for recreation purposes.'¹³⁴ A committee was to be established to oversee the development of the park and cemetery, and a vote was held determining the location of the cemetery in the southern corner of the site. A Cemetery Committee and Trustees were elected at the same meeting, including Messrs Buddle, Hilditch, Wilson, Johnson and Hammond. A separate committee was elected to organise development of the park. Hammond described the importance of public reserves, giving examples from ancient Greece and America as well as the parks around London.

In 1894 the Birkenhead Borough Council were appointed as the Domain Board to administer the park under the Public Domains Act 1881. The inaugural meeting of the Birkenhead Domain Board was held on 6 September 1900. At this time the Birkenhead Borough was a riding of the Waitemata County Council.¹³⁵ Around this time the Board also advertised the possible granting of gum-digging rights in the Domain.

In 1920 control of the cemetery was vested in the Birkenhead Borough Council. During the Depression years extensive milling occurred in the Birkenhead Domain, following which portions were leased for grazing, market gardening and bulb growing.¹³⁶ The cemetery is now managed by North Shore City Council as part of the Eskdale Reserve Network. The cemetery continued to supply plots until 1974 when the Schnapper Rock Cemetery was opened. Burials are still carried out occasionally in pre-purchased plots.

The Roman Catholic Cemetery in Birkenhead, located in Birkenhead Avenue opposite Pupuke Road, is one of the oldest Catholic Cemeteries in Auckland. Ownership of the three-acre plot was transferred in 1861 from Phillip Callan to the first Roman Catholic Bishop of Auckland, Bishop Pompallier, for a token amount of 10 shillings sterling.

Phillip Callan had received a crown grant for 67 acres of land in Birkenhead in 1853 comprising Allotment No.152. Callan was greatly involved in the establishment of St Patrick's Roman Catholic Church in Auckland, and was well known as a prominent benefactor of the early Catholic Church in Auckland. No records of burials can be found until the death of John O'Neil on 18 August 1898 in what from that time was to become Birkenhead Catholic Cemetery.

In 1987 the Cemetery was gifted by Bishop Dennis Browne to the Birkenhead City Council with the unused portion of the land to be developed as a reserve named after Bishop Pompallier. Members of St Mary's Parish led a group called Friends of the Cemetery, and were instrumental in organising the handing over.¹³⁷

In 1996 an area of Maori grave sites located within the original graveyard were rediscovered following maintenance by the Council and Friends of the Cemetery. A special ceremony was held at the site to unveil a memorial plaque, which was blessed by Father Peter Ryan of Hato Petera College.¹³⁸

Places that represent this theme include:

R 204 Hinemoa Street	Birkenhead War Memorial	1927
? Glenfield Road	Glenfield Road cemetery	1881
4 Glenfield Road	Northcote Protestant (Anglican) Cemetery	1865
R2 Glenfield Road	Birkenhead Catholic Cemetery (Pompallier Reserve)	1861

¹³⁴ Newspaper article contained in Birkenhead Domain Cemetery Minute Book, NSCC Archives BCC562/1 G7.

¹³⁵ *Draft Management Plan for the Eskdale Reserve Network*, May 1999, p.15.

¹³⁶ *Ibid*, p.16.

¹³⁷ *The New Zealand Tablet*, 25 October 1989, p.9.

¹³⁸ *North Shore Times Advertiser*, 25 June 1996, p.5.

Birkdale – Beach Haven

Theme 1 Land and People

1.1 Geology

Refer to discussion in thematic review document and Northcote chapter.

Places that represent this theme include:

None identified.

1.2 The People of the North Shore

Before the 1820s, there were a number of kainga and protective pa in the Greenhithe and Paremoremo areas. As with the rest of the North Shore, the Ngapuhi invasion in 1821 led to the area being abandoned. In the 1830s some Maori did return, and prior to the Treaty of Waitangi there were some land sales, mainly by Ngati Whatua, in the Okura, Paremoremo, Lucas and Oruamo/Hellyer's Creek areas. Some of these old land claims were disallowed, and that land then included in the Crown's Mahurangi Purchase. On 16 April 1860, a Crown Grant for Lot 173 was issued to Pero Tuwerowero for 126 acres in the area that is now part of the suburb of Witherford Heights, at the upper reaches of Hellyer's Creek. On Tuwerowero's death, there followed a succession dispute in 1884 and a confirmation in 1890 that the then owner, Matui Miru, had recently sold the land to Thomas Campbell. Little is known how many Maori actually lived on this site, as it was ignored at the 1878 Census of Maori.¹

The Mahurangi Purchase provided the means for Pakeha purchase of the land. This land purchase by the Crown, which included the North Shore, was in fact a series of purchases from 1841 to 1854. This was due to the number of interested parties involved. On 13 April 1841, 22 Maori signed on behalf of the Marutuahu or Hauraki Confederacy. This included Ngati Tamatera, Ngati Whanaunga, Ngati Maru and Ngati Paoa. On 31 May 1841 Patuone of Ngapuhi, whose wife was of Ngati Paoa, signed a separate settlement, while on 29 June 1841 Na Tautari and five others began the settlement of Ngati Whatua interests in the area. On 3 January 1842 four other Ngati Whatua chiefs settled. There were further settlements into the early 1850's for particular parcels of land north of the North Shore, and included Te Kawerau, Ngati Whatua, Ngati Paoa and Ngai Tai (specifically Rangitoto).²

Birkdale and Beach Haven were rural areas with a small population in the late 19th century. In 1886 settlers petitioned the Auckland Harbour Board for provision of a wharf at Hellyer's Creek, and in 1888 Hellyer's Creek wharf, known later as the Birkdale and then Beach Haven wharf, was built to serve a growing number of settlers in the area. Water transport was then the easiest means of travel. Launches and steamers served the Upper Harbour route, transporting passengers and goods from the growing number of local industries, which included kauri gum, paper, timber, pottery and, above all, fruit-growing.

The Birkdale/Beach Haven area was first named 'Parkview' by early European settlers, and the name was adopted for the area which extended from Balmain Road to Hellyer's Creek. On 8 August 1889 the Birkenhead Borough Council resolved to call that part of the Borough from Rendall's Creek to Hellyer's Creek 'Birkdale', with the Hellyer's Creek wharf then to be known as 'Birkdale'. By this time, the area supported a significant strawberry and fruit-growing industry. The Birkenhead Historical Society publication *Life, Laughter & Love in the Early Years. Remembering Earlier Times in Birkenhead & Birkdale* notes that:

Transport was a major problem until well after the turn of the century. A lot of orchards were developed with a water frontage and most had their own jetty. The old Birkdale wharf was a lot bigger than today with a large goods shed, waiting room and crane. The horses and carts used to drive right down and onto the wharf. Bradney and Binns had a regular steamer service and when the tide was right, used to run right up to Riverhead. Hunter Bros. from Greenhithe later started a more reliable launch service (not being so dependent upon the tide) and proved very popular with the

¹ David Verran, *The North Shore: An Illustrated History*, Auckland, 2010, p.19.

² Ibid, p.17.

strawberry growers, enabling them to catch the morning market. Apart from fruit, a lot of other freight was carried as well as quite a number of passengers.³

Not long after the construction of the wharf, Birkdale Primary School opened in 1894.⁴ There was no central school at Birkenhead at the time. Birkenhead pupils had to choose between Birkdale Primary and Northcote Primary. The original 1894 school building was removed in 1967 to allow for new school buildings.

In 1923 the Birkdale Land Company advertised the Beach Haven subdivision for sale. Roads, including Pohutukawa, Puriri and Kauri Avenues were formed by horse teams. Until that time a small number of baches that provided a weekend retreat for Auckland yachtsmen were among the few buildings located in this area. Land agents chartered launches to take prospective buyers over to view the sections at weekends. The sections cost between £40-200 and sold quickly. Construction of houses, typically in the bungalow style, followed more slowly.⁵

In 1924 the Hilders arrived in Beach Haven and opened a store, which became a community meeting place.⁶ The family's return bay villa had been built at the corner of Beach Haven and Rangatira Roads in 1910. It was occupied by the Hilder family from 1924 until 1947. In 1925 the shop was opened in the house, which also functioned as the Post Office until after the end of WWII. The house was relocated to its current site in Rangatira Road in 1994. Alterations have been made to the shop windows and doorway, which were later replaced in 2007.⁷

Growth in the local population was the catalyst for the construction of the Birkdale Community Hall in 1925. It was an important community facility used for dances, films, meetings of the Birkdale Literary Society, the Women's Institute, religious worship, annual shows and Rowland Bentley's YMCA gymnastic displays.⁸

In the 20th century Birkdale and Beach Haven were predominantly fruit growing areas and remained so until after the opening of the harbour bridge.⁹ Along with Hilder's Store, early local shops built in the 1920s included Bright's store at Verran's Corner. A limited number of houses dating from the early 20th century have been identified for protection in the North Shore District Plan.

By the 1951 Census, there were still just 244 Maori living in Northcote, Takapuna and Devonport Boroughs combined, but Birkenhead Borough reported no Maori at all. By the 1971 Census, the presence of Maori Affairs housing in the newly developed areas of Birkdale, Beach Haven and Northcote was becoming evident, with 770 Maori reported in Birkenhead Borough, most residing in Beach Haven and Birkdale.¹⁰

After the opening of the Auckland Harbour Bridge the area changed dramatically as numerous orchards were subdivided for residential development. Between 1936 and 1946 Birkenhead's population grew by only 400, but the population more than doubled from 6000 in 1961 to 13,000 in 1967. The range of new subdivisions brought diversity to the area and was the catalyst for new schools, commercial development and community facilities.¹¹

Places that represent this theme include:

In the Birkdale-Beach Haven area the following sites are included in Appendix 11B of the District Plan, providing evidence of Maori settlement:

³ No. 56, North Shore City Council Heritage Inventory.

⁴ No. 99, North Shore City Council Heritage Inventory.

⁵ Margaret McClure, *The Story of Birkenhead*, Auckland, 1987, p.137.

⁶ Ibid.

⁷ No. 90, North Shore City Council Heritage Inventory.

⁸ McClure, pp. 136-7.

⁹ Comments by Mr Glad Durham, North Shore Heritage Workshop, 15 September 2009.

¹⁰ Verran, pp.28, 29.

¹¹ McClure, p.184.

Map 23

Site 37	Pa, Island
Site 48	Midden, settlement, headland
Site 50	settlement, headland
Site 285	Clifftop pa
Site 287	Clifftop pa
Site 919	Midden, mound depression
Site 920	Midden
Site 921	Midden
Site 926	Midden
Site 974	Midden
Site 976	Midden
Site 978	Midden
Site 979	Midden
Site 980	Midden
Site 1257	Ditches

Map 28

Site 52	Headland pa
Site 925	Midden
Site 977	Midden



Fig. 2. Island Bay Wharf. Photo Matthews & Matthews Architects Ltd, 2010.

2.1.2 Trams

There is a Tramway Road in Beach Haven, where the River Plate Company constructed a mill and bush tramway as part of its kauri logging operation. Passengers were not provided for. The Takapuna Tramways and Ferry Company later discussed running trams to Birkenhead from Takapuna, but this was not pursued.¹⁵

Places that represent this theme include:

None identified.

2.1.3 Buses

The first bus in the Birkenhead area was Thomas Horton's horse and 6-passenger cart, which ran between Birkenhead wharf and Chelsea village. From 1910 the Oldham brothers ran a bus service from the wharf to Verran's Corner, while William Goodall took the route to Highbury and then to Coronation Road. They were later replaced by Millar and Dunn.

By 1915 Mayor Wallace favoured a Council run motor bus service but the rest of the Council preferred not to use ratepayer's money for this.¹⁶ Instead the privately run Birkenhead Motor Bus and Transit Company started a service from October 1915. This ran from the wharf to Verran's Corner in the west and Glenfield Road to the north. In 1922, the company changed its name to the Marine Suburbs Bus Company, and operated from its own service station at the top of Onewa Road (now Birkenhead Avenue), to Verran's Corner.¹⁷

From 1927, Marine Suburbs faced rivalry from Blue Star Motor Service Ltd, which also added an additional service to the Beach Haven wharf. Blue Star won the battle in early 1928, but not the financial war, and was bought out by Charles Inwards, who also bought out another three drivers who had formed Birkenhead Transport, serving Highbury, Pupuke Road and the wharf. Inwards then formed a new Birkenhead Transport Company in 1933.¹⁸ The roads would often have been in a very poor state, as the Birkenhead Borough Council only tar sealed the main road to Verran's Corner in 1947, with successive extensions further out to Beach Haven Wharf.¹⁹

¹⁵ Verran, p.193.

¹⁶ Ibid, p.192.

¹⁷ Ibid, p.195.

¹⁸ Ibid.

¹⁹ Ibid, p.196.



Fig. 3. Birkenhead Transport Bus depot at Verran's Corner. Photo Matthews & Matthews Architects Ltd, 2010.

There were also separate Albany and Stanley Bay bus companies. The Albany bus company had its depot off Rugby Road in Birkenhead and ran from the wharf via Glenfield Road to Albany, doing mail and general deliveries along the way.²⁰

In 1954 the Northcote-based Waitemata Bus and Transport Company was bought out by the Devonport/Takapuna-based North Shore Transport, and arrangements made with Birkenhead Transport for their takeover of the Northcote routes, which also expanded out to the intersection of Wairau and Glenfield Roads. The North Shore Transport Company moved out of its Hall's Corner depot in 1963 in favour of the new depot in Diana Drive off Wairau Road. Eventually the Auckland Regional Authority bought out the North Shore Transport Company in 1971.²¹

Places that represent this theme include:

Verran's Corner Birkenhead Transport Ltd depot

2.2 Roads

By the 1880s settlement extended sparsely to Hellyer's Creek where cheap land had been bought by the Shepherds, F Hayman, James Levesque, the Gummer Brothers, the Hayfields and John G Kay. At a council meeting in 1889 John Kay resolved that 'the portion of the Borough between Rendell's Hill and Hellyer's Creek be called Birkdale and that the roads be named as follows - From Lot 132 to the wharf 'Pine Avenue', from the eastern corner of Bagot's Lot 138 to Hellyer's Creek 'Tramway' and from the Tramway Road to Kaipatiki, 'Birkdale'.²² Maps such as the Hammond & Sons' map of 1887 show the limited number of roads in the area at that time.²³

During the 1920s the quietness of Birkdale Road made it popular for those learning to drive cars. In the early decades of the 20th century the Birkdale and Beach Haven areas had poor clay roads, which became almost impassable in winter. The Birkenhead Borough Council tar sealed the main road to Verran's Corner in 1947, with successive extensions further out to Beach Haven Wharf. Roads were formed as part of the numerous subdivisions that were created in Birkdale and Beach Haven in the 1960s and 1970s. In 1962 Council was granted a loan of £280,000 from the Local Authority Loans Board to upgrade the main roads that led to the new subdivisions in Birkdale and Beach Haven.²⁴

The Auckland Harbour Bridge opened on 30 May 1959, and to an even greater degree than elsewhere on the North Shore, this event had an enormous effect on the way of life in Birkdale and Beach Haven.

²⁰ Verran, p.196.

²¹ Ibid, p.198.

²² Quoted in McClure, p. 70.

²³ NZ Map 3728, Sir George Grey Special Collections, Auckland City Libraries.

²⁴ McClure, p. 185.

These rural suburbs changed rapidly from an area of predominantly orchards to residential suburbs with local shops and schools.

The first car in the Birkenhead borough was a Citroen in Balmain Road. Albert Hadfield bought the fifth car in Birkenhead in 1920, a model T Ford, which he and his family took to the outskirts of Birkdale to learn to drive. Right into the 1930s cars remained a rare sight on Birkenhead roads.²⁵ Increasing car ownership has led to purpose built buildings such as garages and service stations as well as car showrooms.

Places that represent this theme include:

None identified.

2.3 Communication

To assist with the growth of industry on the North Shore, an underwater telephone cable was laid across the harbour to May's Devonport Post Office, and overland cables erected to Lake Takapuna and Northcote. The new telephone service commenced on 15 May 1882, with two more underwater cables laid later. There was also a Kauri Point to Sydney telegraph line laid in 1912.²⁶

The telegraph cable for the Birkenhead area landed at what was originally Telephone Road, before it was renamed Rugby Road in around 1913. Additional submarine cables were laid from 1929 to boost the availability of telephone lines. For some time Birkenhead was on the Ponsonby exchange. The Northcote telephone and telegraph exchange was combined in 1897 and combined with the Birkenhead exchange in 1925. That manual exchange went automatic from 1930. Albany received a telephone service from 1924.²⁷

A postal service started in Birkenhead on 15 February 1884, in Albany on 1 December 1890 and in Birkdale on 1 December 1894.²⁸ Hilder's Store in Birkdale also served as the local Post Office from 1925 until shortly after WWII.²⁹

Places that represent this theme include:

Rangatira Road Hilder's Cottage

2.4 Utilities

2.4.1 Water Supply

Early supply of water for residences in Birkdale and Beach Haven would have come from wells and rainwater collected in tanks. From the 1890s, water for residents of Devonport and Birkenhead Boroughs was taken from Lake Pupuke, with Northcote and then Takapuna (using Devonport's pumping station) later joining the scheme.³⁰

In 1912 the Birkenhead Borough Council raised a £24,000 loan to buy property at Lake Pupuke and build a pumping station there and waterworks by Verran's Corner. In 1913 the water for Birkenhead was first turned on.³¹ In 1934 Birkenhead became the first North Shore borough to be connected to Auckland city's Waitakere water supply.³²

In 1941 the Board of Health forced the other North Shore boroughs into accepting Auckland City Council water directly via a new pipeline from the Waitakere Ranges into the Birkenhead reservoir. The North Shore Boroughs Water Board was abolished by Parliament and bulk water supply vested in

²⁵ McClure, p. 130.

²⁶ Verran, pp.151-3.

²⁷ Ibid, p.151.

²⁸ Ibid.

²⁹ No. 90, North Shore City Council Heritage Inventory.

³⁰ Verran, p.132.

³¹ McClure, pp. 107-8

³² Verran, p.135.

Auckland City, who were contracted to supply 365 million gallons a year. Lake Pupuke was to be kept in reserve, but due to a lack of local filtration complaints about water quality returned on the occasions when it was used. The Lake Pupuke pump houses were eventually abandoned and the machinery removed.³³

A further new connection across the harbour was up and running by December 1948. From the 1960s the provision of bulk fresh water became the responsibility of the Auckland Regional Authority, and then from the late 1980s of Watercare. In September 2009 Birkenhead's largest water treatment reservoir at Verran's Corner was cleaned by divers, using vacuum hoses to suck sediment from the reservoir floor.³⁴



Fig. 4. Water reservoir near Verran's Corner. Photo Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

Water reservoir Verran's Corner

2.4.2 Drainage

A separate North Shore Drainage Board was created in 1951, supported by all the North Shore boroughs, which resolved to develop a filter and oxidation pond based drainage system. The treatment plant was located at Rosedale Road and opened in September 1962, with effluent discharged offshore between Campbell's and Castor Bays.³⁵ From 1989 responsibility for drainage on the North Shore moved from the North Shore Drainage Board to the new North Shore City Council.³⁶ Sewage reticulation was provided to Birkdale and Beach Haven in 1963.³⁷

Places that represent this theme include:

None identified.

2.4.3 Power

The completion in the 1920s of the massive Arapuni hydroelectric generation station on the Waikato River benefitted the inhabitants of the North Shore. Electricity was supplied to Birkenhead for the first time in December 1926 by the Auckland Electric Power Board.³⁸ Birkdale and Beach Haven both shared in the provision of service to Birkenhead.

Places that represent this theme include:

None identified.

³³ Verran, pp.135-36.

³⁴ *North Shore Times*, 17 September 2009, p.2

³⁵ Verran, p.137.

³⁶ *Ibid*, p.129.

³⁷ McClure, p. 185.

³⁸ *Birkenhead Gazette*, 1 April 1927, p. 3.

Theme 3 Building the City

3.1 Subdivision of Land



Fig. 5. This 1928 survey map shows the contrast between the patterns of residential subdivision on Birkenhead Point with the larger allotments in Birkdale, where agricultural and horticultural uses continued. Sir George Grey Special Collections, Auckland City Libraries, NZ Map 75.

In 1923 the Birkdale Land Company offered the Beach Haven Estate Subdivision for sale. Pohutukawa, Kauri and Puriri Avenues were formed and an area of modest bungalows built. Up until then the main development had been a few small baches used as a weekend retreat for Auckland yachtsmen. Real estate agents attracted potential city-living buyers by chartering launches at weekends to view the sections. While the sections sold quickly, houses on them developed more slowly.³⁹

The *Herald* in 1956 described the area between Birkenhead and Beach Haven as 'an area of farmlets, some 2000 acres carrying only 500 people' and predicted the enormous changes to come with new subdivisions for housing.⁴⁰

³⁹ McClure, p.137.

⁴⁰ *Ibid*, p.182.

Post-Harbour Bridge, residential subdivisions steadily replaced the area's strawberry farms. In 1960 the Birkenhead Council and the Housing Corporation of New Zealand promoted a 'parade of homes' to showcase low-cost modern housing. Land was allocated by the Minister of Housing in Levesque Street and Chippendale Crescent in Birkdale. The Mayor, Mr Crocombe, headed a committee to organise the display of model houses by a variety of builders, which could be built for less than £3000.⁴¹ The Jacaranda Estate (between Jacaranda Avenue and Hadfield Street) was developed at a similar time on what had been Ernie Anderson's strawberry gardens.⁴² Land in the area from Levesque Street to Kaipatiki Creek was developed by Universal Homes, who also developed land between Rangatira Road and Tramway Road, on former strawberry farms.⁴³ The former peach, apple and pear orchards of early settler John G Kay and the Lancaster family became Lancaster Court and Melba and Frizell Streets.⁴⁴

Council was granted a loan of £280,000 from the Local Authority Loans Board in 1962 to improve the condition of the main roads leading out to the new subdivisions and in 1963 sewerage reticulation was provided for Birkdale and Beach Haven.⁴⁵ In the 1970s the steeper ground above Island Bay were developed.

Places that represent this theme include:

Parade of Homes Levesque Street subdivision

3.2 Commercial Architecture

Hilder's Store became one of the first community meeting places in Beach Haven. Growth of the surrounding area was the catalyst for the construction of the Birkdale Hall in 1925.⁴⁶ It was the local venue for dances, films, meetings of the Women's Institute and Birkdale Literary Society, worship annual shows and Rowland Bentley's YMCA gymnastic displays.⁴⁷



Fig. 6. Bright's Store at Verran's Corner. Photo Matthews & Matthews Architects Ltd, 2010.

The Verran's Corner shops were established in the 1920s. Bright's Store was built in 1926 by John Bright. The Presland-Tack shops at Verran's Corner, at the bend of Mokoia Road and Waipa Street, were also built in the 1920s. Brighton Hall was located on the north side of the road at Verran's Corner, built by John Bright in c.1926.⁴⁸ The Beach Haven shops appear to have been developed in the 1960s.

⁴¹ McClure, p. 184 and information supplied by Glad Durham, 15 September 2009.

⁴² Information supplied by Glad Durham, 15 September 2009.

⁴³ McClure, p.184.

⁴⁴ Ibid.

⁴⁵ Ibid, p. 185.

⁴⁶ Ibid p.137.

⁴⁷ Ibid.

⁴⁸ Information supplied at North Shore Heritage Workshop, 15 September 2009.

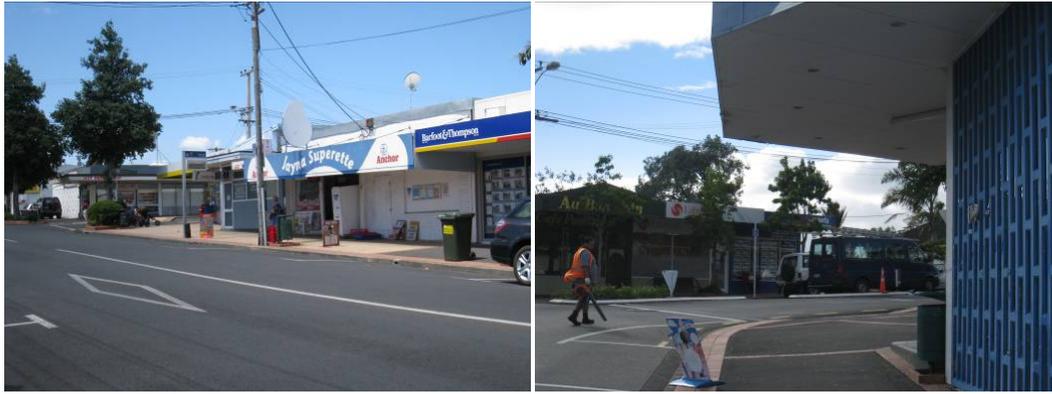


Fig. 7 [left] & Fig. 8 [right]. Beach Haven Shops. Photos Matthews & Matthews Architects Ltd, 2010.

Places that represent this theme include:

Rangatira Road Hilder's Cottage
 Verran's Corner Bright's Store

3.3 Residential Architecture

A small number of early farmhouses remain in Birkdale and Beach Haven. Charlie Levesque's house at 205 Birkdale Road is a relatively early survivor, and it has associations with the Levesque family who were significant local horticulturalists. The Levesques grew strawberries as well as other fruit.⁴⁹ They had a cannery and in Levesque Street there was a homestead, farmhouse and sawmill, though today nothing remains of the latter.⁵⁰

Bungalows built in Beach Haven in the 1920s were typically modest four-roomed houses, with small verandas and little decoration.⁵¹

During the 1960s orchard land from Levesque Street to Kaipatiki Creek was developed by Universal Homes, as was the area between Rangatira and Tramway Roads. Particularly in the 1960s and 1970s, large-scale residential building firms focussed on particular sectors of the growth areas of greater Auckland. For example, Reidbuilt Homes started off in a small way building houses in their yard in Beach Haven and then transporting them across Auckland, sometimes by barge. They later moved to Wairau Road. Sunline Homes concentrated on the Milford area, Paramount Homes, WG Archer and Dempsey Morton built all over the North Shore, and Universal Homes and John Senior, focused on Beach Haven.⁵² Amongst other builders were Franchi and Iron, Keith Hay, Neil and Beazley Homes.⁵³

The Levesque Street Parade of Homes was created in 1961 to display low-cost modern housing that could be built for less than £3000.⁵⁴ Unlike other parts of Auckland, state housing came to the North Shore in small clusters, and until the early 1960s it was located predominantly around Belmont, Northcote Central and Birkdale. Comparatively large numbers of Maori Affairs state housing in the Beach Haven and Northcote areas were built from the 1960s.⁵⁵

After the opening of the Auckland Harbour Bridge, an area around Beach Haven Road was one of the first to be cleared for a state housing development in Doris Street. A small pocket of state housing was also built in Hammond Place.⁵⁶ In Birkdale state houses were built in Rangatira Road and its neighbouring streets, including Hayman Place and Lysander Crescent.⁵⁷

⁴⁹ McClure, pp. 70-75.

⁵⁰ Ibid, p.76. Information supplied by Glad Durham, 15 September 2009.

⁵¹ McClure, p. 137.

⁵² Ibid, p. 184.

⁵³ Verran, pp.277-78.

⁵⁴ McClure, p.184.

⁵⁵ Rachel Jackson, 'State housing in Auckland', University of Auckland thesis, 1965.

⁵⁶ McClure p.184

⁵⁷ Information supplied by Glad Durham, 15 September 2009.

One of the most unusual houses on the North Shore is located in Birkdale. Lymington Castle was built in Verbena Road by Esme Castleton and her husband Ron Reid on land owned and farmed by Esme's parents.⁵⁸ It replaced an earlier timber homestead. The castle was built by Ron on weekends over a 15-year period.



Fig. 9. Charlie Levesque's house at 205 Birkdale Road. Photo Matthews & Matthews Architects Ltd 2010

Places that represent this theme include:

39 Birkdale Road	Villa
53 Birkdale Road	Late Victorian villa
134 Birkdale RoadBay	Villa
191a Birkdale Road	Victorian villa
8 Fordham Street	Fordham cottage
Rangatira Road	Hilder's cottage
47 Verbena Road	Lymington Castle
48 Eskdale Road	Villa
54 Eskdale Road	House
3 Rangatira Road	Cottage
Levesque Street	1961 Parade of Homes
205 Birkdale Road	Former home of Charlie Levesque

A number of houses were designed by Group Architects in Birkdale but their existence and exact location would need to be confirmed through further research.⁵⁹



Fig. 10. House at 48 Eskdale Road, a centre gutter villa. Photo Matthews & Matthews Architects Ltd, 2010

⁵⁸ Refer photograph of Lymington Castle during construction, included in *Birkenhead The Way We Were*, p. 113.

⁵⁹ Drawings at the Auckland Architecture Archive.



Fig. 11. House at 54 Eskdale Road. Photo Matthews & Matthews Architects Ltd, 2010.



Fig. 12. Cottage at 3 Rangatira Road near Verran's Corner. Photo Matthews & Matthews Architects Ltd, 2010.



Fig. 13. Houses in Levesque Street. Photo Matthews & Matthews Architects Ltd, 2010.

3.4 Public Spaces

Public Parks in Birkdale and Beach Haven include Osborne Park, which was built with Relief Scheme labour, Tui Park, at the end of Rambler Crescent, Rangatira Reserve, Hilders Reserve, Birkenhead Domain, John G Kay Park and Gretel Scenic Reserve.⁶⁰ Tui Park was donated as part of the planned Witherford estate.⁶¹

Places that represent this theme include:

See above.

⁶⁰ Information supplied at North Shore Heritage Workshop, 15 September 2009.

⁶¹ *Ibid.*

Theme 4 Work

4.1 Farming

Wheat, maize corn and barley were grown from at least 1844, in part as fodder for horses and cattle. Local farmers also milled grains for their own flour. As well as sheep and cattle grazing, fruit trees soon became a vital part of agriculture on the North Shore, with commercial horticulture in various parts of the North Shore evident from the 1860s. Plum, apple and peach trees were particularly noticeable, as well as floriculture. Table grapes also grew well in the area, and the Beere family in Birkdale cultivated grapes near the current location of Birkdale Intermediate School.⁶² The Birkenhead and Northcote Fruitgrowers' Association held annual shows at which were displayed locally grown apples, pears, peaches, plums, grapes, water and rock melons, cape gooseberries, lemons, quinces, prunes and vegetables. There were also examples of locally produced jams, jellies, butter, honey and hams.⁶³

James Levesque has been described as the most experimental and self-sufficient of the Birkdale fruit growers.⁶⁴ He had experience as a nurseryman and in sawmilling. At 'Roseneath', his home in Birkdale, he set up a forge, sawmill and canning factory, employing women in his family as well as from the local area. He had four acres planted in strawberries and developed an innovative irrigation system.⁶⁵

The predominantly clay soil in the area was not well suited for large-scale dairy farming. Nevertheless a downturn in the Auckland fruit market in the 1890s led orchardists all over the North Shore to grass at least part of their orchards, and turn to dairying. By the early 20th century, much of the scrub had been cleared with the help of new technologies. The majority of farms were less than 100 acres. Birkdale and Albany were seen as the best areas for strawberry fruit, and for tomatoes as well. In the early 1900s fruit farms in Northcote, Birkenhead, Glenfield and Birkdale varied from five to 15 acres in size, while most in Albany were less than 25 acres. From Bayswater to Birkdale 200 acres were in strawberries, primarily in Birkenhead and Northcote.⁶⁶

The strawberries grown in Birkdale were regarded as the best, and were also the first on the market. To retain the vitality of each species, Birkdale growers commissioned farmers out of Auckland to grow new plants ready for annual planting. Tom Sheppard commissioned Maori at Te Paa on the Kaipara to do this, while James Levesque used growers in the Waikato.⁶⁷ In 1904 there were over 100 strawberry growers in Birkenhead, Birkdale, Glenfield and Northcote. There were also smaller plots of strawberries growing in Torbay, Milford and Takapuna. Canning of surplus fruit was carried out by Thompson and Hill's fruit canning factory, first located near the Birkenhead Wharf and later moved to Nelson Street in Auckland.

In Birkdale fruit canning was also undertaken by the Levesque family at Birkdale and, from the 1920s, by the Jonkers family at Greenhithe. The Hopkins and Shepherd families in Birkdale ran other smaller family businesses.

In the 20th century Birkdale and Beach Haven were predominantly fruit growing areas until the opening of the Harbour Bridge in 1959.⁶⁸ This predominantly rural agricultural pattern is evident in an aerial photograph dating from 1963.⁶⁹ In 1967 the Birkenhead Borough Council, which included the Birkdale area, noted there were now seven people running just six 'urban farms'.⁷⁰

Places that represent this theme include:

Site of the Levesque's cannery	179 Birkdale Road
Charlie Levesque's house	205 Birkdale Road

⁶² Verran, p.36.

⁶³ Ibid, p.38.

⁶⁴ McClure, p. 78.

⁶⁵ Ibid.

⁶⁶ Verran, p.45.

⁶⁷ McClure, p. 72.

⁶⁸ Comments by Glad Durham, 15 September 2009.

⁶⁹ North Shore City Council, aerial photograph taken in 1963.

⁷⁰ Verran, p.46.



Fig. 14 [left] & Fig. 15 [right]. Charlie Levesque's House at 205 Birkdale Road. Site of Levesque cannery at 179 Birkdale Road. Photos Matthews and Matthews Architects Ltd, 2010.

4.2 Industry

From the 1960s the Wairau Valley was developed as the main light industrial and distribution area on the North Shore. Small areas of industrial development are located in Birkdale including in Bay Park Place and Kahika Road.

4.2.5 Colonial Sugar Refinery at Chelsea

Built in 1883-1884, the Chelsea sugar works remains the most significant industrial plant on the North Shore. A building in Birkdale associated with the refinery is St Peter's Anglican Church, built in 1885 as a Mission Hall for Chelsea Sugar Refinery employees. The church was relocated to Birkdale in 1907 after the removal of the original workers' village at Chelsea. The church was designed by WF Hammond.

Following its relocation in 1907 to Birkdale Road, extensions were made for a Sunday school hall in 1958. In 2000 the church was relocated again to 56a Tramway Road after the Parishes of St Peter and St Nicholas combined.⁷¹



Fig. 16. St Peter's Anglican Church, originally located near the Chelsea sugar refinery worker's village, now at 56a Tramway Road, Birkdale. Photo Matthews and Matthews Architects Ltd, 2010.

Places that represent this theme include:

56a Tramway Road St Peter's Anglican Church

⁷¹ Item No. 91, North Shore City Council Heritage Inventory.

4.3 Commerce

Refer to section 3.2 Commercial Architecture.



Fig. 17 [left]. Dairy at the corner of Rangatira and Island Bay Roads. Fig. 18 [right]. The Beach Haven Shops, developed c.1960s. Photos Matthews and Matthews Architects Ltd, 2010.

Places that represent this theme include:

Rangatira Road Hilder's Cottage
Verran's Corner Bright's Store

4.4 Tourism

At the end of Island Bay Road, near the wharf, was a Cabaret built in the 1920s. It still remains and is the last building on the left side.⁷² Fernz Lodge, Conference Centre and Restaurant are located at 2 Rangatira Road at Verran's Corner.



Fig. 19. Former cabaret, 132 Island Bay Road. Photo Matthews and Matthews Architects Ltd, 2010.

Places that represent this theme include:

Former Cabaret 132 Island Bay Road

⁷² Information supplied by Glad Durham, 15 September 2009.

Theme 5 Government

5.1 Local Government

The boundaries of the Hundred of Pupuke established in 1848 took in all the North Shore, from south of a line from Hellyer's Creek to Taiotahi Creek in what is now Murray's Bay.⁷³ From 1856 to 1866, the Auckland Provincial Government administered the Northern Division, which included the North Shore area.⁷⁴

Following this the 1866 North Shore Highway District Board formally commenced work in 1868, administering Northcote, Birkenhead, most of Glenfield and Albany. The 1876 Counties Act provided for four Auckland area counties: Eden, Rodney, Waitemata and Manukau.⁷⁵ Birkdale and Beach Haven, like the rest of the North Shore, was part of Waitemata County.

Birkenhead Borough Council was established in 1888. The first Mayor was Charles Button, who served from 1888 to 1901.⁷⁶ The first meetings of the Birkenhead Borough Council were held in the first Zion Hill church. The site for the municipal chambers was purchased in 1902, and the Borough met for the first time in a modest building facing Hinemoa Street near Highbury in 1905.

Local manufacturer A Cyril Crocombe is credited with developing the roads and facilities of the Borough following his election in 1959, particularly for new residents in the Birkdale and Beach Haven areas.⁷⁷

In 1978, with a population of 20,000, Birkenhead was officially pronounced a city, with Graham Stott the first Mayor. Birkenhead Borough became part of North Shore City Council in 1989 following local government amalgamation.

The Birkenhead Civic Centre is now located in a new building together with the Birkenhead library, which opened in December 2009 on the same site as the first Borough Council chambers adjacent to Nell Fisher reserve.

Places that represent this theme include:

John G Kay Monument (see section 6.8)

5.3 Justice

There was no police station in early Birkdale; the closest policeman was based in Birkenhead.⁷⁸

Places that represent this theme include:

None identified.

⁷³ Verran, pp.116-19.

⁷⁴ Ibid, p.119.

⁷⁵ Ibid.

⁷⁶ Ibid, p.125.

⁷⁷ Ibid.

⁷⁸ Information supplied by Glad Durham, 15 September 2009.

Theme 6 Ways of Life

There was a significant change in the social structure of Birkdale and Beach Haven after the opening of the Harbour Bridge and the consequent proliferation of new subdivisions, which brought new people with diverse cultural and religious backgrounds to the area. The area, with its 'traditional groupings of Birkdale orchardists, Chelsea sugar workers and city businessmen living on the point', was infilled with a wide variety of new residents and their houses.⁷⁹

6.1 Religion

6.1.1 Anglican Church

Anglicans were initially served by St John the Baptist Church in Northcote, which opened in 1860. In July 1881 the Anglican Church gained a cemetery at the top of Pupuke Road and Birkenhead Avenue.

With the opening of the Chelsea Sugar works in 1884 the population base began to shift and the first Anglican Church in Birkenhead was St Peter's, built at the top of the Chelsea village in 1885. In June 1885 St Peter's Mission Hall was added to the building. The chapel was later moved to Birkdale Road and re-dedicated on 29 December 1907. In 1958 the Chapel was moved slightly to allow for the construction of a Sunday school hall, and on 3 November 2000 it was relocated again to Tramway Road in Beach Haven.

The Anglican Parishes of St Peter's and St Nicholas combined and St Peter's was again relocated in November 2000 from 55 Birkdale Road to a site at 56A Tramway Road. Here it was restored before being re-dedicated by Bishop Paterson on October 14, 2001.⁸⁰



Fig. 20 [left] & 21 [right]. St Peter's Chapel, 56a Tramway Road, Birkdale. A new Anglican church opened on an adjacent site in August 2010. Photos Matthews and Matthews Architects Ltd, 2010.



Fig. 22. The former Sunday School hall associated with St Peter's Church at 55 Birkdale Road. Photo Matthews and Matthews Architects Ltd, 2010.

⁷⁹ McClure, p. 184.

⁸⁰ Item No. 91, North Shore City Council Heritage Inventory.

6.1.2 Catholic Church

Until 1894, St Patrick's in the centre of Auckland served North Shore Catholics, but from 1902-03, Devonport-based Father Joseph Loughlin Ahern included the Northcote area in his parish. From at least 1905, local Catholics attended services at the Gladstone Hall in Northcote. St Mary's Catholic Church at 115 Onewa Road opened in 1962. As well as Birkenhead, Northcote and Glenfield, it also became for a time the 'mother church' for Beach Haven, Albany and Hato Petera.⁸¹

To cater to the needs of the growing population, Beach Haven had a church hall built in 1959, and a new church blessed in 1967. It was still part of the Northcote Parish until 1972 when it became the separate Parish of Maria Assumpta, located at 198 Beachhaven Road.⁸²



Fig. 23. Church of Maria Assumpta at 198 Beachhaven Road. Photo Matthews and Matthews Architects Ltd, 2010.

6.1.3 Methodist Church

Methodists in Birkdale started services in their homes about 1890, and from 1894 until 1908, met regularly in the Birkdale School. In 1907 a section in Birkdale Road (where the Presbyterian Church is now located) was bought from the River Plate Land Company for £7.10 and a church was built later that year by Mr Langsford. It was opened in 1908.⁸³

In 1916 a Sunday school hall was built. The Sunday School Superintendent, George WL Fordham, took responsibility for raising most of the money required. Frederic Clement Utting supervised the building of a Sunday school hall using labour from the church. Many local groups used the buildings. YMCA classes were held there by Cliff Utting.

The Beach Haven Methodist Church was built in 1939, and following this the congregation at the Birkdale church reduced. The Hall was sold for removal in 1942 for £150, and the Church was sold in 1944. Much of the timber was used to build a parsonage at 107 Glenfield Road. In 1956 the land was bought by the Presbyterians and they erected St Philip's on the site.⁸⁴

⁸¹ Verran, pp.233, 234.

⁸² Ibid, p.235.

⁸³ Alec Utting, 'A History of Early Methodist Worship in Birkenhead'. Available at <http://www.historicbirkenhead.com/membersstories56.htm>

⁸⁴ Ibid.



Fig. 24 [left] & 25 [right]. Beachhaven Methodist Church, built in 1939, and Hall at 100 Beach Haven Road. Photos Matthews and Matthews Architects Ltd, 2010.

6.1.4 Presbyterian Church

The new St Philip's Presbyterian Church & Hall was opened in Birkdale on 18 November 1962, and within eighteen months an extension was made to add a toilet block, Sunday school room and to enlarge the kitchen.⁸⁵



Fig. 26. St Philip's Presbyterian Church at 136 Birkdale Road. Photo Matthews and Matthews Architects Ltd, 2010.

6.1.5 Other Denominations

Other religious denominations have churches located at the following locations: Birkenhead Baptist Church at 25 Birkdale Road; St Mark's Coptic Orthodox Church located 258 Beach Haven Road; Birkdale Bible Class at 245 Birkdale Road, and the Church of Jesus Christ of the Latter Day Saints, 2 Aeroview Road.



Fig. 27. Birkenhead Baptist Church 25 Birkdale Road. Photo Matthews and Matthews Architects Ltd, 2010.

⁸⁵ Birkenhead Historical Society website.



Fig. 28. St Mark's Coptic Orthodox Church, 258 Beach Haven Road. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 29. Birkdale Bible Class 245 Birkdale Road. Photo Matthews and Matthews Architects Ltd, 2010.



Fig. 30. Church of Jesus Christ of the Latter Day Saints, 2 Aeroview Road. Photo Matthews and Matthews Architects Ltd, 2010.

Places that represent this theme include:

- | | |
|----------------------|--|
| 56a Tramway Road | St Peter's Anglican Church |
| 198 Beachhaven Road | Church of Maria Assumpta |
| 100 Beach Haven Road | Beachhaven Methodist Church and Hall |
| 136 Birkdale Road | St Philip's Presbyterian Church |
| 25 Birkdale Road | Birkenhead Baptist Church |
| 245 Birkdale Road | Birkdale Bible Class |
| 2 Aeroview Road | Church of Jesus Christ of the Latter Day Saints, |
| 258 Beach Haven Road | St Mark's Coptic Orthodox Church |

6.2 Education

Birkdale Primary School predates the Birkenhead school, and was built in response to requests for a separate school made from the early 1890s. The new school opened on 1 October 1894, and included night classes for teaching adult literacy. A separate teacher's house was added in 1897 and it remained to 1953.⁸⁶

In 1939 when the roll stood at 125 the four teachers on the staff had only three rooms. For a short while the local hall was rented to provide additional accommodation. The Board then erected an open-air classroom. This was completed in June 1940. The Birkdale School open-air classroom was designed by Alan Miller, a pioneer of school design who spent 36 years as the Auckland Education Board architect.⁸⁷



Fig. 31. 1939 Open-air classroom at Birkdale Primary School, 10 Salisbury Road. Photo Matthews and Matthews Architects Ltd, 2010.

In 1954 a prefabricated building was added to the existing classrooms, together with a swimming pool. In 1967 the original 1894 school building was demolished to make way for newer classrooms. Several recent prefabs and classrooms are now on the site. The open-air classroom is now known as 'Durham Hall', named after Birkdale resident Glad Durham, a member of the Board of Trustees and former pupil who started at the school in 1924.⁸⁸



Fig. 32. Birkdale College, 136 Birkdale Road. Photo Matthews and Matthews Architects Ltd, 2010.

In 1972 Birkdale College opened as the first secondary school in the district. By the late 1970s Maori families who had come to new homes in the area made up 12% of the Birkdale College roll. While comparable with the national average, it was the largest Maori community on the North Shore.

⁸⁶ Verran, p.81.

⁸⁷ Item No. 99, North Shore City Council Heritage Inventory.

⁸⁸ *ibid.*

Principal of Birkdale College Brian Gerard, together with leaders such as Arnold and Rangī Wilson promoted the idea of building a small marae beside Birkdale College to provide a meeting place in the community. By 1980 pre-fabricated buildings were moved to the site to provide a carving house and whare whananga. The marae, named Te Purapura Pai (the Good Seed), has involved the college and community in Maoritanga as well as a wide range of skills and activities. In 1983 the first kohanga reo on the North Shore was established within the Birkdale Marae. Maori language teaching followed at Birkdale Primary School, where in 1986 the first bi-lingual unit on the North Shore was provided.⁸⁹ Maori community programmes were developed at a similar time including the introduction of the Maori warden system in 1978. Teao Wiremu was the first Warden, followed in 1979 by Peggy Hughes.⁹⁰

Places that represent this theme include:

Beach Haven Primary School	
Birkdale North Primary School	
Birkdale Primary School & Kohanga Reo	(including open-air classroom)
Kauri Park Primary School	
Verran Primary School	Verran Road
Birkdale Intermediate School	opposite Eskdale Rd on Birkdale Road
Birkdale College (including Te Purapura Pai marae)	136 Birkdale Road

6.4 Cinemas and Halls

Birkdale Primary School was an early community gathering place, as was the hall built in the 1920s.⁹¹ At the end of Island Bay Road near the wharf was a Cabaret built in 1920s.⁹²

Places that represent this theme include:

Former cabaret	132 Island Bay Road
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6.7 Community Organisations and Facilities

The growth of population in the Birkdale and Beach Haven areas was the catalyst for the building of the Birkdale Hall in 1925. The location of this hall has not been confirmed. It was used for dances and films, Women’s Institute and the Birkdale Literary Society, worship, annual shows and Rowland Bentley’s gymnastic displays.⁹³ The Birkdale Beach Haven Ratepayer’s Association Hall dates from 1960.



Fig. 33. Birkdale Community House, 134 Birkdale Road. Photo Matthews and Matthews Architects Ltd, 2010.

During the 1970s the 15,000 people in new subdivisions in Birkdale and Beach Haven had very few community services. Concerned local school principals joined clinical psychologist Dr John Raeburn in

⁸⁹ McClure, pp.193-194.

⁹⁰ Ibid.

⁹¹ No. 99 North Shore City Council Heritage Inventory.

⁹² Information supplied at North Shore Heritage Workshop, 15 September 2009.

⁹³ McClure, p.137.

proposing a community-led project to address concerns about the breakdown of community neighbourliness.⁹⁴

A survey of Birkdale and Beach Haven revealed a dormitory suburb, where men left the area for work and women were left at home often quite isolated. There were problems with teenage behaviour and with a lack of pre-school facilities. A network of small community houses was subsequently founded to be a focal point for local activity and community life.⁹⁵

Established in the 1970s, Birkdale Community House was the first 'community house' in New Zealand. It established a model that was successfully used in other centres.⁹⁶ The house was set up with the involvement of the local community to provide a focus for community activities and services in a newly created suburb that was lacking in facilities and the neighbourly connections that linked established areas.

The Birkdale Community House provided a crèche, and hosted classes in crafts, yoga, self-defence, and drama. By 1977 Council had employed Ann Hartley (later mayor) as the first full-time co-ordinator of the scheme. By 1981 it had been extended to include a Community House at Beach Haven and one at Highbury.⁹⁷



Fig. 34 [left] & 35 [right]. Beach Haven Community House in Shepherds Park, off Beach Haven Road and Highbury Community House at 110 Hinemoa Street. Photos Matthews and Matthews Architects Ltd, 2010.

Places that represent this theme include:

134 Birkdale Road Birkdale Community House

6.8 Remembering the Past and Preserving it for the Future

Birkdale Primary School planted remembrance trees to former pupils who died in World War I. On 15 November 1926 the *Auckland Star* reported:

Birkdale War Heroes. School Armistice Service. Work Of League Of Nations. In the Birkdale School ground are twelve memorial trees, planted with the object of preserving evergreen the memories of a like number of ex-pupils of the school who lost their lives while serving in the Great War. At the foot of each is a tablet bearing the name of the soldier whose memory the planting of the tree was designed to perpetuate, viz., Donald Treacher, d. June, 1915; E. McCarthy, August, 1915; G. Lowe, February, 1917; Bertram Fair, April, 1917; Joseph Moor, June, 1917; S. Hadfield, October, 1917; L. Collins, December, 1917; F. Beer, July, 1918; R. Wolstenholme, August, 1918; J.C. Brook, September, 1918; and A. Speedy, November, 1918. In accordance with the custom observed annually, twelve girl pupils yesterday afternoon placed wreaths on the tablets, the flag at the school flagstaff being dipped, and "The Last Post" was sounded by Mr. C. Patten. The Girl Guides and Brownies, who held an official parade, under Mrs. R. Usher (district commissioner) and Misses Doris Hayden (captain), and Nellie Fisher (lieutenant), formed

⁹⁴ Ibid.

⁹⁵ In 2011 Birkdale Community House is located at 134 Birkdale Road although Margaret McClure records it at 135a Birkdale Road, see McClure, p. 190.

⁹⁶ McClure, p. 190-191

⁹⁷ Ibid, pp. 190-191.

the guard of honour for the girl wreath bearers. Prior to this an armistice service was held in the Methodist Hall.⁹⁸

It is believed that many of these memorial trees have since been removed from the school grounds.

Memorials to those who lost their lives in World War I were also installed at St Peter's Anglican Church. The *Church Gazette* 1 October 1919 reported:

MEMORIALS - On August 3 the Vicar dedicated a new bell placed in the church of St. Peter, Birkdale, to the glory of God and in memory of Laurence Collins, killed in action in France. The bell was presented by his mother. A pulpit of beautiful workmanship and appropriate design was dedicated on September 7 by the Bishop to the glory of God and in memory of William John Smaile, who died of wounds received in action. The Bishop preached a most helpful sermon from the text 'I am not ashamed of the Gospel of Christ.' The donors, who had not wished their names known, were close friends of the departed soldier.⁹⁹

At the corner of Waipa Street and Verran Road is a stone monument commemorating John G. Kay, who was elected to the Birkenhead Borough Council in 1888 and served almost continuously from then until 1912, including a period as mayor (1911-12).¹⁰⁰

Places that represent this theme include:

Birkdale Primary School	10 Salisbury Road
St Peter's Anglican Church	56a Tramway Road
John G Kay Monument	adjacent to John G Kay Park



Fig. 36. Monument to John G Kay at the corner of Waipa Street and Verran Road. Photo Matthews and Matthews Architects Ltd, 2010.

⁹⁸ No. 99, North Shore City Council Heritage Inventory.

⁹⁹ No. 91, North Shore City Council Heritage Inventory.

¹⁰⁰ Information on plaque.