

Historic Heritage Area Evaluation

Our Lady Star of the Sea
16 Fettes Crescent, Seatoun



November 2021

Historic Heritage Evaluation	
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Executive Summary

The Our Lady Star of the Sea Chapel in Te Tūranganui-o-Kupe Seatoun, Te Whānganui-a-Tara Wellington is included on the Wellington City Council (WCC) District Plan Schedule of heritage buildings as a standalone entry. There are, however, buildings within the Our Lady Star of the Sea site complex, not currently included in the extent, that are proposed for inclusion as a scheduled Heritage Area. These are Our Lady Star of the Sea Former School and Convent, the new Convent (1959) and the covered walkway connecting the chapel to the original schoolhouse and convent. These buildings, and the site complex is already listed in its entirety on the Heritage New Zealand Pouhere Taonga List/Rārangi Kōrero and any proposed inclusion on the WCC District Plan seeks to align with the extent of the Heritage New Zealand Pouhere Taonga Heritage Area list entry 7042.

The area has significant historic, social, and townscape and archaeological values. It has significant group values and is a good representative of a Sisters of Mercy convent and school complex. As a place of worship and education, it has significant recognition and sense of place. As many Catholic Sisters of Mercy sites are being repurposed or demolished, this site is a rare complete complex, with building additions rather than demolitions over time. The area has significant physical values, encompassing three architecturally significant historic buildings that retain a high degree of integrity. This significant complex of convents, the chapel, walkway, the school and dormitories has important group value, and significant sentiment values tied with the Sisters of Mercy New Zealand from 1899-1990. The complex has been a highly recognised key feature and landmark in the suburb of Te Tūranganui-o-Kupe Seatoun for over a century and its longevity in this location contributes a distinctive sense of place.

The complex is associated with the Wellington heritage theme¹ of Building Social and Cultural Life and Education and Learning with the Sisters of Mercy Catholic Order in New Zealand.

The site was purchased by Sister Francis Xavier Hamilton in 1899. The school house that was built was constructed in 1899-1902 and a private school for senior girls opened in 1903. It was named St Francis Xavier Academy for Young Ladies and ran until 1908. Sister Francis sold the school buildings and site to Sisters Mary Francis Doyle, Mary de Sales Goulter and Mary Cecilia Benbow in 1909. They made additions to the property and reopened the school in 1909 as Star of the Sea Preparatory for Boys. Over the decades, new additions were made to the original building as pupil numbers at the school expanded.

¹ Refer to the Wellington Thematic Heritage Study 2013



In 1924 the Chapel was built with a covered walkway adjoining the Chapel with the school. It was designed by renowned architect Frederick de Jersey Clere.²

Parts of the original Sisters of Mercy site were sold off in the 1950s to fund a new convent, which opened in 1959. Prior to this, the Sisters had been living in a mix of accommodation within the dormitories of the School House and various cottages on the hillside of the site.³

In 1978 the former school was completely refurbished and reopened as a Conference and Retreat Centre named Stellamaris.⁴ The Chapel continued to serve the local Catholic community up until the 1980s.

The Sisters of Mercy Order relocated to Christchurch in 1990 and, although the chapel no longer offered mass, it continued in use as a wedding venue during the summer. In 1989 the convent was turned into a house of prayer with rooms for religious and laity.⁵

The Wellington City Council notified the Sisters of Mercy that they had deemed the chapel to be an earthquake risk in 2002, and the property passed into private hands in 2007 as a way to preserve the buildings.⁶

Our Lady Star of the Sea complex is recommended for scheduling on the Wellington City Council District Plan Schedule as a Heritage Area.

Summary Statement of Significance

The Our Lady Star of the Sea complex meets the threshold for eligibility as a Heritage Area. The area is associated with Sisters of Mercy, who played an important role in education and social welfare in early colonial Aotearoa New Zealand and has significant **historic, social, and townscape and archaeological** values. It has significant **group** values, and is a good **representative** of, a Sisters of Mercy convent and school complex. As a place of worship and education it has significant **recognition** and **sense of place** and the heritage area is a **rare** complete site. The area has significant **physical** values, encompassing three **architecturally** significant historic buildings that retain a high degree of **integrity**. This significant complex of convents, the chapel, walkway, the school and dormitories have important **group** value and significant **sentiment** values tied with the Sisters of Mercy New Zealand from 1899-1990. The complex has been a **highly recognised**, key feature and **landmark** in Te Tūrangānui-o-Kupe Seatoun for over a century and its longevity in this location contributes a distinctive **sense of place**.

² "Our Lady Star of the Sea Chapel - Updated Report 2021."

³ Flannigan, "Like a Mustard Seed."

⁴ Flannigan.

⁵ Flannigan.

⁶ "Our Lady Star of the Sea Chapel - Updated Report 2021"; Flannigan, "Like a Mustard Seed."



Purpose

The purpose of this document is to consider the Our Lady Star of the Sea complex of buildings, located at Te Tūranganui-o-Kupe Seatoun, against Wellington City Council's criteria for inclusion on the WCC District Plan as a Historic Heritage Area.

The document has been prepared by NZ Heritage Properties on the specific instructions of our client, Wellington City Council. It is intended solely for the use by Wellington City Council in accordance with the agreed scope of work.

Scope

This assessment is a desktop study and is based on documentary sources and images. No site visit was undertaken. The interiors were not reviewed, other than from information determined through secondary sources and Council records.

Values are considered against Wellington City Council and Greater Wellington Regional Council criteria for inclusion on the District Plan Heritage Schedule.



Heritage Inventory Report

Site Details	Heritage Areas - overall content and boundaries
Summary of the extent of the place	16 Fettes Crescent, Seatoun, Wellington Extent includes the land described as Lot 14 DP 51930 (RT WN25D/486), Wellington Land District and the buildings and structures known as Our Lady Star of the Sea Convent Chapel and covered stairway (connecting Former School to Chapel), Our Lady Star of the Sea Former School and Convent and Convent (1959) thereon, and their fittings and fixtures.
NZTM grid reference	E1752923, N5423922
WCC Heritage Area	Wellington City Council District Scheme – Chapel 7/120.
HNZPT Historic Area	Star of the Sea Historic Area Chapel - Category II reference 1413
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Yes – recorded site (NZAA site recording scheme), original school house pre-dates 1900.
Other names	Chapel - Our Lady Star of the Sea Convent Chapel School – St Francis Xavier Academy for Young Ladies; Star of the Sea Preparatory school for boys; St Mary's, later known as Stellamaris Retreat and Conference Centre

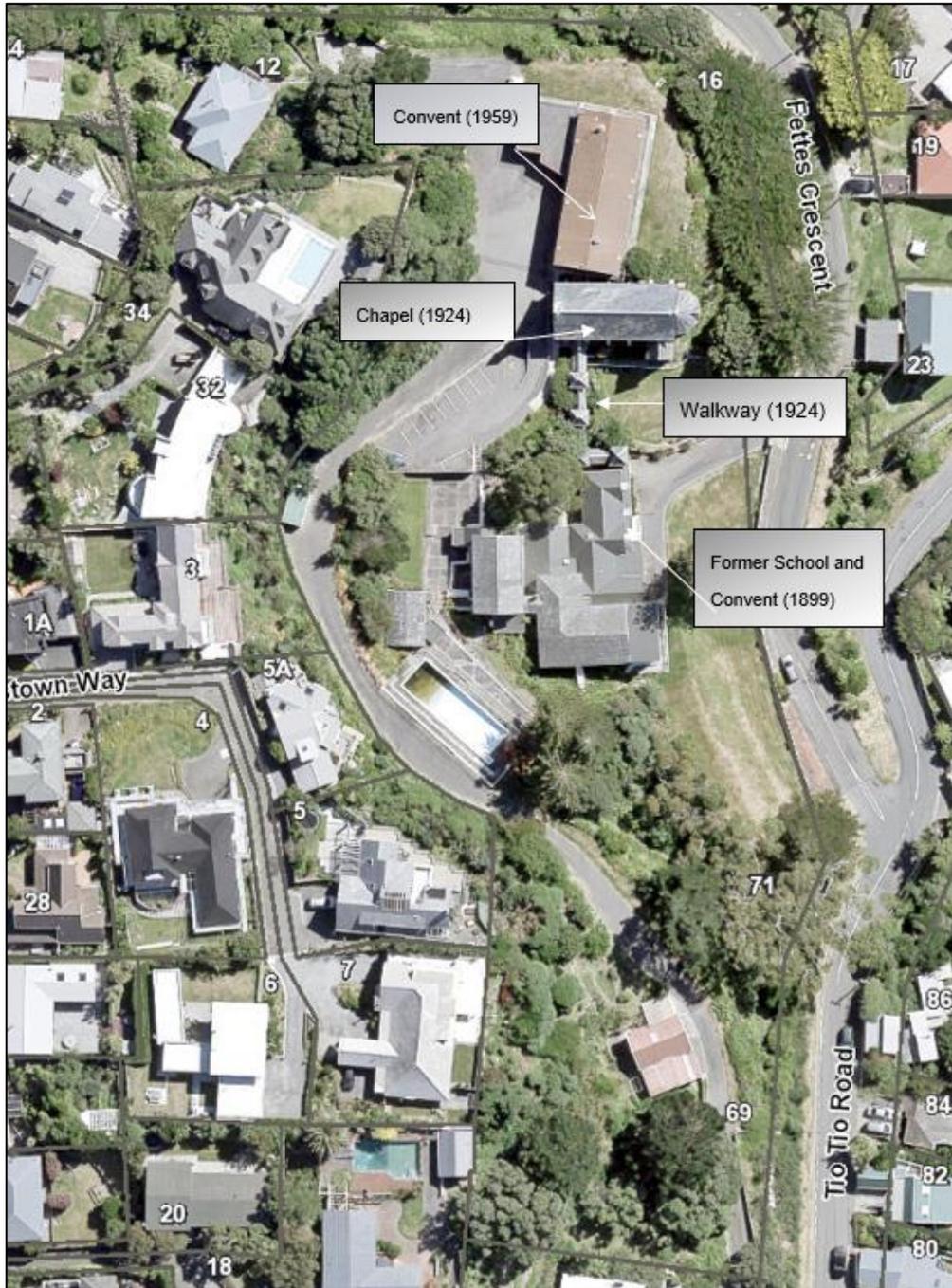
List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
Our Lady Star of the Sea Chapel - 69 Tio Tio Road	PT LOT 14 DP 51930, Originally section 5, Block XXXII	WCC District Plan 7/120	Category II reference 1413	



			Star of the Sea Historic Area 7042	
Former School and convent	Lot 14, DP 51930, Originally Section 7, Block XXXII			
Convent (1959)	Lot 14, DP 51930, Originally Section 3, Block XXXII			



Extent: WCC Onemap November 2021



Wellington City Council webmap with labels identifying buildings with Heritage Area.



Historical Summary

Our Lady Star of the Sea Chapel is part of a precinct listed by Heritage New Zealand Pouhere Taonga which includes a Chapel, former School and Convent and connecting stairway for the Catholic Sisters of Mercy. The three structures belonged to the Roman Catholic order of the Sisters of Mercy since 1909 and in 2007 were sold into private hands of acclaimed film director Peter Jackson and film screenwriter and producer Fran Walsh.

Land and Māori history

Te Whānganui-a-Tara Wellington's nearly circular harbour (about 10 kilometres in diameter) began as a shallow basin between two tilted land blocks. Repeated uplifting along the Wellington Fault raised the block on the western side, creating a cliff from Thorndon to the Hutt Valley. The block to the east tilted down towards the fault, creating a depression that later filled with water.⁷ Matiu (Somes Island) and Mākaro (Ward Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.⁸

Early Māori narratives tell that Te Whanganui-a-Tara Wellington harbour was originally a land-locked lake, home to two large taniwha. One taniwha, energetic Ngake, forged a passage from Te Awakairangi the Hutt River to the open sea, creating the entrance to the harbour. The second, Whataitai, following in Ngake's wake, became stranded with the outgoing tide and eventually died. Whataitai's spirit took the form of a bird, that flew to the top of the peak and cried farewell before departing to Ranginui – hence its name Tangi te keo.⁹ The very top of Matairangi Mount Victoria is still known as Tangi te Keo. Over the years Whāitaitai's body turned to stone and today is known as Hataitai.¹⁰

The Te Whānganui-a-Tara area of Aotearoa New Zealand was said to have been first explored by Kupe. Kupe set off from his homeland Hawaiki in pursuit of a giant wheke/octopus. The pursuit led him to Aotearoa New Zealand, where he finally caught the creature in Raukawakawa Cook Strait¹¹. In the landscape later known as Te Whānganui-a-Tara Wellington, he named rock formations near Cape Palliser Ngā Ra o Kupe (the sails of Kupe), Arapāoa, Mana, the islands Matiu (Somes

⁷ Adkins, "The Great Harbour of Tara. Traditional Place Names and Sites of Wellington Harbour and Environs."

⁸ Adkins.

⁹ Wellington City Libraries, "Te Aro Pa and Matairangi."

¹⁰ Grace and Ministry of Education, "Ngake and Whāitaitai the Taniwha of Wellington Harbour." The site Tangi te keo, on the Matairangi Mount Victoria peak and ridgeline is a site of significance to Māori and recorded as M72 in the WCC District Plan.

¹¹ Greater Wellington Regional Council website [Māori history of the Greater Wellington region](#) | Greater Wellington Regional Council (gw.govt.nz). Accessed November 2021.



Island) and Mākaro (Ward Island) before returning to Hawaiki.¹² These names were preserved as later iwi came to settle the land.

Mana whenua of Te Whānganui-a-Tara trace their origins to the subsequent arrival of the Kurahaupō waka. Some traditions name Whātonga as the captain of the waka. He later explored Te Ika a Maui the North Island from Māhia south, naming the harbour Te Whānganui-a-Tara, for his son Tara.¹³ Descendants include Ngāi Tara, Rangitane, Muaupoko, Ngāti Apa and Ngāti Ira.¹⁴

The area around Te Whanganui-a-Tara was occupied for centuries by these various Māori groups.¹⁵ Two tribes of Ngāi Tara (in the area from c1405-1650) and Ngāti Ira (in the area until 1829) amalgamated and became known as Ngāti Ira. Ngāti Ira were the inhabitants of Te Whanganui-a-Tara and its environs including Porirua and the area up to the Kāpiti Coast.¹⁶ The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Te Whānganui-a-Tara near Porirua Harbour.

Incoming tribes from far to the north of Te Whānganui-a-Tara area began to push out Ngāti Ira, and they faced consistent pressure as an influx of people continued from western Waikato and Taranaki.¹⁷ Many war parties and migration of other tribes, such as Ngāpuhi, Ngāti Whatua, and Ngāti Toa, drove the last remaining Ngāti Ira out of the area.¹⁸ Ngāti Toa and its allies defeated Ngāti Ira and gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to live at Porirua.¹⁹

By 1840, the groups holding customary rights within the Port Nicholson block were complex, with Te Āti Awa, Taranaki, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa all claiming rights established through conquest, occupation, and use of resources. The wider Te Whānganui-a-Tara Wellington region then and now hosted a number of iwi, including Te Āti Awa, Muaupoko, Rangitāne o Wairarapa, Ngāti Raukawa, Ngāti Toa (Ngāti Toarangatira), and Te Atiawa ki Whakarongotai.²⁰

¹² Reid, “Muaupoko - Early History”; Royal, “First Peoples in Māori Tradition - Kupe.”

¹³ Waitangi Tribunal, “Te Whanganui a Tara Me Ona Takiwa,” 17–18.

¹⁴ Love, “Te Āti Awa of Wellington”; Heritage New Zealand Pouhere Taonga, “Research Report on Heritage Values Hannah Playhouse, Wellington.”

¹⁵ Report, “Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District.”

¹⁶ Murray, “A History of Tawa.”

¹⁷ Report, “Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District.”

¹⁸ Murray, “A History of Tawa.”

¹⁹ Murray.

²⁰ “Brooklyn Wellington.”



It was in this complex setting that in 1839, the New Zealand Company chose Te Whānganui-a-Tara Wellington's Port Nicholson as the site for its first settlement of British immigrants.²¹

Te Tūranganui-o-Kupe Seatoun

The traditional Māori name for the Seatoun area is Te Tūranganui-o-Kupe, where the navigator, Kupe, first set ashore. Kupe also named the foreshore, Kirikiritangi after the rattling and rumbling caused by the waves disturbing gravel on the beach.²² Kupe's descendants settled on the island of Motukairangi, which was surrounded by a lagoon known as Te Rotokura or Para.²³ This lagoon covered much of the low-lying land on the peninsula.

The land was bought by colonist James Coutts Crawford who renamed the area 'Miramar' – Spanish for 'sea view'.²⁴ Crawford was a former Royal Navy officer turned businessman and colonist, who arrived in Wellington in 1840. Crawford established a farm on the peninsula, which at the time was known as Watt's Peninsula, and he drained the large lagoon known as Te Rotokura or Para, or to Europeans, "Burnham Water". This area is now occupied by suburban houses, streets, parks and shops.

The area was predominantly for farming but was also a popular recreation spot with a hunt club, polo field, golf links, and a trotting club. Te Tūranganui-o-Kupe Seatoun began to develop when 132 residential sections were sold in 1902, the Miramar Borough Council was established in 1904 and tram lines and services were extended through Hataitai in 1907.

Sisters of Mercy

The Institute of Our Lady of Mercy had been founded in Dublin in 1831 by Catherine McAuley to educate working-class children, protect and train young women, and care for the sick. It grew into the largest religious society founded by an English-speaking Catholic.²⁵ The Sisters of Mercy made a promise to God that they would help to look after sick and poor people in their community and provide education for children and young women. In Ireland at this time, nuns were confined in convents, however the Sisters of Mercy became known as the "walking Sisters" because they went out into the community.²⁶

²¹ Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

²² "Seatoun."

²³ "A Sneaky Peak at Miramar's History."

²⁴ Wellington City Council, "Miramar/Seatoun Local History."

²⁵ "Sisters of Mercy Arrive in New Zealand."

²⁶ "History of Catherine McAuley."



Catherine McAuley regarded education as one of the first works of mercy. “She was convinced the failings of the poor were caused more often from ignorance than from malice”.²⁷ With every foundation that was set up (fourteen convents were established within the last seven years of Catherine’s life), a free school for girls was opened where reading, writing, grammar, spelling, arithmetic and home crafts were taught.²⁸ Her foundation in Carlow, Ireland, was to have strong links to Aotearoa New Zealand as many of the Sisters arrived from there.²⁹

The Sisters’ strong tradition of nursing grew from their experience of caring for victims of the cholera epidemics in Ireland and England in the 1830s and 40s. In the 1860s the Sisters nursed with Florence Nightingale during the Crimean war. Victims of the 1918 influenza epidemic were nursed by Sisters of Mercy in Aotearoa New Zealand and elsewhere in the world.³⁰

Bishop J B F Pompallier, the first Catholic bishop of Tāmaki Makaurau Auckland, sought Irish nuns for his diocese in 1849. He succeeded in obtaining the services of Mother Mary Cecilia and seven other sisters from Carlow. Pompallier and his party, which included priests and seminarians, left Antwerp, Belgium on 27 August 1849 on the *Océanie*, a Belgian vessel of 533 tons. During the voyage to Aotearoa New Zealand, Pompallier taught the sisters te reo Māori, which some came to speak fluently. Mother Mary Cecilia and her companions landed in Tāmaki Makaurau Auckland on 9 April 1850. They were the first women religious³¹ to arrive in Aotearoa New Zealand.³²

The Sisters of Mercy were the first canonically consecrated religious women to become established in Aotearoa New Zealand, and the Parnell convent in Tāmaki Makaurau Auckland formed their earliest branch house in the Auckland Diocese. The Sisters played an important role in education and social welfare in early colonial Aotearoa New Zealand.³³

Wellington Sisters of Mercy

On 14 June 1861, three Sisters of Mercy arrived in Te Whānganui-a-Tara Wellington from Carlow in response to appeals from Bishop Phillippe Viard. Leading the group was Mother Bernard Dickson, an English woman who entered the Bermondsey foundation in London, England in 1847 and had nursed in the

²⁷ Flannigan, “Mercy Comes to Wellington: A History of St Mary’s College.”

²⁸ Flannigan.

²⁹ Flannigan.

³⁰ “Mercy Hospice - Our History.”

³¹ Women religious is a term used to describe women involved in the Roman Catholic Church.

³² Delany, “Maher, Mary Cecilia.”

³³ “Church and Convent of St John the Baptist (Catholic).”



Crimea for several months before being invalided home. She arrived with young novice, Augustine Maxwell, who made her profession in Tāmaki Makaurau Auckland in 1861, and a young French postulant, Marie Deloncle.³⁴

In 1863 the community welcomed Sister Camillus Heffron from Tāmaki Makaurau Auckland. She had sailed with Bernard and Augustine from Carlow, Ireland. By now, the Mercy community in Te Whānganui-a-Tara Wellington totalled six professed sisters and a novice.

The next 10 years saw steady growth. A two-storey accommodation block was added to the convent, and a successful bazaar – Te Whānganui-a-Tara Wellington’s first – raised funds for a new dining room and dormitory at the boarding school. Care for a growing number of European orphans, whose parents had died or were ill, and who, unlike Māori orphans, received no government allowance, posed a new challenge for Bernard and her community.³⁵

After Bishop Viard died in 1872 and both Mother Bernard and Augustine fell ill, Mother Bernard persuaded the Vicar General to seek help from Bishop Gould in Melbourne Australia, where two Mercy convents had been founded by Ursula Frayne, one of Catherine McAuley’s first 11 companions.

Two sisters accepted the invitation – English-born Cecilia Benbow and Australian Xavier Butler. Welcomed in July 1873 by Wellington’s administrator, Bishop Moran, they brought with them new energy and talent. More new members were recruited by Mother Mary Cecilia in London in 1877 and on 10 January 1878, 6 new subjects arrived for the Te Whānganui-a-Tara Wellington community. Another four, including Sister Francis Xavier Hamilton, arrived on 22 January 1878 on the ship *Rialto*.³⁶ They all brought furnishings and equipment for the new schools.

St Francis Xavier’s Academy was originally based in central Te Whānganui-a-Tara Wellington with Sister Francis Xavier Hamilton as Principal. The Academy was established in 1890, at the corner of College Street and Cambridge Terrace, and had a roll number of forty pupils at the end of the first year. The original building became too limited in space for the amount of pupils, and more space became needed, with the school expanding and moving to Ingestre Street. Besides the principal, the teaching staff includes six assistant-teachers, inclusive of visiting masters for painting, shorthand, and music.³⁷

³⁴ “Crimea’s Nurse to the Rescue - Wellington 1861.”

³⁵ “Crimea’s Nurse to the Rescue - Wellington 1861.”

³⁶ Flannigan, “Mercy Comes to Wellington: A History of St Mary’s College.”

³⁷ Limited, “Cyclopedia of New Zealand - Wellington Provincial District.”



Sister Francis Xavier Hamilton soon relocated the “flourishing establishment of St Xavier Academy for Young Ladies” to Te Tūranganui-o-Kupe Seatoun.³⁸ She purchased the land in 1899 from the sons of landowner James Coutts Crawford, Alexander Donald and Charles John Crawford, who also owned much of the land around Te Tūranganui-o-Kupe Seatoun. Both the Crawford sons had positions on the Seatoun Road Board and Charles became Mayor.

Sister Francis Xavier appears to have built the schoolroom and dormitories sometime in 1899-1902.³⁹

A section of this building is still recognisable amongst the additions run by Sister Francis Xavier Hamilton, who purchased the property section 7, Block XXXII in 1899 (WN 98/147). She is recorded in the Seatoun Valuation Rolls 1898-99 as owning the property valued at £29, with this entry then crossed out and replaced with the entry of £455, suggested a building was built around this time.⁴⁰ In the 1902-1903 Valuation Roll, the value went up from £500 to £750, suggesting more improvements or that the building was now completed.⁴¹ The St Francis Academy for Young Ladies was opened in 1903.⁴²

In 1906 it was reported that a 5-roomed villa ‘adjoining’ St Francis Academy was up for auction.⁴³ This original schoolroom building was still on site and had been incorporated into the wider buildings, as extensions were added in quick succession in 1909, 1913, and 1920, as the school and convent presumably grew.

In 1908 the property went up for sale and was described in an advertisement as a “substantial modern building” with 10 rooms “well known as St Francis Xavier’s Ladies Seminary”; some rooms large, with all the “usual and necessary conveniences”.⁴⁴ Sister Francis Xavier was reported as having found it necessary due to “overwork” to retire and she intended to return to France. She is reported as having great success as a teacher in the Te Whānganui-a-Tara Wellington area.⁴⁵

³⁸ “St Francis Xavier’s Academy for Young Ladies, Seatoun.”

³⁹ “Seatoun Road District Valuation Roll of Period of 1 April 1898-1899”; “Seatoun Road District Valuation Roll for Period 1902-1903.”

⁴⁰ “Seatoun Road District Valuation Roll of Period of 1 April 1898-1899.”

⁴¹ “Seatoun Road District Valuation Roll for Period 1902-1903.”

⁴² “St Francis Xavier’s Academy for Young Ladies, Seatoun.”

⁴³ “State Insurance.”

⁴⁴ “Page 8 Advertisements Column 2.”

⁴⁵ “Social and Personal.”



In 1909 the property was purchased by Mother Francis Doyle, Mary de Sales Goulter and Mary Cecilia Benbow of the Sisters of Mercy (WN 98/147) who turned the school into the *Star of the Sea Preparatory School for Boys*. For many weeks there was only one pupil, Dicky Barrett of Christchurch and he was taught by Sister Mary Cecilia Benbow who was given charge of *Star of the Sea*.⁴⁶

Over the next few years, additional properties were purchased as part of the complex. The first was a cottage, then three houses and a property that was named the Top House, which served as a laundry and sewing room in the early days.⁴⁷ An extra dormitory was built in 1920 and while it was constructed, the senior boys slept in a house near the seashore.⁴⁸ Seven or eight sisters lived in the Boarding School and the rest slept in the cottages around the hillside.⁴⁹ There was no heating or hot water in the cottages or the chapel until the 1940s.⁵⁰

The Sisters also staffed St Anthony's Parish School on the flat when it opened in 1923 until 1977 when it was run by lay staff.⁵¹ Miramar School opened in 1931 and was also run by the Sisters who travelled on foot over the hills to teach at the school.⁵²

Prior to the Chapel construction, the Sisters had relied upon the school chapel for their worship, which was part of the original St Francis Xavier Academy. In 1922 the founding stone for the new chapel was laid and it was erected in memory of Sister Mary Cecilia Benbow.⁵³ Sister Cecilia lived for many years at St. Mary's Convent in Guildford Terrace and was a gifted teacher, musician and artist before becoming head teacher at Star of the Sea.

The Star of the Sea Chapel was designed by Frederick de Jersey Clere and dedicated in August 1924. It is the earliest of Clere's many commissions for the Sisters of Mercy. Many of the decorative elements were dedicated to former members of the local Catholic community, including Sister Cecilia, and the altar was donated by the parents of Dicky Barrett, the first pupil at Star of the Sea who was killed in the First World War.

⁴⁶ Flannigan, "Like a Mustard Seed."

⁴⁷ Flannigan.

⁴⁸ Flannigan.

⁴⁹ Flannigan.

⁵⁰ Flannigan.

⁵¹ Flannigan.

⁵² Flannigan.

⁵³ "Our Lady Star of the Sea Convent Chapel (Catholic)."



The 1930s saw the top playground being levelled under the No 5 Scheme during the Depression.⁵⁴ A school pool was added in 1957.⁵⁵

In 1941 the building was partially destroyed when a fire broke out. One of the Sisters managed to ring the fire service moments before the telephone lines were melted.⁵⁶ Star of the Sea ceased to exist as a school when it finally closed in 1976.

A new convent had been financed by the land on periphery of Seatoun Heights Road being sold and was opened in 1959. This meant the sisters could all live together rather than in separate cottages.

In 1974 it was decided that the school would only take boys up to Standard 4 (Year 6 today) and in 1976 the school closed.⁵⁷

In 1977 the former school was completely refurbished with dormitories turned into bedrooms and in 1978 the Conference and Retreat Centre opened with 26 bedrooms and was renamed Stellamaris.⁵⁸ It was a busy facility with groups on retreat, conference and seminars for all denominations. In 1982 the convent had been converted for use as a training centre for novices.

In 1981, Heritage New Zealand Pouhere Taonga then the Historic Places Trust, listed the area in which the convent, chapel and school stands as the *Star of the Sea Historic Area*.

The Star of the Sea Chapel served daily mass to both the Sisters and the local Catholic community up until the 1980s. In 1982 the Sisters of Mercy turned the convent into a national novitiate for the training of novices. The order relocated to Ōtautahi Christchurch in 1990 and, although the chapel no longer offered mass, it continued in use as a wedding venue during the summer. In 1989 the convent was turned into a house of prayer with rooms for religious and laity.⁵⁹

In 2002 the building was deemed to be unsafe in the event of an earthquake and it was closed to the public. Unable to meet the costs of preservation, the Sisters were forced to sell the building. There was public concern that the 1.35 hectare site would be demolished and the site subdivided for a development of townhouses. The Sisters applied to the Environment Court in May 2007 to have

⁵⁴ Flannigan, "Like a Mustard Seed."

⁵⁵ Building Permit Swimming Pool (Wellington City Council Archives C564).

⁵⁶ Flannigan, "Like a Mustard Seed."

⁵⁷ Flannigan.

⁵⁸ Flannigan.

⁵⁹ Flannigan.



the Historic Places heritage classification removed from the chapel. There were numerous submissions to the Court to protect the building. A consortium that included high profile movie directors Sir Peter Jackson and Fran Walsh came through and purchased the building in 2007 for use in 'low-key work and film editing,' and works to earthquake strengthen the building commenced in 2012.



Photographs and Images



The Star of the Sea Chapel with walkway on the left connecting to former schoolhouse, 2015, Wellington City Council.

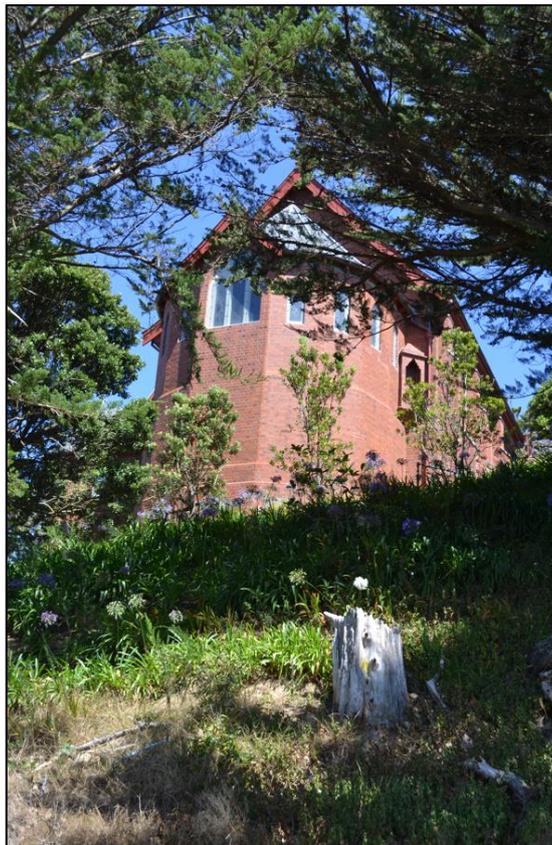


The Star of the Sea Chapel with covered walkway on the left, 2015, Wellington City Council.





Former school room and dormitory incorporated into the "Former school and convent", 2015, Wellington City Council.



The Star of the Sea Chapel, 2015, Wellington City Council.





Former school room and dormitory incorporated into the “Former school and convent 2015, Wellington City Council.

Chronologies and Timelines

Timeline of events including modifications

1899	Sister Francis Xavier Hamilton purchased land from Alexander and Charles Crawford.
1899-1901	Schoolhouse built (Seatoun Ratesbooks 1898-1901, Wellington City Council).
1903	Francis Xavier Academy for Young Ladies opens on property under Sister Francis Xavier Hamilton as principal.
1909	School purchased by three Sisters of Mercy and run as Star of the Sea for boys. Extensions made.
1913	[16 Fettes Crescent], additions to college (Wellington City Council Archives 156)
1920	[16 Fettes Crescent], additions to convent school (Wellington City Council Archives 492)
1920	[16 Fettes Crescent], additions to school (Wellington City Council Archives 507)
1923	Convent chapel erected (Wellington City Council Archives A1568)
1950	Seatoun Heights [16 Fettes Crescent], extension and alteration to hall (Wellington City Council Archives 492)
1951	20 Seatoun Road [16 Fettes Crescent], additions (Wellington City Council Archives B31675)



1956	Tio Tio Road [16 Fettes Crescent], garage (Wellington City Council Archives B39600)
1956	Fettes Crescent [16 Fettes Crescent], convent extension (Wellington City Council Archives B40195)
1957	Tio Tio Road [16 Fettes Crescent], Swimming Pool (Wellington City Council Archives C564)
1958	Tio Tio Road [16 Fettes Crescent], retaining wall (Wellington City Council Archives C3189)
1959	Tio Tio Road [16 Fettes Crescent], convent (Wellington City Council Archives C5603)
1964	Tio Tio Road [16 Fettes Crescent], reinstate dwelling (Wellington City Council Archives C14239)
1967	Tio Tio Road [16 Fettes Crescent], reinstate outbuilding (Wellington City Council Archives C21157)
1967	Tio Tio Road [16 Fettes Crescent], building alterations - convent (Wellington City Council Archives C21200)
1987	Tio Tio Road [16 Fettes Crescent], Convent – dwelling additions and alterations (Wellington City Council Archives D8493)
2002	Chapel is closed to the public
2003	69 Tio Tio Road [16 Fettes Crescent], additions and alterations (Wellington City Council Archives 108518).
2004	16 Fettes Crescent, structural strengthening, re-roofing and alterations to lobby, Star of the Sea Chapel (Wellington City Council Archives 119523).
2007	Sisters of Mercy apply to get Heritage classification removed from the Chapel in the Environment Court.
2007	Property passes into private ownership – Sir Peter Jackson and Fran Walsh.
2012	Seismic strengthening – SR 233024 and SR 230404

Biographies

Sister Cecilia Benbow – Teacher in Charge Star of the Sea

Cecilia Benbow was born 22 May 1840, Birmingham, England. She was the eldest of 6 children. When the eldest son went to Victoria, Australia, the family followed and Miss Benbow entered the struggling Convent of Mercy. She received the religious habit and white veil in 1858 was professed in 1860. Help was sought from Bishop Gould in Melbourne, for more sisters to come to Te



Whānganui-a-Tara Wellington to aid the Sisters of Mercy after many were in ill health.⁶⁰

Two sisters accepted the invitation – English-born Cecilia Benbow and Xavier Butler and they were welcomed in July 1873 by Te Whānganui-a-Tara Wellington’s administrator, Bishop Moran. Sister Cecilia brought new energy and talent. She founded the nucleus of St Mary’s Convent and schools in the same year.⁶¹ Sister Mary Cecilia was elected Mother Assistant and Mistress of Novices in 1874 after another sister died. She left Te Whānganui-a-Tara Wellington for Europe in 1876 to secure more school Sisters and monetary help for the order, returning on 10 January 1878, with 6 new subjects for the Te Whānganui-a-Tara Wellington community. Another four, including Sister Francis Xavier Hamilton, arrived on 22 January 1878 on the ship *Rialto*.⁶²

Mother Cecilia filled various high offices in the Sisters of Mercy order. From 1910 she had lived a “life of prayer and retirement” at the Seatoun Convent and was the teacher in charge.⁶³ She died at the Seatoun Convent on the 10 January 1922.⁶⁴

Sister Francis Xavier Hamilton – teacher of St Francis Xavier Academy

Helen Mary Hamilton, also known as Sister Francis Xavier Hamilton, was born at Edgbaston, Warwick c1844. She was educated at a convent of French ladies at Isleworth-on-Thames, England, receiving the finishing touches to her education in Paris, France. Having joined the Order of Mercy at Edinburgh Scotland, and passing to London England, she arrived in Aotearoa New Zealand with four new Sister of Mercy members in January 1878 on the ship *Rialto* after answering the call to help the New Zealand Order.⁶⁵

Immediately on arriving in Te Whānganui-a-Tara Wellington, Sister Francis Xavier Hamilton went into the Convent, where she remained for nine years. Subsequently she went to Waiharakeke Blenheim, and for eighteen months acted as Lady Superior at the Convent there.

Returning to Te Whānganui-a-Tara Wellington in 1890, she opened the private school of St. Francis Xavier's Academy having received leave from Rome, Italy to work on her own account. Under her supervision, it grew to be very popular and

⁶⁰ “Death of a Notable Sister of Mercy.”

⁶¹ “Death of a Notable Sister of Mercy.”

⁶² Flannigan, “Mercy Comes to Wellington: A History of St Mary’s College.”

⁶³ “Death of a Notable Sister of Mercy.”

⁶⁴ “Death of a Notable Sister of Mercy.”

⁶⁵ Flannigan, “Mercy Comes to Wellington: A History of St Mary’s College.”



roll numbers were large.⁶⁶ Her school was popular and she then removed it from the centre of Te Whānganui-a-Tara Wellington to Te Tūranganui-o-Kupe Seatoun for senior girl pupils.

She retired in 1908, on account of overwork, intending to go back to France but instead returned to England.⁶⁷ She was given a celebratory send off and thank you for her work with the school. She died on 25 January 1917 aged 73 at Buckfastleigh, Devon, England. “Her great qualities, both of mind and heart, endeared her to a large circle of friends here and in the Old Country”.⁶⁸

Frederick de Jersey Clere (1856-1952) – architect of Star of the Sea Chapel

Frederick de Jersey Clere was born in Lancashire England, the son of an Anglican clergyman, and was articled to Edmund Scott, an ecclesiastical architect of Brighton. He then became chief assistant to R J Withers, a London architect. Clere came to Aotearoa New Zealand in 1877, practising first in Aorangi Feilding and then in Whanganui. He later came to Te Whānganui-a-Tara Wellington and practised there for 58 years.

He was elected a Fellow of the Royal Institute of British Architects in 1886 and held office for 50 years as one of four honorary secretaries in the Empire. In 1883 he was appointed Diocesan Architect of the Anglican Church; he designed more than 100 churches while he held this position. Clere was a pioneer in reinforced concrete construction; the outstanding example of his work with this material is the Church of St Mary of the Angels (1922), Te Whānganui-a-Tara Wellington.

As well as being pre-eminent in church design, Clere was responsible for many domestic and commercial buildings including Te Whānganui-a-Tara Wellington's Harbour Board Offices and Bond Store (1891) and Overton in Tutaenui Marton. Clere was also involved in the design of large woolsheds in Hawkes Bay and Wairarapa. He was active in the formation of the New Zealand Institute of Architects and served on their council for many years. He was a member of the Wellington City Council until 1895, and from 1900 a member of the Wellington Diocesan Synod and the General Synod. He was also a member of the New Zealand Academy of Fine Arts.

⁶⁶ Cyclopedia Company Limited, “The Cyclopedia of New Zealand [Wellington Provincial District].” <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d21-d8.html>

⁶⁷ “Social and Personal.”

⁶⁸ “Women In Print.”



Physical description

Setting and surrounds

The Star of the Sea Historic Area (as listed by Heritage New Zealand Pouhere Taonga) is an area situated on the eastern hillside of Miramar Peninsula, overlooking the suburb of Te Tūranganui-o-Kupe Seatoun. The historic area contains the Our Lady Star of the Sea Convent Chapel and covered stairway (connecting Former School to Chapel), Our Lady Star of the Sea Former School and Convent and new Convent (1959). The site is set on the hillside of Te Tūranganui-o-Kupe Seatoun, amongst residential subdivisions (which are on part of the land that started to be subdivided by the Sisters of Mercy in the 1950s).⁶⁹ Due to its prominent position on the hillside, Our Lady Star of the Sea heritage area, and especially the chapel, is highly visible from many parts of Te Tūranganui-o-Kupe Seatoun. The lawn and greenspace surrounding the complex further enhances the visibility and prominence of the structures and it is this visibility that contributes to its significant landscape values. Thus, the setting in which the complex sits is a considerable contributor to the overall significance values of the complex.

Proposed Area

Extent includes the land described as Lot 14 DP 51930 (RT WN25D/486), Wellington Land District and the buildings and structures known as Our Lady Star of the Sea Convent Chapel and covered stairway (connecting Former School to Chapel), Our Lady Star of the Sea Former School and Convent and new Convent (1959) thereon, and their fittings and fixtures.

Archaeological sites

The area occupied by the Our Lady Star of the Sea complex of buildings was first occupied prior to the year 1900, meaning the site is considered archaeological. The Former School and Convent was constructed in 1899, meaning it too is considered archaeological despite being incorporated into later additions.

⁶⁹ "Our Lady Star of the Sea Chapel - Updated Report 2021."



Buildings or features

Former School and Convent /Stellamaris Retreat House

*The following is taken from Our Lady Star of the Sea Chapel – Updated Report 2021, Wellington City Council.*⁷⁰



The original 1899 School House and Convent is still recognisable amongst the later additions and dormitories of the current complex. The original construction phase is seen in the main elevation upon site entry. It has low pitched gabled roofs and a wide verandah. There are sections of modern infill construction and a modern service ramp, however, the original elements are still clearly visible.

Alterations were made to the original academy building in 1913, with additions including a new schoolroom and extension of the chapel, with one of the larger rooms turned into a chapel,⁷¹ still recognisable today by its arched windows.⁷²

The 1913 additions/modifications in the south of the original schoolhouse are visible in this same elevation. Sitting below the third gable in the south direction (from site entry) in what is still part of the original school, is the chapel. The chapel is still recognisable owing to the remaining rose window immediately below the gable and two arched, 'lancet' windows. A further modification has seen a central window inserted between these two chapel windows, probably at the same time as changes were made to the dormitory windows, as their styles match.

⁷⁰ "Our Lady Star of the Sea Chapel - Updated Report 2021."

⁷¹ "Building Permit 156 - Additions to Convent."

⁷² "Star of the Sea Historic Area."



The 1913 multi-story dormitory addition is much less subtle than the chapel modifications, and with the likely 1920 additions/modifications, now dominates the original schoolhouse, both to the south elevation and behind to the west elevation. These phases are clearly recognisable owing to their bulk and scale. The south elevation still shows the original fenestration to the second storey; however, the window type has changed. At ground floor, the verandah has been removed and this level now contains four windows rather than the two either side of the entry as was constructed in 1913.

Our Lady Star of the Sea Chapel and covered walkway⁷³



The following is taken from Our Lady Star of the Sea Chapel – Updated Report 2021, Wellington City Council. ⁷⁴

The Chapel of Our Lady, Star of the Sea is two storeys high. The upper level consists of the Chapel proper, and the lower level consists of rooms for noviciate training. A long, covered stairway built in 1925, links the Chapel with the Former School and Convent.⁷⁵

The building is a good representative example of Frederick de Jersey Clere's skill in Gothic Revival design. The architect employed a standard repertoire of lancet windows, steep-pitched gables and flying buttresses, executed with minimal decoration. The plain red brick exterior relies on the bold, clear massing of elements for its visual interest, deriving three-dimensional life from the gabled transepts and eight-sided apsidal sanctuary. This last element has subtle

⁷³ "Our Lady Star of the Sea Chapel - Updated Report 2021."

⁷⁴ "Our Lady Star of the Sea Chapel - Updated Report 2021."

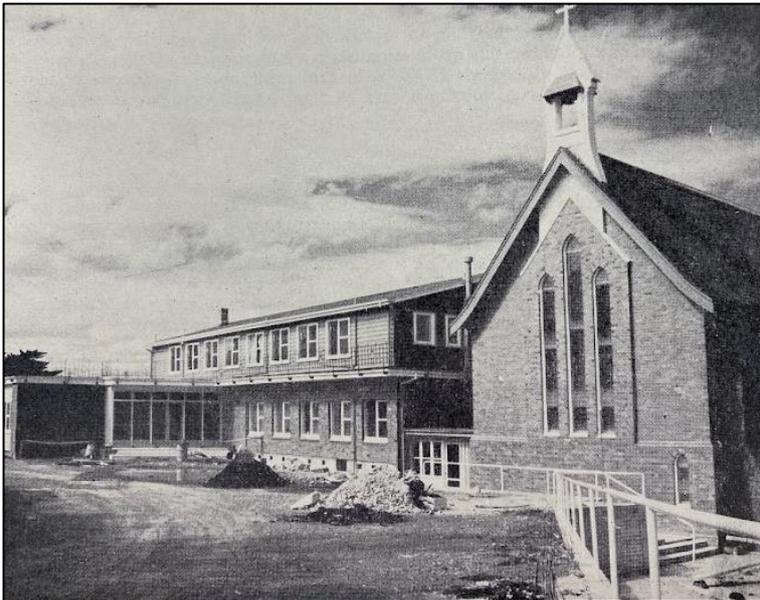
⁷⁵ "Our Lady Star of the Sea Chapel - Updated Report 2021."



overtones of the French Chateau style, and this is possibly because a convent proposed for the site was to have been built in this style.⁷⁶

The interior of the Chapel is comparatively large and is noted for its fine acoustics. Rectangular in shape, one of the features of the interior is an apsidal sanctuary with a radiating roof truss in jarrah timber. The interior furnishings match the character of the building. The Gothic altar is of Carrara marble, the stained-glass windows are from the Munich studios of F.X. Zettler. On the west gable is a memorial window to Sister M. Cecilia Benbow, featuring St Cecilia.⁷⁷

New Convent (1959)



New Convent newly constructed, 1959, Seatoun at left of photo.⁷⁸

During the 1950s, profits from the sale of land bordering Seatoun Heights Road enabled the Sisters to build a new convent. It was designed by Orchiston Power and Associates, Architects and Engineers and built by B Wrigley at a cost of £23,998.⁷⁹ Located on the north side of the Star of the Sea Chapel, the convent is a simple two-storey rectilinear building, with a low-pitched roof forming gables at either end. It was built with concrete foundations, brick veneer and weatherboards. The roof was tiled in Decramastic tiles over a jarrah truss system, while the interior panelling is made of oiled rimu.⁸⁰ The windows are consistent throughout and appear equally spaced around the elevations. The convent and front lawn look out over the harbour.

⁷⁶ "Our Lady Star of the Sea Chapel - Updated Report 2021."

⁷⁷ "Our Lady Star of the Sea Chapel - Updated Report 2021."

⁷⁸ Flannigan, "Like a Mustard Seed."

⁷⁹ Convent, 1959, Building Permit C5603, Wellington City Council Archives.

⁸⁰ "Our Lady Star of the Sea Chapel - Updated Report 2021"; "Tio Tio Road [16 Fettes Crescent], Convent."



Comparative Analysis Summary

The expanding population and efforts by the Catholic Church to increase its role in religious education in the late nineteenth century led to many Sisters of Mercy complexes being established around Aotearoa New Zealand. The Tāmaki Makaurau Auckland and Ōtepoti Dunedin Sisters of Mercy established themselves in similar ways to the Te Whanganui-a-Tara Wellington order and included chapels, schools, dormitories and convents. All the orders established schools as soon as possible after their arrival in Aotearoa New Zealand and made do with facilities and buildings that were organised for them with little to no resources. The schools grew quickly, with the buildings being used to capacity and needing extensions and extra dormitories added, a common pattern amongst the Sisters of Mercy complexes.

The Church and Convent of St John the Baptist

*The following is an excerpt from Heritage New Zealand New Zealand Heritage List/Rārangi Kōrero, List Number 562*⁸¹

The Church and Convent of St John the Baptist reflects over 150 years of Catholic worship and other activity in Parnell, one of Tāmaki Makaurau Auckland's earliest suburbs. It is believed to be the oldest surviving Catholic church in northern Aotearoa New Zealand, and the site contains a well-preserved convent building erected in 1903, linked particularly to the role of religious women in education.⁸²

The small timber church was opened in May 1861, built in a prominent position beside the Manukau (now Parnell) Road, a major thoroughfare leading from Tāmaki Makaurau Auckland to settlements further south and east. The building initially consisted of a small rectangular nave with a tower and spire at its western end. It is considered to have been designed by the notable architect Edward Mahoney, and to be the only survivor reflecting Mahoney's early use of simple Gothic Revival forms.

A small timber convent was built for the Sisters of Mercy on adjacent land, possibly by December 1861. The Sisters were the first canonically consecrated religious women to become established in Aotearoa New Zealand, and the Parnell convent formed their earliest branch house in the Tāmaki Makaurau Auckland Diocese. The Sisters played an important role in education and social welfare in early colonial Tāmaki Makaurau Auckland and ran both a select school and school for the poor from their premises in Parnell. From December 1862, the

⁸¹ "Church and Convent of St John the Baptist (Catholic)."

⁸² "Church and Convent of St John the Baptist (Catholic)."



church became the centre of a formal parish, which was run for the next eleven years by Franciscan priests, who also undertook teaching duties. Notable subsequent parish priests included Monsignor Henry Fynes (1822-87), who ran the Diocese as Vicar General during periods when no bishop was appointed, and George Michael Lennihan (1858-1910), who became Bishop of Tāmaki Makaurau Auckland in 1896.

An enlargement of the church building in 1898 led to a private chapel being created for the nuns by attaching a relocated sacristy to the south side of the nave. Five years later, the first convent was demolished to make way for a grander two-storey timber structure, which contained reception rooms and a refectory at ground floor level, and nuns' cells upstairs. Both developments were overseen by Edward Mahoney's son, Thomas—a notable architect in his own right. The church spire is said to have been previously replaced by a belfry in 1894, following damage.

Subsequent alterations to the church interior included embellishment of the sanctuary in 1931, and changes to the altar as a result of liturgical reforms in the 1960s. In 1964, the convent and its associated school were closed after more than a century of service. Minor alterations to the convent building were subsequently undertaken, including the enlargement of some internal spaces and the removal of a side porch. A small rear extension was added in 1978.

Since circa 2001, the convent building has been used as commercial offices. The church remains in use as a place of worship, a role it has retained for more than a century and a half. It is listed as Category 1, Number 562 on the New Zealand Heritage List/Rārangi Kōrero.

St Philomena's College for Girls was established in Ōtepoti South Dunedin in 1897 by the Sisters of Mercy and opened with four pupils.

When Michael Verdon took over as Ōtepoti Dunedin's second Catholic bishop in 1896, he quickly saw the need for schools, health and social services in the struggling working-class towns and suburbs of Ōtepoti Dunedin. There was only one order of religious women in Ōtepoti Dunedin, the Sisters of St Dominic's but they were restricted to the classroom.⁸³ His request to the Mercy community at Singleton, NSW, led to a group of seven sisters arriving in Port Chalmers in January 1897, led by 33-year-old Mother Kostka Kirby. Her companions on the voyage included five sisters and a young novice.⁸⁴ This follows a very similar

⁸³ Glen, "Divide and Share."

⁸⁴ Glen.



pattern to the Te Whanganui-a-Tara Wellington order, which had started with 2 sisters arriving in 1873 and more arrived in 1876.

St Patrick's School was opened by The Sisters of Mercy in February 1897 — previously the school had been taught by the Dominican nuns. The Sisters also established St Philomena's College, a girl's high school, which opened in April 1897. An old 7-roomed weatherboard cottage, said to have done service as a hotel and then as a presbytery, was the Sisters' first home.⁸⁵ One room served as a classroom by day, as a room for the sisters to gather after school hours, and as a dormitory by night.⁸⁶ Three rooms were added to this not long after; one to serve as a chapel, one as a refectory and the largest was a classroom for the high school.⁸⁷ A new convent was opened in 1902 and the old convent was transformed into a boarding training school for prospective postulants.⁸⁸ As the roll numbers for St Patrick's School increased, a brick building was built for the school and was blessed and opened in 1917.⁸⁹ St Francis Xavier Academy for Young Ladies and Star of the Sea Preparatory for Boys in Te Tūranganui-o-Kupe Seatoun began the same way with many extensions and alterations over the decades to cover expanding use.

As more girls came to St Philomena's, the pupils outgrew the convent, so a new school was built. Between 1898 and 1950, the Sisters of Mercy established convents and primary schools in more than 10 parishes in the Ōtepoti Dunedin diocese, including rural towns in Otakou Central Otago and Murihiku Southland as well as suburbs of Ōtepoti Dunedin city. They also ran the local parish school St Patrick's and the high school took boarders as well as St Vincent de Paul Orphanage for Girls (1898-1955).⁹⁰

Sisters of Mercy also taught at Moreau College and at Kavanagh College in Ōtepoti Dunedin. Te Whanganui-a-Tara Wellington Star of the Sea convent also spread themselves amongst teaching at St Anthony's and Miramar Schools.

In 1975 St Dominic's College (another girl's school established by the Dominican nuns in 1871) and St Philomena College merged and became one new school, known as Moreau College. In 1989, Moreau College was closed and students were sent to Kavanagh College, a co-education secondary school, which still runs today. In recent years, many of the original buildings of the Catholic South Ōtepoti Dunedin complex have been demolished, including St Philomena's College.

⁸⁵ Lawrey, "Kirby, Mary Kostka."

⁸⁶ Zealand, "With 'Not a Penny to Our Name' Dunedin 1897."

⁸⁷ Glen, "Divide and Share."

⁸⁸ Glen.

⁸⁹ Glen.

⁹⁰ Hocken Collections, "Orphanages and Children's Homes in Otago and Southland - Reference Guide."



Evaluation Criteria

A. Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.

(i) Themes: the place is associated with important themes in history or patterns of development.

The Lady Star of the Sea complex is associated with the Te Whānganui-a-Tara Wellington heritage theme⁹¹ of Building Social and Cultural Life and Education and Learning with the Sisters of Mercy Catholic Order in Aotearoa New Zealand. It has significant **historic**, **social** and **townscape** values as a place of congregation for more than 120 years and for the important role played by Catholic religious women in society, particularly in the education of children. Its historical association with the Sisters of Mercy, the Te Whānganui-a-Tara Wellington Catholic community and the suburb of Te Tūranganui-o-Kupe Seatoun, makes the complex **significant** on a local level.

(ii) Events: the place has an association with an important event or events in local, regional or national history.

The complex, particularly the chapel, is associated with key events in people's lives, including marriages and funerals, thus has **some significance** at a local level.

(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation

Our Lady Star of the Sea has **significant** spiritual value for its long connections with the Sisters of Mercy, who set up a school, dormitories, chapel and a convent on the site. Other Sister of Mercy schools and chapels, such as Tāmaki Makaurau Auckland and Ōtepoti Dunedin also developed the same. Two nuns in particular, Sister Francis Xavier Hamilton (first teacher at St Francis Xavier Academy for Young Ladies) and Sister Mary Cecilia Benbow (head teacher of Star of the Sea Preparatory for Boys) are especially important for the establishment of the Sisters of

⁹¹ Refer to the Wellington Thematic Heritage Study 2013



Mercy in Te Whānganui-a-tara Wellington. The chapel, built in 1924, has significant association with prominent architect Frederick de Jersey Clere.

(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.

The site is associated with everyday experiences of worship by the public and for schooling for hundreds of school pupils who boarded on site. It also provides insight into, and has **significant** associations with, the Sisters of Mercy sisters' daily life, of worship and teaching and living in a convent. It is **significant** at a regional level.

B. Physical values: these values relate to the physical evidence present.

(i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.

The original schoolhouse remains on site and is a key part of the Star of the Sea complex. Being constructed prior to the year 1900 means it is considered an archaeological site. Investigation into this structure, and any subsurface investigation is likely to contribute to the history of the development of Catholic Church in Aotearoa New Zealand and in particular, the lives of the Sisters of Mercy. Our Lady Star of the Sea has archaeological significance at a national level.

(ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values

The Chapel of Our Lady Star of the Sea, is a **good** representative example of a Gothic Revival chapel by well-known ecclesiastical architect Frederick de Jersey Clere. The building is notable for its outstanding site and bold form.

The former School house and convent has **high integrity**. Although alterations were carried out over the years to the original building, it is still recognisable amongst the later additions and dormitories of the current complex. The additions and alternations to the schoolhouse, as well as the wider site progression and development reflects an architectural response to increasing demands for space and accommodation.



The modern 1950s Convent is a further development in this sense. While its individual architectural values are of little significance, its place within the site complex is significant.

The Our Lady Star of the Sea complex is a **highly intact** example of an ecclesiastical site that combines worship, education, and residential accommodation, for which there are few comparative examples, particularly where the earliest structures remain on site (former schoolhouse and convent).

(iii) Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.

The former school and convent building is one of the earliest properties in Te Tūranganui-o-Kupe Seatoun and thus, this complex has an enduring presence in the suburb's landscape. The style, form and prominence of the Chapel amongst the complex makes it a **landmark** in Te Tūranganui-o-Kupe Seatoun. The modern Convent building (1959) contributes less to townscape values however, the site complex, its grandeur and prominent position in the landscape including the interconnected nature of the chapel through walkway to former Schoolhouse and Convent make a **significant** contribution to the character of the area and the wider Te Tūranganui-o-Kupe Seatoun landscape.

(iv) Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.

The Our Lady Star of the Sea Heritage Area is an important grouping of buildings for the Sisters of Mercy. The buildings tell the story of the establishment and expansion of the Sisters of Mercy order in Te Tūranganui-o-Kupe Seatoun as well as Te Whanganui-a-Tara Wellington, and the popularity of their teachings. Many other similar Sisters of Mercy complexes across Aotearoa New Zealand have not survived. Collectively, these buildings have **significant group** values. The loss of any one structure would negatively impact upon the site narrative and the overall group values.

(v) Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.



Due to its prominent position on the hillside, Our Lady Star of the Sea heritage area and especially the chapel, is highly visible from many parts of Te Tūranganui-o-Kupe Seatoun. The lawn and greenspace surrounding the complex further enhances the visibility and prominence of the structures and it is this visibility that contributes to its **significant landscape** values. Thus, the setting in which the complex sits is a considerable contributor to the overall significant values of the site complex.

(vi) Scientific: The area or place has the potential to provide scientific information about the history of the district or region

N/A

(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.

N/A

(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.

The Former Schoolhouse and Convent has been added to over the decades, but the original buildings remain and have a **high** level of exterior integrity. The interiors were not inspected and have been altered over the years, with the last major refurbishment in 1977. The Chapel and 1959 Convent have **high integrity**. However, it is the overall retention of all buildings within the complex that is rare, and thus, as a heritage area, the complex maintains a **significant level of integrity** at a national level.

(ix) Age: the place is particularly old in the context of human occupation of the Wellington region.

The former original Schoolhouse building (St Francis Xavier Academy) is old in the history of European settlement in Te Tūranganui-o-Kupe Seatoun, dating from 1899-1901.



C. Social values: these values relate to the meanings that a place has for a particular community or communities.

- (i) Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.**

There is a strong association between this complex and the Catholic Church and in particular, the Sisters of Mercy. The place has **significance** for reflecting the development of the Catholic Church in Te Whānganui-a-Tara Wellington, including the expansion of the Church into suburban areas to serve the needs of the Te Tūrangānui-o-Kupe Seatoun community. The expanding population and efforts by the Catholic Church to increase its role in religious education in the late nineteenth century across Aotearoa New Zealand led to many Sisters of Mercy complexes being established around the country. The orders established schools and convents, as the order considered education as one of the first works of mercy. The building has spiritual value to the Sisters of Mercy and the wider Catholic community.

- (ii) Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.**

Our Lady Star of the Sea is held in **high** public esteem by Catholics and the Te Whānganui-a-Tara Wellington public alike as shown when the Sisters of Mercy were forced to either sell or demolish the Chapel. There was a public outcry, and many submissions from the public were received to save the buildings. In 2007 the buildings went into private ownership to preserve them. Both the Chapel individually as well as the Heritage Area are listed by Heritage New Zealand Pouhere Taonga (1413, 7042).

- (iii) Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community**

The place has **high significance** for its ability to provide knowledge about early colonial and later nineteenth-century religious life, including Catholic devotion and the activities of religious women. The complex has been a key feature and landmark in Te Tūrangānui-o-Kupe Seatoun for over a century and its longevity in this location contributes a distinctive sense of place.



D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.

While the site and complex will be familiar to Māori, and Catholic Māori alike, these values do not relate to their status as tangata whenua.

E. Rarity: the place is unique or rare within the district or region.

Many Sisters of Mercy complexes were established around the country and included chapels, schools, dormitories and convents. However, not many remain intact as many have been forced to sell or have been demolished in recent times. Our Lady Star of the Sea has **high rarity** value at a national level.

F. Representativeness: the place is a good example of its type, era or class it represents.

Our Lady of the Sea has **significant representative** values. The site shows the expansion of the Catholic worship and education of the Sisters of Mercy in Te Tūranganui-o-Kupe Seatoun and it follows the pattern of other Aotearoa New Zealand Sister of Mercy complexes with their establishment and expansion of teachings and education.



Heritage Assessment Criteria

This building has been assessed against the Evaluation Criteria and found to be significant in the following heritage values – A,B,C,E,F

A: Historic values	Significant
(i) Themes	Y
(ii) Events	Y
(iii) People	Y
(iv) Social	Y
B: Physical values	Significant
(i) Archaeological	Y
(ii) Architectural	Y
(iii) Townscape	Y
(iv) Group	Y
(v) Surroundings	Y
(vi) Scientific	
(vii) Technological	
(viii) Integrity	Y
(ix) Age	
C: Social values	Significant
(i) Sentiment	Y
(ii) Recognition	Y
(iii) Sense of place	Y
D: Tangata whenua values	
E: Rarity	Significant
F: Representativeness	Significant

Recommendations

The Our Lady Star of the Sea Chapel in Te Tūranganui-o-Kupe Seatoun, Te Whānganui-a-Tara Wellington is included on the Wellington City Council District Plan Schedule of heritage buildings as a stand-alone entry. This evaluation has considered the site complex against the WCC evaluation criteria for separate scheduling as a Heritage Area to align with the Heritage New Zealand Pouhere Taonga list entry (7042).

The buildings within the Our Lady Star of the Sea site complex that are proposed for inclusion as a scheduled Heritage Area are the Our Lady Star of the Sea Former School and Convent and the new Convent (1959).



Our Lady Star of the Sea complex meets the threshold for eligibility for scheduling as a Historic Heritage Area. The scheduling should protect the exterior form, materials, scale and roof line of the buildings and structures known as Our Lady Star of the Sea Convent Chapel and covered stairway (connecting Former School to Chapel), Our Lady Star of the Sea Former School and Convent and new Convent (1959) thereon, and their fittings and fixtures, and extend over the entire legal site boundaries.

The area is associated with Sisters of Mercy, who played an important role in education and social welfare in early colonial Aotearoa New Zealand and has significant historic, social, and townscape and archaeological values. It has significant group values, and is a good representative of, a Sisters of Mercy convent and school complex. As a place of worship and education it has significant recognition and sense of place values, and the heritage area is a rare complete site. The area has significant physical values, encompassing three architecturally significant historic buildings that retain a high degree of integrity. This complex of convents, the chapel, walkway, the school and also dormitories have important group value and significant sentiment values connected with the Sisters of Mercy New Zealand from 1899-1990. The complex has been a highly recognised, key feature and landmark in Te Tūrangānui-o-Kupe Seatoun for over a century and its longevity in this location contributes to a distinctive sense of place.

Other recommendations:

N/A

Extent of the Place

Extent includes the land described as Lot 14 DP 51930 (RT WN25D/486), Wellington Land District and the buildings and structures known as Our Lady Star of the Sea Convent Chapel and covered stairway (connecting Former School to Chapel), Our Lady Star of the Sea Former School and Convent and new Convent (1959) thereon, and their fittings and fixtures. The extent should include the greenspace and immediate greenspace setting surrounding the complex.

Inventory of buildings and features

Key:

Status:

4 Listed by WCC or registered by HNZPT



- 3 Contributes to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or structure
- 2 Contributes to the values of the heritage area
- 1 Neutral impact on heritage area
- Neg. Negative impact on heritage area

Name of building / feature	Status
Our Lady Star of the Sea Convent Chapel	4
Former School and Convent / Retreat House	3
Covered walkway	4
Convent (1959)	3

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Appendices

Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013

Appendix 3 Supplementary historic research

Appendix 4 Supplementary images

Appendix 5 Records(s) of title, Deeds register and Gazette notice information



Appendix 1 Comparative analysis

Catholic Heritage Area				
Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Church and Convent of St John the Baptist (Catholic)	216-218 Parnell Road and Denby Street, Parnell, Auckland	Historic Category 1, List Number 562	 <p><i>Church & Convent of St John the Baptist (Catholic), Auckland, Heritage New Zealand, photo by Martin Jones, 13/10/2011.</i></p>	<p>A small timber convent was built for the Sisters of Mercy. The Parnell convent formed their earliest branch house in the Tāmaki Makaurau Auckland Diocese. The small timber church was opened in May 1861, built beside the Manukau (now Parnell) Road. The building initially consisted of a small rectangular nave with a tower and spire at its western end. It is considered to have been designed by the notable architect Edward Mahoney, and to be the only survivor reflecting Mahoney's early use of simple Gothic Revival forms.</p> <p>An enlargement of the church building in 1898 led to a private chapel for the nuns created by attaching a relocated sacristy to the south side of the nave. Five years later, the first Sisters of Mercy convent was demolished to make way for a grander two-storey timber structure, which contained reception rooms and a refectory at ground floor level, and nuns' cells upstairs. Both developments were overseen by Edward Mahoney's son, Thomas - a notable architect in his own right. This building is similar to Our Lady Star of the Seas dormitories.</p>

			 <p><i>Church & Convent of St John the Baptist (Catholic), Auckland, Heritage New Zealand, photo by Martin Jones, 13/10/2011.</i></p>	<p>Since circa 2001, the convent building has been repurposed as commercial offices, much like the former Star of the Sea Preparatory School into a conference centre. The church remains in use as a place of worship, a role it has retained for more than a century and a half.</p>
<p>St Philomena's College</p>	<p>Adelaide Road, South Dunedin</p>		 <p><i>St Philomena's Dormitory (for older girls' before it was demolished, copyright F.F Coory, https://frandi.wordpress.com/2011/10/27/mercy-orphanages-st-dominics-college-st-josephs-cathedral-lebanese-citadel/</i></p>	<p>St Philomena's College was established in Ōtepoti South Dunedin in 1897 by the Sisters of Mercy and opened with four pupils. An old 7 roomed weatherboard cottage was the Sisters first home.⁹³ One room served as a classroom by day, as a room for the sisters to gather after school hours, and as a dormitory by night.⁹⁴ Three rooms were added to this not long after; one to serve as a chapel, one as a refectory and the largest was a classroom for the high school.⁹⁵ A new convent was opened in 1902 and the old convent was transformed into a boarding training school for prospective postulants.⁹⁶ St Francis Xavier Academy for Young Ladies and Star of the Sea Preparatory for Boys in Te Tūranganui-o-</p>

⁹³ Lawrey, "Kirby, Mary Kostka."

⁹⁴ Zealand, "With 'Not a Penny to Our Name' Dunedin 1897."

⁹⁵ Glen, "Divide and Share."

⁹⁶ Glen.



			 <p><i>Early view of Convent of Mercy with St Philomena's College on the right.⁹²</i></p>	<p>Kupe Seatoun began the same way with many extensions and alterations over the decades to cover expanding use.</p> <p>As more girls came to St Philomena's, the pupils outgrew the convent, so a new school was built. Between 1898 and 1950, the Sisters of Mercy established convents and primary schools in more than 10 parishes in the Ōtepoti Dunedin diocese, including rural towns in Ōtākou Central Otago and Murihiku Southland as well as suburbs of Ōtepoti Dunedin city. They also ran the local parish school St Patrick's and the high school took boarders as well as St Vincent de Paul Orphanage for Girls (1898-1955).⁹⁷</p> <p>In 1975 St Dominic's College (another girls school established by the Dominican nuns in 1871) and St Philomena College merged and became one new school, known as Moreau College. In 1989, Moreau College was closed and students were sent to Kavanagh College, a co-education secondary school, which still runs today. In recent years, many of the original buildings of the Catholic South Dunedin complex have been demolished, including St Philomena's College.</p>
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⁹² Glen, "Divide and Share."

⁹⁷ Hocken Collections, "Orphanages and Children's Homes in Otago and Southland - Reference Guide."



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

<https://wellington.govt.nz/~media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>

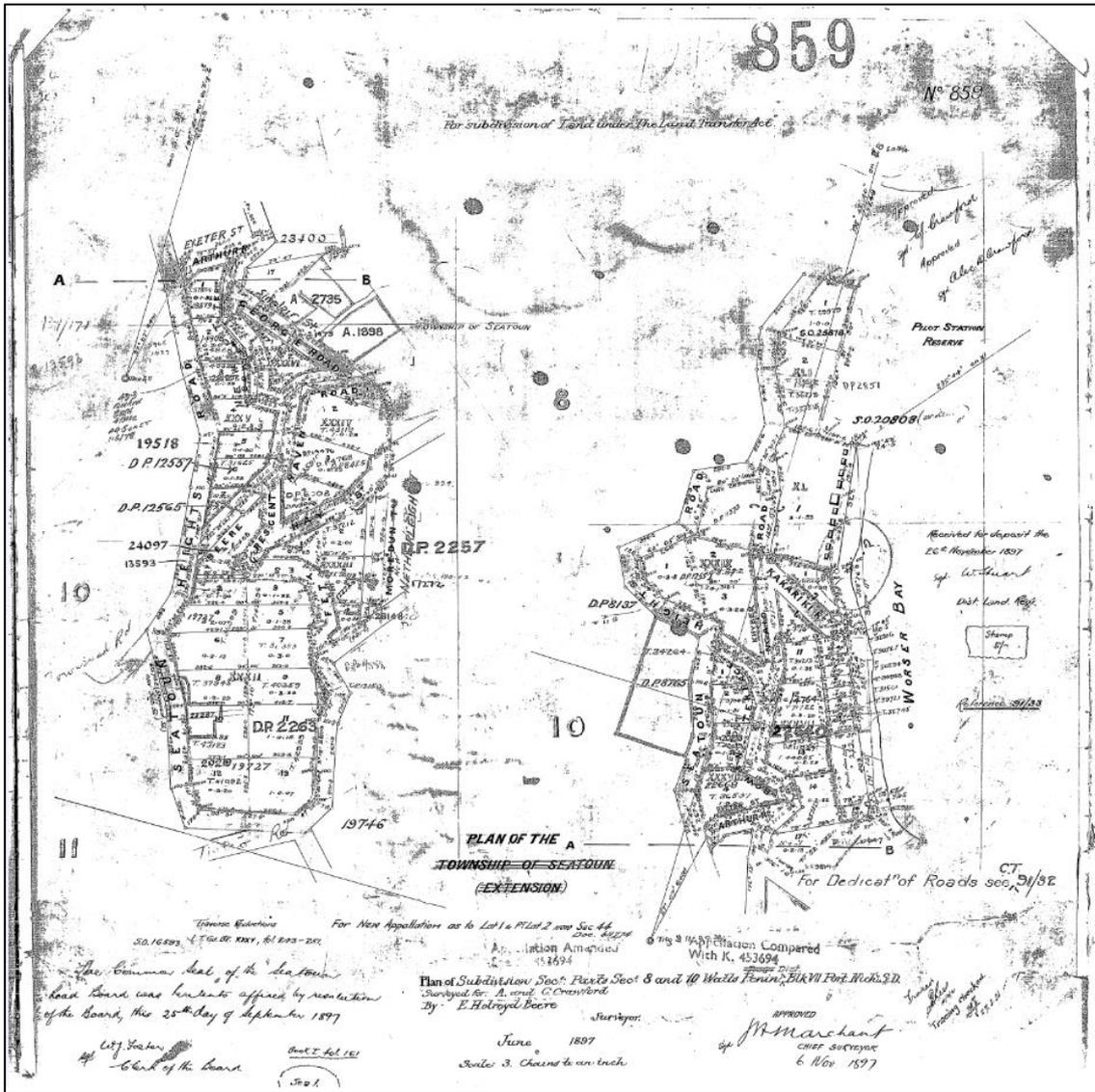
	Select the themes & subthemes which apply to the place	Yes
A	MIGRATION/ IMMIGRATION	
A1.5	Other 19th century/ early 20th century migrations ethnicities	
A1.5C	Churches	Yes, Sisters of Mercy established on site from 1909.
B	DEVELOPING ECONOMIES	
D	BUILDING SOCIAL AND CULTURAL LIFE	
D1	Belief systems	
D1.1	Religion	
D1.1A	Churches	Yes - Sister of Mercy, convent, chapel and school.
D1.1C	Religious communities	Sister of Mercy Convent.
D2	Education and Learning	
D2.2	Primary, secondary	
D2.2A	Schools	St Francis Xavier Academy for Young Ladies; Star of the Sea Preparatory School for Boys and associated dormitories, Sister of Mercy Convent School
D6	Communities of Special Interest	
D7.1	Socialising	
D7.1G	Meeting places	Site was used to hold school events, and fundraising events as well as weddings and funerals.

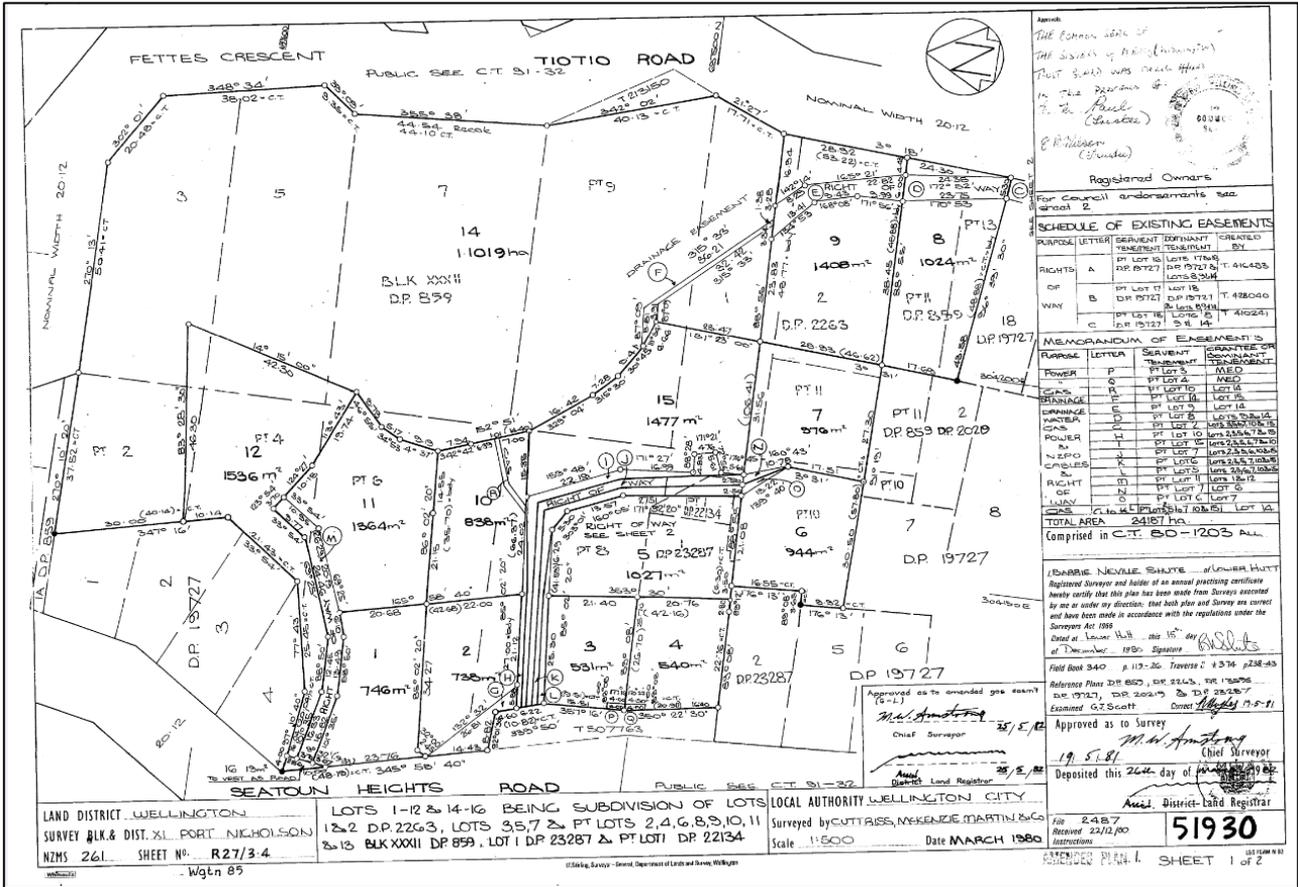
Appendix 3 Supplementary images



Star of the Sea convent chapel, with covered walkway, Seatoun, c.1962-1970. Winder, Duncan, 1919-1970: Architectural photographs. Ref: DW-5113-F. Alexander Turnbull Library, Wellington, New Zealand.

Deposited Plans



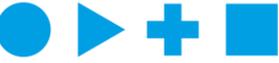


Our Lady of the Sea Former School (c1898-1901)



The original school St. Francis Xavier Academy for Young Ladies run by Sister Francis Xavier Hamilton opened in 1903- and ran to 1908.⁹⁸

⁹⁸ Flannigan, "Like a Mustard Seed."



ST. FRANCIS XAVIER'S ACADEMY FOR
YOUNG LADIES, SEATOUN.

THIS flourishing establishment has been removed to the seaside borough of SEATOUN, where all will be carried on as in the town premises. A large Schoolroom, and airy and comfortable dormitories have been erected. The situation on Seatoun Heights is unrivalled, and easily accessible from Kilbirnie, MURRAY, and all the western seaboard of the harbour entrance. The curriculum will include all branches of a high-class English education, with French, Latin, Bookkeeping, Art Needlework, and Preparation for Matriculation, C. Service, Musical and other Exams., as desired. Musical Theory Class will be formed early in February. The extras are Piano, Singing, Painting, and Shorthand Lessons, at moderate charges.

Fees (payable at opening of three terms)—
February 1st, May 15th, and September 8th—
Boarders, £33 per annum; Day Scholars,
£5 per annum.

*Free Lance, Volume III, Issue 132, 10 January 1903, Page 21.*⁹⁹

⁹⁹ "St Francis Xavier's Academy for Young Ladies, Seatoun."



SEATOUN. SEATOUN.

SALE OF ST. FRANCIS XAVIER'S
SCHOOL.

IMPORTANT TO THE SCHOLASTIC
PROFESSION,
PRIVATE RESIDENTS AND
OTHERS.

IN THE EXCHANGE LAND MART,
84, Lambton-quay, Wellington.

ON TUESDAY, 21st JANUARY, 1908,
At 2.30 o'clock p.m.

MACDONALD, WILSON AND CO
have been instructed by Sister
Francis Xavier, who is giving up teach-
ing, and leaving the colony, to offer for
sale by auction as above:—

That substantial Modern Building,
situated at Seatoun Heights, well
known as St. Francis Xavier's
Ladies' Seminary. The build-
ing contains ten rooms, some of
them large—27ft x 18ft and 20ft
x 24ft— with all the usual and
necessary conveniences. There
is water storage accommodation
for 4300 gallons. The front is
provided with a fine enclosed
verandah.

The section on which the building is
erected is No. 7, Block 32, and has a
frontage to Seatoun-road of 219ft 2in by
an irregular depth of from 340ft to 353ft.
Title, Land Transfer.

This is a rare chance for acquiring at
once a good private school, long estab-
lished, or the building would make,
without any alteration, a good private
residence for a family. The view is
unsurpassed. Access to the city is now
quickly obtained by electric tram and
ferry steamer. There is boating and fish-
ing within easy reach. The situation is
bright and sunny. The property possesses
the finest and most productive garden in
this beautiful suburb. Ten per cent. de-
posit, and two-thirds of the purchase
money can be arranged for.

Cards to view and further particulars
from

THE AUCTIONEERS.

Evening Post, Volume LXXV, Issue 15, 18 January 1908, Page 8.¹⁰⁰

¹⁰⁰ "Page 8 Advertisements Column 2."



The Sisters of Mercy, having purchased the academy and grounds from Sister Francis Xavier at Seatoun, will open a convent there next week.

Purchase of Ladies Academy, 1909.¹⁰¹

A convent and school at Seatoun have been established by the Sisters of Mercy. The building, which has a commanding situation near the tunnel, was formerly used as a private boarding school by Madame Hamilton, whose day pupils have been taken over by the Sisters. There are four Sisters in residence, with Sister Mary Cecilia in charge.

A convent and school established in 1909.¹⁰²

A Preparatory College for boys, under the patronage of his Grace Archbishop Redwood, will be opened by the Sisters of Mercy on Tuesday, February 1. The college is in a particularly healthy situation on Seatoun heights, and, being only a few minutes' walk from the sea, special facilities are afforded for sea-bathing. As only twenty boarders, between the ages of seven and thirteen, can be accommodated for the present, parents and guardians are advised to make early applications. Full particulars may be obtained at St. Mary's Convent, Hill Street.

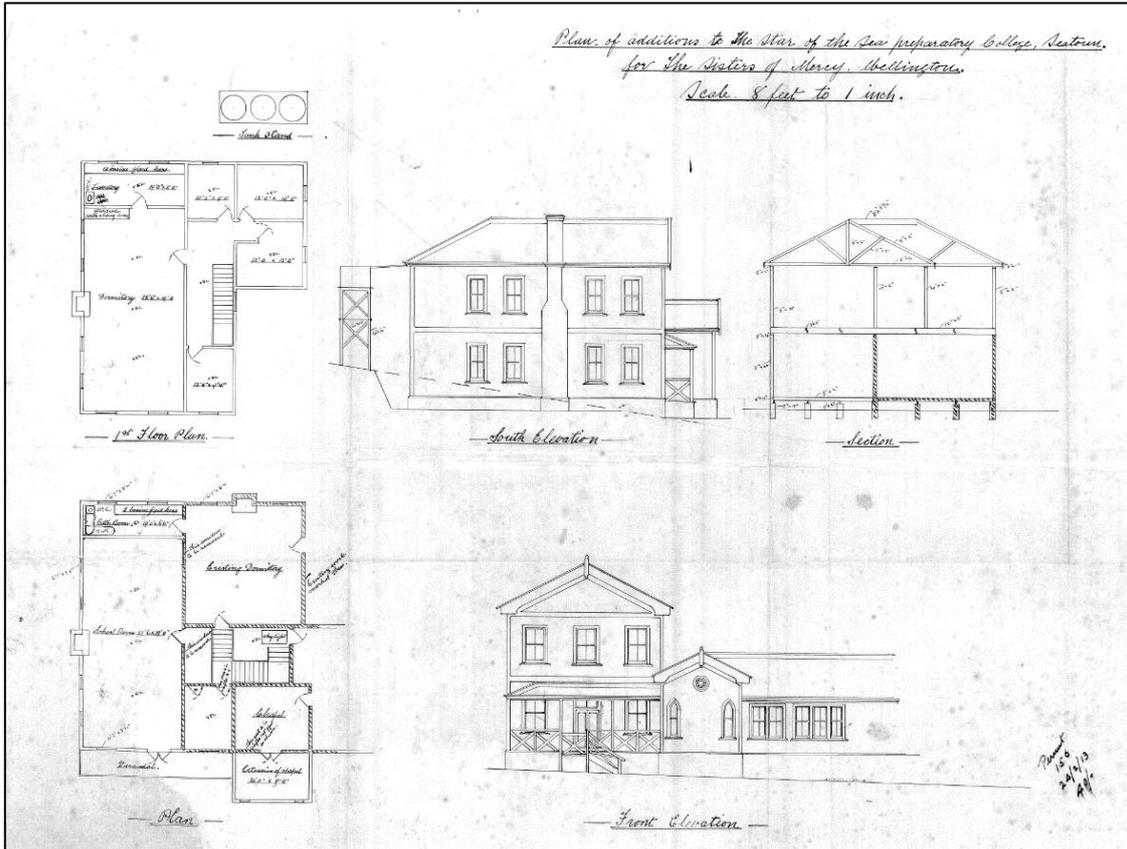
Preparatory College for boys, 1909.¹⁰³

¹⁰¹ "Archdiocese of Wellington."

¹⁰² "Local and General," 1909.

¹⁰³ "Local and General," 1909.





Plan of additions to the Star of the Sea Preparatory College, Seatoun for the Sisters of Mercy, 1913, Permit 156, Wellington City Council Archives.

This borough, considering the number of young folk there, is well supplied with educational institutes, for centrally situated on the hill overlooking Worsler Bay is a well-conducted State school, while on the Seatoun Heights, under the supervision of the Sisters of Mercy, is an excellent preparatory school, known as St. Mary's.

New Zealand Times, Volume XXXIX, Issue 8782, 11 July 1914, Page 9.¹⁰⁴

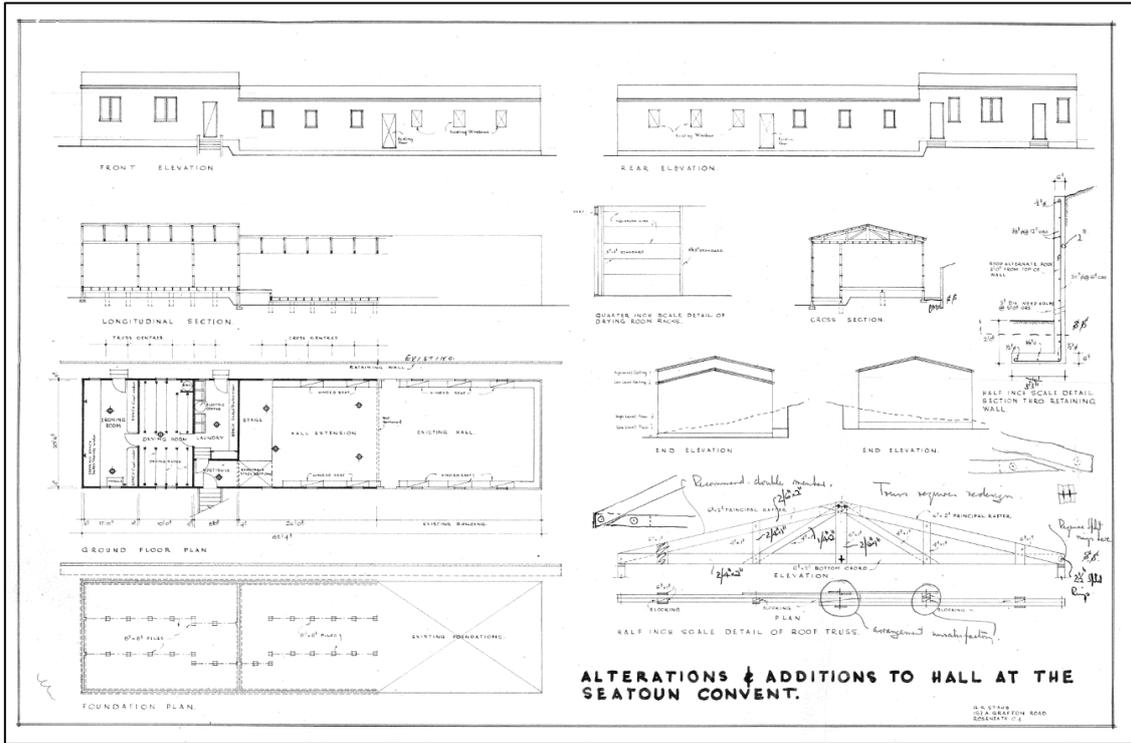
¹⁰⁴ "Miramar."





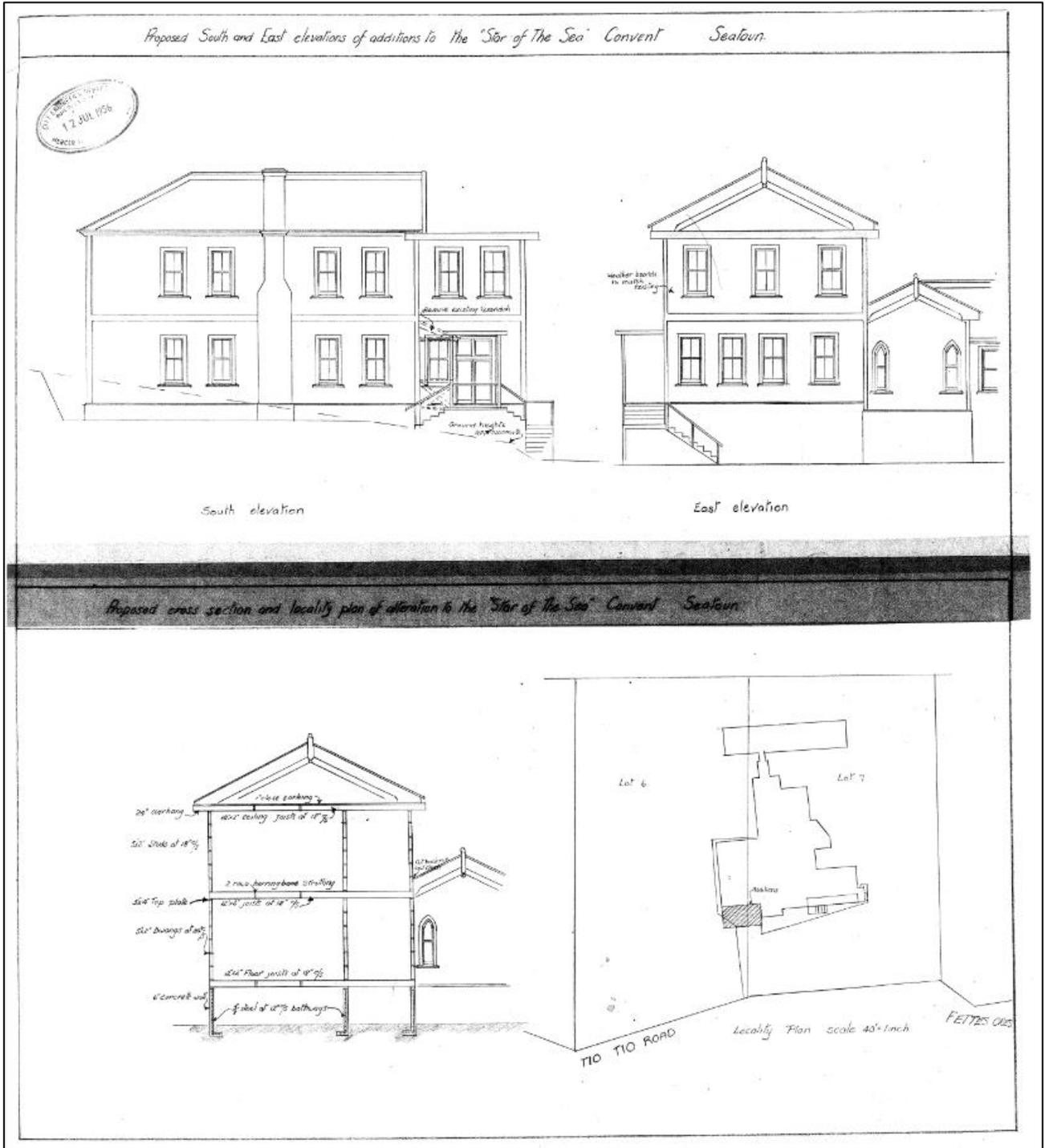
Large two storey wooden building. Copy photograph from publication, 'The Month', February 19, 1924, souvenir on Archbishop Redwood. 00138-10942, Wellington City Council Archives,





Alterations and Additions to Hall at the Seatoun Convent, 1950, Permit B29176, Wellington City Council Archives.

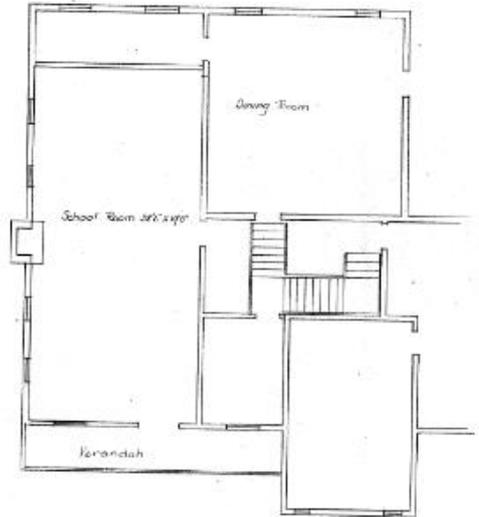
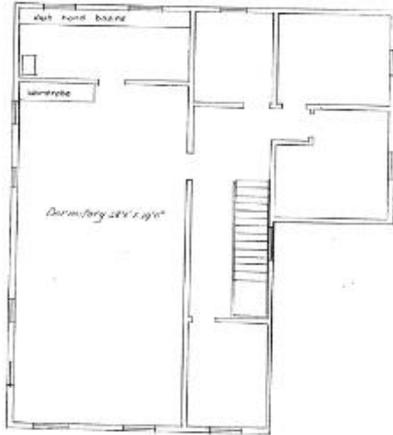




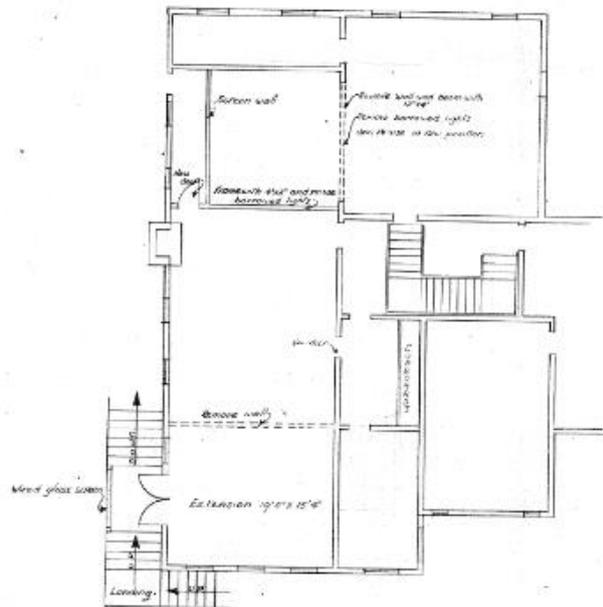
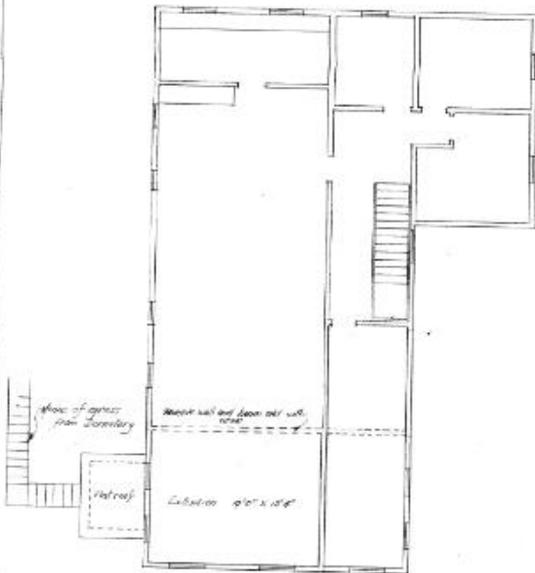
Proposed South and East elevations of additions to the 'Star of the Sea' Convent, 1956, Permit B4095, Wellington City Council Archives.

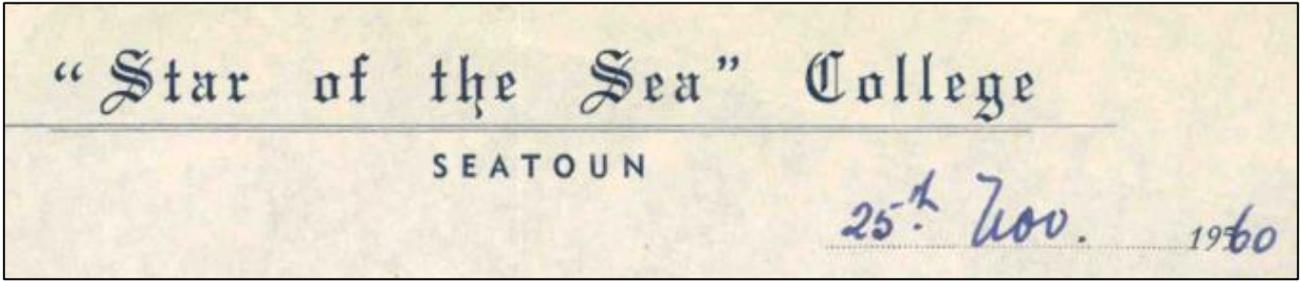


Existing floor plan of portion of 'Star of The Sea' Convent



Proposed floor plan of portion of 'Star of The Sea' Convent





Letterhead from Star of the Sea College, 1960, Wellington City Council Archives.¹⁰⁵

1965-1966



OUR LADY STAR OF THE SEA

SEATOUN HEIGHTS WELLINGTON

Preparatory College for Boys

Conducted by the Sisters of Mercy
Under the Distinguished Patronage of His Grace the Archbishop of Wellington

THIS College is beautifully situated on an elevation in one of the most attractive suburbs of Wellington.

Pupils are admitted between the ages of six and eleven years. They will be thoroughly grounded in the various subjects taught at most advanced colleges. Physical culture, swimming, football, etc., are included in the curriculum. Special attention will be paid to religious and moral training.

Pension	50 guineas per term.
Entrance fee	4 guineas payable once.
Piano tuition	12 guineas per annum.
School and house requisites	2 guineas per annum.
Physical culture and sports fee	3 guineas per annum.
<i>Speech</i>	<i>3 guineas per annum.</i>

Each Boarder should be supplied with a sufficient quantity of ordinary clothing including:

1 navy blue suit	3 table napkins
1 navy blue raincoat	4 sheets
1 uniform blazer	2 pairs of blankets
3 pairs navy blue shorts	1 rug
3 navy blue pullovers	3 pillow cases
4 navy blue shirts	3 towels
2 white shirts	2 face cloths
2 white sport shirts with collar	1 toilet bag and soap box
3 woollen singlets (optional)	12 handkerchiefs
3 cotton singlets	1 pair of shoes
3 pairs cotton underpants	1 pair of best shoes
3 pairs of pyjamas	1 pair of sandals
1 dressing gown	1 pair of white sandshoes
3 grey drill playsuits	1 pair of slippers
1 pair grey elastic top cotton shorts	1 pair of football boots
1 sleeveless cotton singlet (for gym)	1 bathing suit
4 pair uniform sox	1 large suit case
1 cap (Star of the Sea)	1 weekend case
2 ties	

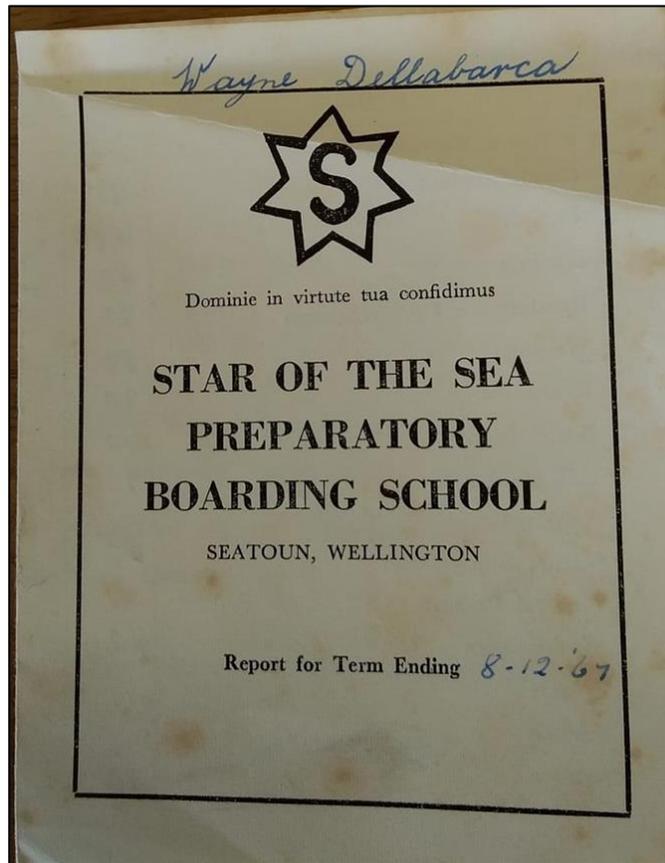
PLEASE SEE THAT ALL CLOTHING, ETC., IS PLAINLY MARKED WITH NAME

Payments are required in advance at the beginning of each term. (Please add exchange to country cheques.)
No reduction is made in the case of absence or withdrawal of a pupil before the end of the term, but pupils may enter at any time of the year and are charged from date of admission.
The uniform can be purchased at Hope Bros. Ltd., Cuba Street, Wellington.

Our Lady Star of the Sea information and fees, 1965-66, on Old Wellington Region Facebook page, 2020, <https://www.facebook.com/photosoldwellingtonregion/photos/star-of-the-sea-convent-chapel-seatoun-1960swith-the-covered-walkway-use-zoom-of/2996993323722252/>.

¹⁰⁵ "Subdivision, Fettes Crescent, Tio Tio Road, Seatoun Heights Road, Star of the Sea Convent."



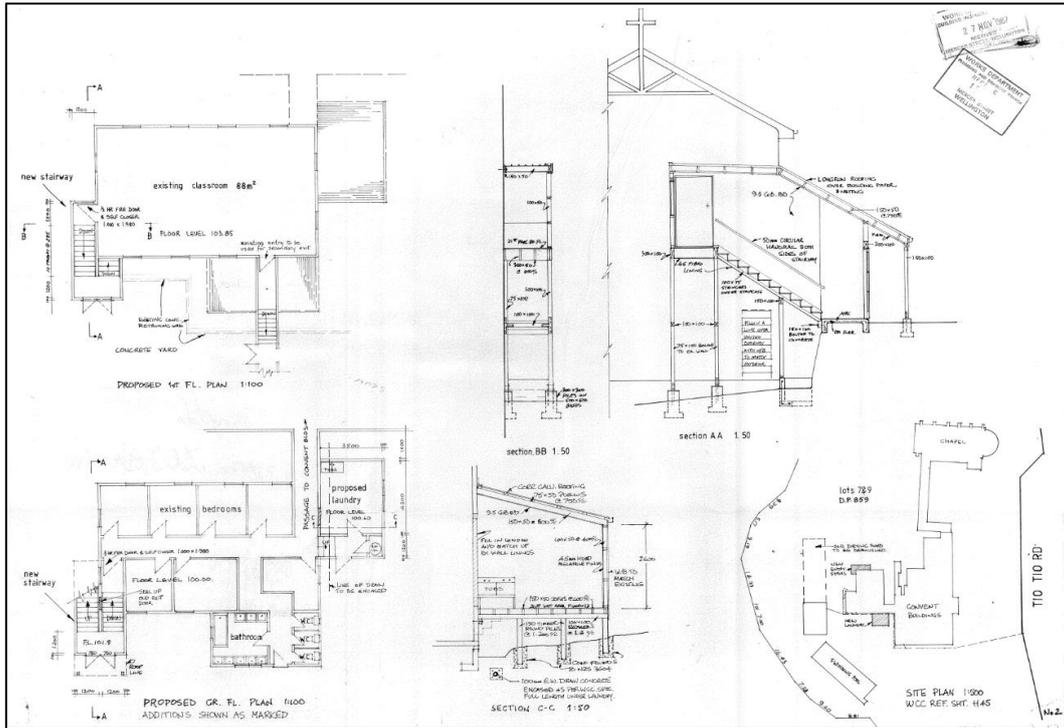


Our Lady Star of the Sea Report Card 1967, on Old Wellington Region Facebook page, 2020, <https://www.facebook.com/photosoldwellingtonregion/photos/star-of-the-sea-convent-chapel-seatoun-1960swith-the-covered-walkway-use-zoom-of/299699332372252/>.



Additions and Alterations Star of the Sea Convent, Tio Tio Road, 1987, Permit D8493, Wellington City Council Archives.

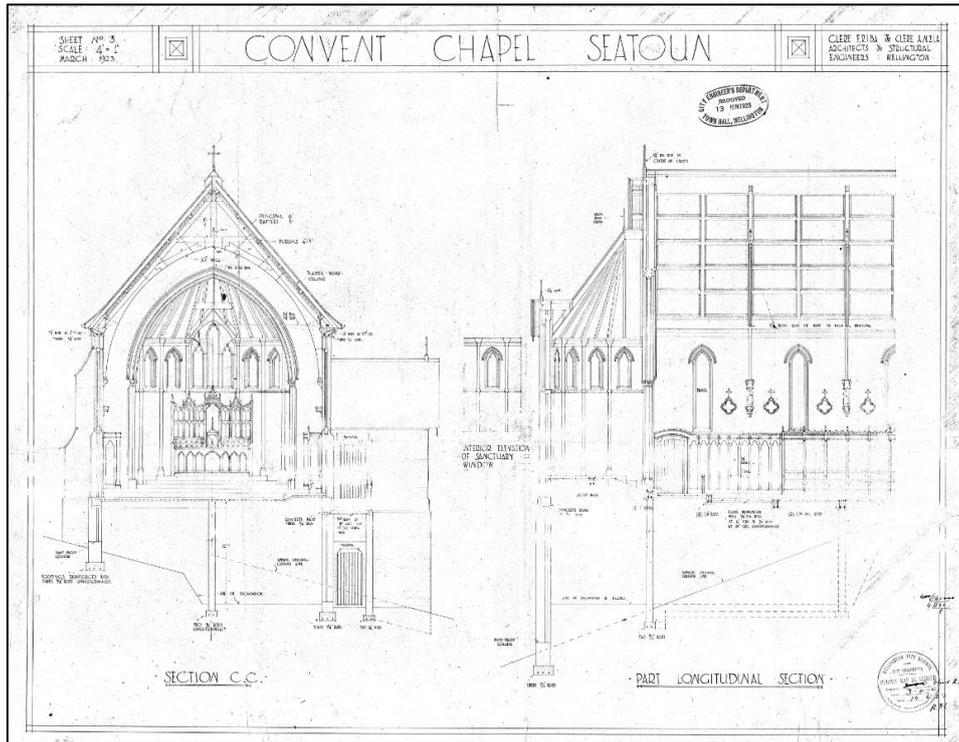




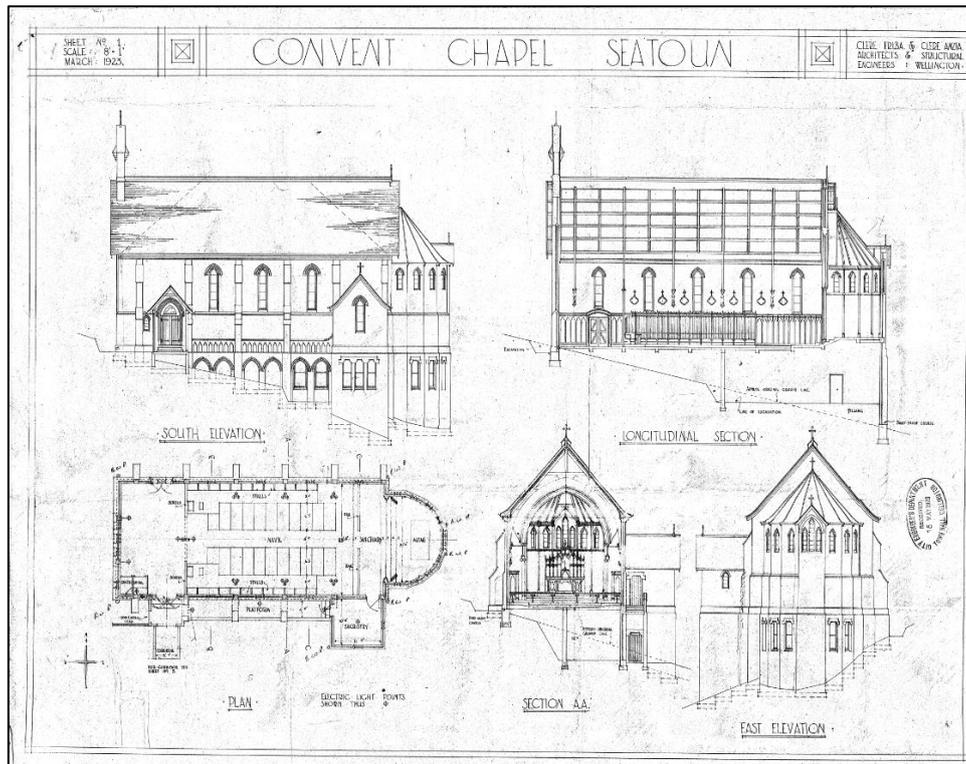
Additions and Alterations Star of the Sea Convent, Tio Tio Road, 1987, Permit D8493, Wellington City Council Archives.

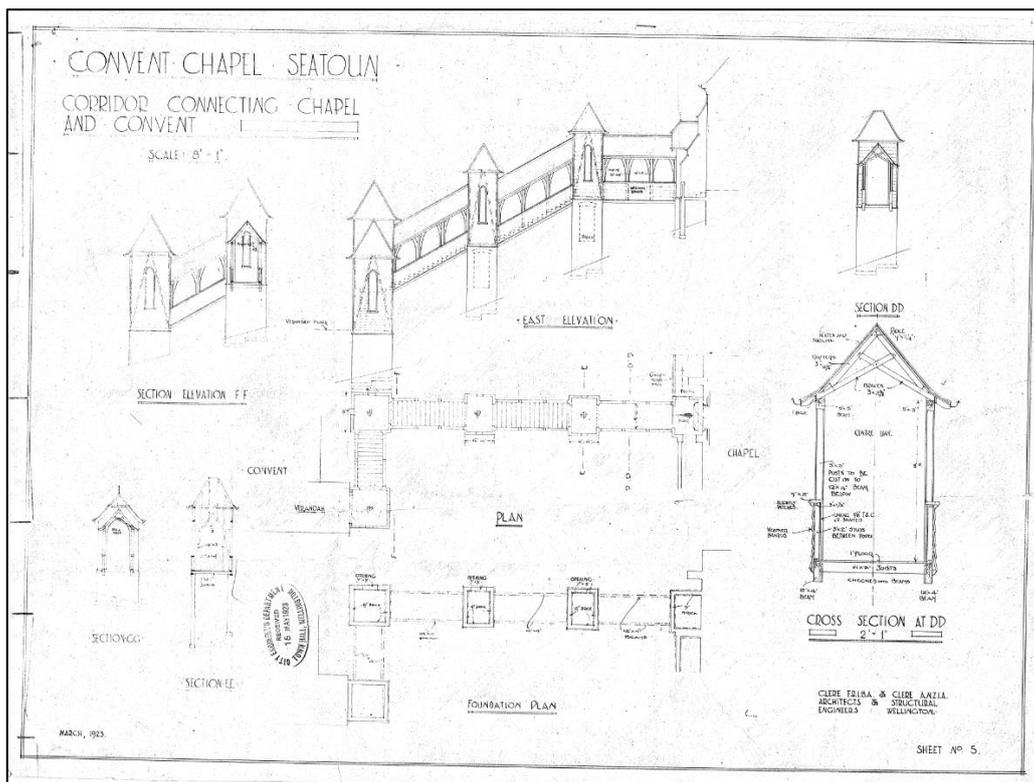
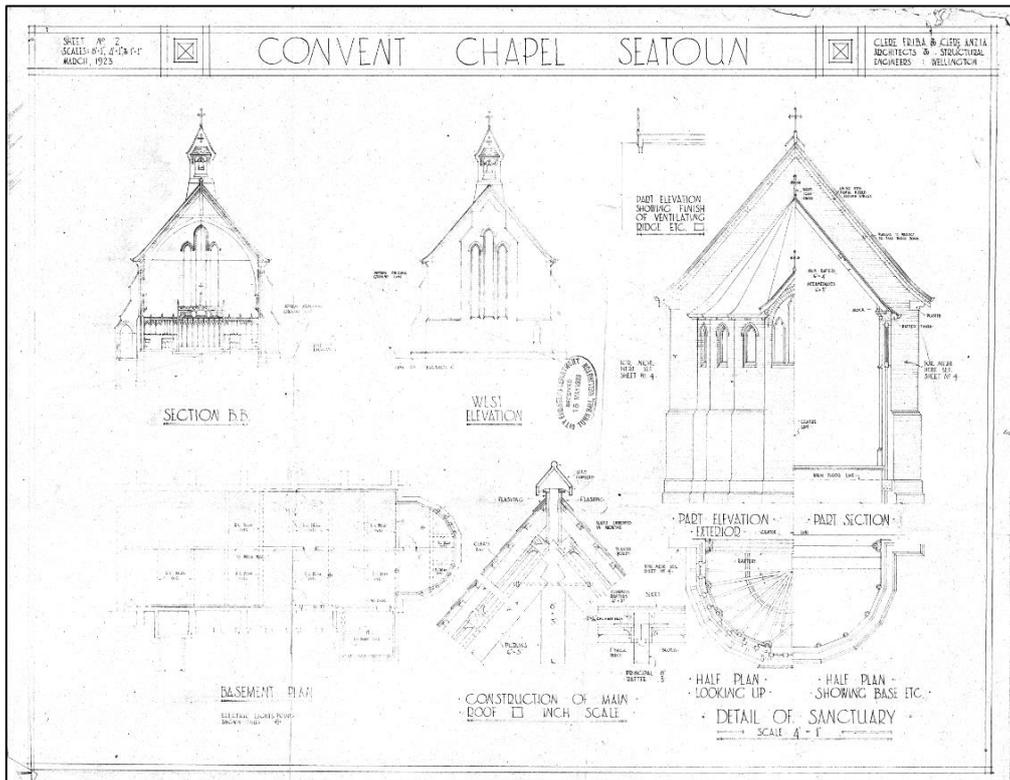


Our Lady Star of the Sea Chapel (1924)



Convent Chapel, Seatoun, 1923, Permit A1568, Wellington City Council Archives.

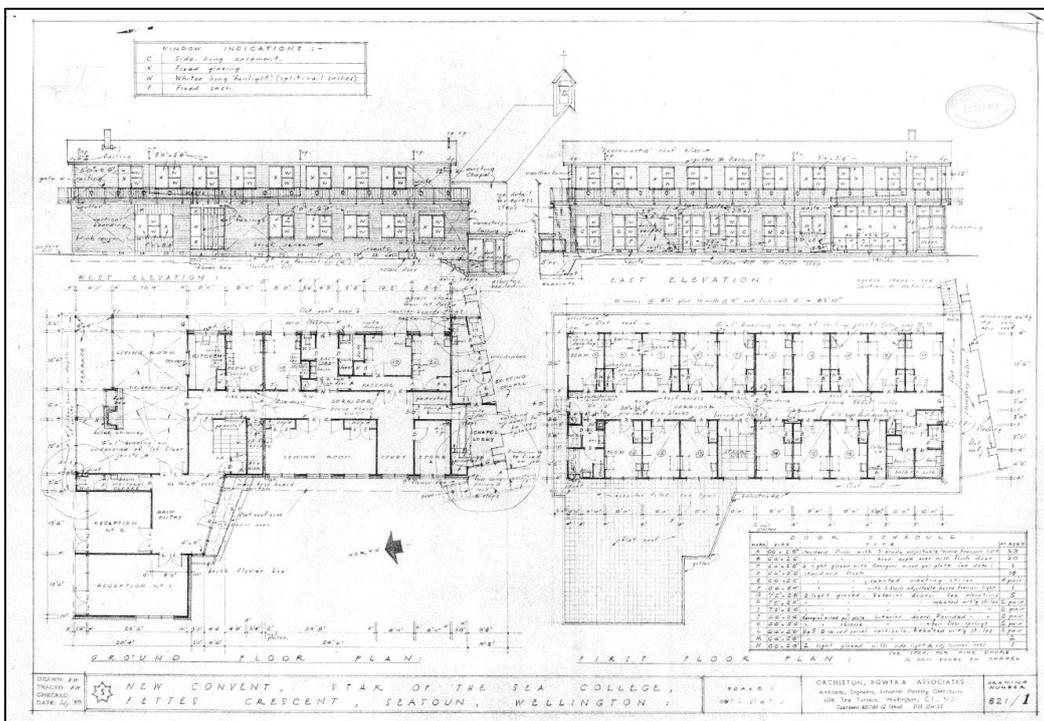


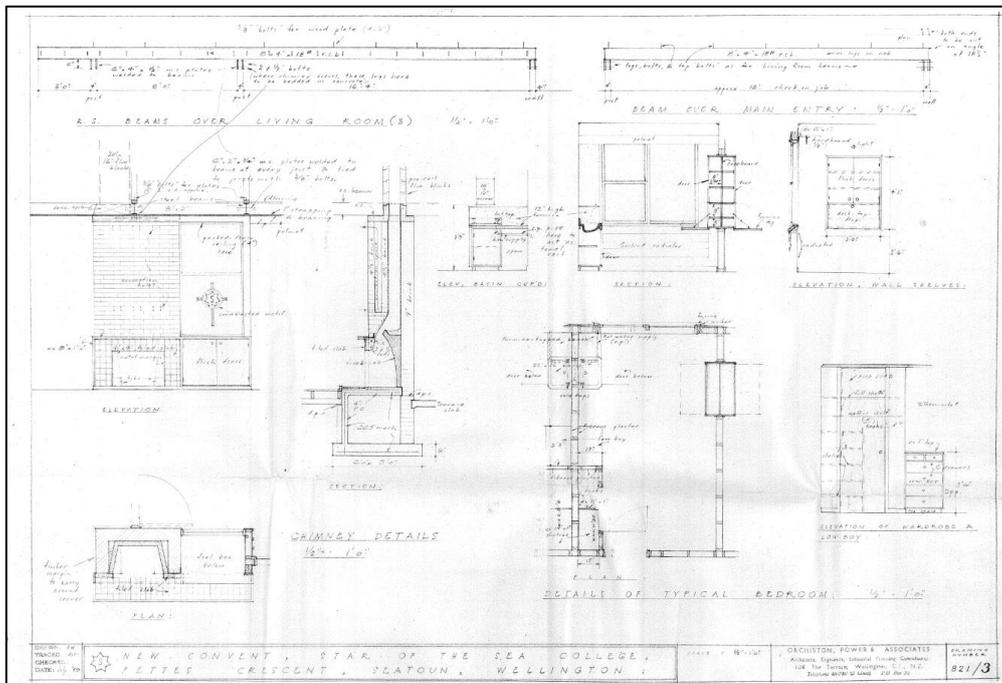
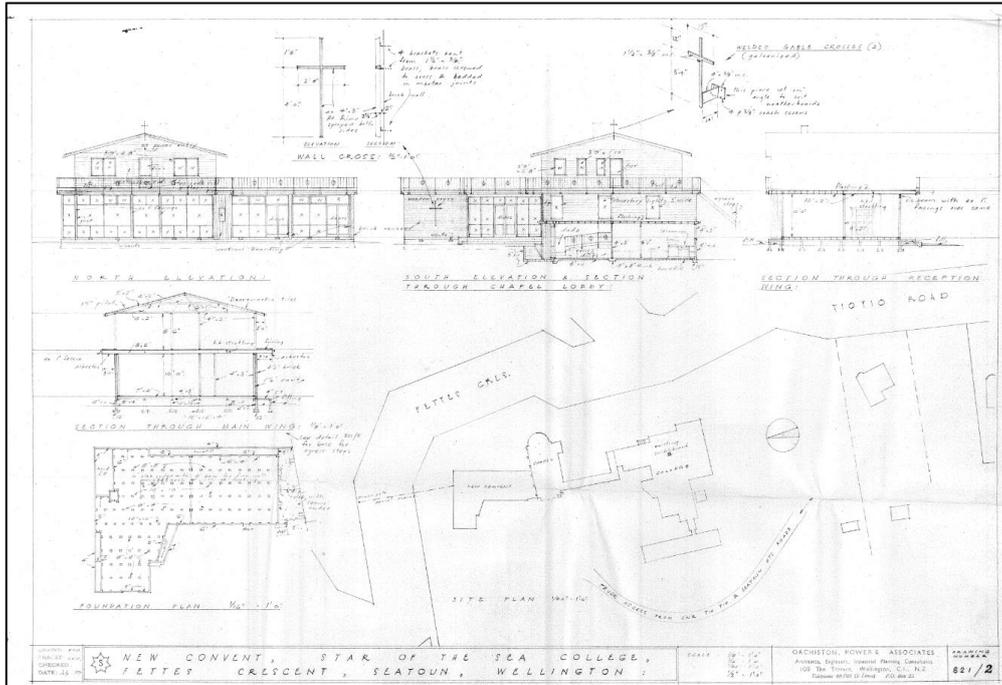


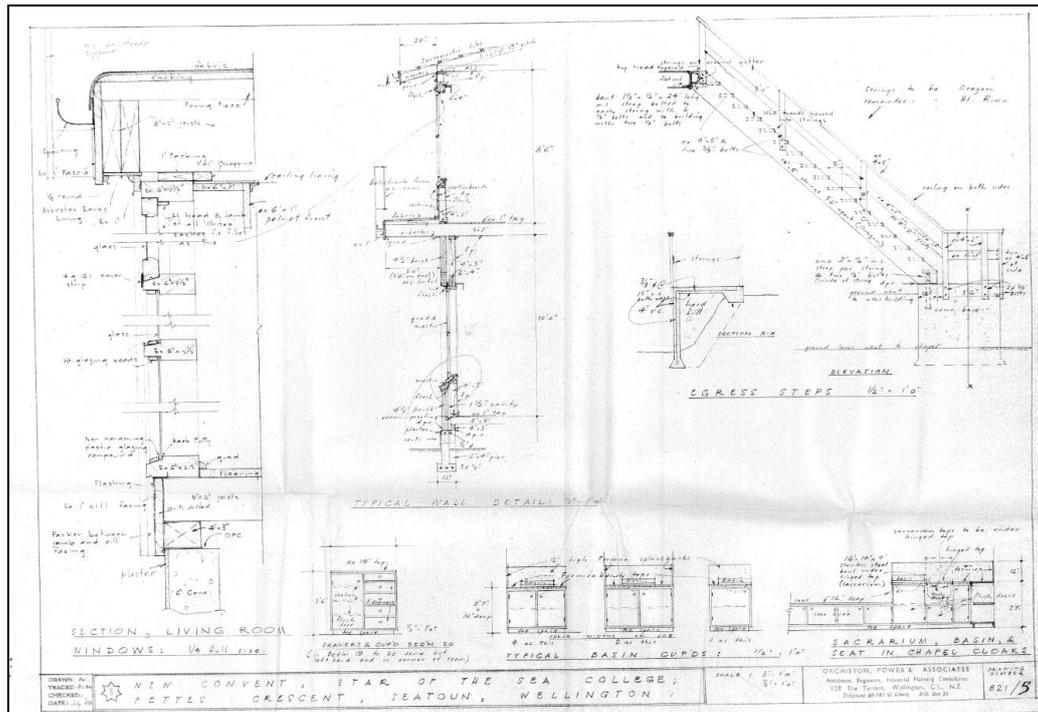
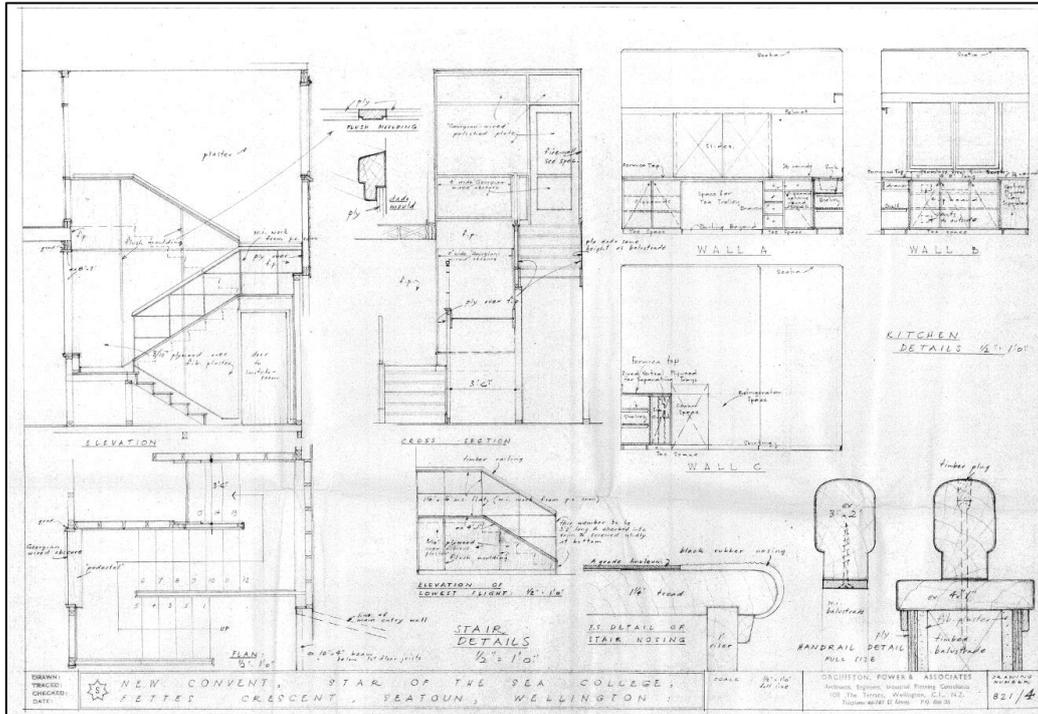
Our Lady Star of the Sea Convent (1959)

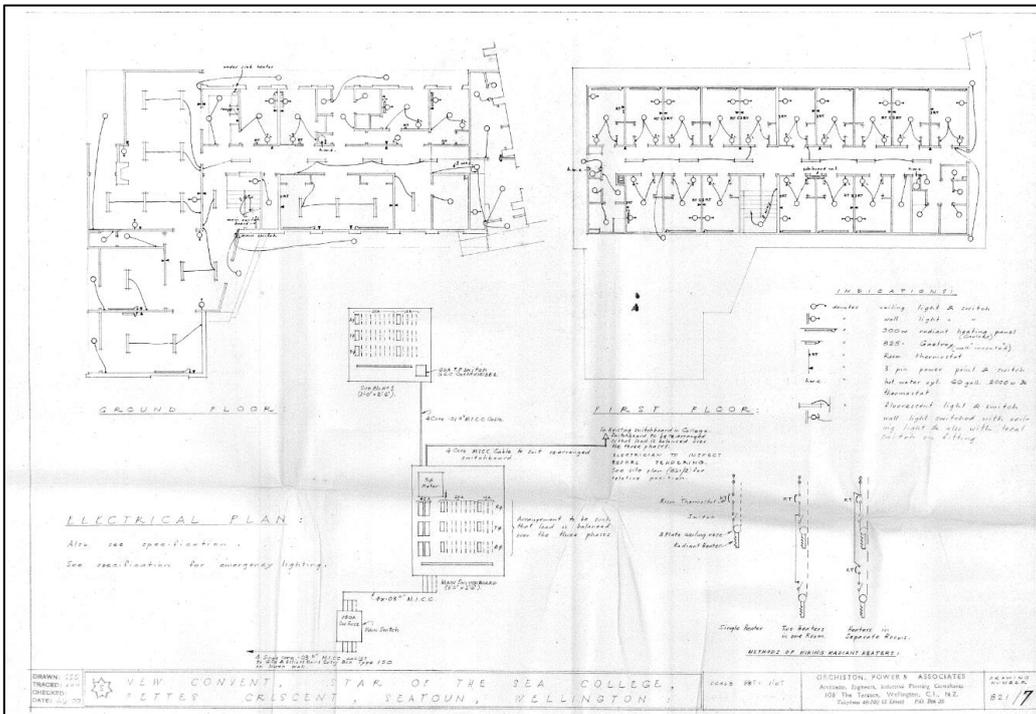
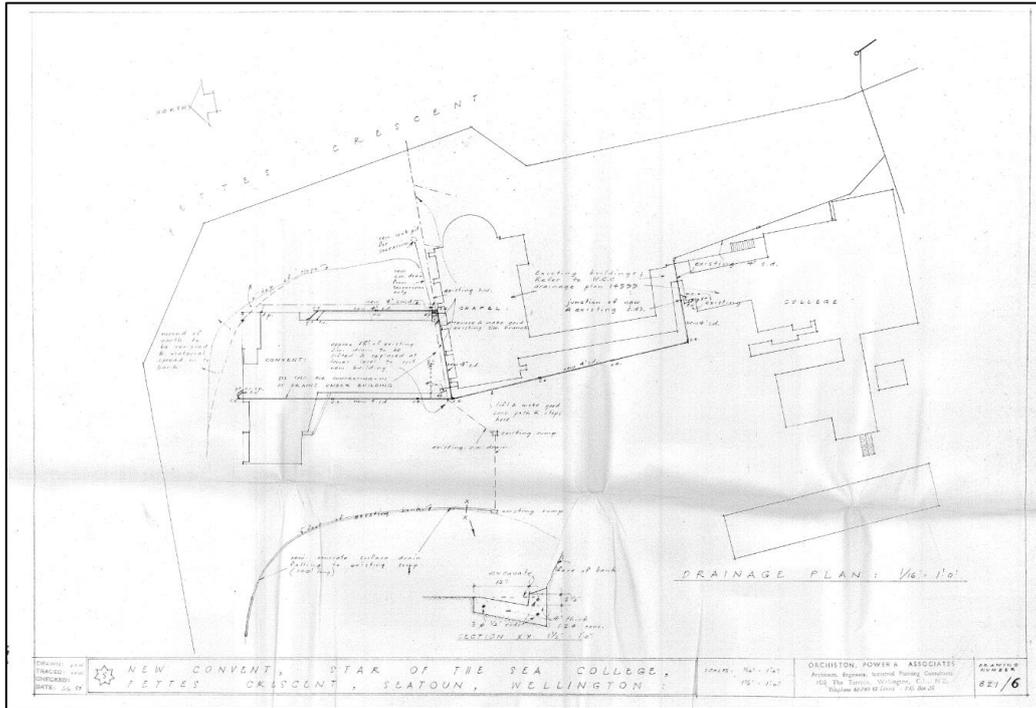


Convent Extensions, 1959, Permit 5603, Wellington City Council Archives.









People associated with Star of the Sea

Sister Francis Xavier Hamilton

Sister Francis Xavier, who for many years kept a private school in Wellington, and who later on moved that school to Seatoun, has found it necessary, on account of overwork, to retire, and she intends shortly to go back to France. On Saturday afternoon, there was a gathering of her old pupils at Seatoun, when she was presented by them with a purse of sovereigns as a mark of their esteem. As a teacher, Sister Francis Xavier met with great success. A number of well-known Wellington people were amongst her pupils, and they speak in the highest terms of her skill as teacher and disciplinarian.

*Dominion, Volume 1, Issue 212, 1 June 1908, Page 5.*¹⁰⁶

News has recently been received of the death of Sister Francis Xavier Hamilton, which occurred at Buckfastleigh, Devon, England, on 25th January last. This lady was well known in Wellington, where for many years she conducted a private school for girls. In 1909 she returned to England and lived quietly there till her death. Her great qualities, both of mind and heart, endeared her to a large circle of friends here and in the Old Country, and the news of her demise will be received with great regret.

*Evening Post, Volume XCIII, Issue 78, 31 March 1917, Page 7*¹⁰⁷

¹⁰⁶ "Social and Personal."

¹⁰⁷ "Women In Print."



Sister Cecilia Benbow



Sister Mary Cecilia Benbow.¹⁰⁸

¹⁰⁸ Flannigan, "Like a Mustard Seed."



Death of a Notable Sister of Mercy

(From our own correspondent.)

The death occurred at the Seatoun Convent, Wellington, on Tuesday, the 10th inst., of the Rev. Mother Mary Cecilia (Benbow) at the age of 81 years. She was one of the first nuns to come to Wellington, and had a record of over half a century's service for her Church. She was beloved by all who had the privilege of being associated with her, and her death has come as a blow to those who were her colleagues.

The late Mother Mary Cecilia Benbow had an eventful history. She was born on May 22, 1840, in Birmingham (England), and was the eldest of six children. Her father died when she was eight years of age, and her mother turned her attention to religious work. In London, she was associated with those persons who rekindled the life of the Catholic Church in England, such as Daniel O'Connell—for it was not long after 1847 that the young widow moved to the capital—Lady Arundel, Surrey, Miss Gladstone, and Fathers Faber and Ignatius Spencer, members of the now famous galaxy of "Oxford converts." The late Mother Cecilia was her mother's constant companion, except for the short time she was at school with the Ursuline Nuns at Boulogne. At fifteen, she showed marked artistic talent, and was admitted among the artists to "copy" at the National Gallery, where she sketched beside her mother, who was also a talented artist. Then the eldest son of the Benbow family went to Victoria, Australia, and in December, 1857, the family having followed him, Miss Benbow entered the then struggling Convent of Mercy, in Melbourne, which was at that time the only one in Victoria. She received the religious habit and white veil on June 9 of the following year, and was professed on August 28, 1860, by Bishop Gould—afterwards Archbishop Gould.

In 1873, Sister Mary Cecilia Benbow and a companion Sister were permitted by Archbishop Gould to accept an invitation from Wellington's then small Catholic community to come to their assistance (this was after Bishop Viard's death, and the see was vacant). They landed on July 2 of the same year, and founded the nucleus of St. Mary's Convent and schools, besides St. Joseph's Providence, which had been built by Sir George Grey and endowed. There was a rented shop-school in the Te Aro parish, but the mother assistant who founded it and kept it up was in ill-health, and soon died, leaving seven of the original community to mourn her loss.



mourn her loss.

Sister Mary Cecilia was elected Mother Assistant and Mistress of Novices on May 23, 1874. On September 21, 1876, she, with a novice companion, left for Europe via Suez, for the purpose of seeking monetary help and securing school Sisters—first of all visiting the Pope to get her mission blessed by his Holiness. She carried many credentials, including three letters in Latin, French, and English, from her first superior, Dr. Redwood, Bishop of Wellington.

Of that trip, one who knew her well writes:—"Mother Cecilia had no money—the Rev. Mother had none to give her, save a few shillings, as no bank account had yet been opened. But two generous young ladies of the congregation paid her passage as far as Rome. She entered Rome at dawn on the Feast of the Presentation (November 21). It was difficult to find friends, but after a few hours' hunt the New Zealand Sisters obtained lavish hospitality in the mansion of a lady who lived next to the Quirinal Palace. Mother Cecilia obtained an audience with Pius IX, without any difficulty, and he listened to her most graciously and granted all her requests, including special blessings on all who should join or in any way help the necessitous Wellington community. She then went into Germany as far as Paderborn. Bismarck was driving the religious Orders out of the land, and Mother Cecilia thought to relieve him of some of them. To that end she interviewed the "exiled"

Confessor Bishop of Paderborn, who was found clad in a peasant's frock and without his ring, in a poor part of the town administering the affairs of his distracted diocese. But the nuns of the various Orders preferred to migrate to friendly Holland.

"After much seeking, Mother Cecilia found in the British Isles all she needed for St. Mary's Convent, and the far west coast of New Zealand. During her three weeks' stay in Rome Mother Cecilia wrote to Ennis Convent, a great missionary centre, begging a small foundation for the Rev. Father Martin, of Hokitika, stating that their passage from the coast was lodged in an English bank, but the good Superioress was forced to decline the invitation as only recently a foundation had been sent to America. However, by the time the New Zealanders reached Ireland the gaps in the convent were filled up, and the Superioress was most willing to give Sisters to the Antipodes if any would volunteer to go. The Rev. Mother Mechtilde Boland, foundress of the Christchurch Mercy Convent, was Mother Cecilia's first volunteer.

"A special Providence watched over three small bands of subjects that were dispatched during those two years. The last batch was ready to depart for New Zealand by the *Avalanche*, and great was the Mother's disappointment when the shipping officer announced that it had its full complement of passengers and cargo. The ill-fated ship went down in the Channel with all hands, save one! The Mother had to divide her large party on the return journey, and she reached Melbourne by the *Lusitania*, before the Ennis Foundation of eight professed Sisters and two Postulants, who had been travelling by the *Garonne*. All met, however, at Melbourne, and started together for Wellington, where they arrived on October 4, 1878, and were accorded a very grand reception."



and a very grand reception.

For many years Mother Cecilia filled various high offices in the Order. During the past 12 years she had lived a life of prayer and retirement at the Seatoun Convent, where she endeared herself to all.

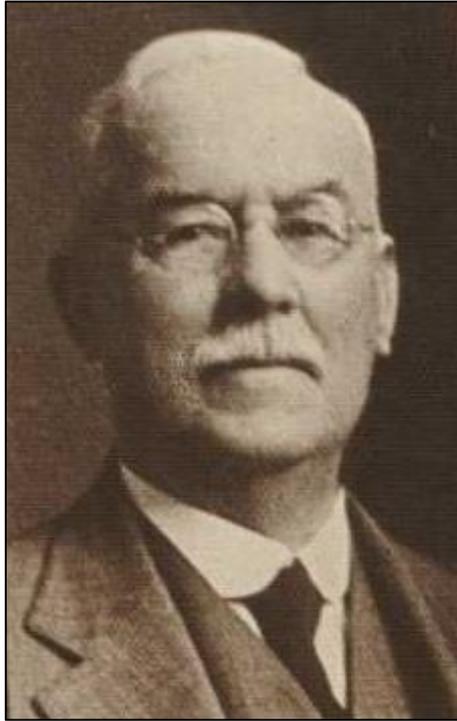
The funeral took place on Thursday morning, the 12th inst. Solemn Requiem Mass was celebrated at the college by Rev. Father Connolly, assisted by the Rev. Fathers Moloney, S.M., and Griffin as deacon and subdeacon respectively, Rev. Father Smyth, S.M., Adm., being master of ceremonies. His Grace Archbishop Redwood and his Grace Archbishop O'Shea were present in the sanctuary, together with the following clergy: Very Rev. Dean McKenna, Rev. Fathers F. Cullen, Adm., Walsh, C.S.S.F., Bowden, S.M., Silk (Auckland), McDonnell, S.M., and O'Donnell. The Sisters of Mercy sang the music of the Mass. The Rev. Father Connolly officiated at the interment at the Karori Cemetery. Members of the Hibernian Society (Bros. J. F. Taylor, T. O'Brien, M. J. Kennedy, and P. D. Hoskins) acted as pall-bearers. The funeral arrangements were carried out by the new Catholic firm of funeral directors—Messrs. J. E. Taylor and Sons.—R.I.P.

Death of Notable Sister of Mercy, New Zealand Tablet, 19 January 1922, Page 23.¹⁰⁹

¹⁰⁹ "Death of a Notable Sister of Mercy."



Frederick de Jersey Clere - architect



Frederick de Jersey Clere, one of the Members of the Wellington War Memorial Carillon Society, 1925-1932. Ref: PAColl-D-0046. Andrew, Stanley Polkinghorne, 1878-1964. Andrew, Stanley Polkinghorne, 1879?-1964 ., Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23026891>

School pupils



School pupils, c1960s, Wayne Dellabarca, on Old Wellington Region Facebook page, 2020, <https://www.facebook.com/photosoldwellingtonregion/photos/star-of-the-sea-convent-chapel-seatoun-1960swith-the-covered-walkway-use-zoom-of/2996993323722252/>.





*School pupils with staff, c1960s, Wayne Dellabarca, on Old Wellington Region Facebook page, 2020,
<https://www.facebook.com/photosoldwellingtonregion/photos/star-of-the-sea-convent-chapel-seatoun-1960swith-the-covered-walkway-use-zoom-of/2996993323722252/>.*



Appendix 5 Records(s) of title



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy

Identifier **WN25D/486**
Land Registration District **Wellington**
Date Issued 31 August 1984

Prior References
 WN22B/416

Estate	Fee Simple
Area	1.3449 hectares more or less
Legal Description	Lot 9, Lot 14 and Part Lot 8 Deposited Plan 51930

Original Proprietors
 The Sisters of Mercy (Wellington) Trust Board

Interests

Appurtenant hereto is a right of way created by Transfer 416483
 The right of way created by Transfer 416483 is subject to the Council's conditions of consent contained in Document K41283

Appurtenant hereto is a right of way created by Transfer 410241
 The right of way created by Transfer 410241 is subject to the Council's conditions of consent contained in Document K41283

Appurtenant hereto is a right of way created by Transfer 428040
 The right of way created by Transfer 428040 is subject to the Council's conditions of consent contained in Document K41283

Appurtenant hereto are rights of way and drainage, water, power, NZPO cables and gas rights specified in Easement Certificate 481924.3 - 26.3.1982 at 2.20 pm (affects Lot 9 and Lot 14 on DP 51930)
 Subject to are rights of way and to water, drainage, power, NZPO cables and gas rights over parts marked D and E (affects Lot 9 and part Lot 8 on DP 51930) and drainage rights over part marked F on DP 51930 (affects Lot 14 on DP 51930) specified in Easement Certificate 481924.3 - 26.3.1982 at 2.20 pm
 The easements specified in Easement Certificate 481924.3 are subject to Section 309 (1) (a) Local Government Act 1974

B696674.1 Resolution under Section 243(e) Resource Management Act 1991 cancelling the easement condition on DP 51930 marked R on DP 51930 - 3.12.1998 at 11.00 am

B696674.1 Transfer surrendering the gas easement specified in Eastment Certificate 481924.3 over part Lot 10 marked R on DP 51930 CT WN22B/417 appurtenant hereto - 3.12.1998 at 11.00 am

Appurtenant hereto is a gas right created by Transfer B696674.2 - 3.12.1998 at 11.00 am

6768267.1 Application pursuant to Section 99 Land Transfer Act 1952 vesting the within land in McAuley Trust - 27.2.2006 at 9:00 am

7645193.1 Transfer to Peter Robert Jackson and Frances Rosemary Walsh - 21.12.2007 at 1:23 pm

8172959.1 Transfer to Peter Robert Jackson, Frances Rosemary Walsh, Stephen Bruce Bayliss and Michael George Cantrick Stephens - 9.6.2009 at 10:17 am

8172959.2 Mortgage to ANZ National Bank Limited - 9.6.2009 at 10:17 am



Identifier

WN25D/486

References

Prior C/T 22B/416

Transfer No.

N.C. Order No. 643027.2

Land and Deeds 49



REGISTER

No. 25 D / 486

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st day of August one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that THE SISTERS OF MERCY (WELLINGTON) TRUST BOARD

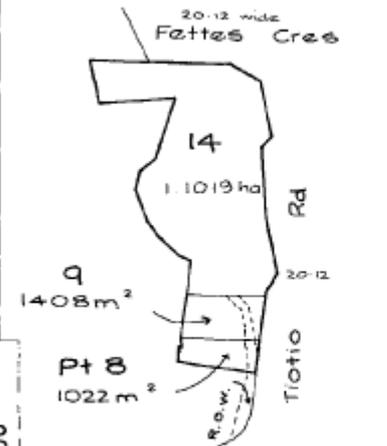
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.3449 hectares more or less situate in the City of Wellington being Lots 9 and 14 and part Lot 8 on Deposited Plan 51930



Assistant District Registrar

Interests at date of issue:

- 1) Appurtenant hereto are the Rights of way over:
 - (a) the part Lot 16 Plan 19727 marked "A" on Plan 51930 created by Transfer 416483
 - (b) the part Lot 17 Plan 19727 marked "B" on Plan 51930 created by Transfer 428040
 - (c) the part Lot 18 Plan 19727 marked "C" on Plan 51930 created by Transfer 410241
- 2) R41283 Conditions of consent by the Wellington City Council to the abovedescribed Rights of Way
- 3) Appurtenant to Lot 14 herein are gas rights over a) part Lot 10 marked "R" and b) part Lots 2,5,10 and 15 marked "G", "L", "H" and "I" respectively all on Plan 51930 - as specified in Easement Certificate 481924.3
- 4) Appurtenant to Lots 9 and 14 herein are drainage, water, gas, power and NZPO Cable rights and rights of way over part lot 8 marked "D" on Plan 51930 - as specified in Easement Certificate 481924.3



Total Area: 1.3449 ha
Measurements are Metric
@ V1

CONTINUED OVER

No. 25 D / 486



CERTIFICATE OF TITLE No. 250/486

5) Subject to drainage rights over the part Lot 14 marked "F" on Plan 51930 appurtenant to Lot 15 Plan 51930 - as specified in Easement Certificate 481924.3

6) 481924.3 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

TENEMENTS : PLAN 51930

NATURE	SERVIENT	DOMINANT
Drainage, water)	Pt Lot 9 'E'	Lot 14
Gas, Power,)	Pt Lot 8 'D'	Lots 9 and 14
NZPO Cables,)		
Right of Way)		
Gas	Pt Lot 6 'K'	Lot 14
Gas	Pt Lot 7 'J'	Lot 14

- produced 26.3.1982 at 2.20 p.m.

7) The rights specified in Easement Certificate 481924.3 are subject to Section 309 (1) (a) Local Government Act 1974

[Signature]
A.L.R.

B696674.1 Resolution under Section 243(e) Resource Management Act 1991 cancelling the easement condition on DP 51930 marked R on DP 51930

B696674.1 Transfer surrendering the gas easement specified in Easement Certificate 481924.3 over part Lot 10 marked R DP 51930 CT 22B/417 appurtenant hereto

Appurtenant hereto is a gas easement over part Lot 10 DP 51930 CT 22B/417 marked A DP B2547 created by Transfer B696674.2 all 3.12.1998 at 11.00.

[Signature]
for DLR



References
Prior C/T 8D/1203

Transfer No.
N/C. Order No. 481924.1

Land and Deeds 69



REGISTER

No. 22B / 416

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the **26th** day of **March** one thousand nine hundred and **eighty-two** under the seal of the District Land Registrar of the Land Registration District of **WELLINGTON**

WITNESSETH that THE SISTERS OF MERCY (WELLINGTON) TRUST BOARD

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.3451 Hectares more or less situate in the City of Wellington being Lots 8, 9 and 14 on Deposited Plan 51930


Assistant Land Registrar 

Appurtenant hereto are the Rights of Way over:-

- (a) the part Lot 16 Plan 19727 marked "A" on Plan 51930 created by Transfer 416483
- (b) the part Lot 17 Plan 19727 marked "B" on Plan 51930 created by Transfer 428040
- (c) the part Lot 18 Plan 19727 marked "C" on Plan 51930 created by Transfer 410241

K 41283 Conditions of consent by the Wellington City Council to the abovescribed Rights of Way

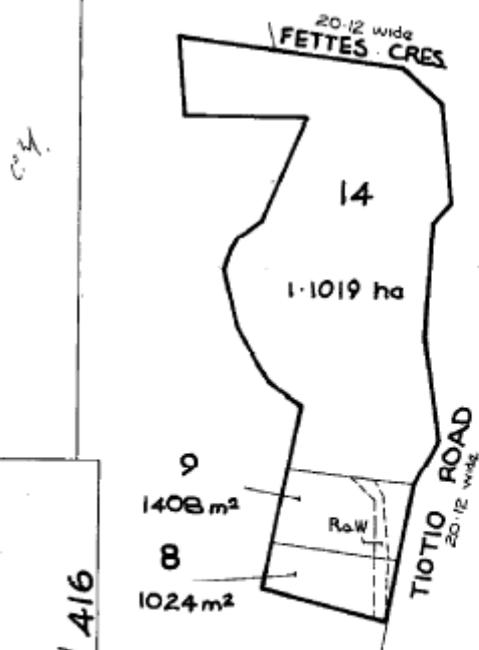
No. 481924.3 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

TRISEMENTS : PLAN 51930

NATURE	SERVIENT	DOMINANT
Gas	Pt Lot 10 "R"	Lot 14
Drainage	Pt Lot 14 "P"	Lot 15
Drainage, Water		
Gas, Power	Pt Lot 9 "E"	Lot 14
NZPO Cables	Pt Lot 8 "D"	Lots 9 & 14
Right of Way		
Gas	Pt Lots 2, 5, 6, "G", "H", "I", 7, 10 and 15 "J", "K", "L" (respectively)	Lot 14

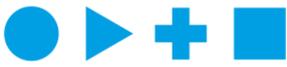
- produced 26.3.1982 at 2.20 p.m. (Subject to Section 309(1)(a) Local Government Act 1974)

643027-1 Transfer of part Lot 1 Plan 51930 to Arthur Shirer Radford - 31.8.1982 of 2.37pa (Planning Consents) OVER -



Total area: 1.3451 ha
Measurements are Metric

No. 22B / 416



CERTIFICATE OF TITLE No. 22B/416

642527-2 OCT 1984 } Cancelled and the
31-8-1984 } following CT issued
} in the terms of
{ Plan S1752

CT 2501485 for part lot 1
CT 2501486 for Balance herein

[Signature]
A.L.



DUPLICATE DESTROYED



References
 Prior C/T 8D/1203
 Transfer No.
 N/C. Order No. 481924.1



Land and Deeds 69

No. 22B/415

REGISTER CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the **26th** day of **March** one thousand nine hundred and **eighty-two** under the seal of the District Land Registrar of the Land Registration District of **WELLINGTON**

WITNESSETH that **THE SISTERS OF MERCY (WELLINGTON) TRUST BOARD**

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing **976 square metres more or less situate in the City of Wellington being Lot 7 on Deposited Plan 51930**

[Signature]



Assistant Land Registrar
 No. 481924.3 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

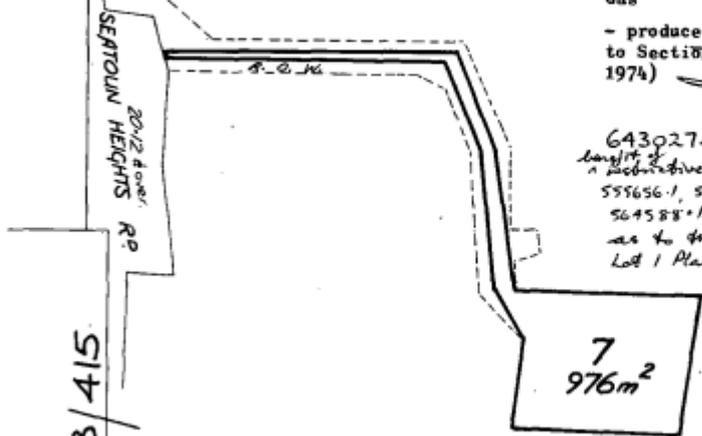
TENEMENTS : PLAN 51930

NATURE	SERVIENT	DOMINANT
Drainage, Water	Pt Lot 2 "G"	herein
Gas, Power	Pt Lot 10 "H"	"
NZPO Cables	Pt Lot 15 "I"	"
Right of Way	Pt herein "J"	Lots 2, 3, 5, 6, 10 and 15 herein
	Pt Lot 6 "K"	herein
	Pt Lot 5 "L"	"
	Pt herein "N"	Lot 6 herein
	Pt Lot 6 "O"	herein
Gas	Pt herein "J"	Lot 14

- produced 26.3.1982 at 2.20 p.m. (Subject to Section 309(I)(a) Local Government Act 1974)

A.L.R.
 643027.1 Transfer and release of the benefit of restrictive covenants created by Transfers 555656-1, 579239-1, 578807-1, 578810-1, 576760-1, 564588-1, 568535-1, 558812-1 and 568536-1 as to the part herein now contained in Lot 1 Plan 54752 - 31-8-1989 at 2.37pm.

[Signature]
tra.



Measurements are Metric

- over -

No. 22B/415



CERTIFICATE OF TITLE No. 22 B / 415

643027.1 Transfer containing a) the remainder of the various rights as specified in Cancellation Certificate 481924.3 over parts lots 2, 5, 10 and 15 marked 'G', 'L', 'H' and 'I' respectively on Plan 51930 as appurtenant to the part herein now contained in lot 1 Plan 54752 and b) the ^{negation} of the various rights as specified in Cancellation Certificate 481924.3 over parts lot 6 marked 'K' and 'O' on Plan 51930 as appurtenant to the part herein now contained in lot 1 Plan 54752
- 31.8.1984 at 2.37pm.

[Signature]
SAC.

643027.1 Transfer of the part herein now contained in lot 1 Plan 54752 to Arthur Shiner Radford of Wellington, Furnisher -
31.8.1984 at 2.37pm.
(Tenancy Covenant)

copy

[Signature]
SAC.

O.R.T. 643027.2 } Cancelled and the
31.8.1984. } following C.T. issued
} in terms of Plan 54752.
2SD/485 for the part lot 1 herein
2SD/487 for the balance herein.

[Signature]
SAC.



DUPLICATE DESTROYED



References

Prior C/T 22B/415

Transfer No.

N/C. Order No. 643027.2



Land and Deeds 69

REGISTER

No. 25 D / 487

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st day of August one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that THE SISTERS OF MERCY (WELLINGTON) TRUST BOARD

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 958 square metres more or less situate in the City of Wellington being part Lot 7 on Deposited Plan 51930



Assistant Land Registrar

Interests at date of issue:

1) Appurtenant hereto are drainage, water gas, power, NZPO Cable rights and rights of way over part Lots 2, 10, 15 and 5 marked "G", "H", "I" and "L" respectively on Plan 51930 - as specified in Easement Certificate 481924.3 (Subject to Section 309 (1) (a) Local Government Act 1974)

2) Subject to drainage, water, gas, power, NZPO cable rights and rights of way over the part marked "J" on Plan 51930 appurtenant to Lots 2, 3, 5, 10 and 15 Plan 51930 - as specified in Easement Certificate 481924.3 (Subject to Section 309 (1) (a) Local Government Act 1974)

3) No 481924.3 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

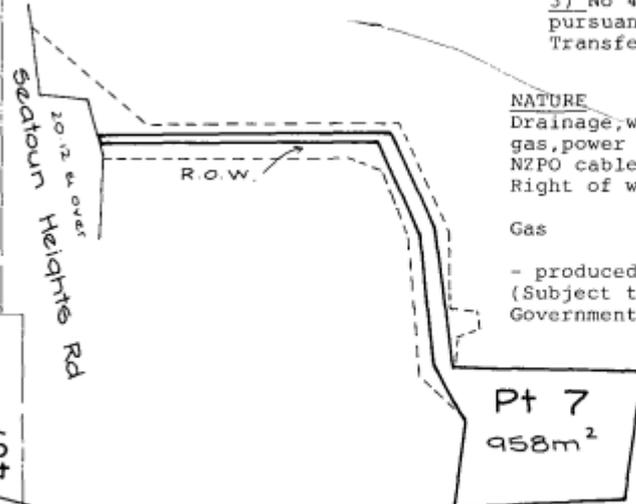
TENEMENTS PLAN 51930

NATURE	SERVIENT	DOMINANT
Drainage, water)	Pt Lot 7 "J"	Lot 6
gas, power)	Pt Lot 6 "K"	Lot 7
NZPO cables)	Pt Lot 7 "N"	Lot 6
Right of way)	Pt Lot 6 "O"	Lot 7

Gas Pt Lot 7 "J" Lot 14

- produced 26.3.1982 at 2.20 p.m.
(Subject to Section 309 (1)(a) Local Government Act 1974)

A.L.R.



No. 25 D / 487

Measurements are Metric

4 ✓

(OVER)



CERTIFICATE OF TITLE No. 25D/487

89369^a.3 Transfer to Christopher James Stevenson of Wellington, Company Director and Susan Irene Stevenson, his wife - 14.12.1987 at 2.05 p.m.
(Fencing Covenant).

Jan
A.L.R.

89369^a.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 14.12.1987 at 2.45 p.m.

Jan
A.L.R.

B.066442.4 Transfer Surrender of the Easements contained in Easement Certificate 481924.3 over the part herein marked 'J' on DP 51930 appurtenant to Lot 15 DP 51930 - 2.3.1990 at 2.00 p.m.

[Signature]
A.L.R.

B.066442.5) Cancelled and the following CT OCT) issued in terms of DP 68548 2.3.1990)

36A/697 issued for pt Lot 1

[Signature]
A.L.R.

DUPLICATE DESTROYED



DUPLICATE DESTROYED

Land and Deeds 69

References
Prior C/T 832/8



REGISTER

8D/1203

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of March one thousand nine hundred and seventy one under the seal of the District Land Registrar of the Land Registration District of Wellington

WITNESSETH that THE CONGREGATION OF OUR LADY OF MERCY (WELLINGTON) TRUST BOARD

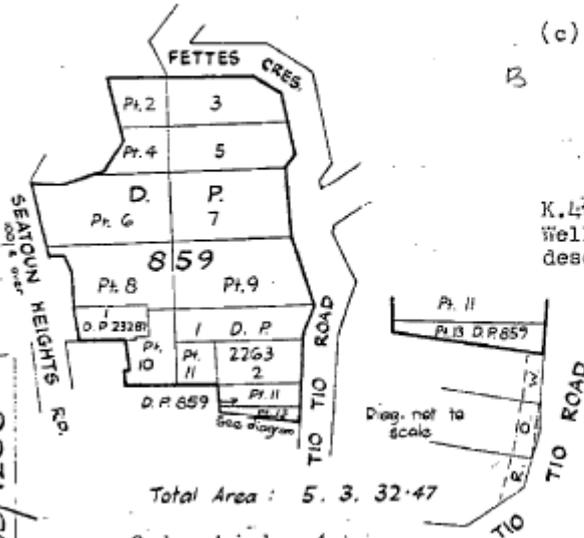
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5 ACRES 3 RODS 32.47 PERCHES more or less situate in the City of Wellington being part Section 10 Watts Peninsula District and being also Lots 1 and 2 on Deposited Plan 2263, Lots 3, 5 and 7 and part Lots 2, 4, 6, 8, 9, 10, 11 and 13 Block XXII on Deposited Plan 859 and Lot 1 on Deposited Plan 23287



Assistant Land Registrar

Appurtenant hereto are the rights of way over:

- (a) the part Lot 18 Plan 19727 shown coloured yellow on Plan 19727 created by Transfer 410241.
- (b) the part Lot 16 Plan 19727 shown coloured yellow on Plan 19727 created by Transfer 416483.
- (c) the part Lot 17 Plan 19727 shown coloured yellow on Plan 19727 created by Transfer 426040.



Total Area : 5. 3. 32.47

Scale: 1 inch = 4 chains
EQUIVALENT METRIC
AREA IS 2.4090ha

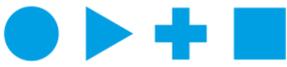
K.41283 Conditions of Consent by the Wellington City Council to the above-described rights of way.

No. A025916 Evidence of the Change of Name of The Congregation of Our Lady of Mercy (Wellington) Trust Board to The Sisters of Mercy (Wellington) Trust Board: 7.3.1974 at 12.00 noon

D.P. [Signature] A.L.R.

- Over -

No. 8D/1203



8D/1203

Pursuant to Section 308(3) of the Local Government Act 1974 Lot 12, Plan 5930 is now road.

Entered 26/3/1982

A.L.R.

Oct 481924-12 } Cancelled and the
26-3-1982 } following Cert issued
in terms of Plan
5930

228/409	for	Lot 1
228/410	"	" 2
228/411	"	" 3
228/412	"	" 4
228/413	"	" 5
228/414	"	" 6
228/415	"	" 7
228/416	"	" 8, 9 + 14
228/417	"	" 10
228/418	"	" 11
228/419	"	" 12
228/420	"	" 13
228/421	"	" 14

[Signature]
A.L.R.

DUPLICATE DESTROYED



Land and Deeds-4
FORM No. 2

Reference: Vol. 98, Folio 147, 111/57, 122/71,
128/259, 112/183, 188/230, 189/8, 199/30,
243/47, 244/150, 283/185
Transfer No.
Order for N/C No. 429041



REGISTER

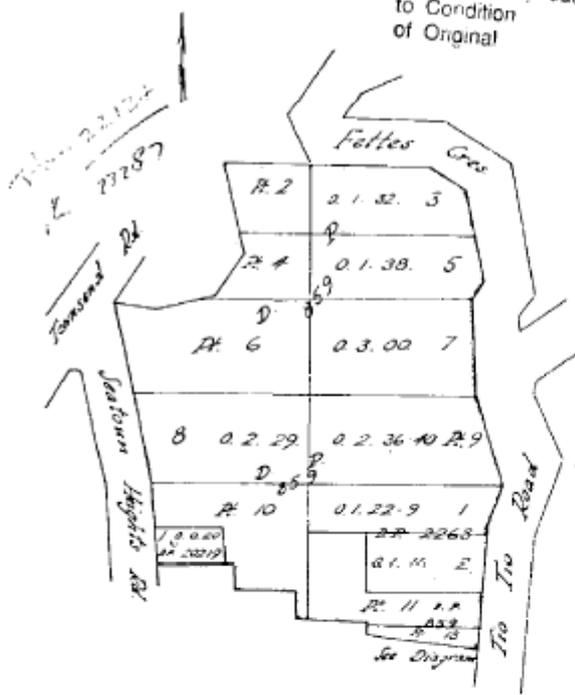
Register-book,
Vol. 832, folio 8

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-fourth day of March, one thousand nine hundred and fifty-nine
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON
WITNESSETH that
THE CONGREGATION OF OUR LADY OF MERCY (WELLINGTON) TRUST BOARD

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 6 acres 1 rood 3.97 perches more or less situate in the City of Wellington being part of Section 10 Watts Peninsula District and being also Lots 1 and 2 on Deposited Plan 2263, Lot 1 on Deposited Plans 20219 and Lots 3, 5, 7 and 8 and parts Lots 2, 4, 6, 9, 10, 11 and 12 on Deposited Plan 659.

Image Quality due
to Condition
of Original



Total Area. 6.1.05.97
Scale: 2 chains to an inch

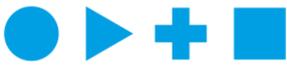
District Land Registrar
Assistant

41281 Conditions of Consent of The Mayor Councillors and Citizens of the City of Wellington to the granting or receiving of rights of way over Lots 16, 17 and 18 Plan 19727 as appurtenant to Lots 16, 17 and 18 Plan 19727 as appurtenant to Lots 16, 17 and 18 Plan 19727 and to Lots 3, 5, 7 and 8 and parts Lots 2, 4, 6, 9, 10, 11, 12 and 13 Plan 659 and Lots 1 and 2 Plan 2263 produced 2/8/1957 at 12.26 pm.

- Appurtenant hereto are the rights of way over
- (a) the part Lot 18 Plan 19727 (part C.T. 768/85) shown coloured blue on the diagram hereon created by Transfer 410241
 - (b) the part Lot 16 Plan 19727 (part C.T. 794/15) shown coloured blue on the diagram hereon created by Transfer 416453
 - (c) the part Lot 17 Plan 19727 (part C.T. 832/7) shown coloured blue on the diagram hereon created by Transfer 428040

Scale: 2 chains to an inch
Transfer 414193 of Plan 20219 the appurtenant of the road to the (Township) road shown in the plan produced 18/11/1959 at 2.435 PM
Vol. 869 fol. 70

CONTINUED



832/8

Transfer 697763 of lot 2
 Plan 23287 as public street to the
 Crown Proprietor - 25/9/1961 at 12.00p
 10.00am
 Transfer 698721 of lot 10 and 11
 Plan 23287 to Arthur Shier Radford
 Cadband with 1/2 acre of 1/2 acre
 S.P. 2/1919
 Transfer 698721 of part (12.9) of lot 10 and 11
 Plan 23287 to Arthur Shier Radford - 25/9/1961 at
 11.30am
 C.T. F.2/1919
 J. Kearney
 A.C.

THIS REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 215A LAND TRANSFER ACT 1952.
 C. J. Kearney
 A.C.

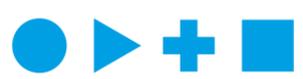
Transfer 783975 of the part lot 2 Plan
 23287 (4.12 Perches) hereir to James
 Martin Aloysius Hartigan - 9.9.1969
 at 9.48a.m.
 (Fencing covenant)
 C.T. 7B/1167
 J. Kearney
 A.C.

N.C.C. 864753) cancelled as to balance
 25.3.1971 and C.T. 8B/1203 issued.



DUPLICATE DESTROYED

J. Kearney



REGISTER

NEW ZEALAND.

(For



Reference: Vol. 77, folio 33
Transfer No. 32353

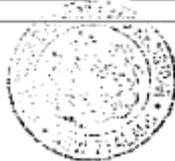
Register-book
Vol. 98, folio 147

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.



This Certificate, dated the 1st day of May, one thousand eight hundred and ninetyand, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that Francis Travis Hamilton of Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, headed see, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Three acres being the whole parcel of Block XXXII on the plan of Section 13 between it, posted in the Land Transfer Office at Wellington on the 1st 1897



H. Stewart
District Land Registrar

Subject to the amount to be paid in respect of 32353 to the Registrar

Memorial 21693 dated 11.5.18 transferred to Francis Travis Hamilton of Wellington from Charles Robert Stewart of Wellington by William W. W. **DISCHARGED**

Transfer 7153 produced June 1907 transferred to Mary Francis Doyle of Wellington from Francis Travis Hamilton of Wellington by William W. W. and Mary Cecilia Bentonsall of Wellington attorneys of both parties

Memorial 12158 dated 11.5.18 transferred to Robert John Waller of Wellington from Francis Travis Hamilton of Wellington by William W. W. and Standard Trust Company of Wellington attorneys of both parties **DISCHARGED**

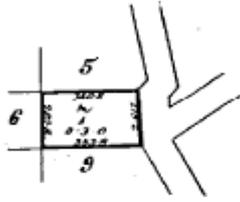
Memorial 24160 of charge dated 12.11.18 transferred to Bernard Robert of Wellington from Francis Travis Hamilton of Wellington by William W. W. and Standard Trust Company of Wellington attorneys of both parties

Memorial 2593 dated 11.5.18 transferred to Mary Francis Doyle of Wellington from Francis Travis Hamilton of Wellington by William W. W. and Mary Cecilia Bentonsall of Wellington attorneys of both parties dated 14th July 1918 at 11.5.18 am transferred to Mary Francis Doyle of Wellington from Francis Travis Hamilton of Wellington by William W. W. and Mary Cecilia Bentonsall of Wellington attorneys of both parties

Memorial 30524 dated 11.5.18 transferred to Mary Francis Doyle of Wellington from Francis Travis Hamilton of Wellington by William W. W. and Mary Cecilia Bentonsall of Wellington attorneys of both parties

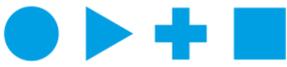
CONTINUED

Image Quality due to Condition of Original



Scale 3 chains to an inch.

M. 124 688



REGISTER

98/147

Transfer 23382 Mary Francis Doyle
to Mary Francis Doyle, Mary Bernard
Redwood and Mary Louisa Blake
all of Wellington holders of Messy
produced 20th May 1977 at 11.42 am

X 29595 Order of Supreme Court making
Mortgage 124335 in Sir William Fergus
Wellington, Bailiff and Solicitor and Queen
James Judge of Wellington - Canada Mortgage
produced 7/12/1950 at 2 pm H. Howard

Transmission #9949 to the Congregation
of Our Lady of Mercy (Wellington) Trust
Records Produced 15/11/1951 at 5 pm J. H. R.

H 11923 Conditions of loan set by the Mayor
Council and Citizens of the City of Wellington
to the grant of or recovery of rights of way
over lots 16, 17 and 18 plan 1717 (part of 128/154)
as appurtenant to within land produced
2nd August 1957 at 12.45 pm

Transfer 110241 Amount of Debt of 10/11 over
the part of it coloured yellow in Plan 1912
(of lot 768/95) appurtenant hereto Bony
Kearby to the Congregation of Our Lady of
Mercy (Wellington) Trust Records produced
2nd December 1951 at 2.35 pm J. H. R.

Transfer 110242 Amount of Debt of 10/11 over
the part of it coloured yellow in Plan 1912
(of lot 768/95) appurtenant hereto Bony
Kearby to the Congregation of Our Lady of
Mercy (Wellington) Trust Records produced
2nd December 1951 at 2.35 pm J. H. R.

Appurtenant hereto is a right of way over
to part lot 16 (c.s. 778/105) coloured yellow in
Plan 1912 produced by Transfer 465817.

Appurtenant hereto is a right of way over the part
of lot 16 (c.s. 778/105) coloured yellow in
Plan 1912 produced by Transfer 465817.

110242 cancelled see now C.T. 110242
24.3.1957

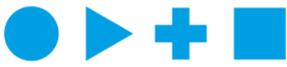
Duplicate destroyed



THIS REPRODUCTION (ON A REDUCED SCALE)
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SECTION 215A LAND TRANSFER ACT 1952
D.L.R.

CERTIFICATE OF TITLE.

Vol. . folio





REGISTER

9/12/16

Transfer 33133 produced 4th March 1901 at 3 pm Alexander Donald Crawford and another to Hall Ellington Evans of lot 1 plan 157. W. Stewart & L.R. (C)

Transfer 33577 produced 25th March 1901 at 5 pm Alexander Donald Crawford and another to Betty Buchanan of lot 4 Block III plan 157. W. Stewart & L.R. (C)

Transfer 33954 produced 4th June 1901 at 11:40 am Alexander Donald Crawford and another to Joseph Daniel of lot 2 3 5 to 9 plan 157. W. Stewart & L.R. (C)

Transfer 34672 produced 9th August 1901 at 2:55 pm Alexander Donald Crawford and another to Eva Eliza A'Gleny of lot 15 Block III plan 157. W. Stewart & L.R. (C)

Transfer 34771 produced 6th September 1901 at 2:45 pm Alexander Donald Crawford and another to Sarah Maria Victoria Wood of lot 8 plan 157. W. Stewart & L.R. (C)

Transfer 34999 produced 2nd October 1901 at 12:30 pm Alexander Donald Crawford and another to John Allan Shaw of lot 10 plan 157. W. Stewart & L.R. (C)

Transfer 34972 produced 5th October 1901 at 11:00 am Alexander Donald Crawford and another to George Frederick Smith of lot 6 7 Block II 1-2 Block III plan 157. W. Stewart & L.R. (C)

Transfer 35129 produced 25th October 1901 at 4:45 pm Alexander Donald Crawford and another to Edward Neilson of lot 17 Block III plan 157. W. Stewart & L.R. (C)

Transfer 35559 produced 5th November 1901 at 11:00 am Alexander Donald Crawford and another to Eleanor Elizabeth Flannagan of lot 9 Block III and lot 2 Block III plan 157. W. Stewart & L.R. (C)

Transfer 41092 produced 12th March 1902 at 3:42 pm Alexander Donald Crawford and another to John Brodbery of lot 12 Block III plan 157. W. Stewart & L.R. (C)

Transfer 41299 produced 7th April 1902 at 2:50 pm Alexander Donald Crawford and another to William Allan of lot 15 Block III plan 157. W. Stewart & L.R. (C)

Transfer 41566 produced 12th May 1902 at 12:00 pm Alexander Donald Crawford and another to James Charles Hill of lot 2 3 4 5 Block III plan 157. W. Stewart & L.R. (C)

Transfer 41957 produced 31st May 1902 at 11:05 am Alexander Donald Crawford and another to Mary Ann Thomas of lot 2 Block III plan 157. W. Stewart & L.R. (C)

Transfer 42002 produced 24th June 1902 at 2:50 pm Alexander Donald Crawford and another to Thomas Christopher of lot 5 Block III plan 157. W. Stewart & L.R. (C)

Transfer 42333 produced 25th July 1902 at 2:50 pm Alexander Donald Crawford and another to Albert Harold Griffiths of lot 11 and 12 Block III plan 157. W. Stewart & L.R. (C)

Transfer 43077 produced 15th October 1902 at 12:30 pm Alexander Donald Crawford and another to John Bramwell Hasdick of lot 2 Block III plan 157. W. Stewart & L.R. (C)

Transfer 43183 produced 21st October 1902 at 11:05 am Alexander Donald Crawford and another to Alexander Lindsay of lot 10 Block III plan 157. W. Stewart & L.R. (C)

Transfer 43221 produced 4th November 1902 at 11:50 am Alexander Donald Crawford and another to Edward Bingham of lot 1 and 2 Block III plan 157. W. Stewart & L.R. (C)

Transfer 43527 produced 20th November 1902 at 3 pm Alexander Donald Crawford and another to Christopher Smith of lot 2 and 3 Block III plan 157. W. Stewart & L.R. (C)

Transfer 43625 produced 20th January 1903 at 11:00 am Alexander Donald Crawford and another to George Rankin of lot 13 Block III plan 157. W. Stewart & L.R. (C)

Transfer 44218 produced 12th February 1903 at 2:40 pm Alexander Donald Crawford and another to Frederick John Small of lot 22 Block III plan 157. W. Stewart & L.R. (C)

Transfer 44521 produced 15th March 1903 at 10:55 am Alexander Donald Crawford and another to Robert Thomas of lot 4 Block III plan 157. W. Stewart & L.R. (C)

Transfer 44868 produced 22nd April 1903 at 3 pm Alexander Donald Crawford and another to George Hay of lot 2 Block III plan 157. W. Stewart & L.R. (C)

Transfer 45556 produced 2nd July 1903 at 11:00 am Alexander Donald Crawford and another to Arthur James of lot 19 20 and 21 Block III plan 157. W. Stewart & L.R. (C)

Transfer 47722 produced 8th January 1904 at 3 pm Alexander Donald Crawford and another to Robert Archibald of lot 12 Block III plan 157. W. Stewart & L.R. (C)

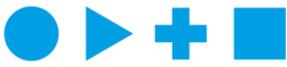
Transfer 52788 produced 11th April 1905 at 2:05 pm Alexander Donald Crawford and another to Sam Catherwood Ludwig of lot 1 Block III plan 157. W. Stewart & L.R. (C)

Transfer 52912 produced 19th April 1905 at 3 pm Alexander Donald Crawford and another to Frederick Henry of lot 15 Block III plan 157. W. Stewart & L.R. (C)

Transfer 70713 produced 23 January 1909 at 12:30 pm Alexander Donald Crawford and another to Charles Henry Jones, George Teller, and John Richard Sanderson of lot 14 plan 2157. W. Stewart & L.R. (C)

Transfer 71722 produced 26 April 1909 at 11:55 am Charles John Campbell to Alexander Donald Crawford of his share in lot 12 of Block III plan 157, lots 12 and 13 of Block III plan 157, and lots 2, 3, and 4 of Block III plan 157. W. Stewart & L.R. (C)

CONTINUED



REGISTER

91/55/17

CERTIFICATE OF TITLE REGISTER BOOK

Vol. 91 Page 33

X **SAVANA 19812** by The Mayor, Councillors and Burgesses of the Borough of Devonport and the Mayor, Councillors and Burgesses of the Borough of Plymouth pursuant to the Act of 1929 at 2.58 pm - 2.58 pm Lot 15 Block 811 plan 555

D 69889 Transfer 87509 produced 5th March 1973 at 11.51 AM 2.58 pm registered proprietors to the Mayor, Councillors and Burgesses of the Borough of Devonport of Lot 15 Block 811 plan 555

THIS REPRODUCTION IS A TRUE COPY OF THE ORIGINAL REGISTERED AS THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1922
D.L.R.

B.383276.11 Cancelled and CT 44A/722
CCT) issued for the balance of
16.9.1994) the within land



THIS COPY DESTROYED

