

*Extract from "Delving into the Past of Auckland's Eastern Suburbs" by Elizabeth T. Jackson 1976.
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CHAPTER 2

FROM 1860 ONWARDS

William Buchanan and J.S. Macfarlane

It has already been mentioned that in 1861 Captain Porter sold allotments 28 and 29 to Bishop Patteson who bought them on behalf of the Melanesian Mission for £3500: also that in 1864 the Captain sold the remainder of his estate, i.e. allotment 30 and the 3 acre area of allotment 31 on which his home was situated, to William Buchanan, a watchmaker and jeweller of Auckland who later became well known as a city councillor and Auckland Savings Bank Trustee. For this property Mr. Buchanan paid £2250 and after two years sold it for £2550 to John Sangster Macfarlane, a merchant and coastal trader and the founder of the firm J.S. Macfarlane & Co. from which he retired in 1876 to devote his time to public affairs and directorates.

Neither of these owners resided on the property other than to use Captain Porter's house holiday bach, but it is quite likely that Mr. Macfarlane who is said to have been "a liberal patron of the turf, owning some good horses", grazed and trained his horses on the flat land which later became known as "Jockey Bay". In 1871 he sold the property for £3000 to James Watt.

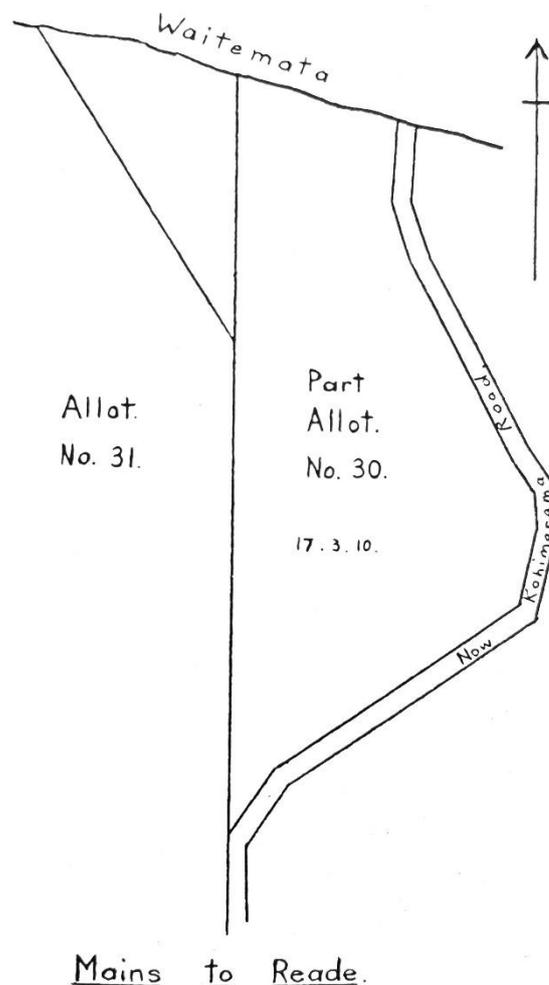
James Watt (1849 - 1892) is said to have been one of the wealthiest men in New Zealand even though he died at the early age of 43. He and his brother, two of the earliest merchants in Napier, were partners in the firm of Watt Bros., general merchants and stock and station agents. James Watt was the owner of a very large landed estate which included his station called "Longlands" outside the town of Napier. At the age of about 30 he became very interested in the turf. Hence his purchase of the Waiparera property in 1871 on which he first started a racing stud. Four years later he had the whole of the original Porter property at his disposal for this purpose as in 1875 he leased allotments 28 and 29 from the Melanesian Mission Trust Board. In 1880, however, he sold allotment 30, terminated his lease of the Mission land and returned to Napier to carry on there his activities as breeder, trainer and racer, a role in which he was only moderately successful. During his stay in Auckland he was a director of the Bank of New Zealand and first president of the Auckland Racing Club.

John Mains who in 1880 bought allotment 30 from James Watt and also succeeded him as the lessee of the Mission estate became one of the best known of Kohi's early land Owners. He farmed most of his land and built himself an attractive home on the site which is now at the corner of Kepa Road (then called the Orakei Road) and the present Kohimarama Road, a road which at that time did not exist. From his homestead he cleared a track down to the beach, a track which later developed into

"Mains' Road" and later still into Kohimarama Road. Along the western boundary, that is between allotments 30 and 31, the latter the property of the Atkin family, there ran the half mile lane which William Atkin had cleared in the late 1840s so that he could drive his dray to the Orakei Road.

The picturesque old home is still in existence and is still occupied. Along both its street frontages (for now the old Mains' Road has been extended to Kepa Road) it has a handsome high red brick wall which was built by Mr. William Goodfellow (later Sir William) in the 1930s. He had bought the property with the intention of building a new home there but changed his mind and subdivided the land.

In 1884 John Mains sold the north western corner of his estate, an area of 17 acres 3 roods 10 perches, to Colonel James Reade and his wife Elizabeth, for £1300. This is the block of land which extends from the present Holgate Road to Kohimarama Road, the latter curving around it from Tamaki Drive to its intersection with Holgate Road. (See diagram.)



Colonel and Mrs. Reade built a home on the high part, the drive to their house being what is now Holgate Road. They remained there until 1906 when they sold the property to Colonel Holgate who retained it until 1911.

Colonel Holgate was a native of Yorkshire where as a young man he held a commission as sub-lieutenant in the Yeomanry Corps known as the Prince of Wales Hussars whose headquarters were at York. In 1879, when 22 years of age, he emigrated to Melbourne where he soon made money by speculating in mining stock and land. While resident there he was instrumental in forming the city's first senior cadet corps and interested himself in civic affairs becoming Mayor of the Collingwood borough. In 1890 he came to Auckland where he was commissioned Captain of the newly formed Auckland Mounted Rifle Corps. When he came to live at Kohimarama he was a man of fifty-one and semi-retired but interested in various mining concerns.

In 1885 John Mains sold another 5 acres of his land, this time the piece on the extreme south western corner of his property, to Robert Norgate Hawes who was described in the deed of transfer as a "gentleman of Kohimarama" For this block which bordered on to the back of John Mains' home and had a frontage to the Orakei Road, Mr. Hawes paid £427. There he built a house in which he resided until 1896 when he sold it to a couple named Brown. The Browns remained there until about 1908 when the house was destroyed by fire. The following year the land was bought by E. Stewart.

Like many other early Tamaki settlers John Mains was an adherent of the Presbyterian church. Before he lived in Kohimarama he attended St. Luke's, Remuera (his name is on the first roll of that church) and when in Kohimarama, the Tamaki West Church in the cemetery of which he was buried after his death in 1892.

On his death John Mains left to the Tamaki West Church £10 a year for seven years towards the minister's stipend and a legacy of £100 to the Aged and Infirm Presbyterian Ministers' Fund. To his nephew and namesake John Mains, who now took up his residence in his uncle's home, he left £1000 and the contents of the house. Apart from some other small legacies and £100 a year to another nephew, Duncan Mains, for the education and support of his children, the remainder of his estate was willed to the children of Duncan Mains.

There is no evidence to show whether John Mains was a bachelor or a widower. In his latter years he was cared for by Margaret Young, his housekeeper, and John Young, her brother, who was his manservant. To both of these he left legacies and to their aged parents an annuity. His death occurred at the residence of his brother in Remuera.

The First Subdivision

The first portion of John Mains' former state to be sub- divided was the area shown in the diagram on page 13 which had been transferred to the Reades and then from them to Colonel Holgate. In 1911 it was bought from the latter by two well-known merchants of Auckland, J.B. Macfarlane and Ernest Yates who had it subdivided and on the market by June 1912. It has not been possible to obtain a list of the first buyers but three of them are known to have been Messrs. J.W. Andrew, Percy C. White and J.H. Huber, all of whom became well known in the district.

Mr. Andrew was the founder of J.W. Andrew & Sons, Ford motor dealers. Soon after acquiring his Kohi land he built a summer bach facing Kohi Road (then Mains Road) and some years later a permanent residence with frontage to what is now Tamaki Drive. He was a member of the Tamaki West Road Board in 1914 and 1921.

Mr. P.C. White also built on land with a frontage to Kohi Road and like Mr. Andrew was at first merely a summer resident and later a permanent one. He was a son of Mr. Sam White, the founder of the "handyman's centre", Sam White and Sons Ltd., and was the father of Mavis White (now Mrs. Doull), the popular postwoman, one of Auckland's first, who for over thirty years from about 1939 onwards, delivered mail in the various suburbs served by the St. Heliers Post Office.

Mr. Hubber and his wife were the first to build on the subdivision but it was a couple of years before they dwelt in Kohi all the year round. Their home, too, was in Kohi Road between the properties owned by Mr. Andrew and Mr. White. In front of their house they built a shop, Kohi's first. As a general store it sold everything, even timber when it was required. (It has now been demolished but stood until quite recently not far from Tamaki Drive on the western side of Kohi Road.) Mr. Hubber was a member of the Tamaki Road Board from 1926 to 1928 and was the first and very popular chairman of the Kohimarama School committee. His wife, too, was very interested in affairs of the district and up to a few years ago loved to talk of early Kohi. She died in January 1975 at the age of 95.

The Second Subdivision

Duncan Mains to whose children John Mains had left his estate died in August 1912. His wife who then became the administrator of the property on behalf of her children decided to subdivide it. Eltham, Taranaki, Rawhitiroa and Hawera Roads were then constructed by a Taranaki contractor named McGarry (hence the names). The two first buyers were William Fleming and Alice M. Ganderton who bought allotments on 8th May 1913. This was prior to the public sale which was held on 13th May. Buyers on the 13th were: Cissie M. Madill, Alice White, William James Mains, William Fleming, Thornton Jackson, John Hughlings Jackson, Henry Miller, Thomas Miller, John Creswell Grierson, Edward Clifton Firth, Montagu Harrison

Wynyard and Rachel Basten. Others who bought later in the year were: Hugh McNaughton, Charles Johnson, Henry Peek, Fred Bell, Catherine Alice Divine Kilfoyle, Wm. Wallace Kidd, Montagu Horatio Miller and Charlotte A. Orange. Sales drifted on until 30th September 1916, when the contractor William Henry McGarry bought 47 lots, probably all of the residue. Many of the above buyers were merely speculators or built seaside baches but at least half a dozen became well known permanent residents: e.g. Mrs. Madill of Madills' Farm: Rachel Basten who ran an Auckland business college; Hugh McNaughton, a racehorse trainer, who later bought the Panmure Hotel; Charles Johnson who had worked on Biddicks' scows; Henry Peek who opened what was probably Kohi's second general store; Mrs. Kilfoyle of Rawhitiroa Road; and Montagu H. Miller, the surveyor, who spent the rest of his life at Kohimarama.

The first "all the year round" residents to live on either of the above two subdivisions were a couple named Gray who are not listed as original buyers of the estate as they bought a bungalow in Eltham Road which had been erected by a speculative builder. That was towards the end of 1913. This pioneer couple, who were then the parents of a baby boy, opened Kohi's first tearooms. This was a successful venture which catered for the ever increasing numbers of excursionists who availed themselves of the ferry services to the new wharf built in 1912.

This wharf which was built out from the point between Kohi and Mission Bay served both these districts. (See Section 4 on Mission Bay). At first the only method of reaching the wharf was by walking around the rocks but before long the Kohi residents managed to get a road built from stone transported by horse and cart from the present Winstone's quarry. Prior to the building of the wharf passengers had to be taken to and from the ferries in small boats. This was a practice which had to be resorted to quite often even after the wharf was built for in foggy weather which, according to early residents, was much more frequent in the early 1900s, the ferries could not go near the wharf. They merely sounded their horns and waited while the passengers were rowed out to them.

According to Mrs Hubber this was not the only utilitarian purpose for which the early residents required boats. They were an absolute necessity, she said, for transport in Kohi itself as roads could not be made across the swamps. These swamps were so deep that often when the cows were grazing in them the water was up to their udders.

The Melanesian Estate.

After the death of John Mains in 1892 and perhaps even before that time, the Melanesian land was used again as a training ground for race horses, one of the many trainers being George Wright who trained Laurence Nathan a horses. Kohimarama then became known as "Jockey Bay" and was so called until 1919 when the whole of the Melanesian estate was leased to W.H.Madill, a dairy farmer. The stables which had housed the horses were then moved to 41 Ronaki Road, Mission Bay, and were converted into a private dwelling.

Mr. Madill had been granted a 21 year lease of the 119 acre estate at £246 per annum (£1.2.6. per acre) but surrendered part of it in 1920 when the Melanesian Trust Board decided to subdivide and lease the land near the beach. Work was then begun on a long road parallel to the waterfront. This was dedicated on 25th October 1921 and called Speight Road after the secretary of the Diocesan Board. Three crossroads were completed and dedicated soon afterwards. These were called after Bishops Averill, Neligan and Cowie*. A total of 60 lots was made available in this subdivision, many of which were leased for seaside residences and others for permanent homes. The leases were for 21 years under the Glasgow system.

It was not until 1923 that Speight Road was continued up the hill to St. Heliers to connect with "Elizabeth Street", which ran from Long Drive to what is now called Hanene Street. The name, Elizabeth Street, was then changed to Speight Road. Thus Kohimarama became connected by a direct route to St. Heliers and in November 1923 the firm of L.J. Keys were enabled to start a bus service to Kohi via Remuera Road, Long Drive and Speight Road. (Tamaki Drive had not as yet been constructed around the point from Mission Bay to Kohi.)

Soon after the Speight Road extension was completed Aumoe Avenue was constructed and the estate around it was subdivided. This property belonged to Mr. Kenneth Brookfield of St. Heliers whose father owned a launch called the "Aumoe". Hence the name of the avenue. Aumoe is a Maori word which means "at ease".

The Kohimarama School.

This school which is situated on the corner of Kohimarama and Rawhitiroa Roads was opened in 1921 as a branch of the St. Heliers one. It contained one room only and was overcrowded from the start as it was built to accommodate 50 children and 54 were enrolled on the first day. However from May 1922 the newly erected Presbyterian Church was made available to the Education Board for some of the classes. Mr. F.J. Lowsborough, first assistant at the St. Heliers School, supervised the school until 1924 when it became independent of St. Heliers. Mr. A.A. Kenny was then appointed its first headmaster. By that time - the beginning of 1924 - there were 124 scholars on the roll and by April there were 180 with accommodation for only 150.

The 14th April 1924 was the date of the election of the School's first committee - a momentous occasion in the community. The meeting of householders which was held in the school was the largest ever held in Kohimarama up to that time. Twelve people were nominated for the seven seats, the successful candidates being: Messrs. Hubber, Miller, Beckerstaff, Kilfoyle and Law; and Mesdames Webster and Court. Mr. Hubber who topped the poll was elected chairman and Mr. Kilfoyle Secretary and Treasurer.

*Cowie Ave, was later renamed Sage Road.

Mr. Hubber was given loud applause when it was announced that he had topped the poll, for he and his wife had worked especially hard in the interests of the school ever since its opening. One of their suggestions had been that regular dances should be held to raise funds for a much needed school piano, a venture in which they were wholeheartedly supported by the residents. These dances were usually held in the school but for the first of the series Mr. and Mrs. Gray lent the Kohimarama Hall free of charge. Now, on the evening of the election, the piano, a "Strohmenger", had been bought and was in the schoolroom, much to the satisfaction of all those who had worked for it.

During 1924 the School Committee's efforts were concentrated on laying out the playgrounds which were officially opened by Mr. W.J. Jordan M.P. on the afternoon of Saturday August 30th. Mr. Jordan unfurled the flag which, together with the flagstaff, had been donated by Captain and Mrs. Biddick. The "Tamaki Recorder" of the following week tells us that afternoon tea was served and that in the evening a social and dance wound up a most enjoyable day."

Mr. Kenny, the first headmaster, was in charge of the school until April 1937 when he was transferred to larger one. The reason for this was that, the railway tunnel beneath St. John's Road having been completed, the workers' camp was removed and consequently the school lost many of its pupils. Mr. Kenny's successor was Mr. N.M. Carr who was head from May 1937 to June 1944 and again, after a three year interval at Beresford Street, from May 1947 until he retired in 1954. He still resides at Kohimarama.

Mr. Carr was succeeded by Mr. L.W. Turner who introduced a rather novel playground feature for the primer children. This was a full scale "junk yard" which, together with other innovations, greatly impressed an "Auckland Star" reporter. The following is an excerpt from his account as published on 2/9/56:

"Packing cases became houses, castles, liners, trains or anything else that imagination wills as the youngsters swarm over them at playtime. They are at liberty to rearrange things as they wish, sawing pieces of wood to meet their fancy. The Junk yard includes an old 12 foot boat. It is hoped soon to add a derelict motor car, a few thousand bricks, a barrel and some drain pipes - all things capable of wide transformation in childish imaginations.

"For older children & workshop in the basement gives handiwork a new meaning. The boys working there have plane to construct a plywood type of P class yacht next year under the direction of Mr. J. Peet, a teacher who 18 an enthusiastic P class skipper."

Two headmasters have succeeded Mr. Turner - Messrs. Grainger and R.W. Rogerson. The latter has held the position since 1970. During the 1960s the early buildings were remodelled and various additions were made, A swimming pool was

also installed. This was modernised some four years ago with part of the funds - about £9000 - which were raised at a school fair. At the same time a library was built in the basement.

The school now contains 14 classrooms and its roll number is 430, 20 less than it was at its peak period about a year ago.

The Presbyterian Church.

The year 1922 saw the opening of the Kohimarama Presbyterian Church. This church was an offshoot of the one in St. Heliers which, up to 1922 the Presbyterians of Kohi had been attending. On June 11th 1921, at a meeting convened in St. Heliers to discuss proposals for building a church in Kohi, a committee was formed, a church site discussed and collectors appointed.

The following account taken from a pamphlet published in 1947 on the occasion of the semi-jubilee celebrations of the church tells of the work which was achieved during the next ten months :

“In August, church plans were discussed and Mr. Johnstone Clarke, Architect, was asked to submit plans which were finally approved in March. Meantime, funds had grown to £76 and a Church site obtained. It was decided to call on City merchants for donations of materials and organise a working bee to erect Church. Mr. Andrew M. Paterson was invited to undertake this work, and Mr. H.E. Jones was appointed to take charge of the preliminary work on the Church site.

"And so on Saturday, 8th April, 1922, a Church was built in one day, by 8 o'clock about fifty workers had arrived and during the day their number rose to over 100. Very soon the building began to take shape and make rapid progress. Groups of workers reared up the walls, placed the windows in position and laid the floors. Other groups set up the roof and carried out the plumbing work. From early morning to dusk, the workers plied their task and had the satisfaction of seeing the Church erected and ready for services next day.

“The opening services in the new church were held on the following day, Sunday, 9th April. The Rev. D.C. Herron, M.A., of St. David's, preached in the morning and the Rev. J. Pattison of Somervell in the evening. There were 100 people present at the morning service and 125 in the evening.

"The Church was dedicated on Sunday, 22nd April, at 3 p.m. The Moderator of the Presbytery, Rev. J. Ings, presided, and Rev. L. Harvey of St. Andrews was the preacher,"

Since 1922 there have been many improvements and additions to the Church and a Sunday School Hall has been erected.

Those who have ministered in the Church over the years are: Revs. W. Grey Dixon, E. Mowbray-Pinnie, C.E. Perkins, D.B. Stewart, Macdonald Aspland, Owen Baragwanath, E.C. Farr, the

Very Rev. Roseveare, and Revs. McRae, Stuart and Temple.

It is of interest to note that Mrs. Gray, the Kohi pioneer who, with her husband, ran the first tea rooms, has attended this church ever since its opening service at which she sang the solo "My Task". Now, in 1976, she is 67 years old and lives alone in Eltham Road. Her only children, two sons, were killed while serving in the R.N.Z.A.F. during World War II and her husband died soon afterwards.

Kohimarama, the Scene of the Opening Day of a Grand Carnival.

On 6th January 1923 the largest beach carnival ever attempted in New Zealand was opened with the staging of the hunting and riding events on Madill's farm at Kohi. As an account of the carnival is given in Section 6 details of the events will not be given here.

The Kohimarama Hall.

This hall, which was erected on the corner of Mains Road (now Kohi Road) and what is now Tamaki Drive, was used as a picture theatre and dance hall and as a venue for meetings of local organisations. It was another venture of Mr. and Mrs. Gray, and a very successful one*. A weekly advertisement inserted by the Grays in the "Tamaki Recorder" of 1924 ran thus:

KOHIMARAMA HALL

Pictures Wed. and Sat. Adults 1/- Chn.6d.

Saturday pictures followed by Dance, Free to picture patrons.

Admission to Dance only, 6d. Competitions, Good Music, Good Floor.

POPULAR DANCE EVERY THURSDAY.

Ladies 1/- Gents 1/6.

Why go to Town for your Amusement ?

Novelty dances, e.g. the "Union Jack Dance", were features of the dances, prizes being awarded to the successful competitors.

Mr. and Mrs. Gray devised various means of attracting patrons to their dances. For example, on Guy Fawkes night they lit a huge bonfire on the beach opposite their hall so that the onlookers might be enticed into the old time dance later; and, on another occasion, invited to the Thursday dance sailors from the battleship H.M.S. "Hood" which was visiting Auckland.

* This hall was built by the Grays in 1922 together with a block behind it in Kohi Rd. which contained tea rooms and three shops. In one of the latter Mr. Gray, who was the first land agent in the district, ran the "Kohimarama Land Agency."

The "Tamaki Recorder"

This weekly paper which has been mentioned several times was published and printed by a Kohimarama resident named Frederick Webster whose registered printing office was in Main Road. The first issue was published on March 1st 1924 as the "Tamaki West Recorder", a title which was retained until the Tamaki West Road Board had the name of the district changed from "Tamaki West" to "Tamak1". Naturally the paper followed suit. That was in September 1924. Issues continued. until the 1940s.

The 1924 and 1925 numbers were distributed free of charge. A complete set of these (i.e. 1924 and 1925) was given to the Auckland Public Library during the 1940s by Mr. A.T. Pycroft of Edmund Street, St. Heliers, who for many years was a member of the Tamaki West Road Board. Through his foresight we can now read these and gain a vivid picture of life in Kohimarama and St. Heliers during 1924 and 1925.

Early Businesses in Kohimarama.

Advertisements in the above named publication reveal how many shops and other businesses were in existence in Kohimarama by 1924. They were as follows:

- Three general stores - Hubbers ', Henderson's and Mulholland's.
- One butchers' shop called "Kohimarama Butchers" and owned by Wakefield & Johnson.
- Two dairies - those of W.F. Madill and W.M. Radford.
- One bakery called the "Kohi Bakery" owned by Mr. McConnell who advertised Ladies bring your pies to be sugared, covered with sponge or pastry and baked for 1/-."
- One bookseller and stationer, C. Maclean, who ran a lending library.
- The "Kohi Kamera" photography business which provided a one-day service for developing and printing.
- The "Kohimarama Land Agency" in the Picture Theatre Buildings.
- The "Kohi School Tuck Shop" in Rawhitiroa Road.
- "Rangi View Tea Kiosk" - Kohimarama Beach.
- "Chadwell House", a boarding house and restaurant run by Mr. and Mrs. Cave-Bradley who "held their initial house warming" the last week in February 1924.
- W. Todd. Registered Plumber, Main Road, Kohi. (He has retired only recently and now, in 1974, lives in Glendowie.)
- W.B. Hawkins. Timber Merchant.
- And three carrying businesses - the Kohi Carrying Co., "Carry On" (Koeforde) and that owned by M Jones & Co. who advertised "Anywhere! Any Hour! Any Job."
- A Justice of the Peace. Yes Kohi had even a J.P., Mr. C. Phillips.

So by 1924 Kohimarama lacked very little except a fish shop which was probably quite unnecessary, a drapery business, a chemist, & post office and a bank.

Kohi's First Fire Brigade.

This was formed in 1924 as a sub-station of the St. Heliers Voluntary Fire Brigade founded in 1922. On Tuesday 10th June 1924 a meeting was held at Kohimarama where members of the St. Heliers Brigade and Kohi residents discussed the formation of a local branch. To quote from the "Tamaki West Recorder":

"Mr. Bradley of Chadwell House, who had had experience with fire brigades in various parts of the North Island and had also been an active fireman, stated that he had seven names including those of two present St. Heliers firemen, who were willing to join the sub-station; and that Mr. Mulholland of the Kohi Cash Supply Stores had offered the use of his whare to store the gear until such time as a shed could be built to accommodate the equipment. Mr. Mulholland also offered the use of his motor delivery van in the case of fire."

New members willing to join the Kohi branch were Messrs. W.G. Mulholland, P.C. Webster, proprietor of the "Tamaki West Recorder, E.J. Stokes, R.H. Hunt, Cave-Bradley and W. Murphy. During the meeting a bell was heard ringing and "a rush for the engine ensued. It turned out to be the St. John's College bell and the meeting resumed."

Later copies of the "Tamaki West Recorder" mention euchre parties and dances organised to raise funds for fire fighting equipment and uniforms.

Sports Clubs in existence in 1924.

These were as follows:

The Kohimarama Rugby Football Club in connection with which the following names were mentioned in the Recorder: J.W. Andrew, Patron; J.C. Hill, President; W.G. Mulholland, Hon. Treasurer; W. McLaren, Hon. Secretary; P. Martin, trainer; and committee members Todd, Rowe, Waters and Henderson. A novel fund raising method adopted on one occasion by this club was what was called "Football Extraordinary" a match played against the club by residents in fancy dress. During the match a collection was taken up. The club members were meant to wear fancy dress also but all except two were too bashful to do so.

The Tamaki United Association Football Club was formed during March 1924 after a meeting held in the Kohimarama Hall. Some of those interested were Messrs. W. Goodman of Rawhitiroa Road who was chosen as Secretary and Treasurer; J. White, assistant treasurer, J. Griffiths, club captain, S. Diamond vice captain,

and Purdie, Phillips, Cashmore and Matthews, who were elected committee members. It was decided on the formation of a fifth grade team.

Tamaki Cricket Club. A notice concerning the formation of this club runs as follows: "Enthusiasts are invited to a meeting in the Kohimarama Hall on October 6th at 8 p.m. to consider the formation of a Tamaki Cricket Club. A good club was in evidence in the district a few years ago and it is felt that there are enough cricketers in Tamaki to justify its revival.

Other Early Organisations in existence in 1924.

(1) Girl Guides. The year 1924 saw also the formation of the "First Tamaki West Company of Girl Guides", the prime mover in this being Miss Edith Statham of St. Heliers. members who resided in Kohi were: Committee Mesdames David Nathan (president); and P.C. Webster (hon. sec.) who had been associated with the movement in England; Williams, Bradney, Burnside and Ansenne. and Mesdames Goodson, The committee considered themselves fortunate in securing the services of Miss P.M. Baker as company captain as she had had considerable experience with the association in England. Patrols were formed in Kohi and St. Heliers.

(2) Kohi Ratepayers Association. This organisation had been formed some time prior to 1924 its objects being to make suggestions and requests to the Tamaki West Road Board and to select local candidates for election to the Board.

(3) The Kohi Leaseholders' Association. As may surmised this was formed by Kohi residents who leased allotments owned by the Melanesian Trust Board 1.e. the area which included properties in Speight Road and along the waterfront from Sage Road to Averill Avenue. The "Tamaki West Recorder" tells of an indignation meeting held by the association on March 3rd 1924, the object of which may interest present day lessees of Melanesian Trust Board property. The members met "in Mr. Gray's Hall to consider what attitude the association should take respecting clause 6 of their respective leases" which was then being enforced. The clause demanded that property erected on the leasehold allotments be insured in the name of the lessee and lessor and that the Trust Board should hold the policies and receipts.

To quote from the "Recorder": Such a demand prevents the Leasee from raising any loan on the property and as the Board will make no advance and neither will the State Advances Department the restriction amounts to one of hardship. We understand that Mr. Jordan M.P. for the district has been approached and there is a possibility of his introducing legislation so that the State Advances difficulty may be overcome. Also the best legal advice in the Dominion is to be obtained on some of the clauses and, should it prove favourable.

all persons in the Auckland district holding leases under the Board will be approached."

(4) The St. Heliers Kohi Progress League. The activities of this league were applied to St., Heliers and Kohi and meetings were held in these districts alternately. The objects of the league were to stimulate interest in improvements and amenities considered desirable in both districts and to raise funds towards such objects.

At the annual meeting held on April 28th 1924 Mr. K. Brookfield of St. Heliers, the retiring president, listed some of the achievements for which the league had been partially or wholly responsible during the previous twelve months. These included:

- (a) The planting of trees in various streets, a work which was done in conjunction with the Road Board.
- (b) The provision of seats along the Kohi waterfront, the cost of which had been defrayed by using part of a £50 donation given to the league by the Auckland Automobile Association as a mark of its appreciation of the league's efforts in securing a marked improvement in roads of the district.
- (c) The establishment of a branch of the Plunket Society in St. Heliers in September 1923 and a sub-branch in Kohi in April 1924.
- (d) The raising of funds for the various projects in which the league was interested. The league had organised two dances, a fancy dress party for children and a ball (an annual affair) and had helped in the organisation of a giant Queen Carnival held on St. Heliers Beach and Reserve early in 1923 - a carnival in which one of the Walsh Bros.' sea planes gave joy rides to help raise funds. The proceeds of this carnival were divided between the various sports bodies and other organisations,

The officers and committee elected for the year April 1924 to April 1925 were: President, Mr. A. Twiname; vice presidents, Messrs. Brookfield, Hayes, Kilfoyle, McArthur and Simpson; secretary, Mr. Purdie; hon. treasurer, Mr. Phillips; committee members, Mesdames McLaren, H. Smith, White, Webster and Miss Statham; Messrs. McLaren (sen.) Blomfield, Keys, P. White, Pycroft, Miller, Neville, Truelove, Campbell, Baskett and W. McLaren (jun.)

During 1924 lectures were given at the committee meetings on a variety of subjects; e.g. on "Domestic Hygiene" by Dr. Horton, the one and only doctor of the Kohi-St. Heliers district on the "Maori History of the Tamaki Isthmus" by Mr. George Graham: on "Modern Town Planning" by Mr. Alfred J. Brown A.R.I.B.A., a son of Mr. D.C. Brown the schoolmaster of St. Heliers; and others on overseas and international affairs.

The annual ball for the year 1924-25 was advertised 38 taking place on June 24th 1924 in the Kohimarama Hall. Walter Smith's Jazz Orchestra was engaged for the event and prices for admission were, Ladies 2/- and Gentlemen 3/-. Special buses were arranged between Kohi and Massey and Wharf Roads and another one for town after the dance.

(5) The Kohimarama Musical, Literary and Dramatic Society

about which no information is given.

Traffic Inspectors Required.

The following excerpt from the "Tamaki Recorder" on September 27th 1924 testifies to the popularity of Kohli and St. Heliers as beach resorts on Sundays :

"The foreman of the Road Board reported that it was necessary to have a traffic inspector at Kohi on Sundays to control the parking of cars and for the restriction of speeding. On Sunday last 97 cars were parked at Kohi. It was also reported that an additional inspector was required at St. Heliers, 500 cars being congregated near the wharf approach recently. It was decided to write to the Automobile Association suggesting that they contribute towards the cost."

On Saturdays too these beaches were generally crowded, especially in the spring and summer, as they appear to have been favourite venues for Sunday School, public school and other annual picnics.

Kohi Tennis Club.

This club was formed in 1928 when a group of residents arranged the sub-lease of part of Madill's dairy farm. The area selected was to the west of the present Recreation Reserve and had a frontage to what is now the upper part of Averill Avenue. Four hard courts were laid down and were used until 1961 when the lease on the land expired and could not be renewed. A new location was then secured on the Recreation Reserve. Here six courts were laid down and a pavilion and volley board were erected. The membership soon rose to 300. This club is particularly popular during the winter season when clubs with grass courts are closed.

A Major Subdivision.

In 1943 the Melanesian Mission Trust Board decided to Subdivide the 196 acre area which extends from Speight Road back to the higher levels in the direction of Kepa Road. The scheme of development was approved by the Auckland City Council in 1944 and three years later farming activities ceased. As the lower parts of the estate had been subject to flooding, costly drainage work was necessary before streets could be laid out. Large open drains were cut to

cope with storm water from the extensive watershed which stretches up to Kohimarama and St. Heliers Bay Roads.

The following account of the subdivision was written for the Tamaki West Parish Magazine in 1950 while the first stage of the development was in progress:

"Five hundred and fifty new homes, a group of shops, and the most important playing fields in the Eastern Suburbs of Auckland, will be included in the development of the Melanesian Mission Trust Board's 200-acre property at Kohimarama, on which roading and drainage operations were begun early this year.

"Well over a million pounds is likely to be the cost of the total development, including building of homes, which may be spread over many years.

"The property is at the rear of the Kohimarama waterfront residential area, and until the end of last year was leased for dairy farming.

"It is expected that the sections for home sites will be subject to Glasgow lease, which will involve periodical revision of the basis of payment.

"In the first stage, one-third of the property, including a substantial portion on the lower levels, is being dealt with. This will contain about 190 building sites, many of which will be on the flat, while the remainder will be on high ground skirting the central area.

Forming New Roads.

"Seven roads are under construction, aggregating nearly 100 chains, or one and a quarter miles, in length. The names and positions of these roads are:

"Averill Avenue. - An extension of the existing avenue named after Archbishop Averill. It will connect Speight Road with the future Melanesia Road, and will form a link in the roading system.

"Melanesia Road. - Parallel to Speight Road. be one of the most important of the new thoroughfares. This will

"Baddeley Avenue. - Connecting with Melanesia Road, and skirting the southern and western sides of the flat area; named after the recent Bishop of Melanesia.

"Allum Street. - On the high ground, near the eastern boundary of the estate, parallel to Edmund Street; named after the present Mayor of Auckland.

"Rawhitiroa Road. - An extension of the existing road. This will connect with Baddeley Avenue at the foot of the western slope.

"Siota Crescent. - A cul-de-sac. off Rawhitiroa Road Extension. This will be on the high ground above the group of farm buildings recently demolished; named after one of the Mission centres in Melanesia.

"Sage Road. - An extension of the existing road, on the north-eastward side of the subdivision, will connect with Melanesia Road.

"Two areas are being set aside as reserves, and will be developed by the City Council for recreation purposes. These areas are 26 acres and 3 acres in extent, a total of nearly 30 acres. The larger is situated towards the south end of the low-lying flat land which formed the main part of what was recently known as Madill's farm. It is dead level, and is eminently suitable for conversion into large playing fields. time this is likely to become the chief recreational centre for the combined Eastern Suburbs, from Orakei to Glendowie. in

"The smaller area will be adjacent to the southern side of the raised sewer, and is considered eminently suit able for forms of sport which require smaller grounds, such as tennis and basketball.

"Melanesia Road is planned to connect ultimately with Long Drive at a point opposite the junction of Auckland Road. With Averill Avenue it will become part of a main arterial route.

"A local shopping centre, comprising eight building sites, is zoned at the junction of Melanesia Road and Baddeley Avenue. This centre should serve the immediate domestic needs of a large part of the estate, and will be conveniently placed in relation to the two recreation reserves.

"Use of modern earth-moving machinery will make possible the creation of good building sites on land which other wise would be unsuitable for housing. Steep slopes are being graded down, and large quantities of spoil are being used to raise the level of the adjacent flat also to fill in the hollow in the vicinity of the sewer trestle near the creek.

"The balance of the estate is to be left for later development, but the plan provides for one comprehensive interlocking scheme. A number of new roads proposed will serve the higher country approaching Kohimarama Road.

"The roading system is so designed that access will be given to Kohimarama Road in the locality of St. Thomas' Ruins, and to Hawera Road, and ultimately there will be a link, through other lands, to the end of Tarawera Terrace.

"When the estate is fully settled it should carry a population of 2,000. The higher levels will contain some most attractive building sites, with a northerly aspect and fine panoramic views of Waitemata Harbour and Rangitoto Channel.

"In deciding to settle the area under Glasgow leasehold, the Melanesian Mission Trust Board is impressed by the fact that this system of tenure has been gaining rapidly in favour. The sixty sites on Mission property near the beach were settled after the First World War under this system, the leasehold values being adjusted on a much higher level in 1940, at the end of the first twenty-one years."

When the first 185 sections were offered to the public applications greatly exceeded the number of sites available and a ballot was necessary. It was a condition of the leases that building of homes should be undertaken within two years. Annual rentals for the sections were from £20 to £60 according to location and sea views. Within a short time the leaseholds acquired a premium value and some transfers were made at prices which included substantial sums for goodwill.

By March 1951 about 60 homes were completed and occupied and many others were nearing completion.

Sections in stage 2 of the subdivision, i.e. the region between the Rawhitiroa Rd. - Baddeley Ave. intersection and the upper reaches of Kohimarama Rd., were not available to the public until 1953. A few years later the shopping centre at the top of Allum Street was completed and what was then called the "Kohimarama Post Office" was opened in it.

It is worthy of note that this Melanesian estate was the first housing area in Auckland to have power and telephone cables, and service lines to houses, laid underground.

The St. Joseph Retreat House.

This institution which serves as a home for the retired Sisters of the Order of St. Joseph of the Sacred Heart, as a convent during the greater part of the year, and as a retreat house for women during school holiday periods, stands on the point at the western end of Kohimarama Beach. Its address is 72 Selwyn Avenue but it has access, also, to Holgate Road. It stands on the site where the home of Colonel Holgate once stood*, a home which, some years prior to its destruction by fire in the late 1930s, was owned and occupied by Sir Ernest Davis.

In the 1940s the property was bought by the Sisters of the Order of St. Joseph of the Sacred Heart who founded there what is now the New Zealand headquarters of the Order. At

* See page 14.

first the institution consisted only of the reconstructed homestead and several small buildings which were erected around it, but in the 1960s an infirmary and a chapel were added.

The Demolition of the Kohimarama Wharf.

By 1925 the Perry Company found it necessary to discontinue permanently their service to St. Heliers and Kohimarama as they were running their boats at a loss owing to intensified competition by the Keys buses. (See pages 146 and 147 of Section 6, "St. Heliers Bay") The wharves which then became practically unnecessary, were allowed to deteriorate rapidly as the Harbour Board were unwilling to spend money on repairs. In July 1929 the shelter on the Kohimarama wharf was removed to Bayswater: in 1930 the St. Heliers wharf which had become unsafe was demolished; and in 1933 the Kohimarama one was reduced in length. From then on the latter served merely as a launch landing, a promenade and as a rendezvous of schoolboy fishermen. By the early 1950s it had been reduced to half its original length, further portions having been demolished as they became rotten.

In 1954 the Harbour Board decided to demolish it completely as yachts and motorboats made little use of it; but there was such an outcry from the residents - 500 to 600 people protested - that a reprieve was granted so that those interested in retaining it might have the opportunity of raising a sizeable sum towards the £6000 required for repairs. Meanwhile "Keep Off - Danger" signs were erected as the decrepit structure was condemned as unsafe.

As a sufficient sum had not been raised by the residents in the allotted time the Harbour Board sold the wharf to a city firm, McCallum Bros., who bought it in order to salvage the timber. Most of the massive kauri piles were still good though much of the rimu and puriri decking was rotten. So demolition work began in April 1955 and by the following December the rickety wharf was no more.

St. Thomas School.

This school which is situated on a 4-1/4 acre allotment at the corner of Allum Street and Kohimarama Road, was opened in April 1955, with Mr. Roy McDermott as its first headmaster. Its initial roll number was 81 but in the short span of three years this had increased to 406. A new block was then built so that a total of 480 pupils could be accommodated. In 1974 the roll number reached its peak of 671 but over the last two years it has gone down to 601. Headmasters who have succeeded Mr. McDermott are Messrs. Kelly, Tate and K.L. Shaw who has held the position since 1969.

The school has now 19 classrooms, a hall which was built in 1971, a well stocked library and a swimming pool which was constructed during the 1960s. Until the end of 1975 this

pool was heated but early this year (1976) the school committee decided to eliminate the cost of the now high priced diesel oil which was used as fuel.

The grounds which have been beautified by the planting of native trees and shrubs, contain a sundial which is supported by a corbelstone of historical interest. This stone was obtained from the ruins of St. Thomas's Church after which the school is named. In the original building the stone jutted from the wall to support a beam of the roof. It is of Tasmanian red sandstone hewn by convict labour and brought to New Zealand in 1843.

St. Thomas' School is almost opposite Selwyn College to which its pupils pass after form II.

Selwyn College.

Selwyn College is a co-educational school which is situated on a block of approximately 25 acres with a frontage to the southern side of the upper portion of Kohimarama Road. This land is part of the original farm allotments 35 and 36* which were bought from Sir Frederick Whitaker by Bishop Selwyn as part of the St. John's College estate in October 1844. ** Now, however, all the area between Kohimarama Road and the Auckland - Westfield railway deviation is included in the Kohimarama postal district. Hence the inclusion of Selwyn College in this Section on Kohimarama.

In view of the history of its site this secondary school was very suitably named "Selwyn" College. The name was suggested by the first principal Mr. Pitcaithly and was adopted enthusiastically by a meeting of parents; but the choice did cause some comment by a few non-parents who aired their opinions in letters to the "New Zealand Herald" and "Auckland Star" saying that a non-denominational school should not be called after an Anglican bishop.

The college was opened - though not officially - on February 1st 1956. The official opening was not until September 28th 1975, the ceremony having been delayed until the grounds were put in order. The initial roll number of 326 increased rapidly until in February 1958 it approximated 600. As the buildings had accommodation for only 650 it was apparent that within a year or two, extra rooms would be required. The result was an addition of seven new rooms and an assembly hall which were completed by February 1960.

The 1970s have seen the addition of three new buildings. The first of these, which was erected in 1971, contains a cafeteria, facilities for some indoor sports, and changing rooms. This was financed by money raised by the Parent Teacher Association. The next to be built was a modern teaching

* See plan on page 19 of Section 4.

** See Section 3, "Meadowbank - St. John's", pages 3 and 4.

block with a large English teaching room capable of holding two classes at a time, four small lecture rooms for classes limited in numbers, and a raked lecture theatre for showing films as well as teaching. The third and last to be erected was a senior studies block which contains, as well as class rooms, a common room for seniors. Some special features of the college not already mentioned are: a vestibule which can be used for displaying work of the pupils; a home science block with a kitchen and model flat: and a library with a mezzanine floor which separates the reading room from the borrowing department. The library now contains some 10,000 books.

Subjects taught, other than those which are compulsory for all third and fourth form pupils, include the following: commercial subjects, languages (Maori, German, Latin, French), engineering, woodwork, building construction, biology, physics, chemistry, art, technical drawing, music, home economics, mathematics, history and geography. The Selwyn College Evening School provides tuition in subjects of interest to adults in the community. Any person who has left school may enrol. Tuition is given in School Certificate and University Entrance subject as well in a wide variety of useful arts and crafts, domestic arts, general knowledge and languages - French, German, Japanese and Spanish.

The present Principal is Mr. O.W.G. Lewis, M.A.; the Deputy Principal is Mr. D.E. Jobey, B.A., B.Sc., M.N.Z.I.C.; and the Senior Mistress is Misa L.M.V. Evans, M.A.

The school uniform is grey and green - green with white blouses for the girls, and grey with some items set off in green for the boys. For sixth and seventh form pupils uniform is optional.

The Kohimarama Yacht Club.

This yacht club was formed in 1939 so as to provide organised recreation for the young people of the district. Since its foundation it has fostered the P class yacht which is the smallest recognised class in the world.

Early in 1955 permission was obtained from the Harbour Board to construct a clubhouse projecting out over the water at Gower's Point, the point between Kohi and St. Heliers. An initial plan was then made by Mr. L.M.L. Doull, a plan which was worked upon by various committees up to the latter part of 1957. By that time the members - now 70 or more and all under sixteen - had raised E1000 towards the total estimated cost of £3000.

The project was begun in November 1957, the work being done by voluntary labour, and by the end of the season it was completed. The building is set out over the water on six piles. Its deck is of prestressed concrete, the walls are of glazed

brick and the windows are of plate glass. a kitchen, locker rooms and a sundeck. It has a large hall, a kitchen, locker rooms and a sundeck.

The hall which is the first to be built in the district since the old Kohimarama Hall was demolished in the 1930s, is placed at the disposal of the public for meetings, socials and the like but subject to the condition that the club has first priority for its use. (See frontispiece.)

Kohimarama Post Office.

This was opened in June 1967 in the Melanesia Road shopping centre. The post office at the top of Allum Street which had been called the "Kohimarama Post Office" was then renamed the "St. Thomas' Post Office" and its postmistress was transferred to the new office. This was Mrs. Cashmore, the wife of the present Mission Bay postmaster, Mr. C.P. Cashmore; Mrs. Cashmore has been Kohimarama's postmistress ever since.

The Madill's Farm Reserve.

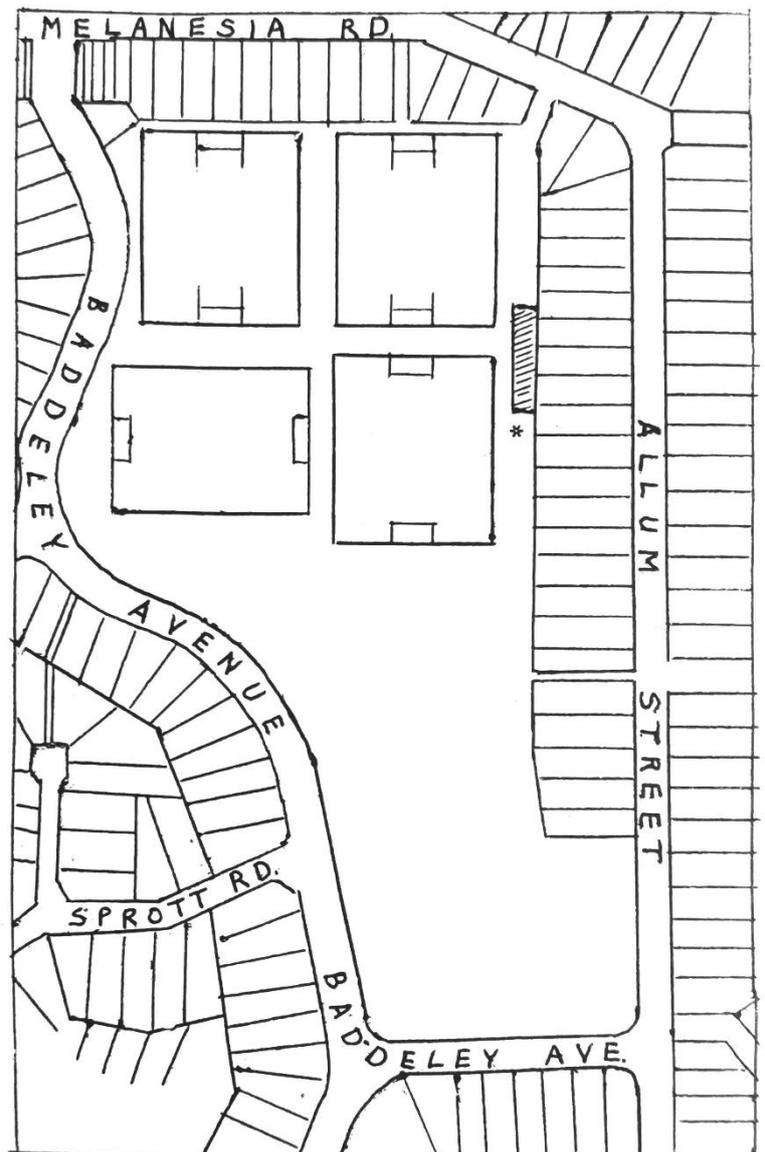
As stated on page 27, when, in 1943, the Melanesian Trust Board decided to subdivide that part of their Kohimarama land which extends from Speight Rd. to Kepa Rd. they arranged with the Auckland City Council to set aside for recreational purposes 26 acres situated towards the southern end of the low lying flat land - swamp region which formed part of the 119 acre estate which was leased to W.H. Madill, a dairy farmer, in 1919*. From 1944 onwards the reserved portion was used as a fill-in area and was known locally as "the dust bowl". In 1864 3 acres on the southern end were levelled off and, at the request of the Kohimarama Improvement Society, converted into a children's playground; but the levelling of the remainder was not completed until 1970.

In 1975 the City Council considered a proposal to lay out five playing fields to cater for sports such as rugby, soccer, hockey and cricket, and to erect a 8400,000 sports complex to be financed by a loan from the Local Authority Loans Board. This complex was to be built in two stages first a ground floor with four committee rooms, dressing rooms and storerooms, and later an upper storey with a 2800 sq.ft. social hall which would be made available for hire by local organisations. The councillors behind the idea, Messrs. Tronson, Adams and Kay, and the director of parks and reserves, Mr. G. Bradbourne, regarded this venture as a pilot scheme the success or failure of which would determine whether the same idea would be tried elsewhere.

The proposal met with strong opposition from the Orakei Kohimarama Community Committee and from the "Madill Farm Reserve Development Steering Group", a group formed by residents

* He surrendered part of this in 1920 when the Melanesian Trust Board decided to subdivide the land near the beach but farmed the remainder until 1944.

living near the reserve. Both these groups considered that the scheme would be detrimental to the area as it would cause high traffic densities, parking problems, noise and litter. They maintained, too, that two playing fields would be sufficient and that drinking facilities in the complex would conflict with the residents' wishes to keep Kohimarama no-licence area.



PROPOSED LAYOUT POR THE KOHIMARAMA RESERVE

A survey was then carried out by the Steering Group. This revealed that 579 residents were in favour of preserving the quiet atmosphere of the area, that 220 were against any form of organised sport and that 20 were in favour of the Council's proposals.

* This block is the proposed amenities building.

Ultimately a compromise was reached. It was agreed that there should be four playing fields instead of five and that there should be no sports club accommodation or community hall. Infield parking in a strip form was decided upon and the residents were given to understand that landscaping in the form of contouring and tree planting would be undertaken. The playing fields will occupy the northern half of the reserve.

Some Census Figures.

The following census figures show how the population of Kohimarama increased during the sixty year period 1911 to 1971:

In 1911 it was	97	In 1916 it was	170
" 1926 " "	803	" 1936 " "	953
" 1945 " "	1695	" 1961 " "	2958
" 1966 " "	3790	" 1971 " "	5309

The 1971 census figures reveal that, by that year, Kohimarama was the most densely populated of the five maritime suburbs, Orakei, Mission Bay, Kohimarama, St. Heliers and Glendowie. To give the comparative figures:

	Population	Acreage	Pop. Per acre
Orakei	3987	731	5.5
Mission Bay	3931	535*	7.3
Kohimarama	5309	593*	9.0
St. Heliers	3553	453	7.8
Glendowie	3287	481	6.8

This comparatively high density is due chiefly to the constant demolition of the older houses which are being replaced by blocks of units, most of them very elegant and some of them four storeys high. Of the old houses which have not been demolished, few exist in their original form as most of the owners have had to convert them into motels, units or flats as a means of extra income to cope with the extremely high lease hold land rentals in the area.

Kohimarama is indeed a very different place from the old "Waiparera", the home of the wild duck where, according to the late Mrs. Hubber, punts were required for transport to and fro across the swamps, a mere fifty years ago. It is to be regretted that the name "Waiparera" has not been commemorated in the district in some way so that residents of today might be reminded of that almost unbelievable past. What a suitable name it would have been for the Madill Farm Reserve which was, indeed, a breeding ground of the wild duck.

*By this time the former St. John's property between Kepa Road and the railway deviation was included in the Mission Bay and Kohimarama districts.