A historical map of Eden County, New Zealand, showing original sections and subdivisions. The map is titled "Map of EDEN COUNTY SHEWING ORIGINAL SECTIONS AND SUBDIVISIONS THEREOF". It features a central area with a red outline, likely representing the Puketapapa-Mt Roskill area. The map is divided into several colored regions: yellow (Mount Albert Road District), blue (Mount Eden Road District), green (Borough of Onehunga), and orange (Borough of Onehunga). The map also shows the coastline of the Manukau Harbour and the Waitemata Harbour. The text "W A I T E M A T A" is visible at the top, and "M A N U K A U" and "H A R B O R" are visible at the bottom.

Map of
EDEN COUNTY
SHEWING
ORIGINAL SECTIONS
AND
SUBDIVISIONS THEREOF

PUKETAPAPA– MT ROSKILL HERITAGE SURVEY 2013

PREPARED FOR AUCKLAND COUNCIL

BY

MATTHEWS & MATTHEWS ARCHITECTS LTD
IN ASSOCIATION WITH
LISA TRUTTMAN

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

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1.0 INTRODUCTION

1.1 Brief

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

1.2 Methodology and approach

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

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

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

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

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

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

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

- prepare a developed study list of places or areas that warrant further investigation.

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

The process is interactive. More detailed research may lead to the adjustment of priorities for ongoing work. Constraints on the timeframe for the work also restrict the number of places that can be assessed in detail.

Project brief

The brief for this study includes:

Stage 1:

Undertake a reconnaissance Level 2 survey that is limited to selected areas and topics in the Puketapapa Local Board Area. This should meet the requirements set out in the HHAA Interim Guidance for a rapid (level 2) HHAA. This includes the following outcomes for selected areas:

- Historic and Thematic Context Statement, supported by the appropriate maps and a list of proposed themes to include in the Auckland Council research framework.
- Form a study list of historic heritage places that appear eligible for scheduling, including buildings, structures and areas.
- Form a study list of areas that appear eligible for special character overlay.
- Prepare a high-level Strengths Weaknesses Opportunities Threats (SWOT) analysis that is relevant to the selected areas, and provide strategic management recommendations, in relation to built heritage and special character.

Stage 2:

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

1.3 The study area

The study area covers the entire local board area, at an outline level. The local board's preparatory work identified specific areas of interest where more detailed survey is warranted, shown on the map of the study area. (See study area map, Figure 1.)

1.4 Acknowledgements

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

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

1.5 Overview of report structure and component parts

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

The appendices which follow include:
Appendix 1: Thematic historic overview
Appendix 2: Places prioritised for research and assessment

Preparation of the thematic historic overview was the important starting point for the study. It involved broad research, including investigating early land survey and subdivision maps, published histories and a wide range of documentary research sources.

The overview helps to understand historic heritage places and areas in context, and forms the basis for the more detailed research and investigations. This stage also involved site visits to look at places and areas that might be important in representing particular themes in the historic development of the area.

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

Historian Lisa Truttman prepared the overview with assistance from Matthews & Matthews Architects Ltd. As the study has progressed, further information gathered during detailed research on particular places has been incorporated.

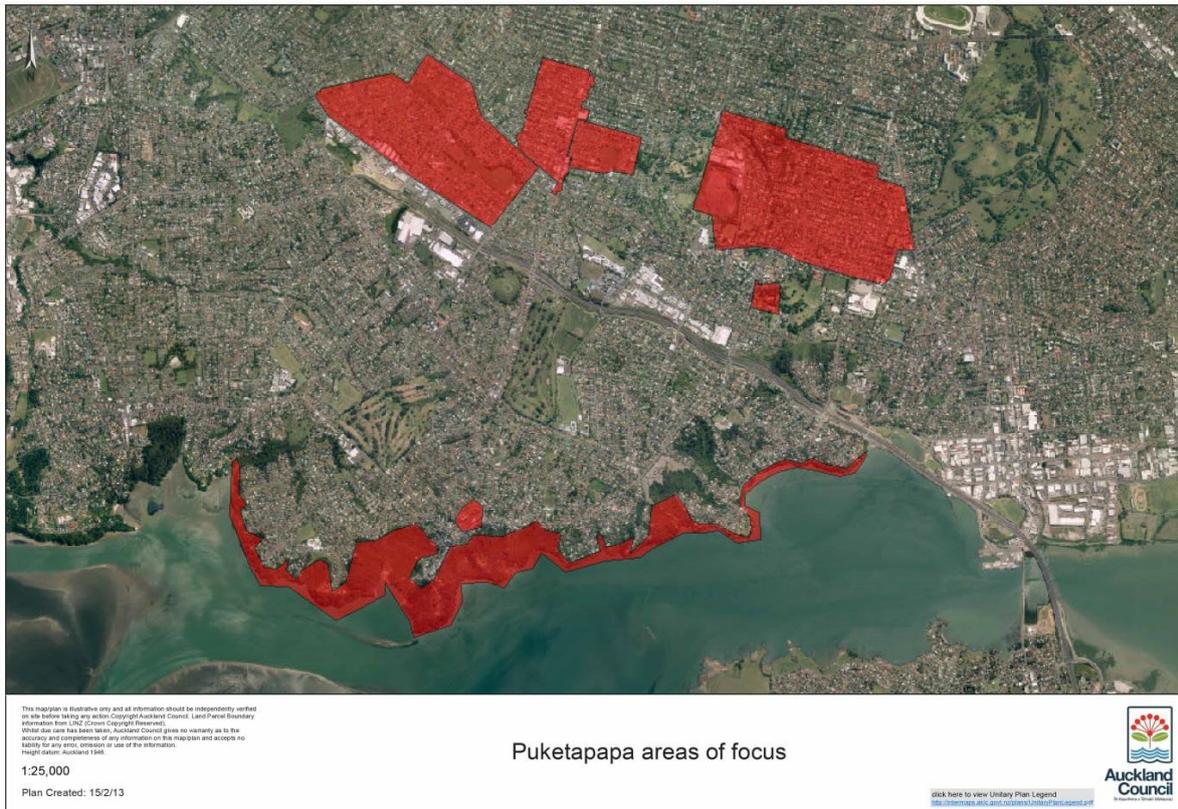
Based on the overview and preliminary site visits, and with input from the local board and Puketapapa Historical Society, study lists of places and areas of potential interest were identified.

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

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

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

Figure 1: Puketapapa study area



Red = indicative areas of focus.

2.0 PUKETAPAPA STUDY AREA: SUMMARY OF HISTORIC HERITAGE ISSUES

This is an overview of:

- the issues relating to built heritage and character
- key recommendations to enhance understanding of historic heritage places in Puketapapa
- recommendations for management.

With input from members of the local board and the Mt Roskill Puketapapa Historical Society, research and field survey work confirms that a range of historic buildings and areas represent important themes in the historic development of the area.

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



Pumphouse/bandroom, Three Kings Reserve



Ranfurly Veterans Home, 539 Mt Albert Road, Three Kings



The Pah Homestead, 72 Hillsborough Road, Hillsborough



Stables at The Pah, 72 Hillsborough Road

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

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

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

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

Puketapapa has an active local historical society and a local board that supports and promotes its heritage, involving the local community. Projects at present for example include a design competition for the war memorial and the unveiling of a sculpture to commemorate 120 years of women's suffrage in New Zealand, and to celebrate the achievements of local women in September.

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

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

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

Key recommendations for Puketapapa's built heritage include:

Recommendation 1: Raise awareness

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

The Puketapapa local board would like to make the thematic historic overview readily available to the community via their website,

the library and local school libraries.

Research on individual places could also be made available.

Development of heritage walks, interpretive signage and heritage festival events will help to:

- raise awareness about significant places
- encourage the adaptive reuse of heritage buildings
- assist in fostering a sense of community and local identity.

A heritage website and heritage walk brochures (including online) could highlight significant places. A number of Auckland business associations also have information on local history in their websites. This could be explored.

Other recommendations:

Add research information gathered as part of this study to the council's Cultural Heritage Inventory.

Develop interpretive information for further parks and reserves in Puketapapa, similar to existing examples.

Develop interpretive information about the historic development of Three Kings town centre and Mt Roskill shopping centre on Dominion Road.

Put information about the earliest comprehensive state housing areas on interpretive signage panels, and develop interpretive information about the Wesley College.

Develop information about the Boyce Ave Parade of Homes and organise a street event to raise awareness about it.

Promote local heritage resources in schools by giving copies of the historic thematic overview to school libraries.

Celebrate the built heritage by establishing Heritage Open Homes, where willing property owners are encouraged to open places for visits to places not always accessible.

Set up local board community awards to recognise private owners' good stewardship in the care of heritage places.

Add copies of historic material gathered during this study to the resources at the Puketapapa Historical Society.

Consider supporting the Historical Society's local history projects, for example recording oral histories.

Recommendation 2: Support owners of historic heritage buildings

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

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

The council should also:

- Provide information about the history and significance of places or areas to building owners.
- Consult with building owners of places proposed for scheduling.
- Explain what incentives are available to encourage building owners to retain and conserve historic buildings, such as reduced or waived resource consent fees, advice from heritage staff on proposals, or waiving development contributions where heritage buildings are conserved in accordance with a conservation plan.
- Give guidelines to help property owners with maintenance and adaptive reuse of heritage buildings, similar to the North Shore City Council's 'Good Solutions Guide'.
- Encourage the recognition of building owners' work in the care of historic places through regular newspaper articles, or online communications similar to the council's 'Heritage Asset of the Week'.
- Encourage the preparation of conservation plans, and the use of research information.

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

Based on the research and assessments carried out, options for additional statutory

mechanisms include:

- additional scheduling of individual places in the unitary plan
- special character overlay areas.

Further places warrant inclusion in the schedule of historic heritage places. In the timeframe for this study, 11 places have been researched and evaluated and are recommended for inclusion in the schedule.

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

Residential character areas

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

Draft assessments have been prepared for two residential areas:

- Foch Ave and Haig Ave
- Kings Road and Princes Ave.

They retain their coherent, established residential character – mainly bungalows, with modern apartments and bungalow-cottages.

State housing

Much of Mt Roskill remained largely rural in character until after the Great Depression, particularly south of Mt Albert Road¹. State housing had a significant impact on Mt Roskill's pattern of built development and the social and physical character of residential areas. It significantly increased the population and created demand for local shops and services.

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

The earliest comprehensively planned state housing area was the Upper Wesley block, which extended from Donald Cres and Fearon Ave off Dominion Road and included Duke Street and McCullough Ave and the surrounding streets. This land was purchased in 1939, and roads and housing were built in

1940-41, through to 1945.ⁱⁱ

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

This area is also of considerable local significance for its association with historic Wesley College, founded in 1848. Mature trees remaining in Arthur S Richards Park and the surrounding area are associated with the college. The Wesley monument, in the road reserve in front of 54 McCullough Ave, commemorates the college and marks the site of the stone college building.

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

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

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

The distinctive state housing character of this area remains largely intact. Further review and consultation is recommended to consider:

- managing part or all of it as a character area
- opportunities for intensification in a manner that retains the special character.

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

Further survey work should be carried out to consider whether other state housing in Mt Roskill warrants identification as character areas. It is not thought that any large comprehensively planned areas of state

housing in Auckland have been identified as character areas, for example, the Hayes Paddock state housing area has been in Hamilton.

Mt Eden Road to Manukau Road Residential neighbourhoods

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

Based on survey work, examples of streets that retain their earlier bungalow character most coherently include: Greenfield Road, Beckenham Road, Fernleigh Ave and Hollywood Ave. Some could be considered for a future residential character overlay as examples of the bungalow-lined streets built in this part of Mt Roskill in the 1910s, 1920s and 1930s.

Further work would include a detailed character area evaluation, using the council's methodology. Maps are needed to identify existing bungalows (to note character defining and supporting places) and the extent of any proposed overlay. It was not possible to complete all this work in the timeframe.

Further thematic research is recommended

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

- Wider thematic research and survey of state housing in Auckland, to understand local examples in context and identify key
- examples that may warrant scheduling or management as an area.
- Wider thematic research and survey of heritage related to infrastructure, such as power substations, reservoirs and pump stations.

- Wider thematic research and survey of historic school buildings.
- Research on parades of homes in Auckland – where did these occur and would any examples merit formal management?

ⁱ Refer to 1940 aerial photo, Auckland Council GIS

ⁱⁱ Drawings for road layouts, Auckland Council archives, MRB 001 Record No. S5-16, and AKC 031, record R117-1

Evidence for this is based on the following: Michael Coughlan Dignan bought the property as shown on 17 February 1905. In 1905 tenders were called for by the solicitors Dignan and Armstrong, for the "erection of country residence at Three Kings Estate" in February 1905, see *NZ Herald*, 16 February 1905, p. 8. *Wises NZPO Directory, 1907, p. 1061* indicates that Michael Dignan was resident in Mt Roskill by 1907 and there was clearly a substantial building on the property by 1915. This is indicated by the rates record, see *1915/1916, MRB 112/1, Line 249, Auckland Council archives*. "In 1871 Mr. Dignan commenced to practice his profession, and established the legal firm of Dignan and Armstrong; the late Hon. John Sheehan being at one time a member of the firm." *Cyclopedia of New Zealand 1902. P Dignan*.

ⁱⁱⁱ *New Zealand Herald*, 27 October 1892, Pakuranga Hunt Club.

^{iv} *Auckland Star*, 18 October 1937, p. 5

^v *Home and Building March 1940 Autumn, vol 4, no 2, p 5, 12-13*

^{vi} NA147/17

^{vii} Matthews & Matthews, *Monte Cecilia, Hillsborough, Heritage Assessment, 2001*, p.13

^{viii} <http://www.marcellin.school.nz/history>, sighted June 2013

^{ix} *Auckland Star*, 14 February 1938, p. 11

^x Speech by Bishop Brodie at the opening of Mount St Joseph, *Auckland Star*, 14 September 1931, p.

3

^{xi} NA 124/271, LINZ records

^{xii} Refer to 1940 aerial photo which shows the semi-rural character of the area at the time. A small number of other houses are evident.

^{xiii} Dates of construction are derived from street directories. No early or original drawings have been located at Auckland Council archives or on the property file to confirm, date, architect or builder.

^{xiv} Reidy, p. 53

^{xv} NA 474/101, LINZ records

^{xvi} Staff at Phil Goff's electorate office, phone call to Lisa Truttman, June 2013.

^{xvii} Auckland Council Property File B1954/2815, and B1954/2816

^{xviii} Mt Roskill Borough Council minutes, MRB 100/26, p. 3832, Auckland Council archives

^{xix} *Auckland Star*, 15 June 1957, via Mt Roskill Borough Council scrapbooks, MRB 127/3, Auckland Council archives

^{xx} *New Zealand Gazette*, March 1886, Issue 13, p. 294. In 1886 Allotment 85, which already included land granted for educational purposes to the school, was officially subdivided into six further sections in 1886, with temporary reservations gazetted in March that year under the terms of the Land Act 1885.

^{xxi} *Auckland Star*, 5 April 1911, p. 4.

Appendices

Appendix 1: Thematic historic overview

Appendix 2: Places prioritised for research and assessment

Map of
EDEN COUN
SHOWING
ORIGINAL SECTIONS
AND
SUBDIVISIONS THEREOF

**PUKETAPAPA-MT ROSKILL
THEMATIC HISTORIC OVERVIEW**

Prepared for

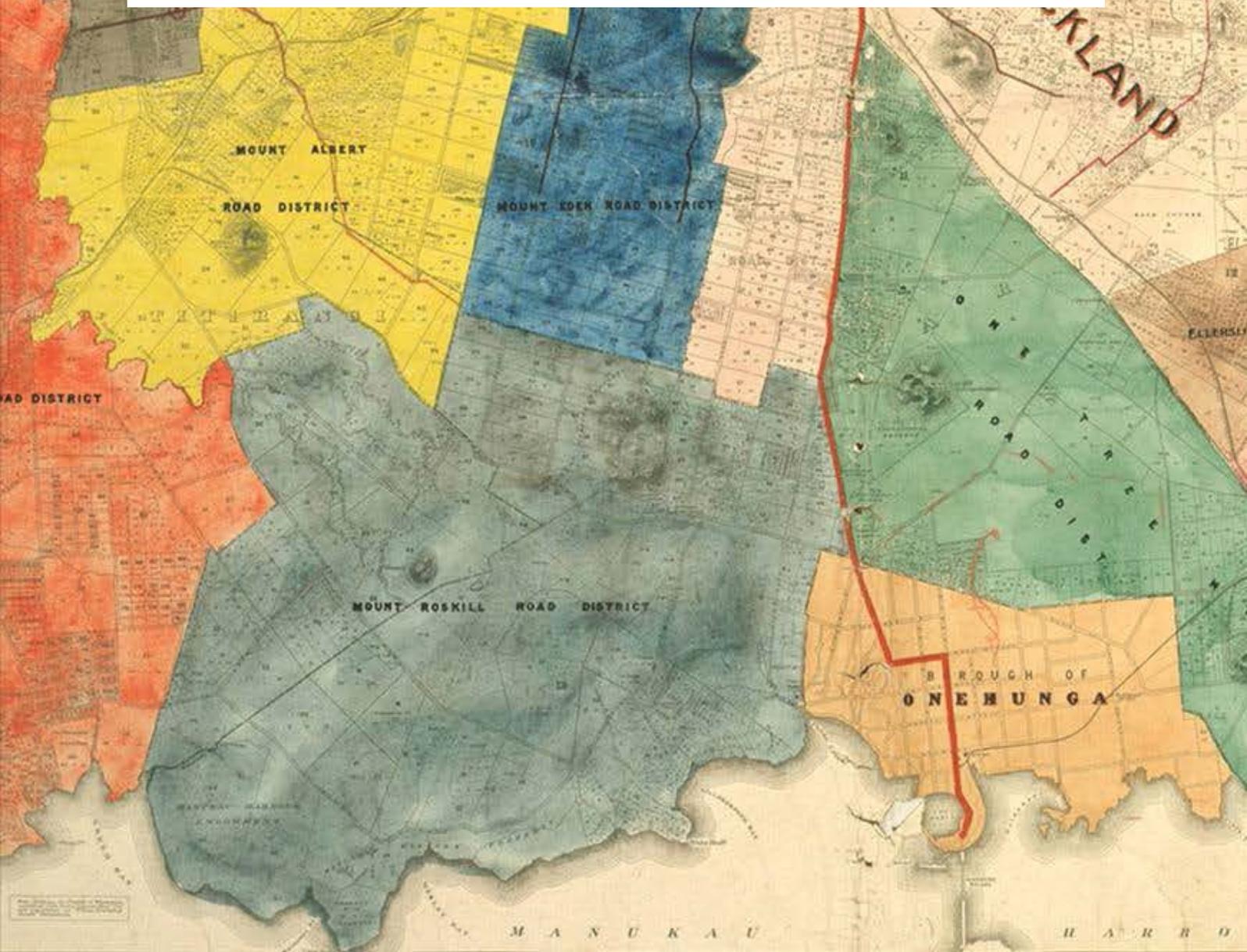
Auckland Council and the Puketapapa Local Board

by

Lisa Truttman

In|association with Matthews & Matthews Architects Ltd

Rev 3 – November 2013



PUKETAPAPA–MT ROSKILL THEMATIC HISTORIC OVERVIEW

PREPARED FOR AUCKLAND COUNCIL

by

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

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Puketapapa: Thematic historical overview

Introduction



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

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

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

State housing had a significant impact on Mt Roskill's pattern of built development, and

the social and physical character of residential areas. The resulting increase in population created demand for shops and services locally. Most of Mt Roskill's state houses were built within five main blocks of land after 1939. The earliest large, comprehensively planned state housing area to be developed was the Upper Wesley block, which extended from Donald Cres and Fearon Ave off Dominion Road and included Duke Street and McCullough Ave and the surrounding streets. The main period of state house construction was in the 1940s and early 1950s, with 1085 dwellings built by 1947 and 2529 by 1953.

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

Commercial activity was largely focused along

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

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

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

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

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

the Māori history of the Puketapapa area, which is to be separately prepared.

Acknowledgements

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

Puketapapa local board
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Auckland Libraries
Mt Roskill Library
Auckland Council archives
Auckland Architecture Archive
Archives of the Anglican Diocese of Auckland.

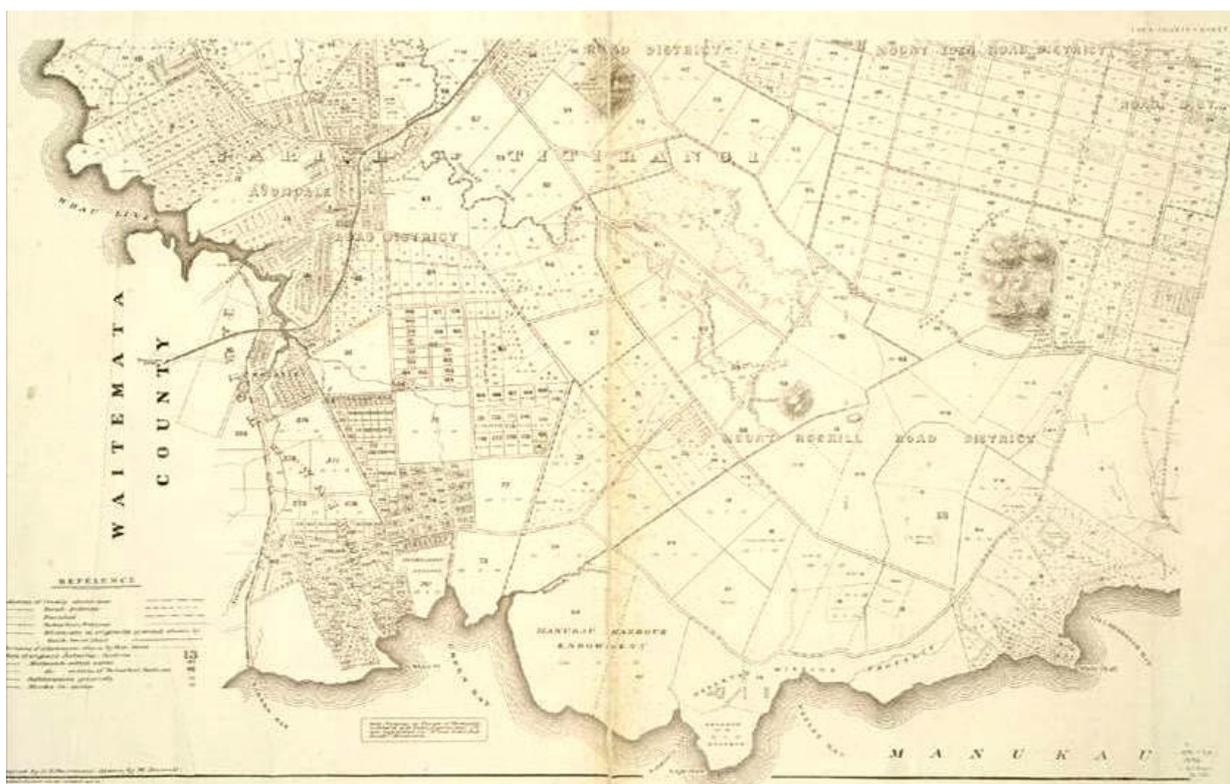


Figure 2: Map of Eden County, Sheet 2 Auckland City Libraries, Special Collections NZ Maps 4786, dated 1892.

1 Building the area

1.1 Early land ownership post 1840

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

One purchase by a settler from Māori owners had a direct impact on the land history of the immediate area around the Three Kings

reserves; that of publican Patrick Donovan on 8 August 1845 of what would become Allotment 7 of Section 13 Suburbs of Auckland,¹¹ also known as Pouoto.¹² Allotment 7 included land to the north of Mt Albert Road, the road deviated to follow the line of high ground around the cones. This includes the site of Three Kings Plaza today.

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

The western side of the Three Kings scoria cone complex was granted in seven sections to the Wesleyan Mission Trust for a Māori training institution in April 1845,¹⁴ while the eastern side (Allotments 79 to 84 of Section 10 Suburbs) was sold to private owners between September 1842 to October 1845.¹⁵ The trust also received title in 1850 to 280 acres of predominantly swampland between Mt Albert and Stoddard Road,¹⁶ later known as the ‘Mission Swamp’ or Wesley Estate.

Hastings Atkins' land claim of over 1109 acres, including the future site of Lynfield, Cape Horn and the Manukau Harbour coastline later granted to the Wesleyan Mission Trust,¹⁷ included much of the swampy ground of the interior of the Mt Roskill district, which was not re-conveyed under Crown Grant to private owners until 1855-1859.¹⁸

The Crown retained 336 acres of Atkins' land claim, transferring it as a public reserve to the Superintendent of Auckland Province in 1861. It was declared an endowment for a proposed Manukau Harbour Board (although such a body was not formed), then brought under the

Manukau Harbour Act of 1911 and conveyed to the Auckland Harbour Board in 1914.¹⁹ As early as 1909, the government surveyed the land for a planned subdivision into 30 lots of 5 to 17 acres each, along with roads, to be leased on the Glasgow system.²⁰ Only a few sections were still available for lease by July 1914.²¹

James Carlton Hill's land claim²² was successful, and became the Hillsboro estate when subdivided in 1860.²³ William Hart²⁴ obtained title to much of what was to become the Pah Estate in late 1847 to early 1848.

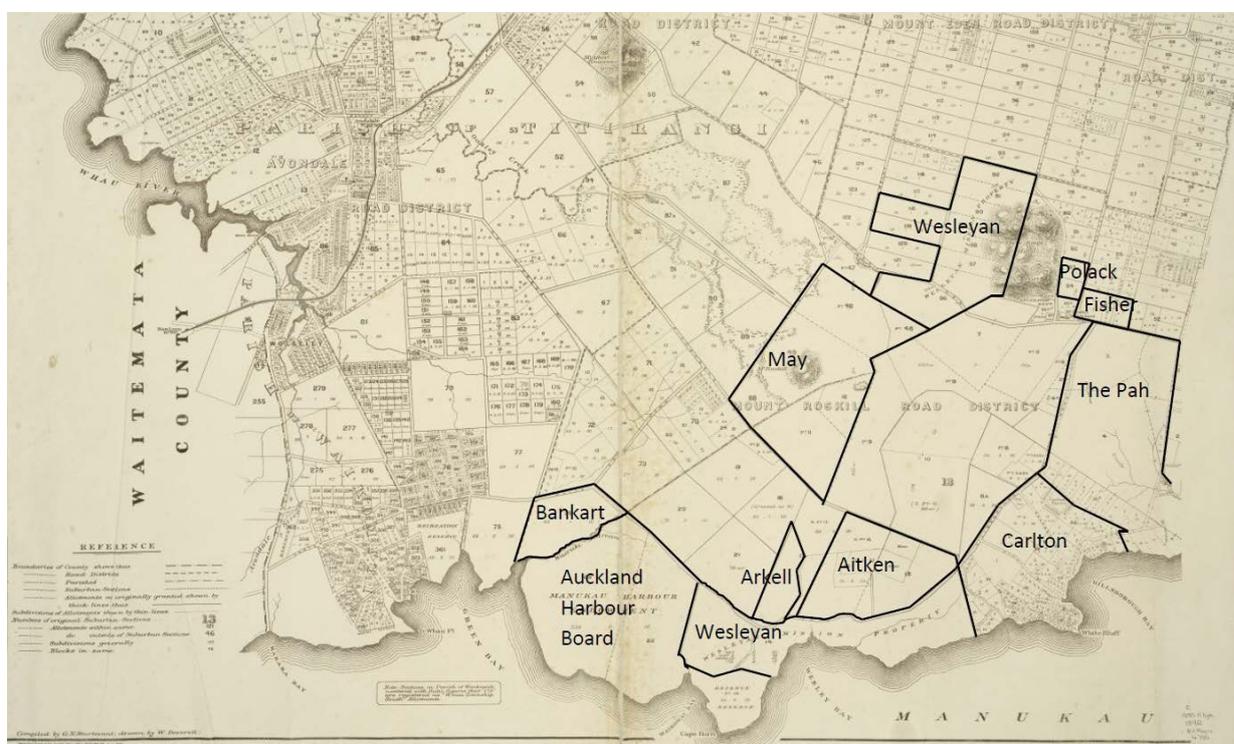


Figure 2a: Map showing locations of some of the large early landowners in the area, overlaid on Map of Eden County, Sheet 2 Auckland City Libraries, Special Collections NZ Maps 4786, dated 1892, after map in Reidy: *Not just passing through: The making of Mt Roskill*, p. 24.

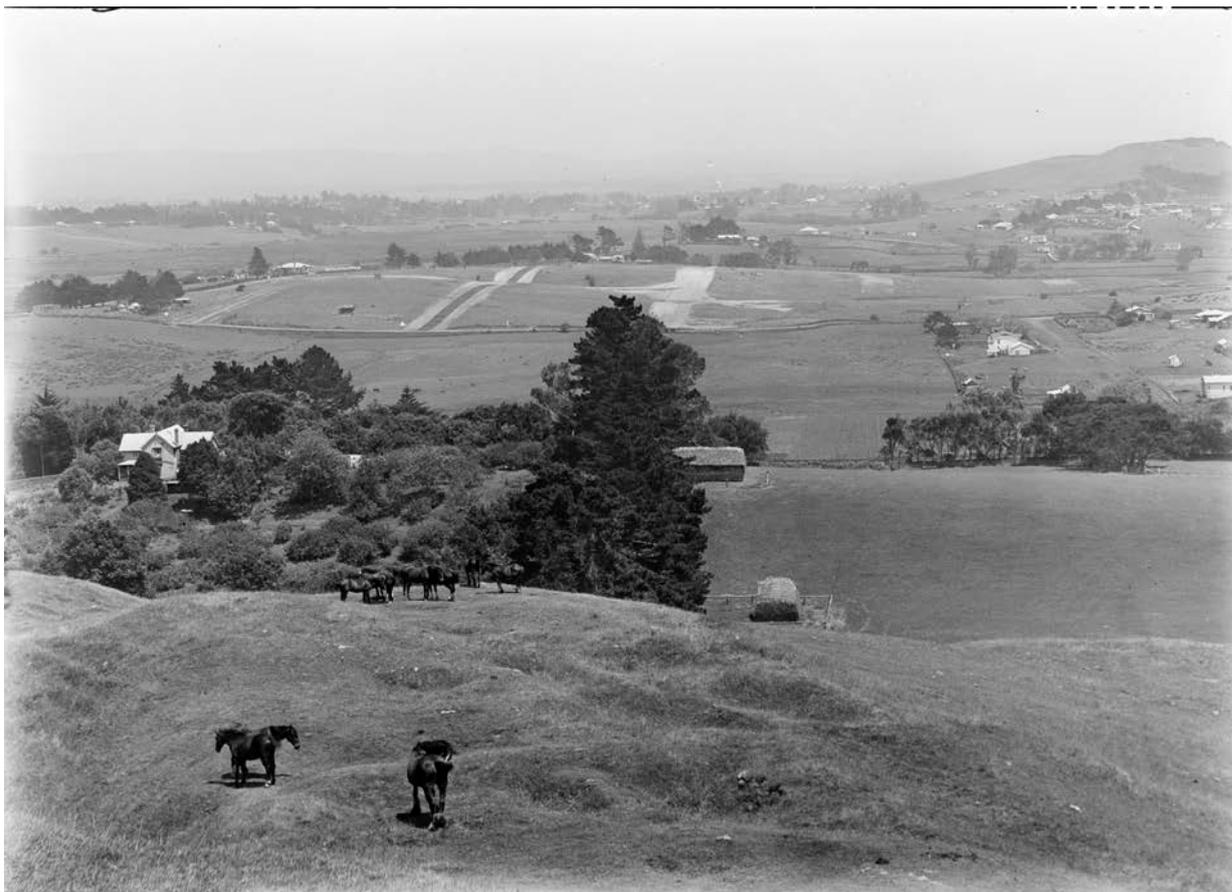


Figure 3: Panoramic view in January 1921, looking north-west from Three Kings over Mount Roskill and Owairaka and Mount Albert to Avondale (distance) with Mount Albert (right distance). Sir George Grey Special Collections, Auckland Libraries, 4-4219.

1.2 Residential Subdivision

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

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

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

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

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

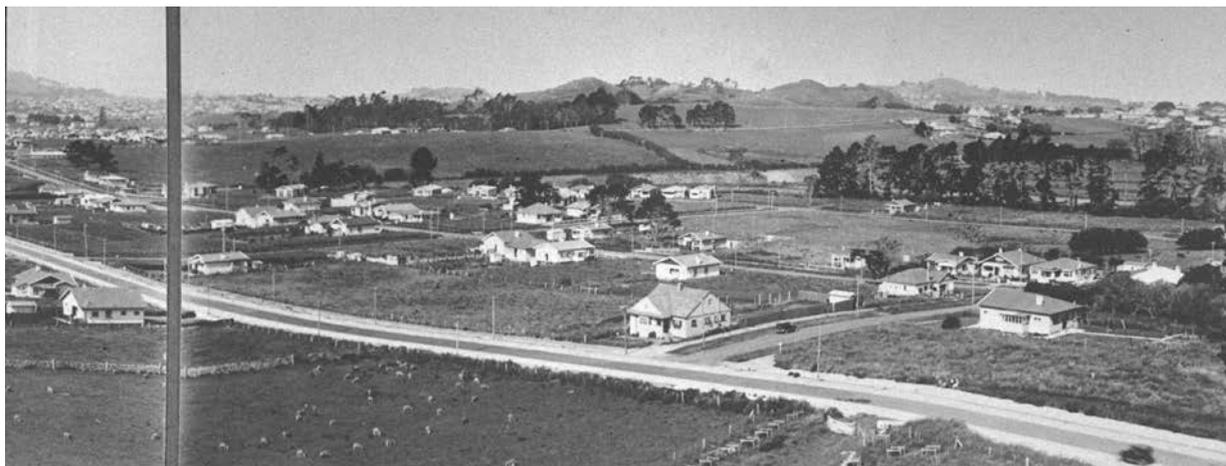


Figure 4: View north from Mt Roskill with Dominion Road in the foreground, December 1930. Although clusters of houses were beginning to appear by this time the area remained semi-rural. Sir George Grey Special Collections, Auckland Libraries, 4-5888.

1.3 Residential development

Private housing

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

The farmhouses of settler-farmers, scattered across the district, would likely have followed familiar patterns seen elsewhere – box cottages, two-roomed or four, through to villas and, in the 20th century, bungalows. Some houses survive today, from around 1890 to the 1930s.

The house at 143 White Swan Road for example was built around 1913 for Herbert William Brooks and his wife Helen, located at that time on the Brooks' much larger pig farm.



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

Other examples of surviving farmhouses include:

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

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

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



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

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

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



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

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



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

Perhaps Arkell was aware of the earlier purchase along Hillsborough Road by surgeon Frederick Gordon in 1899. Gordon built his home sometime between 1899 and 1905, at what is today 202 Hillsborough Road, accessible (especially from c.1905 when he bought a motor car)³⁸ via Mt Albert and Manukau roads and thus to his surgery in Parnell. At the end of 1910, Dr Gordon offered the house for sale or to let: "Nine rooms

*lately built, has an unrivalled situation, with magnificent views; tennis lawn, tastefully laid out, garden and orchard, motor house, coach house, stables etc.; hot and cold water. Telephone. Three or four acres of beautiful native bush with tree ferns, and planted with English and native trees. The whole forms an ideal gentleman's residence.*³⁹

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



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

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

Development around the 1920s

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

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

Ongoing development has resulted in a varied built character in many of these streets. However, many streets have a very appealing ambience, with the relatively low density, well-planted private gardens, the grid

street layout and strong framework of trees in many streets.

Early state housing

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

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

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

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

Most of the early development in the north-eastern part of the district was single units. In 1940, development began in the Three Kings area of the Wesley College Trust block, including double units.⁶⁰ In the main war period of 1941 to 1945, the Housing Construction department made progress towards completing the Three Kings development, and starting on

the Lower Wesley Blocks, along with a large block on Hillsborough Road (Budock Road).⁶¹



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

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



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

By 1947, the state was the largest landowner in Mt Roskill, with 1085 units built and another 209 under construction. This number had risen considerably by 1953 to 2529 built units.⁶³ With the change in government in 1951 came a change in emphasis. The Wesley blocks were completed in 1953 and 1954, and a large area of the Winstone Park block was constructed, along with parts of the Glass-

Simpson-Locke and MacDonald-Swanson blocks, but government policy was to decrease state housing construction, and sell 50 per cent of developed sections.⁶⁴

Later state housing in Roskill

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



1970s.⁶⁵

Figure 12: Pensioner housing, Rainford Street.

Group Building Schemes

Through to 1956, parts of the Alison-Welsh and Glass-Simpson-Locke blocks were sold to Group Building Schemes. Under this arrangement, the land belonged to the state until the new house and section was purchased, the builder having a 'working tenancy' until the house was ready to be sold.

In mid-1954, an 81-house construction project by local builder H J Hulse was started under a group scheme at the corner of Richardson Road and Maioro Street. Another building firm, MBM, were building 18 houses at the time along Richardson Road under this same scheme.⁶⁶

William Sullivan, who became minister of housing in late 1953, was a former building contractor. A conference of building industry interests was called by the government in August 1953. This resulted in the setting up of a National Housing Council, through which the government aimed to push the construction industry toward attaining the government's targets.

Nearly 20,000 houses were built nationwide from the scheme. It dwindled off by early 1964 as the government approved fewer projects, and was wound up in the late 1960s.⁶⁷

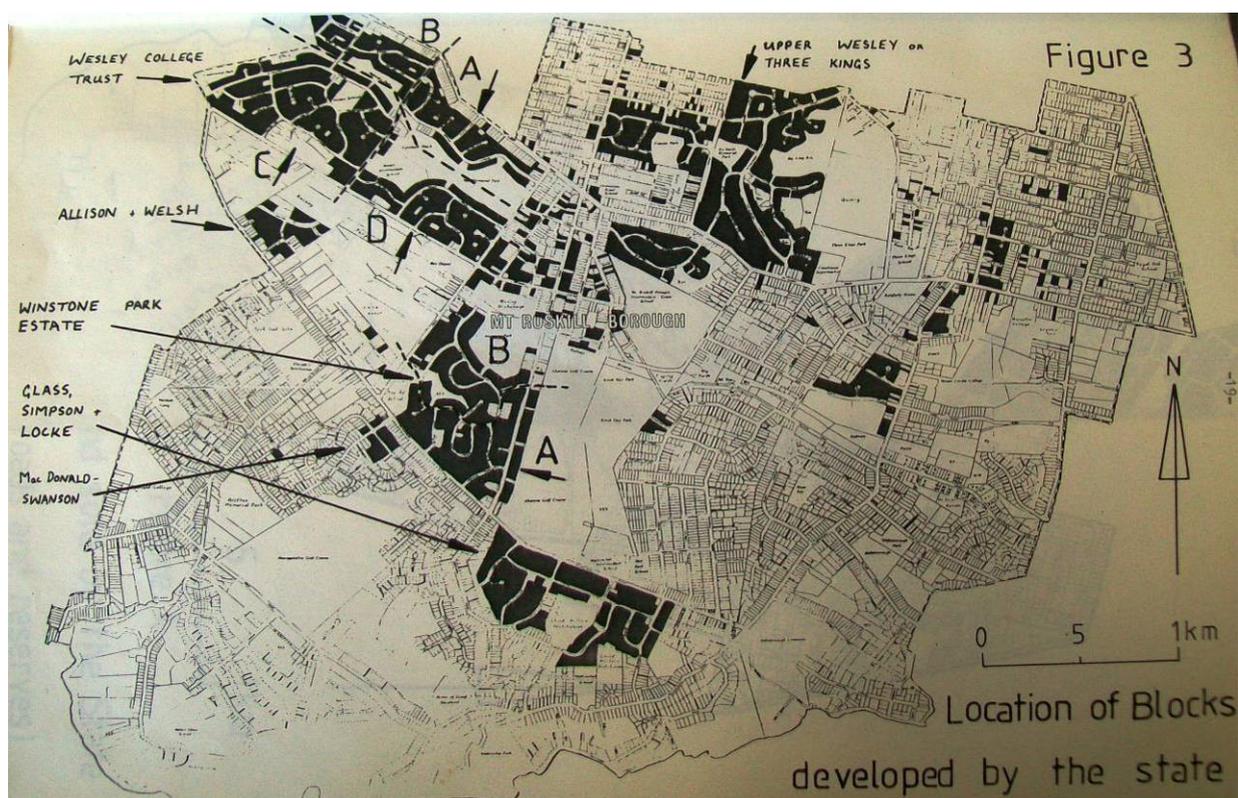


Figure 13: Stephanie Trevena, *Planning and state housing in Mt Roskill*, research essay, University of Auckland, 1981. Map 3 – Location of blocks developed by the state.



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

Parade of Homes

The culmination of the Group Housing Scheme was the series of Parades of Homes organised from 1955 to the early 1960s. A new street, Norrie Avenue in Mt Albert, was the first in the Auckland region in May 1954, with 18 'demonstration homes' built by eight building firms.⁶⁸

The success of that event prompted the government to venture another exhibition in 1956. This time, one on a larger scale (56 houses) on another new street, Boyce Avenue, involving 29 building contractors and firms. Two of the houses were built for the New Zealand Institute of Architects. No. 19 was built by Fletcher Construction, to a design by the Group Architects.⁶⁹



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

Carports and built-in garages were a feature,⁷⁰ with sections ranging from 1/5 to quarter-acre in size, and prices from £2300 to £3300. The government guaranteed to take any unsold sections, provided all plans were approved.⁷¹ On 28 April 1956, the exhibition was opened by the minister of housing, with the mayor of Auckland presiding as chairman of the Auckland Parade of Homes Committee. Mt Roskill's mayor Keith Hay was deputy chairman. A special 15-minute bus service from the end of Dominion Road was put on by the Auckland Transport Board for those viewing the exhibition.⁷² It was estimated that over 30,000 visited the Boyce Avenue Parade of Homes, inspecting 44 completed and finished homes which had, by the time of the exhibition, already been sold. By the end of the first weekend of the two-week exhibition, all 56

houses had been purchased.⁷³



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



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

1.4 Commercial development

Before the 20th century, it is unlikely that much existed in the Mt Roskill Road Board area in the way of supply stores of any size, apart from in the Pah Road-Royal Oak area. Supplies were likely obtained from either early stores at Mt Eden, or the Eden Valley area (the early 'Mt Roskill').

Olesen's Store on Mt Albert Road "near the Veteran's Home" appears in advertisements from around 1903.⁷⁴ It was possibly operated by Byrge Peter Olesen. The site was purchased in 1905 by Robina Netherby Olesen.⁷⁵ Olesen's Store served as the Te Tātua Post Office and telephone bureau from 1906 until 1935.⁷⁷

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

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

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

1.5 Mt Roskill shopping centre on Dominion Road

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

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

After the tram service was extended to the Mt Albert Road intersection in December 1929, work began on the shopping centre. Buildings such as Farmers, the ASB Bank and other shops went up in the mid-1930s.



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



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



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



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



Figure 22: The Mt Roskill Fishery is thought to have been built as shops for E L Bartlett Esq. in the 1930s.⁸⁷



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



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

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

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

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

The post office at the corner of Dominion Road and Jasper Ave opened on 4 October 1963. Another large development was the first supermarket, in 1967. Earl Cox leased the property in the block between Cambrai Ave and Jellicoe (now Jasper) Ave, and built his IGA supermarket, with a large sealed car park at the front. The supermarket employed about 40 people and upstairs was a wedding lounge and ballroom.⁹²

At the corner of Mt Albert and Dominion Road was the first clock, provided by the Mt Roskill Lions Club in 1974.⁹³



Figure 25: as at 2013, United Video occupies the 1967 building that was Mt Roskill's first supermarket, with a wedding lounge and ballroom upstairs.



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

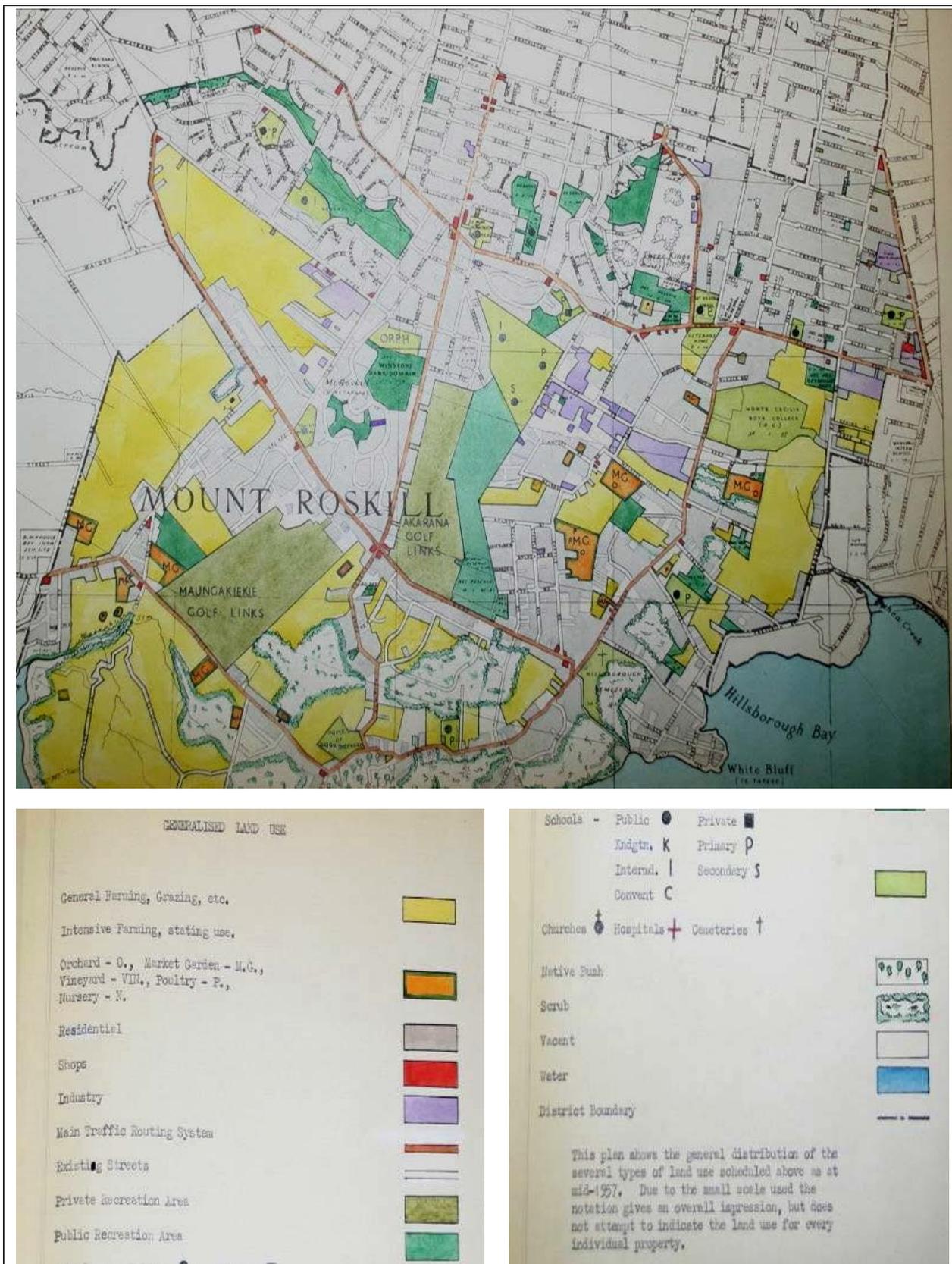


Figure 27: Map showing pattern of land use in Mt Roskill, in a report by the Auckland Regional Council in 1957. Auckland Council archives.



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

1.6 Development at Three Kings

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

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

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

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



Figure 29: The corner of Parau Street and Fearon Ave is an example of shop sites set aside as part of state housing developments, with preference given in ballots to returned servicemen. Matthews & Matthews Architects Ltd, June 2013.

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

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

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

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

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

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

2 Governance

2.1 Local government

From November 1848 the future area of Mt Roskill was divided between the Hundred

of Auckland and the Hundred of Onehunga, divisions of an early County of Eden.¹⁰² The use of ‘hundreds’ came from England, originally defining the living space for a hundred families or households in a geographic area from the Middle Ages. By the 1830s, hundreds in England were beginning to decline, and 1850 was the last time they were used for census purposes.¹⁰³

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

In 1911, the Road Board proposed to build a Coronation Hall at the corner of Mt Eden and Mt Albert roads, in honour of the coronation of King George V. The hall, designed by Onehunga architect J Park, would have been either concrete or wood, with a total cost (including levelling the site) of £1000.¹¹⁰ Nothing more was recorded in the newspapers about the project beyond that year.

Plans for a full municipal centre at the corner site were apparently first raised in 1923.¹¹¹ By April 1934, the architects H L Massey and C Garrett¹¹² had prepared plans for new municipal buildings at the corner of Mt Eden and Mt Albert Roads, but the Local Government Loans Board declined funding in June 1935.¹¹³

Further proposals were investigated in 1937, 1939 and in 1944-45.¹¹⁴ In 1948, the Mt Roskill Road Board became Mt Roskill Borough

Council.¹¹⁵ In 1950, a new scheme was proposed, modifying the area of the theatre in the original plans. The Borough Council decided at the end of the year not to proceed.¹¹⁶



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

This municipal hall was completed and opened 19 July 1956.¹¹⁷ Approval for the main office building was eventually received in 1956, and a local resident and architect designed the building.¹¹⁸ On 29 September 1956, the mayor, Keith Hay, laid the foundation stone. The minister of internal affairs opened the building on 15 June 1957.¹¹⁹

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

Parliamentary representation

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

2.2 Police and justice

It is likely that most early cases involving Mt Roskill residents were heard in the Onehunga Police Court, at least from the early 1870s.¹²⁰ However the district was overseen by the police stationed in neighbouring districts such as Onehunga, Mt Albert, Balmoral and Mt Eden, up until the middle of the 20th century, due to the relatively low population. A proposal to base a constable at Mt Roskill was thought unnecessary by the Commissioner of Police in 1924.¹²¹ In 1935, the Mt Roskill Road Board made another appeal to have a police station in the area, as “the chairman said there were many annoying thefts in the district”.¹²²

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

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

2.3 Healthcare

Private nursing and rest homes

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

Of some interest is a ‘Manukau Rest Home’ which apparently operated on Hillsborough Road at Waikowhai from September 1929 to September 1930. Advertised as catering “for people, needing care, and supervision,”¹³⁰ and for nervous cases and those needing special care,¹³¹ it was described as “[with] large balconies, splendid views, own farm; wonderful health resort”. Along with the brief period in which the establishment advertised itself, this could indicate that it was at the Arkell Homestead, owned at that time by May Delicia Thatcher,¹³² just before the Sisters of the Good Shepherd took over in 1931.¹³³ When the house was up for auction in 1926, the advertisement claimed: “This house would be very suitable for a college or nursing home, or large family

residence. It is built of brick and concrete and has over 200 feet of verandah space.¹³⁴

Ranfurly Rest Home

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

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



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

There was some opposition to this proposal around the country, and local areas outside Auckland, Wellington and Christchurch erected their own monuments despite Lord Ranfurly's call.¹³⁷ However, Lord Ranfurly was backed by an able committee, including Major-General Sir James Melville Babington (Commandant of the New Zealand Defence Forces,¹³⁸ treasurer of the Veteran's Home Committee,¹³⁹ and one of the two initial title holders as a trustee for the site from 1903).¹⁴⁰ Babington was noted for being a tactician and training organiser¹⁴¹ and headed the NZ forces from January 1902 until the end of the war in June of that year. He remained as head of the armed forces until 1906.¹⁴²

Another person involved, and quite possibly

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

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

Between 1921 and 1923, the building was upgraded, with verandahs re-floored and a total of £1200 spent on upgrading the facilities.¹⁴⁹

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

Administration and ownership of the home has altered over the years. From 1903 to 1921,¹⁵⁴ the original committee held title, firstly under the names of Babington and Davies, and then from 1913 under the names of Edwin Mitchelson (1846-1934), former Mayor of Auckland and noted timber merchant,¹⁵⁵ and James Hugh Buchanan Coates (1851-1935),¹⁵⁶ manager of the National Bank. From 1921, the site was owned by the Auckland Provincial and Patriotic War Relief Association¹⁵⁷ which was renamed

the Auckland Veterans' Home Board in 1941¹⁵⁸ The site was transferred jointly to the New Zealand Patriotic Fund Board and Canteen Fund Board in 1950, who in turn leased back the site to the Auckland Veterans' Home Board.¹⁵⁹ This latter board went out of existence in 1962, and the facility was managed directly by the Patriotic Fund and Canteen Fund boards from that point on.¹⁶⁰ The owners became known as the Patriotic and Canteen Funds Board in 1988, and remain so to date.

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

3 Infrastructure

3.1 Roads and transport

Mt Eden Road from Landscape to Mt Albert roads, and possibly Mt Albert Road

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

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

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



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

Hillsborough Road

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

3.2 Public transport

Bus services

Early motor bus services included Manukau Road¹⁷¹ linking Greenwood's Corner and Onehunga with the city, along Buckley Road in 1925,¹⁷² feeder bus services to tram terminuses at May Road, Mt Eden Road near Mt Albert Road, the Dominion/Mt Albert Road junction that year, Hayr Road in 1926, as well as a Sunday feeder service to Hillsborough and weekday service to Waikowhai Park that year.¹⁷³ Some of these buses were operated by Auckland City Council,¹⁷⁴ while others were operated by the Mount Eden Bus Company.¹⁷⁵

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

May Road bus depot

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

The depot was demolished around 2010-2011, when new facilities for Metrolink were developed in Onehunga.¹⁷⁹

Tram services

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



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

Tram workshops

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

3.3 Communications

Post and telecommunication

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

A temporary post office was established at Greenwoods Corner in 1915, close to the north-eastern boundary of the Mt Roskill Road Board area.¹⁸⁷ The postal agency was shifted to the store at Three Kings (former Olesen’s Store) in 1921, and remained there until 1932.¹⁸⁸ In 1919, part of the district was served from the Chief Post Office, while others came under the Epsom and Onehunga post offices. The Road Board appealed for this situation to be rectified.¹⁸⁹ As at 1924 however, Mt Roskill did not exist as a separate postal district. Mail to residents in the district had to be addressed to Onehunga.¹⁹⁰ When the postmaster at Mt Roskill, Mr Warren, refused to continue after a large cut in his remuneration from the Post and Telegraph Department,¹⁹¹ the post office moved to Mr Peacock’s premises at the corner of Kingsway and Queensway avenues until 1941.¹⁹² This office shifted to a stationery shop on Mt Albert Road, near Hillsborough Road, operated by Mrs E M Lovell “as a war measure” (1941-1955, likely renamed Three Kings in 1950). This office provided all services, except telegrams.¹⁹³ It then operated from Hayr Road (1956-1985) and then at Three Kings Plaza until 1991.¹⁹⁴ It is now a Postshop in the shopping centre.

A Hillsborough post office opened in 1911.¹⁹⁵ The Dominion Road South post office opened on 5 November 1935 at Lawler’s store.¹⁹⁶ It reopened in J W Dowling’s premises in 1939, after being closed for a time.¹⁹⁷ This was renamed Mount Roskill Post Office in 1950. Land was progressively purchased from 1946

until 1962 for both the enlargement of the post office and provision of an automatic telephone exchange.¹⁹⁸



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

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

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

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

services, until the office was completely shut down on 26 March 1987 after an armed bank robbery.²⁰¹

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

At Waikowhai, the first postal services were at leased premises in April 1949, in E R Monteith's store at the end of Dominion Road near Waikowhai Park. Postal facilities were introduced in February, 1950. That office closed in January 1955. It reopened on Richardson Road in a florist's shop in July 1955, with full accounting facilities from October that year. In November 1955 it was transferred to a drapery store. On 14 September 1964, a single-storey concrete building, which cost £8525 to construct, opened at the corner of Richardson and Oakdale roads. The site had been purchased for £950 in 1959 from White Star Products Ltd. The planned name was Hillsborough, but there was already one with that name.²⁰⁴ The Owairaka post office operated from a single-storey concrete building at 192 Stoddard Road from 1967, on a site also purchased in 1959. It replaced leased shop-type premises used from 1957. The 1967 building has since been sold, and postal services moved to a Postshop at 218 Richardson Road.²⁰⁵

In 1914, the Mt Roskill Road Board voted to connect their offices to Auckland by telephone.²⁰⁶ Telephones were provided for the private residences of the board chairmen from that point. Public slot telephones appeared in Auckland in 1912.²⁰⁷ In 1916, the Road Board requested for a 2d in the slot public telephone at Greenwoods Corner.²⁰⁸ The board sent another request in 1919, for both Greenwoods Corner and Royal Oak.²⁰⁹ However in 1920, the board was advised that the connection in the exchange prevented installation of these phones.²¹⁰ From early 1926, there were slot telephones at Greenwoods Corner, Royal Oak and Three Kings, with another on Dominion Road, next to Duke Street, dependent on budgeted funds.²¹¹ Another public telephone followed

from March 1927 at the junction of Dominion and King's roads,²¹² and at the corner of Dominion and Mt Albert roads around September 1929.²¹³

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



Figure 35: Building the Mt Roskill reservoir, July 1962. Sir George Grey Special Collections, Auckland Libraries, 580-6549.

Utilities

3.4 Water supply

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

After nearly two more decades, the Roskill Road Board reported in 1900 to the ratepayers that a “good water supply” should be available by 1901.²¹⁷ It appears that the Road Board applied to include part of the district under the Manukau Water Trust Board,²¹⁸ which included One Tree Hill and Onehunga, and sourced water from the reservoir on One Tree Hill. In October 1901, a residents’ meeting heard Charles Bagley’s suggested scheme “to provide a water supply for an area the starting

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

A poll of the ratepayers was held in late November 1901, to determine whether or not the Road Board should borrow “£4000 for the purpose of providing a water supply for the more distant portion of the district”. The poll resulted in approval for the loan.²²⁰ In April 1902 the Road Board secured their £4000 loan from the government for the water supply, and engineer Henry H Metcalfe was commissioned in connection with the preliminary survey.²²¹ The tender from E Porter & Co for the supply of cast-iron pipes and valves was accepted the following month.²²² In October 1902, the Mt Roskill Water Supply Board agreed to enter into a four-year contract to obtain water from the Manukau Water Trust’s reservoir at One Tree Hill, and to call for tenders to lay pipes and mains throughout the district. Meters were to be used for domestic and other supplies.²²³ The firm of Woolley and Higgins had the

lowest tender.²²⁴ Pressure tests were completed in February 1903.²²⁵

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

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

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

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

The typhoid outbreak at Mt Albert in 1922 spelled the end for Mt Roskill's pumping station. The 1923 annual report described the sale of the plant and closure of the pumphouse, on request from the minister of public health: "A kitchen was added to the southern wall... a ladies cloakroom opposite the kitchen ... and an entrance porch combined with men's cloakroom added to the double doors on the northern face." This became Mt Roskill's first community or municipal hall. It hosted "dances, parties,

social gatherings, local theatrical productions", among other uses.



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

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

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

A large reservoir was built in the crater of Mt Roskill in 1963.²³³

3.5 Sewerage

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

By 1923, little if anything appears to have been done. At a ratepayers' meeting in August that year, "Mr C Worley, one of the Board's

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

Tenders were accepted in July 1924: £11,226 for septic tanks, storage tanks, automatic outfall and effluent pipe; £7259 for main sewer and tunnel; £11,044 for reticulation in Pah Road area; £6244 for reticulation in Buckland Road area; £3947 for reticulation in Mt Albert Road area; and additional for pipes.²³⁶

Just over a year after the meeting in the Epsom Methodist hall, the ceremony of turning the first sod in connection with the Mt Roskill sewerage scheme took place 30 August 1924, at the Pah Farm gate, off Mt Albert Road.²³⁷

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

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

payment by the Road Board of a due proportion of the cost.”²³⁸

3.6 Gas

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

3.7 Electricity

It was announced in April 1920 arrangements had been made with Auckland City Council to supply the eastern part of Mt Roskill with electricity “at city rates.”²⁴⁶ Work was planned to be undertaken by the City Council in the “Mt Roskill alternative current area” in the 1921-1922 financial year.²⁴⁷ Towards the end of 1921, a local bill was introduced into Parliament under the title “The Auckland Electric Power Board Act, 1921”, on behalf of a number of Auckland isthmus and South Auckland councils, including the Mt Roskill Road Board.²⁴⁸ On 28 February 1922, residents in Mt Roskill took part in the first election of the twelve-member Auckland Electric Power Board.²⁴⁹ By early 1924, electricity mains had been supplied as far as Frost Road,²⁵⁰ but a supply to the new Victory estate took until around the end of that year.²⁵¹

As at June 1925, there were still 57 gas street street lights be installed at that point, each “100 candle power” at an annual cost to run of £976, as opposed to the cost for the gas lamps of £396. At the time, the board applied a special rate in the district for street lighting of £400 per

annum.²⁵² The proposal apparently did, at least in part, go ahead; it was reported in May 1926 that “the larger portion of the district, including the eastern, western, Three Kings and Stamford Park areas were lighted with electricity.”²⁵³ In May 1930, the AEPB announced extensions of electricity reticulation to side roads in Waikowhai and other outer Mt Roskill districts.²⁵⁴

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



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

3.8 Fire brigades

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

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

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

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

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

However late in 1925 came the news that with the introduction of an Onehunga Fire Board, that district's brigade would no longer be able to cover the eastern area of Mt Roskill from 30 June 1926.²⁶³ The Road Board therefore agreed that a fire station would be needed, close to the Veterans' Home, and decided to include the cost of erecting a fire station in an upcoming loan proposal to the ratepayers.²⁶⁴ By August 1926, the Mt Roskill Fire Board had been constituted, and made requests to the Road Board for funding for equipment, but was unable to function under Government legislation until 1 July 1927.²⁶⁵ A volunteer fire brigade was formed on 16 September 1926, to serve until the Fire Board took over the following year.²⁶⁶ The incoming Fire Board met on 21 October 1926 to discuss options for a site for the district's fire station, including the

proposal to build one on the reserve land at the corner of Mt Albert and Mt Eden Roads at Three Kings.²⁶⁷

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



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

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

4 Work

4.1 Farming

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

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

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

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

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

4.2 Quarrying

The earliest instance found of quarrying at the Three Kings volcanic complex, aside from perhaps stone taken for farm walls, buildings and boundaries from the 1850s, would be that undertaken at the dairy farm of William John Conelly, owner of Allotment 82, 83 and 84.²⁸¹ Access to the quarries by road was made easier by the formation of Three Kings Road from Mt Albert Road to Boundary (Landscape) Road in the mid-1870s. In April 1879, advertisements

appeared in the newspapers calling for tenders to be sent to “*W J Conolly [sic], Three Kings ... for carting scoria ... from the quarry at the Three Kings for repairing the roads in the Mt Roskill Road District.*”²⁸² Conolly was also working the pit on his own property; one of his sons was killed there in 1894.²⁸³ Conolly died in 1902, but his sons continued the family business at the scoria pits,²⁸⁴ until selling the property in 1918.²⁸⁵ George Winstone Jr. and William Perry Winstone purchased the quarry in 1924.²⁸⁶

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

At Allotment 81, just above Conolly’s pits, a Mr Carr conveyed part to Mr Lamb in 1885.²⁹³ Two years earlier, an accident at Lamb’s quarry at Mt Roskill caused an injury to a man loading a dray.²⁹⁴ Another part was conveyed from a Mr Carr to Mr Berry in 1890.²⁹⁵ The Berry family had a working scoria pit for the Onehunga Borough Council from 1896,²⁹⁶ until 1899 when the pits were sold, eventually to Hull Kinloch, a blacksmith from Mt Eden, in 1900.²⁹⁷ Kinloch was actively quarrying from that point,²⁹⁸ until at least the late 1920s.²⁹⁹ From 1927, William McQuoid leased the quarry,³⁰⁰ then Kinloch sold the quarry to Ellen Agnes Wintle in 1932, and she in turn transferred the site to Gordon Hunter Limited in 1945³⁰¹ (although the company operated from the quarry from at least 1942).³⁰² The quarry was sold to Chase Holdings of Te Awamutu in 1973.³⁰³ Chase Corporation subdivided the property from 1984 until the company’s collapse in 1987. It has since been redeveloped as a commercial/retail site.³⁰⁴

The quarry part of Allotment 80, nearest to Landscape Road, was purchased in 1894 by Epsom veterinary surgeon Richard Percival

Kinloch. The quarry was sold to George Winstone Jr. and William Perry Winstone in 1922.³⁰⁵ The area was subdivided by the Winstones from 1922-1927.³⁰⁶

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

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

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

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

4.3 Industrial Development

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

Small-scale secondary industries started up in the north-western areas of the district from the late 1920s, following on from subdivision and residential development in that period (for

example P W Peate's joinery factory at the corner of Foch Avenue and Dominion Road in the 1930s;³²⁰ C N Ball's cabinet-making factory at Princes Avenue in the early 1940s, damaged by fire in 1943).³²¹ The Roskill Sheetmetal Works at 907 Dominion Road were established in 1946.³²²

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

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

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

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

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



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

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

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



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



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

5 Ways of Life

5.1 Churches and Religious Institutions

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

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

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

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

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



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



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

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



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

In 1957, under Bishop Liston, Father Lenihan was appointed to form a new Catholic parish in the Hillsborough/Waikowhai area. In 1959 the church of St John Vianney, at 317 Hillsborough Road, was built. The boundaries of the new parish included the Friary established in 1938, Monte Cecilia that had been established in 1913 and the Sisters of the Good Shepherd and St Joseph's Convent that had been established in 1931.³⁴⁹

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

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

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

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

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

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

Three Kings Native Institution (1848-1922)

In April 1845, Governor FitzRoy granted just over 192 acres, the western half of the Three Kings volcanic complex, to the Superintendent of the Wesleyan Mission Trust.³⁵⁷ On 6 April 1848, the foundation stone for the first scoria

building at the Three Kings Native Institution was laid by FitzRoy's successor, Governor Grey,³⁵⁸ and the buildings were completed by c.1850, when the school shifted around 100 students from Grafton to Three Kings.³⁵⁹ The initial aim of the school was *"to train selected Maoris to become efficient teachers of their countrymen."*³⁶⁰ From 1850, the institution was partly funded by the government to serve as an industrial school for European children as well, providing training in carpentry and agricultural methods.³⁶¹ It was reported that the deeds of conveyance for the Waikowhai and western Wesley farm areas stated that these areas were given in support of *"the education of our subjects of both races, and of children of poor and destitute persons being inhabitants of the islands of the Pacific Ocean, in trust ... so long as religious education, industrial training and instruction in the English language shall be given to those educated therein or maintained thereat."*³⁶² This was apparently in line at the time with Government support for two other religious education institutions, a Catholic school on the North Shore and St Stephen's at Parnell.³⁶³



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

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

By 1867, the number of students at the school was greatly reduced, 25 Maori/half-caste and 43 European students as quoted in a report that year to Parliament.³⁶⁶ In 1868, the Wesley

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

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

Three Kings Congregational Church – Mt Albert Road

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



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

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

St David's in the Fields – 202 Hillsborough Road



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

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

Originally part of James Carlton Hill's "Hillsboro" subdivision,³⁸² the site of the present Presbyterian Church was purchased by Dr Frederick W Gordon late in 1899.³⁸³ By August 1905 at the latest, he had constructed a home there.³⁸⁴ In 1930, timber merchant John William Shaw McArthur inherited the house and grounds.³⁸⁵ After a financial scandal, McArthur transferred the property to the National Investment Company of Queensland in 1935. This company proceeded to lease the house and surrounds to operators of the El Rey Country Club, until 1945. In 1948 it was transferred to Mrs Jane Maria Bettridge,³⁸⁶ but had been used by former residents of the Merivale Rest Home from Epsom from mid-1945.³⁸⁷

St Margaret's Anglican Church

The original St Margaret's Hall was built 1927-1928 on Mt Albert Road, alongside the Mt Roskill Fire Station. It was officially opened 28 April 1928. The Anglican Mission to Mt Roskill, led by Rev. P S Smallfield, began in 1923 with meetings at the Mt Roskill Hall (former pumphouse at Three Kings). St Margaret's Hall was constructed with voluntary labour, to the plans of H J Leahy. A church bell was provided, as a gift from the family of Frederick Smith.³⁸⁸ The church property was sold to the Auckland Metropolitan Fire Board in 1955. Two sections at 102 Hillsborough Road were purchased,³⁸⁹ and the new church hall was dedicated in November 1958.³⁹⁰

St Therese Catholic Church

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

Church of Christ

At the heart of Mt Roskill shopping centre is the Church of Christ. Pastor F A Wilson and his followers are said to have made their own

concrete blocks and erected their church themselves. A church tower played carillons before services and the church was the first in New Zealand to play religious films every Sunday evening. The Church expanded its activities to include youth work, bible classes, sports facilities, administration, library and more recently outreach to migrants. From modest beginnings it now comprises a substantial complex of buildings.³⁹³



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

St John's Presbyterian Church



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

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

5.2 Education

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

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

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

and Richardson Roads, initially with a roll of 40 pupils.⁴⁰⁹ A new building was added to that site in 1928.⁴¹⁰ The residents association however continued their applications for the establishment of a school at Dominion Road.⁴¹¹ The Dominion Road School was built in late 1928.⁴¹²

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

5.3 Public Halls

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

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



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

Mt Roskill's first community or municipal hall however was the altered Three Kings Pumphouse building. "A kitchen was added to

the southern wall ... a ladies cloakroom opposite the kitchen ... and an entrance porch combined with men's cloakroom added to the double doors on the northern face." It hosted "dances, parties, social gatherings, local theatrical productions" amongst other uses.⁴¹⁶

Waikowhai Hall

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

Mt Roskill Municipal Hall

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

By September 1944, the Road Board had returned to the original 1934 concept for a combination municipal offices, community hall and shops at the corner site.⁴³¹ In August 1945, it was announced that architects Gummer and Ford had designed "a long range project capable of development as the district progresses," combining a large public hall, municipal offices, a shopping centre and seven club rooms to support the clubs utilising the sports facilities on the reserve. This time, the proposed hall would seat 450 people, but would have included a stage and orchestra pit, and a dance floor suitable for 250 couples. The only part of the scheme that remains visible today is the grandstand terracing to the north of the corner site, backing onto Mt Eden Road. The total cost of the scheme was estimated at £55,000.⁴³² This, however, as with the other proposals since 1911, did not go ahead, perhaps due to post-war building supply controls, but there was also some ratepayer objection to the cost of the project, which apparently had spiralled up to as much as £90,000.⁴³³

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

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

The first stage of a new civic centre was completed in 1979, including a library and offices for the Citizens Advice Bureau. Plans were in place in 1982 for a three-storey development on Borough Council land but attached to the Three Kings Plaza, to house a post office, Labour Department office and a medical centre.⁴³⁷ A new community hall was

built, known as Fickling Hall after the Mayor at the time. This formed the core of the later Fickling Convention Centre.

Hillsborough Hall

On April 10 1954, the Hillsborough Hall in Rogan Street was opened. The building was purchased from Raymond Fletcher-Merritt, “as it stood on the new Import Wharf”, cut in two, and transported to the Rogan Street by Keith Hay Ltd to the section of land reserved by the Crown as a hall site. The hall was administered by a board of ten members elected by the residents of the district at a public meeting and gazetted by Government to hold office for five years. By 1956 Sunday schools run by the Church of England and the Salvation Army were held there, while the Rogan Nursery Play Centre used the hall twice a week. Other regular users included the Girl Guides, Brownies, Manchester Unity Lodge, Table Tennis Club and Plunket Mothers’ Club.⁴³⁸ The hall is thought to remain at 66 Rogan Street.

War Memorial Hall at May Road

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

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

When opened it was described as ‘a real, living memorial.’⁴⁴² The hall was planned as a ‘living memorial’ for the district. At the end of

the Second World War, rather than duplicating the monuments of the First World War, the Labour Government favoured ‘living memorials’, which would, through use and enjoyment, honour those who had given their lives.⁴⁴³

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



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

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



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

Black Hall to Wesley Community Centre

In 1944, it was announced that part of the Lower Wesley Estate state housing development would include provision of a community centre at the corner of Stoddard Road and the new extension of Sandringham

Road. “Centres such as the one contemplated usually include shops, cinema, gymnasium, public hall and possibly health and adult education facilities. An intermediate primary school will be constructed within the centre, and there will also be a primary school in the eastern section of the block. If necessary, subsidiary shopping centres will be erected in other parts of the block. Ample parking facilities will be a feature of the centre.”⁴⁴⁷

The community centre was planned by architects and planners at the Department of Housing Construction including Austrian émigré architect Ernst Plischke and Reginald Hammond, as a series of connected rectangular blocks, forming courtyards between them. The scheme, which was not built, combined ‘garden city concepts with the anti-urban notations of classic Modernism to create an Arcadian town landscape.’⁴⁴⁸

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

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

The original plan for the Lower Wesley Estate was therefore not to have a community centre facility opposite O’Donnell Avenue on Sandringham Road extension. By 1952, however, the Black Hall was in place, and the site had at least an unofficial designation as a community centre.⁴⁵² According to Jade Reidy,⁴⁵³ the Wesley State Tenants and

Resident’s Association had campaigned for a community centre, and the hall was built during the 1951 Waterfront Strike. The Open Brethren held Sunday school classes there, and the League of Mothers used the hall as their base. The residents association met there to successfully campaign to allow state tenants the right to vote in local body elections in Mt Roskill.

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

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



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

Red Cross Hall

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

5.4 Community Library

Moves to try to obtain a library for the district began early, with a concert and dance held at

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

The next proposal for a district library was aired during planning for a Coronation Hall at Three Kings in 1911,⁴⁶³ but this hall was never built. In 1927, in discussing a proposal to amalgamate with Auckland City, the Mount Roskill West Ratepayers' Association proposed that £4800 budgeted for a stone crusher instead be used to provide a public hall and library in the district.⁴⁶⁴

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

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

In March 1976, it was announced that the contract for a civic centre, including a library, had been let by the council.⁴⁷⁰ The library was

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

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



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

5.4 Hillsborough Cemetery

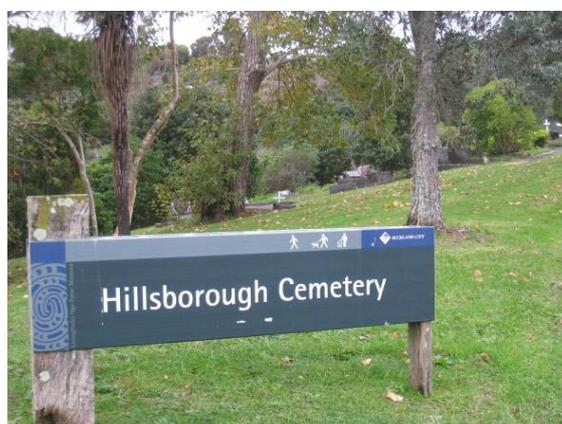


Figure 55: Hillsborough Cemetery in Clifton Road, Hillsborough. Matthews & Matthews Architects Ltd, June 2013.

In May 1896 the Assets Realisation Board (property liquidation arm of the Bank of New Zealand) offered 50 acres at Hillsborough to the Onehunga Borough Council for £1250, for use as a cemetery.⁴⁷⁵ The Borough Council approved this purchase on 18 May 1896,⁶ and took steps to raise the money required.⁴⁷⁶ The imminent closure of the burial grounds within

Onehunga itself, at the Anglican and Catholic churches, along with legislative issues regarding the use of Waikaraka Cemetery, drove the Borough Council to seek a site for a new cemetery.⁴⁷⁷ A burgess's poll at Onehunga to authorise the raising of a £1500 loan for the purchase failed however, so the matter was dropped at that point.⁴⁷⁸

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

The Onehunga Borough Council obtained formal title in November 1917 to nearly 35 acres between Goodall Street and Clinton Road, and another nearly 16 acres on the west side of Clinton Road, leading right down to the Manukau foreshore.⁴⁸⁶ Part of the foreshore property was subdivided and sold in 1926.⁴⁸⁷ By 1958, local residents complained of the unkempt look of the cemetery, overgrown by grass and weeds.⁴⁸⁸ In 1964, the Onehunga and Mt Roskill Borough Council jointly commissioned a development report for the unused 28 acres of the site. The plan included a 90 unit residential development, a commercial site and three large reserves. By 1968, however,

these plans had been shelved, and it was suggested that the overgrown reserve become a memorial park.⁴⁹⁰ In 1982, this part now known as Hillsborough Reserve was vested in the Mt Roskill Borough Council,⁴⁹¹ and the cemetery came under the administration of Auckland City Council from 1989.

5.5 Parks and reserves

The district's first reserves and parks were acquired by legislative process either from central government directly or formalised by acts of parliament. Under the Land Act 1885, Allotment 85B of the **Three Kings Reserve** site was gazetted as a recreation ground.⁴⁹² The Three Kings reservations were made permanent in February 1888 under the terms of the Public Domains Act 1881. Allotment 85B was administered by the Mt Roskill Domain Board from that point.⁴⁹³ This area was gradually cleared and developed by a series of lease holders until 1919, when a deputation was received by the Domain Board regarding formation of a croquet lawn, tennis court & cricket pitch in Domain Reserve.⁴⁹⁴ Tennis courts were completed there in 1920. Around 1928, the remaining "Big King" cone from the Three Kings volcanic complex was presented as a public reserve by the Wesley Mission Trust Board,⁴⁹⁵ and formally gazetted as such in 1950.⁴⁹⁶

The **Rose Garden** at the corner of Warren Avenue and Mt Albert Road in Three Kings was formerly the site of the first store in the area where a post office and telephone service was set up in 1906, due to its proximity to the Veterans' home.⁴⁹⁷



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

A Suffrage memorial within the garden was unveiled on 19 September 2013, on the 20th anniversary of Women's Suffrage in New Zealand. Designed and made by MVS Studio, the memorial was commissioned by the Puketapapa Local Board and Auckland Council. It is designed as an abstract interpretation of the camellia flower, an important symbol of the suffrage movement, with names of the local suffragettes inscribed around the base.⁴⁹⁸

Hillsborough Park was set aside in 1858 under the will of James Carlton Hill as part of a "Hillsboro township" which included sites for churches, a Mechanic's Institute, cemetery and town hall. On Hill's death, his estate was left to John Anderson Brown to administer, but after he in turn died in 1867 his heir sold the reserved land in breach of trust in 1884. The Mt Roskill Road Board in 1887 took the matter to the Supreme Court, where it was decided to bring the reserve areas back to the Public Trustee.⁴⁹⁹ The Mt Roskill Domain Board apparently assumed some control from 1892, from which point they leased the reserve for grazing.⁵⁰⁰ "Hillsborough Square" was finally vested in the Mt Roskill Road Board from c.1920.⁵⁰¹

Thirty acres of land at **Waikowhai Bay**, originally part of a crown grant to the Wesley Mission Trust in 1850,⁵⁰² was offered to the Mt Roskill Road Board by the Mission Trust Board at a peppercorn rental for recreations purposes, in 1907. This was to encourage the Road Board to have Hillsborough Road in the vicinity fully formed.⁵⁰³ *"The park would not only be of use to Mt. Roskill, but to the City and surroundings also. It would be unique, and there was nothing around us to compare with it with its beautiful sandy beach, its harbour frontage, and room for thousands of children and adults. At small expense a perfect bathing place could be made. The park and lands were all that could be desired for picnicking and camping. There were magnificent specimens of native trees, including beautiful pungas, and a stream of fresh water. Probably for hundreds of years up till 50 years ago, a native village was situated at the bay; old military charts showed Maori whares there. The bay was ideal for yachts, and when a short wharf, not an expensive one, was erected, it will be approachable for yachts and small steamers at all tides."*⁵⁰⁴ In October 1909, the Road Board agreed to form and metal a road known as H Munro Wilson's Road from Hillsborough Road through to the shore, and

provide a small wharf.⁵⁰⁵ A memorandum of agreement was signed by June 1911 between the Road Board and the Trust Board,⁵⁰⁶ and on 21 October 1911 the Waikowhai Park Act was passed into law. The park was formally opened 28 February 1914.⁵⁰⁷ In the middle of the 20th century much of the park was used as a landfill tip, but is at present being restored.

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



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



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

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

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

Bluff Terrace, Hillsborough Bay, where the council completed a carpark in 1975 during an upgrade of the area,⁵¹⁶ is actually part of a paper road also called Bluff Terrace which was planned to run around the small headland initially known as White Bluff or The Bluff, from the time of the subdivision of the "Hillsboro" estate by the administrators of James Carlton Hill's property in the 1860s.⁵¹⁷ The reserve area today is at an inlet of the Manukau Harbour across which an embankment and reclamation area was formed by 1952,⁵¹⁸ and added through to 1968.⁵¹⁹ It is still part of the Manukau Harbour tidal lands. The Rotary Club of Mt Roskill handed over a new children's playground at the reserve to the council in 1976, commemorating the Club's foundation president, Thomas Holdsworth. A memorial fountain in the form of a Rotary Wheel dedicated to Holdsworth was proposed, but this may not have been installed.⁵²⁰

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

At **Cape Horn**, 52 acres was selected in March 1885⁵²² and surveyed in May that year by G W Williams for the Government as a defence site for the Manukau Harbour. The survey noted old earthworks at the highest point on the headland, just beyond the end of a road or track later known as Artillery Road, and now Cape Horn Road.⁵²³ The site was described as "*a bold and prominent position, about a mile and a half from the Onehunga Wharf, which fully*

commands that channel of the Manukau Harbour."⁵²⁴ Whether any defence positions were actually set up at Cape Horn is unknown. Although the land was still nominally part of the Wesleyan Mission Trust estate, Cape Horn was advertised in 1900 as a "government reserve, best place for picnic parties during the summer months,"⁵²⁵ and so predates Waikowhai Park as a recreation area. There was some talk in 1905 that Cape Horn, along with the Manukau Harbour Endowment area to the west (later Lynfield), was about to be subdivided for lease by the government.⁵²⁶ By 1913, however, a main sewer emptied into the Manukau Harbour below Cape Horn.⁵²⁷ The site was subdivided and sold by the Mission Trust Board from 1925.⁵²⁸ Part remains privately owned. The eastern side is divided into two small reserves, linked with Waikowhai Bay (since 1973), while the majority to the west is part of Wattle Bay Reserve since 1983.⁵²⁹

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

Manukau Domain, Himalaya Reserve, Sylvania Crescent Esplanade Reserve, Halsey Esplanade Reserve, Lynfield Cove Reserve and Lynfield Reserve are all part of what was once an area of land forming part of the Manukau Harbour Endowment in the 19th century, comprising 336 acres.⁵³¹ The land, formerly under the Provincial Government before 1876, had remained vacant since 1860.⁵³² The government surveyed and subdivided the land into 5-17 acre blocks in 1908.⁵³³ Sylvania Crescent Esplanade Reserve, Halsey Esplanade Reserve, Himalaya Reserve and Lynfield Cove Reserve were all surveyed as reserves back in 1908,⁵³⁴ although Himalaya Reserve was formally vested in 1929, and became a recreation reserve in 1953.⁵³⁵ The Harbour Board vested a reserve on Halsey Drive in the Mt Roskill Road Board in 1929,⁵³⁶ which was formally named Manukau Domain in 1930.⁵³⁷

Griffen Park Road was originally Endowment Road then Griffen Road. The authorities decided to provide easier access to the Halsey Drive farmlets from the White Swan Road end. Griffen Park Road was the result. This cut out the steep and very rough incline that took the traveller up White Swan Road to the corner of Ridge (Hillsborough) Road, and also eliminated

an equally rough and steep descent. It also meant several blocks of land came onto the *arket*. On one of them, Griffen Brothers (A D & J B) were able to work up a milk supply and strawberry growing business known for many years as Griffendale Farm. On retirement, A D Griffen bought back his brothers property at the corner of White Swan and Griffen Road, along with an adjoining property. The resulting 10½ acre block was given to the people of Mount Roskill as an athletic ground and playing area for the youth of the district, in tribute to the memory of A D Griffen's late wife Margaret, and opened 9 February 1952, as **Margaret Griffen Memorial Park**.⁵³⁸

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



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

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

itches.⁵⁴³ The park was officially opened 15 March 1933.⁵⁴⁴ The Auckland Whippet Racing Club held race meetings there in 1935 and 1936.⁵⁴⁵

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

5.6 Sport and Recreation

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



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

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

first tennis club was formed.⁵⁵¹ A new Roskill Rugby Union club was formed 3 February 1922.⁵⁵²

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

Another Mt Roskill Tennis Club opened at Foch Avenue on Labour Day, October 1931,⁵⁵⁵ after a lease was granted to the club for a term of 21 years.⁵⁵⁶ Most of the founding members of this tennis club came from the area close to the reserve: the Victory and Dominion Estates.⁵⁵⁷

Unemployment scheme No. 5 labour was utilised at the Foch Avenue reserve during 1932,⁵⁵⁸ possibly including formation of the stone walls. The tennis courts were still in the process of formation on the reserve as at August 1933, including a proposed playground.⁵⁵⁹ The club's pavilion dated from at least September 1934.⁵⁶⁰ Five hard courts had been established at Foch Avenue by September 1935.⁵⁶¹



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

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

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

A lease agreement was made for an initial

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



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

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

Before the 1960s, athletic training in Mt Roskill was undertaken on grass tracks at Three Kings and Fearon Park.⁵⁶⁹ An all-weather track, named Lovelock Track after Canterbury's Olympic gold medallist at the 1936 Olympic Games, was constructed close to the Black Hall off Sandringham Road extension, part of the War Memorial Park, and this opened in April 1961. It became the home of the Owairaka Amateur Athletics Club.⁵⁷⁰ While the Olympic

and Empire Games gold medal success of Murray Halberg (1956, 1958, 1960) and Peter Snell (1960) are associated with the club's Mt Albert track at Anderson Park, the Mt Roskill track has hosted training for the All Blacks, cross country teams, road relay teams, marathon competitors and Beatrice Faumuina in the discus (1994).⁵⁷¹

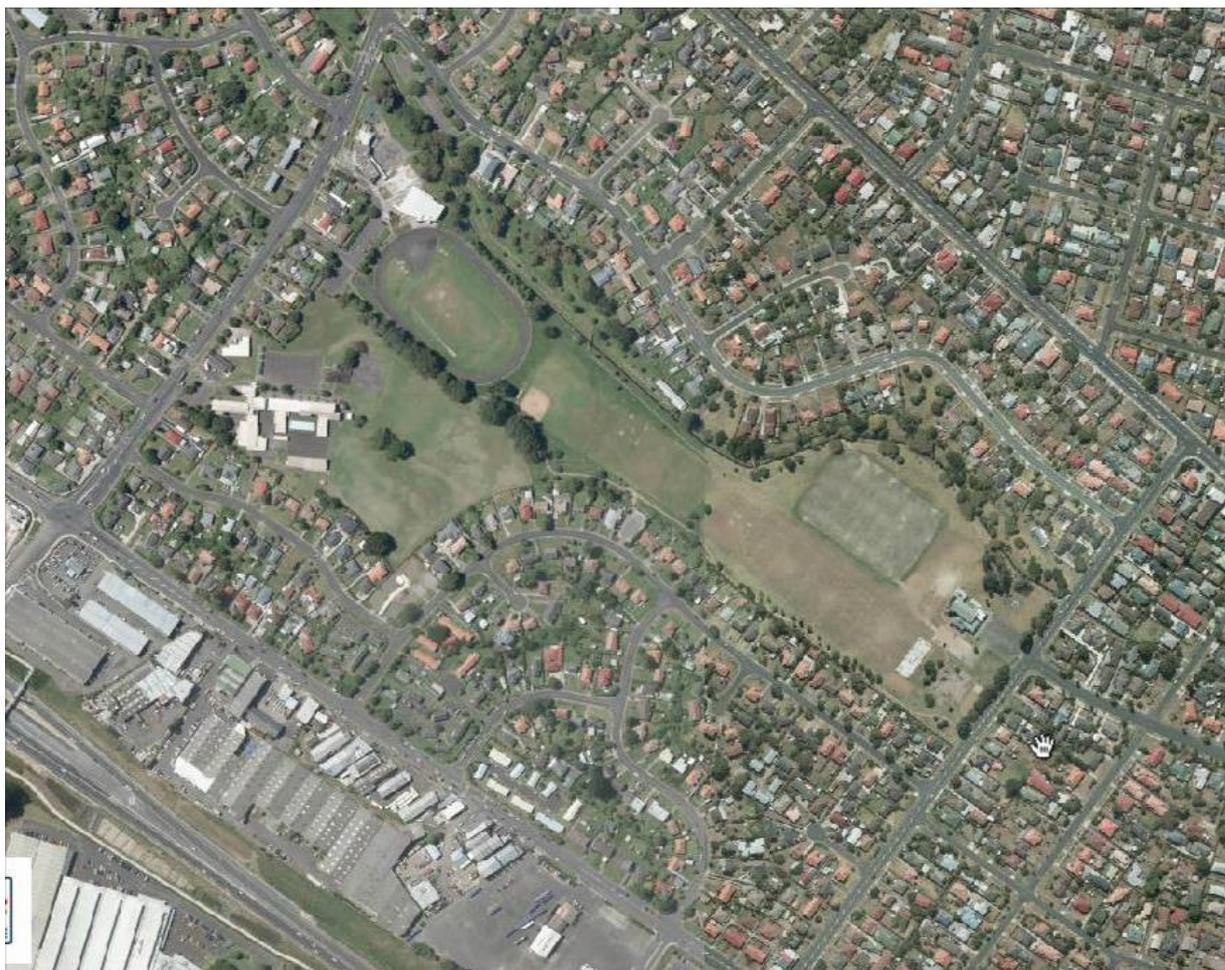
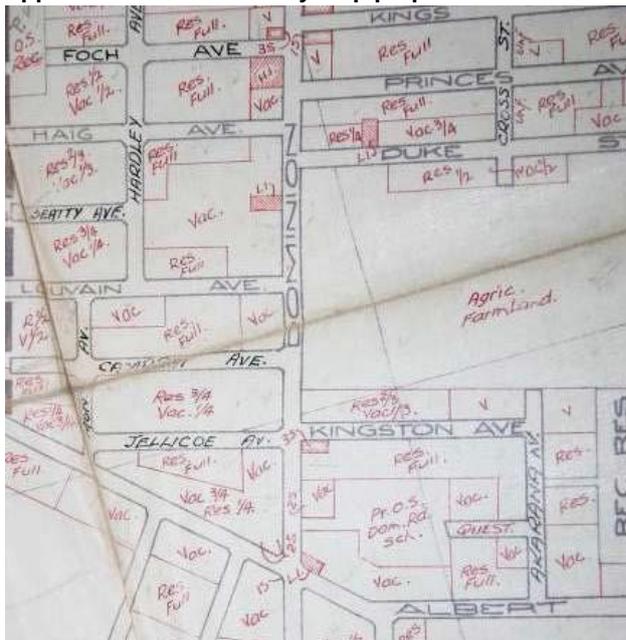


Figure 63: War Memorial Park, with the Lovelock Track at the western end. *Auckland Council GIS Viewer, 2013.*

Appendices to the Thematic Historic Overview

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



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

Appendix 2: LINZ information re subdivisions

Mt Roskill Shops Area

West side: Cambrai Ave to Memorial Ave

East Side: Donald Crescent to Memorial Ave

West side: Cambrai Ave to Memorial Ave

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

East Side: Donald Crescent to Memorial Ave

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

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

Mt Roskill South Area

LINZ information re subdivisions

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

East Side: Memorial Ave to Lowery Ave

West side: Cambrai Ave to Memorial Ave

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

East Side: Donald Crescent to Memorial Ave

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

Appendix 3: Parliamentary Representation in Mt Roskill

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

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

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

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

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

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

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

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

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

1870-1881 Eden (most of Auckland isthmus)

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

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

1881-1887 Manukau (eastern and southern Auckland isthmus)

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

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

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

1893-1902 Manukau (most of Auckland isthmus)

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

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

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

1908-1911 Split between Eden and Parnell
John Bollard (1839-1915). Represented Eden 1896-1914.

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

1911-1919 Split between Eden and Manukau

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

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

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

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

1919 -1922 Roskill

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

1922 –1928 Split between Roskill and Manukau

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

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

1928 – current Roskill (renamed Mt Roskill 1996)

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

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

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

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

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

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

Gilbert Myles Represented Roskill 1990-1993.

End notes

ⁱ Refer to 1940 aerial photo, Auckland Council GIS

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

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

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

^v Jade Reidy, p. 93

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

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

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

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

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

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

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

¹² OLC (Old Land Claim) 383, LINZ records

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

¹⁴ Deeds Index 2A.801, LINZ records

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

¹⁶ Deeds Index A2.268

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

¹⁸ Deeds Indexes 9A.253, 3A.2109-2111

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

²⁰ *Auckland Star*, 1 May 1909, p. 4

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

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

²³ Deeds Index 3A.2102

²⁴ Deeds Indexes 3A.2098-9099

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

²⁶ Ibid

²⁷ Subdivision maps, refer Appendix 2

²⁸ Subdivision maps, refer Appendix 2

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

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

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

³² Advertisement, *New Zealander*, 27 October 1852

³³ *NZ Herald*, 7 April 1879

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

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

³⁶ Advertisement, *Auckland Star*, 10 February 1902

³⁷ Advertisement, *Auckland Star*, 2 April 1901

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

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

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

⁴¹ CT 446/15

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

⁴³ *NZ Herald*, 18 September 1952

⁴⁴ CT 446/15

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

⁴⁶ *Auckland Star*, 23 October 1971

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

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

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

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

⁵¹ Ferguson, p.91

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

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

⁵⁴ Trevena, p. 21

⁵⁵ Trevena, p. 21

⁵⁶ Trevena, p. 24

⁵⁷ Trevena, p. 27

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

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

⁶⁰ Trevena, p. 27

⁶¹ Trevena, p. 27

⁶² Trevena, p. 27

⁶³ Trevena, p. 34

⁶⁴ Trevena, pp. 34-35

⁶⁵ Trevena, p. 36

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

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

- ⁶⁸ *NZ Herald* 20 November 1955; *Pictorial Parade No. 37*, Archives New Zealand, via <http://www.ecasttv.co.nz>
- ⁶⁹ Special supplement, *NZ Herald* 28 April 1956; *NZ Herald* 10 April 1956, via School of Architecture database.
- ⁷⁰ *NZ Herald* 10 February 1956
- ⁷¹ *NZ Herald*, 7 March 1956
- ⁷² *NZ Herald*, 27 April 1956
- ⁷³ *NZ Herald*, 30 April 1956
- ⁷⁴ Advertising, *Auckland Star*, 14 October 1903
- ⁷⁵ NA 39/70, LINZ records
- ⁷⁶ *Auckland Star*, 5 February 1906
- ⁷⁷ *Auckland Star*, 6 November 1935
- ⁷⁸ *Roskill & Onehunga News*, 11 August 1970
- ⁷⁹ Andrew D Griffin, "Early Days in Mt Roskill South" Instalment 5, *Roskill Times*, 15 June 1955. Footprint of early store appears in a 1904 survey plan, DP 3537, LINZ records
- ⁸⁰ Advertisement, *Auckland Star*, 8 December 1900
- ⁸¹ Advertisement, *Auckland Star* 24 September 1901
- ⁸² Advertisement, *Auckland Star*, 10 February 1902
- ⁸³ Graham Stewart, *The End of the Penny Section*, 1973, p.200
- ⁸⁴ Original drawings on microfilm at Auckland City Consent Records
- ⁸⁵ Original drawings on microfilm at Auckland City Consent Records
- ⁸⁶ Original drawings on microfilm at Auckland City Consent Records
- ⁸⁷ Original drawings are not signed or dated, on microfilm at Auckland City Consent Records
- ⁸⁸ Original drawings on microfilm at Auckland City Consent Records
- ⁸⁹ Original drawings on microfilm at Auckland City Consent Records
- ⁹⁰ Background on Mt Roskill prepared by Peter McConnell 2006
- ⁹¹ Background on Mt Roskill prepared by Peter McConnell 2006
- ⁹² Background on Mt Roskill prepared by Peter McConnell 2006
- ⁹³ Newspaper articles 11.3.1974 and 20 3 1974, contained in Appendix II, Historical Record for Mt Roskill, prepared by Auckland City Council, from scrapbook owned by Eddie Tell.
- ⁹⁴ "The Veteran's Home", *NZ Herald*, 10 December 1903
- ⁹⁵ *Auckland Star*, 5 February 1906
- ⁹⁶ *Auckland Star*, 16 September 1907, p. 3
- ⁹⁷ *Roskill Progress*, 17 May 1952, p. 3; State Rental Shop sales files, Archives New Zealand (BAAM A691 1593)
- ⁹⁸ One site each was offered in Waterview, Meadowbank, One Tree Hill, Tamaki, Mt Albert, Orewa, Devonport, Remuera and Panmure.
- ⁹⁹ Mt Roskill District Scheme, Auckland City Council Archives
- ¹⁰⁰ Auckland Scrapbook, Mar 1962- p. 125, Auckland Library
- ¹⁰¹ *Auckland Star*, 30 April 1968
- ¹⁰² See descriptions of the boundaries of the Hundreds of Auckland and Onehunga, *New Zealand Government Gazette, Province of New Ulster*, 2 November 1848, No. 24, pp. 113-114
- ¹⁰³ "A Vision of Britain Through Time", <http://www.visionofbritain.org.uk>, sighted 16 April 2013
- ¹⁰⁴ *New Zealander*, 12 August 1848, p.2; 4 November 1848, p. 5
- ¹⁰⁵ Despatch from Earl Grey to Governor Grey, 13 August 1850, from *New Zealander* 2 April 1851, p. 4
- ¹⁰⁶ G T Bloomfield, *The Evolution of Local Government Areas in Metropolitan Auckland 1840-1971*, 1973, p. 41
- ¹⁰⁷ Bloomfield, p. 45
- ¹⁰⁸ Bloomfield, p. 60
- ¹⁰⁹ *New Zealand Gazette*, 9 October 1947, p. 1429
- ¹¹⁰ *Auckland Star*, 5 April 1911, p. 4
- ¹¹¹ *Roskill Times*, 3 October 1956, p. 1
- ¹¹² *Roskill Times*, 6 June 1957, p. 6
- ¹¹³ *Auckland Star*, 19 June 1935, p. 8
- ¹¹⁴ Report on Road Board meeting, *Auckland Star*, 7 April 1937, p. 12, *Auckland Star*, 31 May 1939, p. 10, Report on Roskill ratepayers meeting, *Auckland Star*, 16 May 1941, p. 3, *Auckland Star*, 7 September 1944, p. 6, *Roskill Times*, 3 October 1956, p. 1
- ¹¹⁵ *Roskill, An Illustrated History of New Zealand's Largest Borough*, 1984, p. 32
- ¹¹⁶ *Roskill Times*, 6 June 1957, p. 6
- ¹¹⁷ *Roskill Times*, 25 July 1956, p. 1
- ¹¹⁸ Report of Works Committee Meeting, 24 January 1956, MRB 100/25, p. 3193, Auckland Council archives
- ¹¹⁹ *Auckland Star*, 15 June 1957, via Mt Roskill Borough Council scrapbooks, MRB 127/3, Auckland Council archives
- ¹²⁰ *NZ Herald*, 16 June 1870, p. 5
- ¹²¹ Road Board report, *Auckland Star*, 27 February 1924
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- ¹²³ Road Board report, *Auckland Star*, 12 February 1936, p. 11; *Wises Directory*, 1939, p. 89; Road Board report, *Auckland Star*, 23 September 1936, p18
- ¹²⁴ *Auckland Star*, 25 July 1940
- ¹²⁵ *Roskill & Onehunga News*, 30 June 1969
- ¹²⁶ *Western Leader*, 321 March 1981, p. 28
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- ¹²⁸ *Central Leader*, 15 July 1994, p.4
- ¹²⁹ Birth notice, *Auckland Star*, 14 January 1924, p. 1
- ¹³⁰ *Auckland Star*, 28 September 1929, p. 1
- ¹³¹ *Auckland Star*, 14 April 1930, p. 1
- ¹³² NA 450/187, LINZ records
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- ¹³⁴ Advertisement, *Auckland Star*, 13 November 1926, p.6
- ¹³⁵ *Auckland Star* 13 July 1961
- ¹³⁶ "New Zealand in the South African ('Boer') War – Memorials", from NZhistory.net. Sighted 12 January 2006.
- ¹³⁷ *ibid.*, and also T. P. McLean, "Old Warriors Remember", *NZ Herald* 22 May 1993, SDec 2, p. 2
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- ¹³⁹ "The Veterans' Home", *NZ Herald*, 26 May 1903
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- ¹⁴⁵ *NZ Herald*, 26 May 1903
- ¹⁴⁶ "The Veteran's Home", *NZ Herald*, 10 December 1903. An interesting footnote is that Mrs. Arthur Heather lent the grounds of her home "Boxley" to the fundraising committee for a garden party to which Lord Ranfurly gave his patronage, held on 11 December. "Boxley" was later to become, after being gifted by Sir Frank Mappin, the new Government House in Auckland in the 1960s, and therefore an official residence of Lord Ranfurly's modern-day successors.
- ¹⁴⁷ *NZ Herald*, 26 May 1903.
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- ¹⁵⁰ "Four-Star Home for the Old Soldiers", *NZ Herald*, 3 December 1953
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- ¹⁵² *Central Leader* 3 December 1997, p.3
- ¹⁵³ *Central Leader*, 26 March 2005
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- ¹⁵⁸ CT 424/73; also "Veterans' Home Purchase", *NZ Herald* 8 June 1949
- ¹⁵⁹ *ibid.*
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- ¹⁷² Ratepayers' meeting report, *Auckland Star*, 7 July 1925, p. 5
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- ¹⁷⁵ Road Board report, *Auckland Star*, 24 February 1926, p. 11
- ¹⁷⁶ *Auckland Star*, 12 November 1926, p. 9
- ¹⁷⁷ *Auckland Star*, 18 March 1927, p. 12; 16 July 1927, p. 7
- ¹⁷⁸ Reidy, p. 55
- ¹⁷⁹ <http://www.nzbus.co.nz/recent-developments/nz-bus-launches-new-state-of-the-art-depot-in-onehunga>, sighted May 2013.
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- ¹⁸⁴ *Auckland Star*, 19 August 1905
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- ¹⁸⁶ *NZ Herald*, 18 January 1906, p. 3; Letter to the editor, *NZ Herald*, 13 September 1910, p. 7
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- ¹⁸⁹ *NZ Herald*, 9 January 1919, p. 6
- ¹⁹⁰ *NZ Herald*, 24 September 1924, p. 12
- ¹⁹¹ Road Board report, *Auckland Star*, 30 March 1932, p. 13
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- ²⁰⁰ Clulee, p.42; Road Board report, *Auckland Star*, 9 March 1927, p. 17
- ²⁰¹ Clulee, p. 41
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- ²⁰⁸ Road Board report, *NZ Herald*, 6 April 1916, p. 5
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- ³⁰⁵ NA 69/215, LINZ records
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- ³⁰⁷ Council meeting report, *Auckland Star*, 15 August 1884, p. 2
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- ³¹⁰ Mt Eden Borough Council meeting report, *NZ Herald*, 26 July 1921, p. 3
- ³¹¹ *NZ Herald*, 20 April 1916 p.6 & 22 April 1916 p. 6
- ³¹² Road Board report, *Auckland Star*, 10 July 1918, p. 6
- ³¹³ Advertisement, *New Zealand Herald*, 19 November 1919, p. 16. This could be the “Hopkins Quarry” at 225 St Andrews Road identified by Fuller in his article “Forgotten Quarries of Three Kings.” Others Fuller identified are the “Bridgman Quarry” at 185-187 St Andrews Road, and Cowperthwaite Quarry at 852 Mt Eden Road.
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Appendix 2: Places prioritised for research and assessment

	Photo	Name	Address	Notes/ Relationship to thematic framework
1		Former municipal building	cnr Mt Eden/ Mt Albert roads	Local governance
2		Arkell Homestead	461 Hillsborough Road	Residential development, religious institutions
3		St Francis retreat	50 Hillsborough Road	Ways of life – religious institutions
4		St David's-in-the-Fields (El Rey Country Club)	202 Hillsborough Road	Residential development, community venues
5		War Memorial Hall & Memorial	13 May Road	Recreation reserves, war memorials – commemorating the past
6		Three Kings Congregational Church	513A Mt Albert Road	Ways of life – churches, early development at Three Kings
7			520 Mt Albert Rd	Residential development/early development at Three Kings
8		Coleraine, Logan Manor	1 Warren Avenue	Residential development/ Early development at Three Kings

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

