

Heritage Evaluation

**St Patrick's School (former)
59 Wellington Street, Freemans Bay**



Prepared by Auckland Council Heritage Unit

September 2016

Heritage Evaluation

St Patrick's School (former)
59 Wellington Street, Freemans Bay

Prepared by Auckland Council Heritage Unit

September 2016 (Draft version)

Cover image: Southern elevation of the former St Patrick's School (Auckland Council February 2016)

1.0 Purpose

The purpose of this document is to evaluate the place located at 59 Wellington Street, Freemans Bay against the criteria for evaluation of historic heritage in the Auckland Council Unitary Plan Operative in Part

The document has been prepared by Megan Walker (Historic Heritage Specialist) of the Heritage Unit, Auckland Council

2.0 Identification

Site address	59 Wellington Street, Freemans Bay
Legal description	LOT 2 DP 443606 CT - 554931
NZTM reference	NZTM:- Easting: 17564317.86 / Northing: 5920029.22; Longitude: 174.754518 / Latitude: - 36.852715
Ownership	Wellington Street Limited P O Box 108119 Symonds Street Auckland 1150 New Zealand
Unitary Plan zoning	Business: Mixed Use
Existing scheduled item(s)	None
Additional controls	<ul style="list-style-type: none">• Pre- 1944 Building Demolition Control• Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay• Regionally Significant Volcanic Viewshafts Overlay Contours
Heritage New Zealand registration	N/A
Pre-1900 site (HNZPT Act 2014 Section 6)	By definition of these sections of the Act, the place is unlikely to be considered an archaeological site due to its association with human occupation after 1900.
CHI reference	12084
NZAA site record number	N/A

3.0 Constraints

- This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site to be evaluated against the criteria, but is not exhaustive.
- This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua.
- The interior of the building has not been inspected and is not part of this evaluation.
- This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only.

4.0 Historical summary

St Patrick's School was originally established in 1843 as part of St Patrick's Chapel in Wyndham Street, which is now the site of St Patrick's Cathedral. Run by lay teachers, Patrick and Catherine Hennessy, the school was public coeducational for the children of Roman Catholic and Protestant families. By July 1843 there were 50 boys and 30 girls and the school continued to expand. In January 1844, Father Petit Jean and Patrick Hennessy looked to the newly arrived Governor Fitzroy, for land to be granted to the church as a location for a school. One-third of the pupils were non-Catholic.

In April 1844 a site was granted on half an acre of land in Hobson Street for a new school. However, it was to be some time before the proposed school was built. In 1848 a new stone church, St Patrick's Cathedral, was completed in Wyndham Street. Designed by Australian architect, Walter Robinson, the construction of the new cathedral enabled the former timber chapel on the site to serve as a school.

Acting on an invitation from the first Catholic Bishop of Auckland, Bishop Pompallier, eight Sisters of Mercy from St Leo's Convent in Carlow, Ireland, came to Auckland to teach the more unfortunate children in the new town. Led by Mother Cecilia Maher, they arrived in Auckland in April 1850 on the *Oceanie*. Taking charge of the girls at St Patrick's School, the Sisters began to establish an orphanage. They set up a boarding school for girls and an infant school. Boys at the school were now taught by male teachers.

The girls school was depicted in a letter from Mother Cecilia of 18 July 1851. Located on the St Patrick's site she talks about the school as being *a long wooden house, which contains a hall, next a kitchen for the orphans, kitchen for the sisters, choir (i.e.chapel) noviceship, infant school; then there is a return, two storeys high, which contains a parlour; at last recreation we use it as a community room, school room for grown girls; attic contains three tolerably large dormitories.*¹

There was also a separate house for Maori girls on the Wyndham Street site. The Sisters of Mercy continued to work with Maori girls and in 1853 they set up St Anne's School for Maori Girls in James O'Neill's former home in Ponsonby.

In 1881 the Hobson Street site, granted to the Catholic church in 1844, was finally utilised with the construction of a larger school and convent. The site was opposite St Patrick's Cathedral Presbytery. By this time, the school roll had expanded beyond the capacity afforded by the Wyndham Street site. The new school was a double-storey

¹ St Patrick's Cathedral School, 1843-1979, p4

timber building with two wings on the western side of Hobson Street just across from the St Patrick's Cathedral site.



Figure1: The timber building in front of the former Farmers Trading Company Building is the former St Patrick's School for Girls from 1881 until 1927. This photograph was taken in 1925. It was later demolished to make way for the Farmers car park. (Sir George Grey Special Collections, Auckland Libraries, 4-2053).



Figure 2: Pupils of St Patrick's School, Hobson Street in 1904. (Sir George Grey Special Collections, Auckland Libraries, NZG-19040326-40-2).

By 1927, the school was overwhelmed with 300 primary students. The former residential area had been overrun with new commercial properties as the city business district expanded. The Catholic Diocese looked for a more residential area to meet the needs of the ever-expanding school. They found the site in Wellington Street Freemans Bay and purchased it for £3750.²

The plans for the Wellington Street school, were drawn up by local architect, George Edmund Tole. On the 12 December 1926, the foundation stone for the school was laid by Bishop Cleary. The design of the new school was based on the most contemporary approach to school architecture at the time, incorporating plenty of light and fresh air for the benefit of the students.

² St Patrick's Cathedral School 1843-1979, p15

On 11 December 1926, the *Auckland Star* reported,

*The new school will contain five classrooms, a reception room, sister's retiring room, library, two cloakrooms, while the basement will be utilised as a play area. Special attention has been made to the matter of ventilation and light, thus ensuring the maximum amount of lighting throughout the whole building. Steel frame windows will also feature, and, when fully opened out, will make the school practically an open air one.*³

By April 1927, the construction was completed at a cost of £7,000.⁴ The new St Patrick's Cathedral School was opened by Dr Liston, Coadjutor-Bishop of Auckland, on 24 April. A wooden cross that once stood on the apex of the gable end of the Hobson Street school was placed over the side entrance of the new school signifying the continuity of the first school.⁵

A newspaper article prior to the opening reported the following:

It has long been established that St Patrick's parish required a modern school to replace the one which has served for 70 years. Now a two-storeyed structure embodying the latest ideas in school architecture, including cross ventilation, and conveniently situated with access to both Wellington and Napier Streets, has been completed for just under £7,000.

*There is accommodation for 250 pupils in the five large classrooms. Two are separated by a movable partition, and they can be converted into one commodious hall for social purposes and dancing, for which a special floor has been provided. Of Georgian characteristics, the building is well proportioned and splendidly finished, with a tiled roof. There is a handsome entrance. Exceptionally large steel sashes admit the maximum of light and air, ensuring that the youth of St Patrick's will pursue their studies under the best conditions.*⁶



Figure 3: St Patrick's School prior to alteration. (Sheppard Files, Auckland University Architecture School).

³ *Auckland Star*, 11 December 1926, p13

⁴ Ibid

⁵ *St Patrick's Cathedral School, 1843-1979*, p6

⁶ *New Zealand Herald*, 20 April, 1927. p8 (This cross has since been removed).

In 1928 a kindergarten was added and the school roll increased to over 400 pupils, both boys and girls.⁷ A girl's secondary school department opened in 1932 to teach commercial subjects.

As New Zealand sank into the depths of the global depression of the early 1930s, the Sisters of Mercy at the school under the guidance of the Administrator of St Patrick's Cathedral, the Rev. Dr Leonard Buxton, offered services to those in need. People associated with St Patrick's at the time recollected that the schoolrooms were opened up on a Thursday night to assist people with medical issues. With the help of a dentist, a chemist, and a nurse patients were seen free of charge. A boot maker offered his services free of charge to do repairs, clothing was handed out and supper was served.⁸ These services provided an important link between the school and the community.

The school had a long established relationship with the Cathedral and this remained strong throughout, despite the move to Wellington Street. The students regularly attended Cathedral services maintaining the important social connection. Events such as school balls and school concerts, along with church socials and outings and the debutante ball were part of the school social activities.

The camaraderie between the girls at the school led former pupils to establish an Old Girls Association in 1955.



Figure 4: Debutantes in 1945 at the Catholic Charity Ball (Catholic Diocese of Auckland Archives).

In the 1950s, the residential composition of the inner city area began to change as the city's commercial area expanded. The primary school roll had dropped considerably and in 1959, after a history of more than 100 years, a decision was made to close the primary school. The school was then registered as a Secondary School for girls.⁹ There were 50 girls on the roll.¹⁰

In 1961, the secondary school roll had increased to 152 girls. Changes were made to the school with the addition of two new classrooms, a typing room and a cloakroom. Within the main building, an assembly hall was formed from two classrooms.¹¹ The school now taught academic as well as commercial and home economics courses. By

⁷ *St Patrick's Cathedral School, 1843-1979*, p15

⁸ *Ibid*, p7

⁹ *Ibid*, p20, 23

¹⁰ *Ibid*, p26

¹¹ *Ibid*

the end of the 1960s, the school roll had increased to 200 students.¹²



Figure 5; An image of students at assembly in 1961. The majority of students appear to be predominantly European at this time. (Catholic Diocese of Auckland Archives).

In the 1970s, the character of the school changed. Freemans Bay and the surrounding inner urban area became a home for many Polynesian families who had immigrated to New Zealand to fill labour shortages following the Second World War. By 1974, more than two thirds of the school roll consisted of Maori or Pacific Islanders.¹³ Experimental changes were made in the school's curriculum to meet the needs of the changing school roll. This included teaching English as a second language.



Figure 6: Concert in 1970 at the school demonstrating the cultural shift in the school population. (Catholic Diocese of Auckland Archives).

¹² Urban Village, p78

¹³ St Patrick's Cathedral School, 1843 -1979

However, as the city motorways encroached on the school grounds,¹⁴ the numbers fell simultaneously. More stringent immigration policies combined with a reduction in family housing in the city area, diminished the numbers that were enrolling at the school. This coincided with the integration process of Catholic Schools into the State educational system. St Patrick's School was unlikely to meet the criteria to become part of the State system given the school facilities, small roll numbers and locality. After an announcement was made in April 1978 to close the school at the end of the following year, no further pupils were enrolled for 1979. Senior pupils were offered a place at St Mary's College, which was also run by the Sisters of Mercy. The school closed on 5 December 1979.



Figure 7: The pupils and teachers at the front of St Patrick's School in 1979. Note the changes to the glazing of the window above the door. (*St Patrick's Cathedral School, 1843-1979*).

¹⁴ NA597/15

At the time of its closure, St Patrick's Cathedral School was the oldest surviving school in New Zealand, having been in existence for 136 years.



Figure 8: The students and teachers in 1979 at the rear of the school. At this stage the building was very much the same as when it was first constructed. (Auckland Catholic Diocesan Archives).

According to the certificates of title the school site was owned by a number of different businesses over a short period of time, including Gooder Electrical Ltd. On 7 August, 1981 it was purchased by civil engineer, Neville Rykers in partnership with solicitor James Kingston.¹⁵ In 1975, James Kingston, known as Jim, was involved in the presentation to bid for the first McDonald's franchise in New Zealand and along with Gary Lloyd, was on the first board of directors of McDonald's in New Zealand. When Gary Lloyd was made the managing director of McDonald's in 1982, he started looking for a new office. He saw Jim Kingston's building in Freemans Bay as an ideal location for staff, accessible by staff from the shore and conveniently close to the motorway.¹⁶ As a result, McDonald's headquarters leased the premises of the former St Patrick's School from 1982. In the same year a further part of the site was taken for the Auckland Hamilton motorway.¹⁷

¹⁵ NA46A/992 James Kingston became a director of McDonalds Restaurants (New Zealand) Ltd in December 1991.

¹⁶ Golden Arches under Southern Skies, p162

¹⁷ NA491/191, NA471/261

In 1988 McDonalds bought the site.¹⁸ In 1992, McDonalds undertook a restoration and alteration of the building for reuse as a training and seminar centre for managers. The building was named the Gary Lloyd Training Centre, after the former managing director. Gary Lloyd was well respected by staff and had died of cancer in July 1991.¹⁹ It was opened on 2 March 1992 by Sir Edmund Hillary. In the same year the former school won the Carter Holt Harvey Heritage Award for the reuse of the building.



Figure 9: The new portico entry on the western side of the building which also provided an upper floor terrace. The new doors can be seen leading on to the terrace. The new entrance was accessed from the existing ramp on the southern side and steps on the northern side. (Architecture NZ, May/June 1992).

The architect responsible for the restoration was Hamish Boyd of Jasmax. As part of the restoration the building underwent seismic strengthening. Damaged bricks were replaced and the windows were returned to their original appearance, to include the multi-paned glazing and the Georgian sunburst.

Some changes were also made to the building at this time. The main entrance was changed to the western side of the building and the front entrance became a window. The new entrance was embellished with a large portico supported by square columns and used similar dentil trim to the original, beneath the parapet. The new portico provided a verandah to the upper floor with new large multi-paned double doors punctuating the brick walls at this level. Steps led down from the new portico entrance to the rear of the building.

The interior of the building was altered at the same time to create a lecture theatre, board room, dining room and training kitchen.²⁰

By 1996 McDonald's was looking to develop the site to provide more space for the headquarters of the company in New Zealand. However it was not until 2002 that the new building was completed at the rear of the brick building. The redevelopment of the site incorporated an underground car park achieved by both excavating the natural slope at the rear of the site and by also building the land up above the ground level of the brick building at the rear. This meant the arcade at the rear of the building is now partially concealed by the newly created land level outside the new premises. In 2005

¹⁸ NA50C/1120

¹⁹ New Zealand Card Index, Auckland Libraries

²⁰ Architecture New Zealand, May/June 1992, p3

McDonald's was granted consent to subdivide the land on the north western side of the site.²¹

In 2006, it became clear to McDonald's management that anticipated staff growth had not occurred and that the Freemans Bay premises was a luxury they could no longer sustain.²² In 2007 the property was bought by Wellington Street Limited.²³ In the same year the building underwent further alterations to the interior, partially removing walls to make way for new openings.²⁴

In 2011, the site was subdivided so that the brick building at 59 Wellington Street became part of a very small Lot 2, (680m²) while the larger building at the rear was designated a larger site on Lot 1 (3259m²).

More recently development has begun on the earlier subdivided north western side of the former school site, providing two-storey townhouses.

The former school building is now leased by the World fashion brand.

The Architect

George Edmund Tole

George Edmund Tole (1897-1972) was born in Auckland and was the son of Member of Parliament, Joseph A Tole. Educated at Sacred Heart College, Kings College and Auckland University, he trained with the architects, Arnold and Abbott. Tole became the architect for the Auckland Diocese, designing many churches, schools and convents. In the same year that Tole designed St Patrick's Cathedral School in Wellington Street, he also designed the Star of the Sea Convent and classrooms in Howick and the St Joseph and St Joachim Catholic Church in Otahuhu.

In June 1928, he formed a partnership with Horace Massey, which lasted for four years until 1932. They were the designers of the NZIA Gold Medal award winning Church of St Michael's (1930) in Remuera. They were prolific with their work in Auckland, a great deal of their designs completed for the Catholic Church.

Following the dissolution of their partnership, George Tole went on to design a number of other buildings for the Catholic Church. These included St Dominic's Convent (1939) in Northcote, St Frances' Friary (1939) in Hillsborough, the Baradene College new library wing (1937) and the Jubilee Wing (1960). He was also the architect of the Trevor Davis Memorial Fountain (1950) in Mission Bay.



George Tole was responsible for the design of a number of private homes in Auckland often influenced by the Neo-Georgian style. He was well known as a leading authority on Georgian architecture. Mill House in Hobsonville is a testament to this.

Figure 10: Mill House in Hobsonville, designed by George Tole and completed in 1930. The house is an excellent example of Georgian Revival architecture with Arts and Crafts influences. (Auckland Council August 2016).

²¹ CT 207073; Resource Consent R/LUC/2014/5380

²² Golden Arches under Southern Skies, Pp 201-202

²³ CT 207073

²⁴ Property File drawings and application for building consent

A keen conservationist, Tole founded the New Zealand Conservation Society and was president of the Tree Society. As a sporting enthusiast he was a member of the Auckland Racing Club, the Auckland Trotting Club, the Avondale Jockey Club, the Royal New Zealand Yacht Squadron and the Remuera Bowling Club.

The Sisters of Mercy

Founded in Dublin, Ireland in 1831, by Catherine Elizabeth McAuley (29 September 1778 – 11 November 1841), the Sisters of Mercy are a Catholic religious order. After receiving a considerable inheritance from family she had cared for, Catherine decided to use the money to provide a home that would offer accommodation as well as educational, religious and social services to homeless women and children. This home in Dublin still stands today, and is now known as the Mercy International Centre.

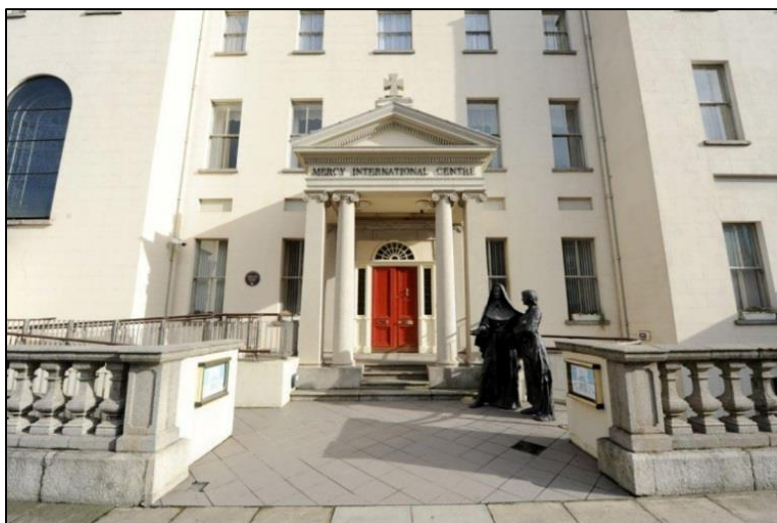


Figure 11: The home that Catherine McAuley built in 1827. Today it is still operated by the Sisters of Mercy and is known as the Mercy International Centre. (http://america.pink/mercy-international-centre_2965385.html accessed 21 July 2016).

The new institution opened on the calendar date of the Feast of Our Lady of Mercy on 24 September 1827 and was run by Catherine and two companions. The intention was to operate as a lay organisation to help the impoverished and needy. However there was substantial opposition at the time to women operating such an enterprise independently of a religious organization. In 1828 the Catholic Church allowed Catherine and her two associates to undertake training as nuns. By 1831 they returned to the home they had founded. Establishing a new order, they called themselves the Sisters of Mercy. As the organisation grew, they began to expand outside Dublin and recruited new novices from England.

In 1842, the sisters expanded beyond Ireland, embarking on their first mission overseas to Newfoundland. They then went to Perth, Australia in 1846 to establish a new congregation. In 1850, after an eight month voyage, eight sisters, led by Mother Cecilia Maher, arrived in Auckland from St Leo's Convent in Carlow, Ireland.

The sisters took over setting up individual schools, establishing the first Catholic school in Auckland on the site of St Patrick's Church in Wyndham Street. They eventually expanded to create schools in the wider context of Auckland and other cities and towns in New Zealand.

The Sisters of Mercy continued to manage St Patrick's School from the time they arrived in Auckland until it closed in 1979. The Sister's expanded to other schools and charitable organisations throughout New Zealand.

5.0 Physical Description

Site and Context

The former school is situated on a corner site where Wellington Street meets the on ramp to the northern motorway. On the north eastern corner, the former school is situated close to the Wellington street frontage boundary. The site has altered significantly since the school was first built. A contemporary commercial building is situated at the rear of the former school. The site is accessed via a driveway on the western side of the building from Wellington Street. Surrounding buildings are former villas that have since been converted into either commercial or other uses. The Freemans Bay Primary School is in the same block and the former council flats, which include the Star Flats, are situated on the opposite side of Wellington Street. The western end of Wellington Street is more residential. The northern motorway runs beneath the rear of the building and the link to the north western motorway.



Figure 12: Aerial of the building giving an indication of the details of the site. (Auckland Council Geo Maps).



Figure 13 The school in 1940 showing a different context. The former Napier Street School building can be seen outlined in yellow, in the centre of the aerial with the large field. (Auckland Council Geo Maps).

The Freemans Bay Primary School also constructed its new two-storey building in 1926 and this can be seen in the above 1940 aerial. This building was demolished in the 1970s. Just up the road in Howe Street is the former Beresford Street School (1879 -1978) which at one stage amalgamated with the Napier Street Freemans Bay Primary School and is now used by Auckland Girl's Grammar. Next door to the remaining timber school building of the former Beresford Street School is Auckland Girl's Grammar School which would have provided some competition as an educational institution in the 1960s and 1970s.

Building Description

Designed in Classical style with Georgian influenced symmetry, the former school has retained its original form and many of its original features. As seen from Wellington Street, the building is a two-storey brick structure with a concrete foundation wall. Marseilles tiles have been used on the hip roof.

The building has an imposing front façade with a symmetrical appearance consisting of an addition to the western side providing a new entry to the building. The former main entry on Wellington Street is now a window opening within a small portico. Elaborate plaster rendered detail surrounding the original entry remains, including a more contemporary take on Corinthian columns on either side of the opening and a triangular pediment above the entry. The former school crest rests beneath the pediment. A large arched steel window is situated above the pediment within a plaster facing topped by a deco style keystone and scrolls anchor the surrounds on either side of the window.

The columns support an entablature that expands across the original entry. The words Saint Patrick's School are inscribed across the entablature. Dentil mouldings rest beneath the cornice of the entablature. A parapet above the entablature is interrupted with a central Italianate balustrade. Large brick quoins feature on all corners.

Aluminium multi-paned window joinery has replaced original steel joinery as part of a restoration in 1992. However the original joinery has been carefully copied as part of the replication process.

There is a minor reference to the Art Deco Movement with an Art Deco design keystone featured on the arched window above the entry door and the brickwork keystone patterns on each window.



Figure 14: The street front view of the building showing the Corinthian columns, the pediment above the former entry, the Georgian style window joinery, the school inscription, the entablature with cornice and dentil mouldings and the Italianate balustrade. (Auckland Council, February 2016).

The western side of the building now encompasses the later portico entry erected in 1992. A fire escape has been added to the eastern side of the building. These later additions have somewhat compromised the original symmetry of the building.



Figure 15: The western side of the building with the later portico addition attached. (Auckland Council, February 2016).

The north elevation is also symmetrical but much plainer than the front and sides of the building with large multi-paned windows. The basement arcade arches on the northern elevation still exist, but have now been concealed by later construction on the site.

Condition

As an occupied commercial building, the former school appears to be in very good condition.

Key features

- Classical columns;
- Georgian arched windows with sunburst joinery (although this joinery has been replaced it replicates the original design);
- Neo-classical triangular pediment;
- Art Deco keystones both plaster and brick;
- Neo-classical scrolls;
- School crest above the former entry;
- St Patrick's School inscription;
- Italianate balustraded parapet;
- Entablature;
- Dentil mouldings beneath cornice;
- Arcaded basement on northern side;
- Brick quoins
- Marseilles Tiles
- Foundation Stone
- Steel ornamental grill above the former entrance

6.0 Comparative Analysis

Influences and Style

The former St Patrick's Cathedral School is an example of neoclassical architecture influenced by Palladian principles. Based on the Classical architecture Andrea Palladio (1508-1580) introduced in his villa designs in 16th century Italy, Palladian buildings were distinguished by their temple-like triangular pediment over a central porch. Classical columns supported the pediment framing the porch. The symmetry of the villas was integral to the design, also taken from the features of early classical architecture.²⁵



Figure 16: Andrea Palladio's Villa Cornaro in Vicenza, Italy (1551-1553). This is one of many of Palladio's Villas that introduced classical elements into the contemporary architecture of the day. (https://de.wikipedia.org/wiki/Villa_Cornaro accessed 22 July 2016).

In early 17th century England, Inigo Jones (1573 -1652) introduced a classical language to his buildings using cubic symmetry and balustrade parapets with classical columns to inform this new architecture not seen before in England.²⁶



Figure 17 Inigo Jones Queen's House in Greenwich (1616-1635) is known as the first piece of classical architecture in England. (<http://www.rmg.co.uk/discover/explore/stunning-architecture-inigo-jones> accessed 22 July 2016).

In the late 17th century Christopher Wren (1632-1723) took this new classical language to the public forum creating a more popular form of architecture almost a century after Inigo Jones had introduced his classical designs. The King William Block of Greenwich

²⁵ A History of Architecture, pp479-482, 550

²⁶ Ibid, pp549-550

naval hospital (1696-1716) is a fine example of the work completed by Christopher Wren in collaboration with Nicholas Hawksmoor (1661-1736). The English classical style had taken on a more horizontal perspective that was to prove popular in later classical architecture.



Figure 18: Christopher Wren and Nicholas Hawksmoor's King William Block in Greenwich. (<https://www.flickr.com/photos/stevecadman/5458135054/> accessed 22 July 2016)



Figure 19: The western façade of the King William Block, Greenwich. (1699-1702) (https://en.wikipedia.org/wiki/Nicholas_Hawksmoor accessed 22 July 2016)

In 18th century England, the first edition of Palladio's *Four Books of Architecture*, appeared in London and the Neoclassical form introduced by Jones finally began to take momentum in Georgian England.²⁷

In the United States the Classical Revival style prevalent in the late 18th and early 19th centuries was profoundly influenced by the English Neoclassicism. Such buildings as Miles Brewton House in Charleston (1769), Thomas Jefferson's home, Monticello in Virginia, (1809), and Charles Bulfinch's State House in Boston (1798) were designed in a neoclassical style based on Palladian principles. The Boston State House has an arcade on the ground floor similar to that at the basement level on the northern side of St Patrick's School.

²⁷ Ibid, p550



Figure 20: The Massachusetts State House in Boston demonstrating the arcade at ground level, similar to the arcade at the basement level on the northern side of the former St Patrick's School. (www.commomns.wikimedia.org accessed 5 July 2016)



(Figure 21: Miles Brewton House, Charleston. https://en.wikipedia.org/wiki/Miles_Brewton_House accessed 5 July 2016.)

This earlier broader Classical style prevalent in the United States in the late 18th and early 19th centuries undoubtedly became the model for the later popular classical movement that took place in America in the late 19th and early 20th century. This later Neoclassical movement was often used in high schools and colleges in the United States. Neoclassical examples contemporary to the former St Patrick's School in the United States include college buildings.

Examples such as Barnard Hall (1916) at Barnard College in New York, the Wesleyan University Olin Memorial Library in Middletown, Connecticut (1925-1927), the Eclectic Society Fraternity House at the Wesleyan University (1907) are shown below.



Figure 22: The Eclectic Society Fraternity House at Wesleyan University. Designed by Henry Bacon, the Doric Columned Classical Revival building was completed in 1907. (<http://historicbuildingsct.com> accessed 5 July 2016)



Figure 23: Barnard Hall, New York City, New York. (<http://columbialion.com/tag/barnard/> accessed 19 July 2016).



Figure 24: Corinthian columns framing the Neoclassical entry to Barnard Hall. (https://en.wikipedia.org/wiki/Barnard_College accessed 19 July 2016).



Figure25: Olin Memorial Hall Library at Wesleyan University in Connecticut. (<http://historicbuildingsct.com/> accessed 21 July 2016).

It is difficult not to consider that the American Neoclassical school had some influence on the style George Tole adopted for his design of St Patrick's Cathedral School.

It is also possible that he may have been influenced to some extent by the original classical building that Catherine Elizabeth McAuley built in 1827 in Dublin for the Sisters of Mercy and now known as Mercy International Centre.²⁸

Comparisons within New Zealand

It is clear that the former St Patrick's Cathedral School building in Wellington Street was inspired by Palladian influenced Classicism. The neoclassical language of the building is distinct and while this early 20th century style was popular overseas it was relatively rare in Auckland and possibly New Zealand.

Earlier designs of classical revival in New Zealand, such as the Baptist Tabernacle in Queen Street, designed by Edmund Bell and built in 1885, have clearly had some influence on the later classical designs of the 1920s. Greek classical, temple-like structures, featuring large triangular pediments, were more commonly used for non-conformist churches. Some similarities can be seen however, with the design of the school, including features such as the dentil decoration, the quoins and the, albeit, more embellished Corinthian columns.



Figure 26: Baptist Tabernacle with its grand portico entrance built in 1885. (Auckland Council, February 2016)

However there are few examples of the later classical style contemporary to the design of the former St Patrick's Cathedral School in Wellington Street. Some notable contemporary examples of buildings in New Zealand include the Remuera Public Library (1926), designed by Gummer and Ford and the Robert McDougall Art Gallery (1932) in Christchurch, designed by Edward Armstrong.

The classical elements of the Remuera Public Library, have a striking likeness to the school building and illustrate the American influences on institutional architecture at this time.

²⁸ Refer to page 12 to see image of the building.



Figure 27: The Remuera Public Library designed by Gummer and Ford and constructed around the same time as St Patrick's Cathedral School. (Auckland Council, May 2015).

There are subtle differences, which give the library a softer appearance, including the absence of the heavy Marseilles tiled hipped roof and the quoined brickwork, which anchors the school building in Wellington Street.

In Christchurch the Robert McDougall Art Gallery was a slightly later design and partially references a more modernist approach to the neoclassical movement, being more linear horizontally and generally less embellished along the wall surfaces. However, the symmetry of the building together with the large portico entrance, without question, references Neoclassical design. The Palladian arch, over the full height central portico entrance supported by classical columns on either side, are similar to the neoclassical elements of the Wellington Street school.



Figure 28 The Robert McDougall Art Gallery (1932) in Christchurch built in the Neo-Classical style. This building, constructed five years later has taken on a modernist aesthetic in its streamlined linear style. (Christchurch City Libraries File Reference CCL Photo CD 16 CCMG0075).

One of the most recognisable examples of a classical revival building in Auckland is the Auckland War Memorial Museum. Designed in the early 1920s by architectural firm Grierson, Aimer and Draffin, the museum opened in 1929. The museum, although on a grander scale, follows the same style of horizontal lines above the front portico entrance. Supported with fluted Doric columns, the central portico entrance displays a high entablature offsetting the classical symmetry of the building. Undoubtedly influenced by earlier museums and libraries in cities overseas such as New York, London and Melbourne, the design Auckland War Memorial Museum is clearly utilising the grand nature of classical design in its prominent setting.



Figure 29: The Auckland War Memorial Museum opened in 1929 (<http://ma16.org.nz/> accessed 25 July 2016).

Comparative Contemporary School Buildings by Tole

The building in Wellington Street is unique as a school type in New Zealand. It is interesting that Tole chose this less familiar style as his design for the school and it is possible he was looking to set a precedent in new types of school design in New Zealand.

In 1926 Tole also designed another Sisters of Mercy building, the Star of the Sea schoolrooms and dormitories. Originally built as an orphanage the building was utilised as a school for local Roman Catholic children. This building has some similarities to the Wellington Street school building with its Georgian inspired portico entrance and what looks to be a Marseilles tiled hipped roof along with the quoined corners.



Figure 30: The Tole designed dormitories and classrooms on the right hand side of this photograph dated 1936. The 1930 Tole/Massey designed convent is to the left of the photograph. (Auckland Libraries South Auckland Research Centre Footprints 01794).

An earlier weatherboard villa style convent was replaced in 1930, to a design by Tole and Massey. This building is designed in an Italian Romanesque style combined with neo-Georgian elements. The original dormitories and school have since been demolished.



Figure 31: Star of Sea Convent as seen from Granger Road. (Auckland Council February 2012).

In Tole's partnership with Horace Massey another Sisters of Mercy school was designed in New Street Ponsonby. Designed in the Spanish Mission architectural style this building was completed in 1928. Some neo-Georgian elements have been included in the design of this building including the pediment above the main entry and the multi-paned windows featuring the Georgian sunburst. These latter elements bare some comparison to the school in Wellington Street.



Figure 32: St Mary's College as seen from New Street. (Auckland Council February 2012).

Other Contemporary School Buildings

There are no known comparative examples of school buildings using classical elements to express the design. Other schools of this era as can be seen above may have incorporated some of the Georgian elements that Tole has captured. However generally, they varied in design taking their influence from elsewhere. Gothic inspired architecture was common in school design including Collegiate Gothic. Spanish Mission was another style embraced at the time.

One comparative example is the Robertson Building (1925) at St Cuthbert's College, which was the original school building following its relocation to Market Road.

Designed by Holman and Moses, the Robertson Building was built with a similar Georgian simplicity and symmetrical form, this building also has a classical central portico entrance. The portico entrance does not possess the full height that the Wellington Street building has and the building is much larger. The windows to the Robertson Building are of similar design to those at the rear of the former St Patrick's School building.



Figure 33: The Robertson Building at St Cuthbert's College. (Auckland Council July 2016).

Other Comparative Buildings by George Tole

George Tole was responsible for the design of many buildings. However there does not appear to be an equivalent design amongst his body of work that would provide a fair comparison to the school in Wellington Street. He was well known for his use of neo-Georgian elements in his design of residential buildings. However, a good deal of these were clad in timber, and did not incorporate the classical elements that define the entrance to the former school building. They have not been included as part of this comparative analysis.

7.0 Significance criteria

(a) Historical

Extent to which the place reflects important or representative aspects of national, regional or local history, or is associated with important events, persons or ideas, or early period of settlement within New Zealand, the region or locality.

The former school is intimately associated with the history of the Sisters of Mercy in New Zealand. As the first educational facility in New Zealand the Sisters' were to become involved with, the history of the school has considerable significance. They were the first group of canonically consecrated nuns to come to New Zealand. Not only is the school associated with the early history of the sisters in New Zealand, but also the evolution of their involvement in the Catholic school system as they administered the school from their arrival in 1850 until its closure in 1979. On a broader scale as the towns and cities of New Zealand developed, the sisters extended their teachings to cities and towns throughout the country. As such the school is

directly associated with the history of the Catholic Church in Auckland and the many personalities connected to the church.

Until 1979 the St Patrick's Cathedral School was the oldest school that still existed in New Zealand. Although the relocation of the school had occurred twice, the school had been in operation since 1843.

The school is associated with the historic changes to Freemans Bay. The area around the school has changed dramatically and has included the construction of the council flats in response to an urban renewal programme and the introduction of the northern motorway entrance.

Other historic changes that affected the school included the changing demographic of the local population. Alterations to immigration policies, following World War II, allowed an influx of families from the Pacific Islands providing a much needed labour force to the New Zealand population, a number of whom settled in the Freemans Bay area. This also contributed to the changing character of the school population, and as a result the school took on a new programme of teaching supporting the needs of the Pacific Islands students.

The school in Wellington Street is also associated with the changing development in education in New Zealand including the state integrated school system introduced in the 1970s.

As a head office and training centre for McDonald's employees, following the school's closure in 1979, the building is also associated with the early history and development of the McDonalds Restaurants in New Zealand. Named the Gary Lloyd Training Centre after the enterprising individual who, in partnership with others, brought McDonalds to New Zealand and was the first general manager of the company, the building once again became a landmark identity.

Finally the building has considerable significance for its association with the notable Auckland architect George E Tole who was to become the architect for the Catholic Diocese.

The building is considered to have **considerable local and regional** historical significance.

(b) Social

The symbolic, spiritual, commemorative, traditional or other cultural value of, community association with, or esteem for, the place.

The former school building has considerable social significance in being directly associated with the community. The school was held in high public esteem for its work in the community and for establishing an excellent scholastic record, particularly in the latter years following its establishment as a secondary school. The changing population in the area in the 1950s was to introduce a unique mix of students who acclimatised together, adapting to their new surroundings after relocating from the Pacific Islands. The school offered them a social outlet as much as an education. Offering a curriculum that embraced the needs of the large numbers (66%) of Maori and Polynesian students that attended the school in the 1970s, the school took on a special character within the educational and local community establishing racial harmony within its grounds.

The former school building has considerable social significance for its role during the Depression. At this time, the Sisters provided social services to help those badly

affected by the downturn in the economy. This included meals and clothing as well as offering free haircuts and other services that would assist those in need.

The former school building has social significance as an educational institution providing students with a social platform, not only in the time spent at school, but also the associated school activities such as school dances and school balls. The establishment of an Old Girls Association in 1955 is a testament to the camaraderie of the former students and the social interaction that took place at the school.

As a former Catholic denominational institution, the school has cultural and spiritual significance within the community. Daily prayers and frequent attendance at church liturgies are an example of the cultural and spiritual impact on the students. In addition, the direct and ongoing relationship the school maintained with St Patrick's Cathedral contributes to the social significance of the former school from a spiritual point of view.

Utilised as a training centre for McDonald managers the building is further associated with the social environment of McDonald's personnel.

The building is considered to have **considerable local** social significance.

(c) Mana whenua

The symbolic, spiritual, commemorative, traditional or other cultural value of, association with, or esteem for, the place by mana whenua.

An assessment of the place's significance to Mana Whenua has not been undertaken as part of this evaluation.

(d) Knowledge

Potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the region or locality.

The former school has the potential to provide knowledge of earlier school building types, at least from the exterior. The formal symmetry and solid character of the building demonstrates the authoritative nature and formality of education in the 1920s.

The site has been substantially altered, with the introduction of the motorway and the later development of offices and now townhouses on the former school grounds and it is now difficult to see how it operated as a school. The interior has also been altered significantly and it would now be difficult to associate it with the original workings of the school.

The building is considered to have **moderate local** significance with regard to the knowledge values.

(e) Technological

The technical accomplishment, design or value of the place.

The former school building is associated with the changing needs of educational buildings at the time it was built. The idea of cross-ventilation and good natural lighting was considered to be at the forefront of design of schools at the time and was reported to be an innovative part of this building design.

The building is considered to have **moderate local** significance with regard to technological values.

(f) Physical attributes

Whether the place has value as a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or work of a notable designer, engineer or builder.

The building is an excellent surviving example of notable Auckland architect, George Tole's body of work. Imposing in appearance the building is a handsome example of Tole's use of Georgian elements within a classical aesthetic. Corinthian columns with the crowning entablature, the triangular pediment above the door and the decorative dentils are all classical elements used to express the entry to the building.

The general form of the building is intact retaining its integrity. Later modifications to the building (the closure of the front entry and the addition of the western portico) have taken inspiration from the original design without directly imitating the vocabulary and are, therefore, discernible as an addition.

The building is a fine and rare example of classical architecture. There are very few examples of classical design from that period in New Zealand and it is evident that Tole was influenced by design philosophies applied in the United States to educational institutions at this time. It is possible Tole intended this to become a new style of school architecture in New Zealand. However, he had clearly experimented with other forms in school design. The formality of this design reflects the more authoritative nature of schooling at the time.

The building has **considerable local and regional** significance with regard to its physical attributes based on its architectural qualities as a classical building and as a particularly noteworthy example of George E Tole's work.

(g) Aesthetic

The aesthetic, visual, or landmark values of the place.

The building is a known landmark in the Freemans Bay. The imposing nature of the classical building is both visually pleasing as well as being a dominating feature at the top of the eastern end of Wellington Street. Regardless of later modification, the building has remained an aesthetically pleasing and well-balanced architectural composition.

The building is considered to have **considerable local** aesthetic significance.

(h) Context

Extent to which the place contributes to or is associated with a wider historical and cultural context, streetscape, townscape, landscape or setting.

On a prominent site positioned next to the entry to the northern motorway, the building has townscape value. It is a defining feature to the boundary between Freemans Bay and the city. Although the setting has changed substantially, the building is on its original site.

The building also has collective value as part of a group of schools and associated buildings designed and built for the Sisters Of Mercy region-wide in the mid-to-late 1920s and early 1930s. These include the schoolrooms for the Star of Sea Convent in Howick and St Mary's College in St Mary's Bay. Also as a former school the building is

part of another collective group of schools in the immediate vicinity which include Freemans Bay Primary School which was established on the site in 1888 and Auckland Girls Grammar School in Howe Street established in 1909. Although the building no longer operates as a school, it has a direct relationship with these institutions as a purpose built school.

The former school is also directly related to the development of Freemans Bay and how it influenced the changes to the school population. The development in the area, which includes the introduction of the entry to the northern motorway, substantially changed the surrounding environment and ultimately led to the school closing and the building being adapted for business use. The site is now subdivided and has been redeveloped for office use and residential. The former school building now houses the head office of an upmarket New Zealand clothing brand and an advertising agency. This is significant in terms of the adaptability of the building within a changing environment, and could be considered symbolic of the development of Freemans Bay, which has gone from slums to an upmarket expensive urban environment.

The building is considered to have **considerable local and regional** significance with regard to context.

8.0 Statement of significance

The former school building has considerable local and regional significance for its historical, social, physical attributes, aesthetic and context values. Significant associations with the Catholic Church and the Sisters of Mercy as well as being the oldest school in New Zealand at the time of its closure in 1979 are considerable local and regional historical values. As a school, the building served a substantial role in the community during the Depression, and also provided a social and spiritual environment for children and later secondary school students and as such has considerable local significance for its social values.

Designed by eminent Auckland architect, George E Tole, the building is a notable example of his body of work. It is also an excellent intact and rare example of classical architecture of the 1920s and has considerable regional significance with regard to physical attributes. As a landmark building with a pleasing visual appearance, the building has witnessed significant changes in the development of the area and has adapted accordingly affording it local significance for its aesthetic and contextual values. It has regional contextual significance as one of a collection of school and associated buildings built for the Sisters of Mercy in Auckland.

9.0 Extent of the place for scheduling

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place. In this case it includes the land described as Lot 2 DP443606 (CT- 554932) and part of the land known as Lot 1 DP 443606 (CT- 207073 - this is a small portion on the eastern side of the former school). The road reserve along the front of the building is also included in the extent of place. The areas included in the extent of place that are additional to the legal description of the site are considered necessary to protect the heritage values of the place allowing its sense of symmetry and prominence to survive. Capturing the road reserve in the extent of place is necessary to allow for the place to have a certain amount of set back from the road.



Figure 34: The proposed extent of place is shown in the shaded section of the aerial. (Auckland Council GIS viewer)

10.0 Recommendations

Based on the above evaluation, the former St Patrick's School at 59 Wellington Street, Freemans Bay meets the threshold for scheduling as a Category B Historic Heritage Place, having considerable historical, social, physical attributes, aesthetic and context values.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local and Regional
B- Social	Considerable	Local
C- Mana Whenua	Not assessed	
D- Knowledge	Moderate	Local
E- Technological	Moderate	Local
F- Physical Attributes	Considerable	Local and Regional
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local and Regional

12.0 Overall Significance

Place Name and/or Description	St Patrick's School (former)
Address	59 Wellington Street, Freeman's Bay
Category	B
Primary Feature	The School Building
Known Heritage Values	A, B, F, G, H
Extent of Place	Refer to the above aerial in section 9.0
Exclusions	Interior of building
Additional Controls for Archaeological Sites or Features	---
Place of Maori Interest or Significance	---

Author (and position)

Megan Walker
Historic Heritage Specialist

Date

25 August 2016

Reviewer

Rebecca Freeman
Senior Specialist Historic Heritage

Date

September 2016

APPENDIX 1:

Additional Historical Research – The Development of Freeman’s Bay and its Association with the School.

The former St Patrick’s School was situated in one of the earliest settlements in New Zealand, Freemans Bay. The bay is thought to be named after James Stuart Freeman who was Captain William Hobson’s secretary and who is believed to have lived in the area. Colonel Felton Matthews designed a street layout for Freemans Bay in the 1840s which incorporated reclamation of land from the harbour. The Auckland Harbour Board pursued a vigorous programme of land reclamation along the Waitemata foreshore and by 1879, the area known as Freeman’s Bay was fully established.

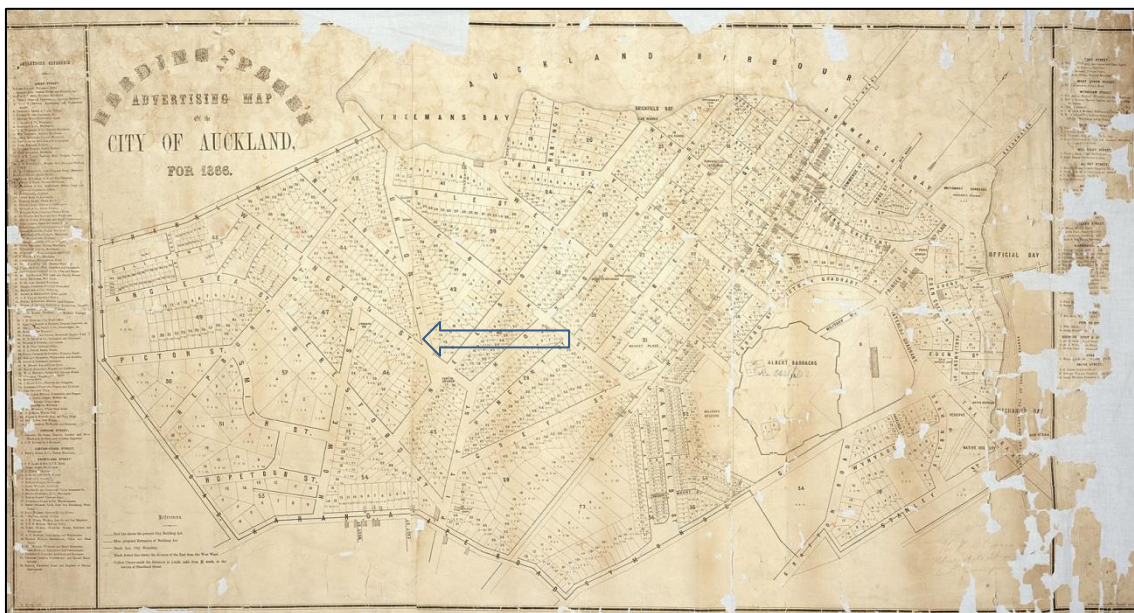


Figure 35: An early map of the city of Auckland dated 1866 demonstrating the full formation of Freemans Bay. The site to be used by the school is indicated by the arrow. (Sir George Grey Special Collections, Auckland Libraries, NZ Map 2591).

The newly developed area of Freemans Bay was a working class suburb. It was the industrial side of town, with modest workers cottages built as homes for those working in the area. The abattoir, the gasworks and brickworks were located in the area. By the 1880s there were shipyards, sawmills, an iron foundry, glassworks, asphalt works and other industries needed to help the new city develop. A night soil dump and from 1905 the city rubbish incinerator, known as the Destructor, were also located in the bay.

The workers cottages were built close together on small sites on the Brookville Estate and Alma Place, both auctioned from 1864. Some were very basic with mud floors. However in Franklin Road, more substantial houses were built and in 1873, plane trees were planted to beautify the street. However the area still did not attract the gentry of Auckland. Rather these larger houses became boarding establishments for single workers.

At the end of the 19th century, the inlet of Freemans Bay was covered in silt and waste from the city industry in the area. The Harbour Board intended to use the area to reclaim land and the Auckland City Council agreed to use this land to form a city park, providing green space, in an effort to relieve the intensity of industry in Freemans Bay. In the 1870s, Western Park was formed from the border of Ponsonby down to the Freemans Bay gully to provide a green space to the number of small residential lots in

the area.²⁹ The newly reclaimed land at the base of Freemans Bay formed Victoria Park which was opened in December 1905. Within the park, a children's playground was provided and in 1910 the Campbell free kindergarten opened in the park for local children.

By the turn of the century, the lower valley of Freemans Bay was overcrowded and polluted by the acrid smells of sewerage and rubbish. Overcrowded houses were a significant problem for reasons of health and quality of life. Often more than one family lived in the smallest of cottages. The houses were cheap to rent but in poor condition.

By the beginning of the 20th century, the council was already looking to demolish some of the most derelict houses. Vacant lots became used by either small industries or rubbish dumps, which became infested with rats, creating further health issues in the area.³⁰ There was a genuine fear of a plague developing in the area. The Auckland Council built a city incinerator, known as the Destructor, to deal with the rubbish that was being dumped in the area. However, the destructor was to produce new pungent smells that were to become part of daily life in Freemans Bay.³¹

By the time St Patrick's School was constructed in 1927 there was a high Maori population in Freemans Bay. Maori families had moved into the area to take advantage of the cheap rents as they moved closer to the city for work. With a large Maori population in the area, the Sisters of Mercy were able to continue the work they had come to New Zealand to undertake in the first place. Providing free education to the local population was a progressive move in the area and followed on from the introduction of the Campbell Free Kindergarten.

The poverty in Freemans Bay was desperate during the depression of the 1930s and provided a source for radical political movements seeking better living and working conditions. Houses were neglected by absentee land lords and whole streets became derelict. It was at this time that the school opened its doors in the evening to help local residents with food, clothing, medical advice and dental treatment. This act of generosity by the school was an example of the community spirit that existed in Freemans Bay at the time. No matter how bad the conditions were, neighbours looked out for one another and a sense of camaraderie grew out of the hard times people endured.

The Auckland City Council set up a housing committee in the 1930s to try to remedy the social problems that arose from the area. Attention was focused on the dilapidated housing in Freemans Bay and surrounding suburbs. The central government was asked for monetary assistance to for repairs of some houses and demolition of others (up to 50 to be demolished each year).³² There appears to have been little response from central government. The government at this time was involved in the development of state housing to provide a good standard of accommodation for all New Zealanders, and they turned their attention to the slum clearance of Greys Avenue and the construction of state flats there.

The Auckland City Council undertook a survey in Freemans Bay in 1946 and the findings were that the houses were unfit for human occupation and were the breeding ground of "sickness and crime and unrest."³³ In 1951, the council nominated 338 acres of Freemans Bay as an area of 'slum' clearance and urban renewal.³⁴ The area was to

²⁹ Urban Village, p49

³⁰ Ibid, p208

³¹ Ibid

³² Decently and in Ordee, p288

³³ Urban Village, p 211; PWF Stenhouse, Urban Renewal: A Study of the Freemans Bay Urban Renewal Programme, p4

³⁴ Urban Village, p211

be occupied by new multi storey terrace housing, with large open green spaces and new industrial buildings were to be constructed in the area bounded by Nelson, Union, Victoria and Halsey Streets.³⁵ The first 269 houses to be demolished which housed some 1183 people, were in the area allocated as industrial. This area was said to contain the worst of the 'slums'.³⁶ Displaced people were placed in the new state housing suburbs that were being developed. In 1955, the construction of the motorway was to separate this area from the rest of Freemans Bay.

Clearance began around St Patrick's School in Howe Street, Wellington Street and Hepburn Street as some residents were placed in transit housing. Many long term residents who owned their homes were only given the money they initially paid for their properties they had bought decades earlier. They were left displaced and without adequate compensation³⁷. The first council housing to be built was in Whitson Terrace, off Howe Street. These were constructed in 1956. By the end of the 1950s, the council owned star apartments had been built in an area bordered by Wellington Street, Hepburn Street and Howe Street.

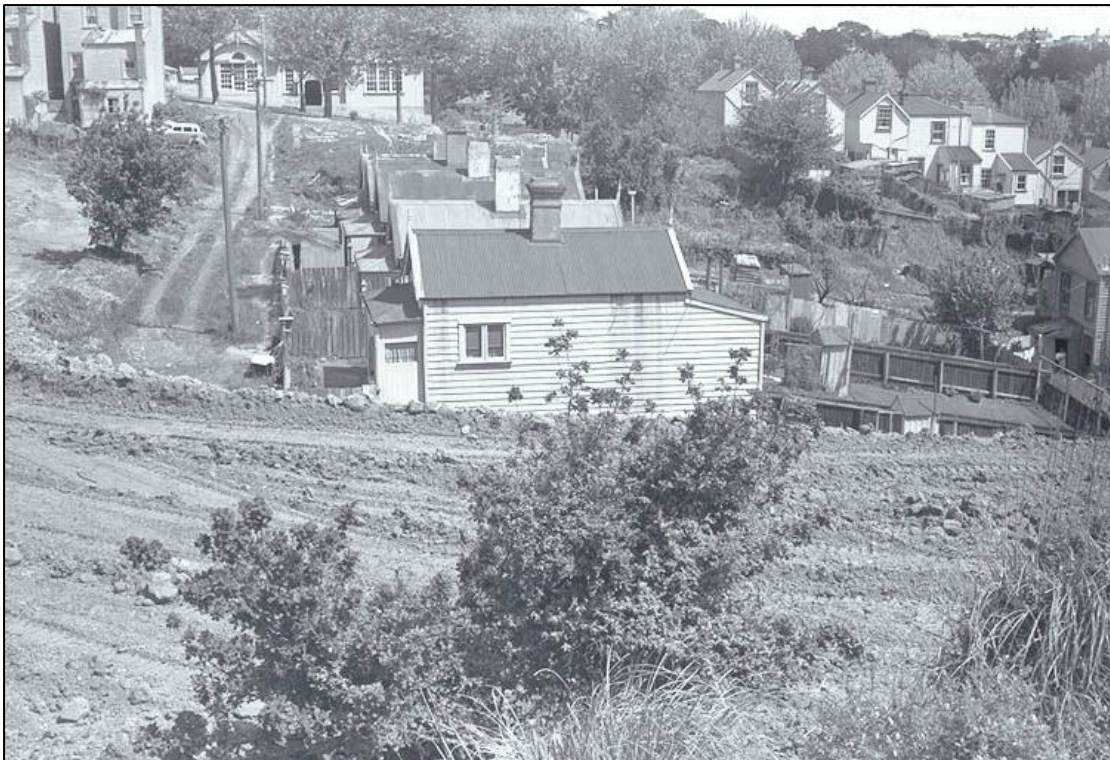


Figure 36: Houses in Whitson Terrace, Freemans Bay that were amongst the 'slums' to be cleared to make way for new council flats in the late 1950s. (Sir George Grey Special Collections, Auckland Libraries, 580-1060).

The composition of the area had changed dramatically as a result of the 'slum' clearance. With the population dropping from 10,000 in the 1940s to only 3,778 residents in 1971, the close knit community of long term working class residents had been replaced by a new more transient tenant population.³⁸

³⁵ Ibid

³⁶ Ibid

³⁷ Ibid 215-218

³⁸ Ibid, 216



Figure 37: Demolition site looking southwest from Wellington Street to Hepburn Street in 1957-58. The area to the far left was soon to be demolished to provide room for what is now known as Freemans Park with the construction of the Star Flats. (Sir George Grey Special Collections, Auckland Libraries, 580-2216).

In the 1960s and 1970s new immigrants from the Pacific Islands arrived in Auckland to help boost the labour shortage. Freemans Bay and the surrounding suburbs of Grey Lynn and Ponsonby were the focus of Polynesian settlement for those new immigrants who wanted to live close to the city. By 1966, 21% of the Freemans Bay population was Pacific Islander and 19% were Maori.³⁹ This was reflected in St Patrick's school population and the changes made to its curriculum from the 1950s until it closed in the 1970s.

With the new flats and the change in community structure and population, came new problems. Gangs formed with fights breaking out between Pacific Island and Maori communities. The area, which had always been a close knit community, suddenly became unsafe for many of the long term residents who had remained in their homes.

The final 'slum' clearance fell considerably short of the original plan. In 1968 the council reduced the original area considered for clearance. Many houses had been sold to council but were sitting empty without demolition taking place. Public opposition from the newly formed Ponsonby-Freemans Bay Planning Association in the early 1970s, citing the plight of long-term residents eventually put a stop to the demolition proposal altogether, with the council removing the clearance ordinance in 1973.⁴⁰

Following this result, Freemans Bay underwent a transformation which began in the late 1970s with the gentrification of the area, as people bought the remaining Victorian houses and began to renovate and restore them. For the first time the area became one of the most desirable places to live. The proximity to central Auckland played an

³⁹ Ibid

⁴⁰ Ibid, p219

important role in the early development of the suburb as well as the later gentrification of the area. However, the move to restore properties also meant another change to the structure of the Freemans Bay population, with young professional families moving in to the area. This change of community, along with the earlier slum clearance policy, played a large role in the decline in pupils at St Patrick's School and led to its eventual closure. However the building itself has managed to survive and has been successfully adapted for reuse, amidst these changes, including losing part of its land to motorway construction.

APPENDIX 2:

Historic Images



Figure .38. : St Patrick's Students, 1909 when the school was still in Hobson Street (www.mercyschools.org.nz visited 22 June 2016)

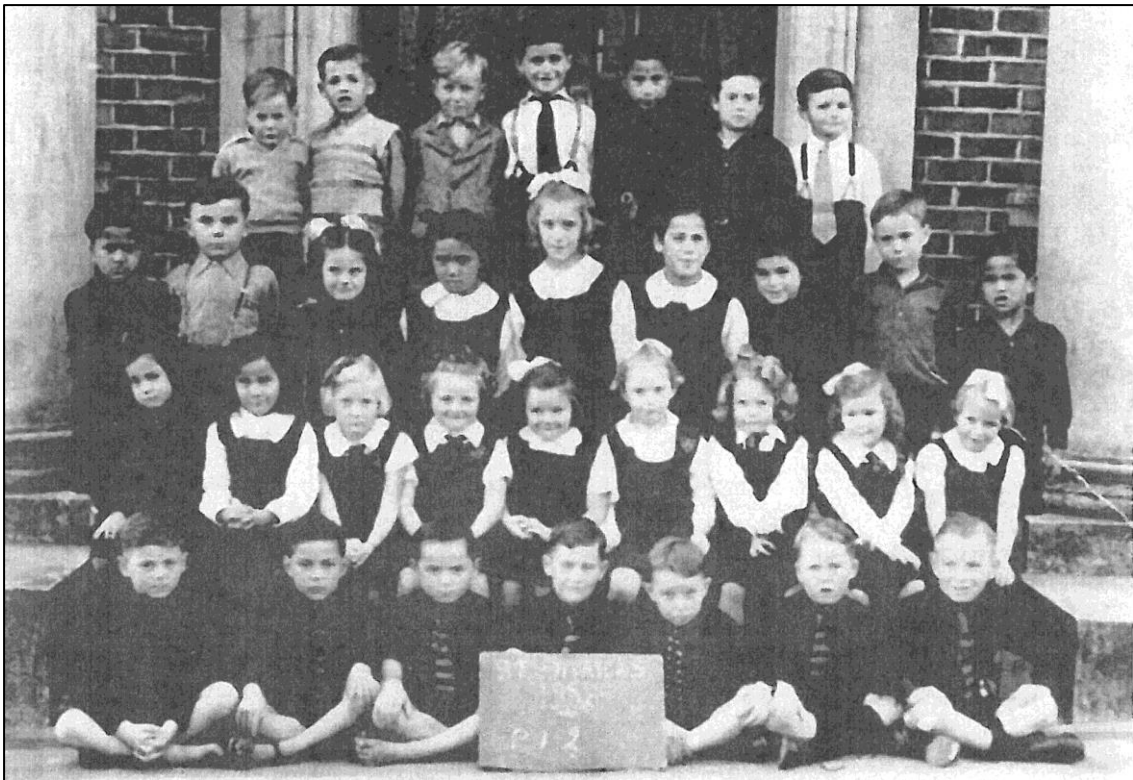


Figure 39: Primer 1 and 2 outside the front entrance in 1952 when the school was more primary focused. (*St Patrick's Cathedral School, 1843-1979*).



Figure 40: Standards 2 and 3 in 1955 (*St Patrick's Cathedral School, 1843-1979*).



Figure 41: Form 3 high school students in 1958 standing beside the arcaded basement level. (*St Patrick's Cathedral School, 1843-1979*).



Figure 42: Physical Education on school grounds at the rear of the building in 1965. (*St Patrick's Cathedral School, 1843-1979*).



Figure 43: Form 4 students in 1974. This photo indicates the distinct change in the cultural population of the school. (*St Patrick's Cathedral School, 1843-1979*).

APPENDIX 3:

Additional Research –

Cadastral Maps – DP17698, DP19626, DP21255
Newspaper articles

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

BOROUGH OF CITY OF AUCKLAND
BLOCK XVI, WAITEMATA S.D.

RECEIVED: 10/10/1922
TITLE REF: 405/236 237 238
REFERRED TO DRAUGHTSMAN: 1/10/22

L.T. DRAUGHTSMAN.
EXAMINED: 1/10/22
TRAV. BOOK: VOL. POL. B.C.
FIELD-BOOK: No. PAGE.
COMP. Bk: No. REPORT No.
REF. PLANS: P. 236 237 238
L.T. 236 237 238

FILE:
Enrolment of the land
2.11.22 236 237 238

DEPOSITED this 28 day of February 1922
District Land Registrar

This space to be reserved for Deposit file

I hereby certify that the above is a true and correct copy of the original plan as deposited with me on the 28th day of February 1922.

District Land Registrar

Approved as a resolution under section 335 of the Municipal Corporations Act 1908 by the Auckland City Council at a meeting held on the twenty first day of December 1922

E. B. Baines, Deputy Mayor
J. M. Blydenburgh, Chairman
J. P. Spring, Councillor
J. M. Blydenburgh, Councillor
Approved,

Plan of lot 7 of allots 11 and lots 3, 5 and part of 4 of part of allots 54, 55 and 56 of section 44 City of Auckland
Comprised in
Surveyed by Percy Ward, Licensed Surveyor, December, 1922.
(Field-work by _____, Authorized Assistant.)

DECLARATION.
I, Percy Ward of Auckland, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me personally and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 5th day of August, 1907.
And I make this solemn declaration conscientiously believing the same to be true, before me this 21st day of December, 1922.
Deponent: Percy Ward
Before me: John M. Blydenburgh
Justice of the Peace for Auckland, or Mayor of Auckland

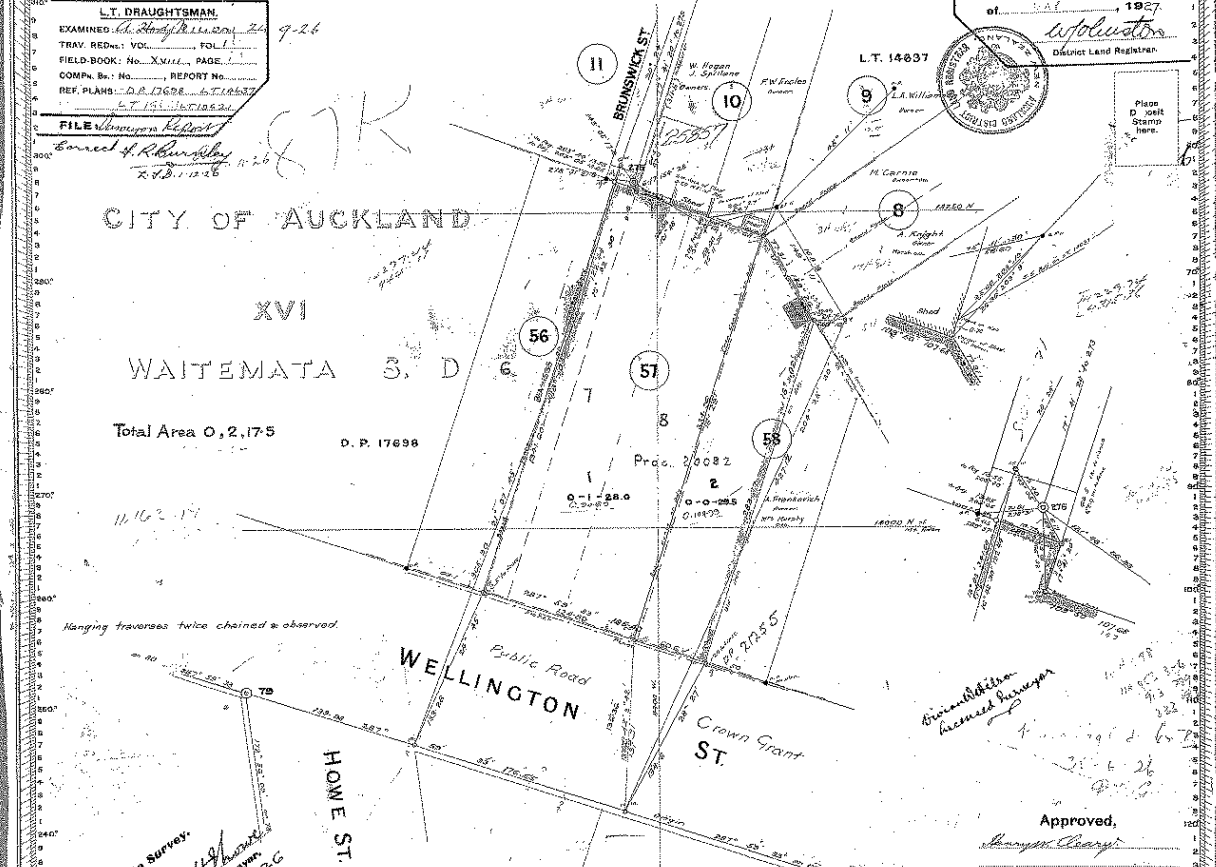
17698

Lands-225

LAND TRANSFER OFFICE.
 RECEIVED: 30/11/1926 PROV. No. 14326
 TITLE REF. 874/14326
 REFERRED TO DRAUGHTSMAN: 11/7/1926
 L.T. DRAUGHTSMAN:
 EXAMINED: *W. H. Wilson* 26/9/26
 TRAY. REDUCED VOL. FOL. 13
 FIELD BOOK: No. XVII. PAGE 1
 COMP. Bk. No. REPORT No.
 REF. PLANS: D.R. 17696 L.T. 14837
 L.T. 191/14837
 FILE *W. H. Wilson*
Council of Auckland
 27.8.1926

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
NORTH AUCKLAND LAND DISTRICT

This space to be reserved for Deposit No.
 DEPOSITED this 5th day
 of 1927
Wolleston
 District Land Registrar.



CITY OF AUCKLAND
 XVI
 WAITEMATA S. D.
 Total Area 0.2175
 D. R. 17696

Plan of Allot 57 & Part of Allots 56 & 58 Sec. 44 City of Auckland.

Comprised in *14326* C.T. 509/161,162
 Surveyed by *S. Field & Wilson*, Licensed Surveyors, April 1926

DECLARATION.

W. H. Wilson of Auckland, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me personally or from personal observation, measurement, and calculation, and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 30th day of March, 1915, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1926.
 Declared at *Auckland* this *15* day of *April* 1926.
W. H. Wilson Licensed Surveyor.
 Justices of the Peace (Magistrate, or Justice of the Peace).

Approved,
W. H. Wilson
 Applicant [or Registered Owner].
 Plane Declaration Stamp here.

1926

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
NORTH AUCKLAND LAND DISTRICT.
 XVI, WAITEMATA S.D.

LAND TRANSFER OFFICE.
 RECEIVED: 3/2/28 PROV. No. 121368
 TITLE REF. 477/208
 REferred TO DRAUGHTSMAN: 4/12/28
 L.T. DRAUGHTSMAN
 EXAMINED: *H. E. Miles* 11/1/28
 TRAV. RECD.: VOL. _____, FOL. _____
 FIELD-BOOK: No. 43, PAGE 6
 COMP. Bk.: No. _____, REPORT No. _____
 REF. PLANS: D.B. 511, 1922a

D.P.S. FEE PAID, DEC
 C.M. AS TO VALUE No. 21255
W. Johnston
 DEPOSITED this 29th day
 of JUNE, 1928
W. Johnston
 District Land Registrar.

FILE:
correct
E. J. Bell
L. J. Draughtman
 18/1/28

CITY OF AUCKLAND

59
 Plan of Part of Allot 58, Sec. 44, City of Auckland.
 Comprised in 42273
 Surveyed by *Slyfield & Wilson*, Licensed Surveyor, January, 1928

Approved,
A. H. Johnston
 Applicant (or Registered Owner).

DECLARATION.
 I, *Edith M. Wilson*, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 20th day of March, 1925.
 And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1908.
 Declared at *Auckland*, this 28th day of *January*, 1928
Edith M. Wilson
 Licensed Surveyor.

SCALE: 60 Links in an inch.

21255

T O B U I L D E R S

SCHOOL IN WELLINGTON STREET.
Tenders for the above are invited and will be received up to 12 noon on THURSDAY the 30th of September.

GEORGE E. TOLE,
Registered Architect.

Mahony's Bldgs., 1st Floor,
33, Shortland Street.

New Zealand Herald, 18 September 1926

SITE IN WELLINGTON STREET.

The Very Rev. Father McCarthy, in the course of his address at St. Patrick's Cathedral yesterday morning, stated that a tender had been accepted for the erection of a new parochial school to replace the building in Hobson Street, which has been in use since about 1860.

Mr. R. McLaren, of Point Chevalier, is the successful tenderer, and the contract price is £6000. Mr. G. Tole is preparing the plans. The site for the school is in Wellington Street, near the new Napier Street Public School. Five large class-rooms to accommodate 250 pupils have been provided for; also a music room, teacher's room, two shelter sheds in the basement and tennis courts. The building is expected to be ready for occupation at the commencement of the next school year.

Auckland Star, 4 October 1926,

NEW BUILDING UNDER WAY.

FOUNDATION-STONE LAID TO-MORROW.

For some time past the need for a new building to replace the present St. Patrick's school, in Hobson Street, has been felt by the Catholic Church. The noise and bustle of a much-used traffic road has not been conducive to the peace and quietness so essential in the matter of a school, and earnest endeavours were made to raise money to rectify this matter. Success has greeted the efforts of the Catholic authorities, and a new school building is now about half completed in Wellington Street, at the intersection of Howe Street.

The structure, which is to cost £7000 when completed, is a modern brick and concrete building of two storeys, making provision for five classrooms, and accommodating 250 pupils. It has a frontage of 100 feet to Wellington Street by an average depth of 220 feet, giving access to Napier Street.

The foundation-stone of the building, which will comprise the latest idea in school construction, will be laid to-morrow afternoon by Bishop Cleary. The new school will contain five classrooms, a reception room, sisters' retiring room, library, two cloakrooms, while the basement will be utilised as a play area. Special attention has been directed to the matter of ventilation and light, thus ensuring the maximum amount of lighting throughout the whole building. Steel frame windows will also be a feature, and, when fully opened out, will make the school practically an open-air one. The exterior finish will be Atlas cement, with a dado of ochre rough-cast. The blackboards in the classrooms will be of hyllo plate, while in the infant rooms the boards will be continued right around the room. Nothing will be wanting in these rooms as far as comfort and convenience are concerned, and the children will work under ideal conditions, greatly in contrast to the present wooden building, which is situated so close to fast-moving traffic as to create a danger for the younger children.

The welfare of the pupils is also being considered in regard to play areas, and in that respect the grounds are now being laid out in a most up-to-date manner. A concrete retaining-wall will be placed on one side of the ground, while provision will be made for two tennis courts.

At the ceremony of laying the foundation stone Bishop Cleary will also take the opportunity of making clear the Catholic claims in the matter of the Bible in Schools.

The financial aspect will be outlined by the Rev. Dr. Buxton, A.D.M., and the Ven. Archdeacon Holbrook will appeal for financial support.

It is expected that the building will be ready for occupation about the middle of February next.

The contractors for the work are Messrs. Liddle and Sons, and the architect is Mr. G. E. Tole.

Auckland Star, 11 December 1926

NEW ST. PATRICK'S SCHOOL.

OFFICIAL OPENING FIXED.

HISTORICAL ASSOCIATIONS.

LINK WITH EARLY DAYS.

To replace the first Roman Catholic school established in New Zealand, the new St. Patrick's School in Wellington Street, to be opened on Sunday afternoon by the Rt. Rev. Dr. J. M. Liston, Coadjutor-Bishop of Auckland, will provide a worthy monument to Catholic endeavour in Auckland. It will be the seventeenth Catholic institution of its kind in the city and suburbs.

It has long been realised that St. Patrick's parish required a modern school to replace the one which has served for over 70 years. Now a two-storeyed structure embodying the latest ideas in school architecture, including cross-ventilation, and conveniently situated with access both to Wellington and Napier Streets, has been completed for just under £7000.

There is accommodation for 250 pupils in the five large classrooms. Two are separated by a movable partition, and they can be converted into one commodious hall for social purposes and dancing, for which a special floor has been provided. Of Georgian characteristics, the building is well proportioned and splendidly finished, with a tiled roof. There is a handsome entrance. Exceptionally large steel sashes admit the maximum of light and air, ensuring that the youth of St. Patrick's will pursue their studies under the best conditions.

Beginnings of the School.

A reception room, head teacher's compartment, and the library and cloak rooms add to the completeness of the design of the architect, Mr. Geo. E. Tole, Auckland, and reflect credit on the builders, Messrs. A. Liddle and Sons, city. Classroom facilities are of the latest, from the scheme of roller maps to notice boards. Provision has been made for two tennis courts. The nine-roomed convent accommodating the six teaching sisters is also within the school area and has recently been renovated and enlarged.

The old St. Patrick's school was the first Roman Catholic school built in New Zealand—in 1850—on the present site of St. Patrick's Cathedral. The intervening years have been milestones of educational progress on the part of the Church. Eight Sisters of Mercy brought out from Ireland by that noble stalwart of the faith, the late Bishop Pompallier, under the charge of the late Mother Cecilia, of revered memory, established the first school with 60 pupils. Before a year there were 140, and the sisters conducted as well a girls' orphanage, accommodating 18 children, of whom five were natives. The then Governor, Sir George Grey, mentioned the sisters' school as being "exceedingly well conducted."

The sisters found relaxation in visiting the stockade or prison, which stood on the site of the present City Chambers, at the corner of Victoria and Queen Streets. In March, 1852, Mother Cecilia reported upon the great extension of the work, which then embraced an orphanage, three schools, an infant school, another for grown girls and a "select or benefit" school. A further institution, according to her record, "instructed and taught grown girls everything useful" before they went out among the tribes.

Classes Begin To-morrow.

In the early "fifties" a boys' school and a girls' school were erected on the present site of St. Patrick's Convent, in Lower Hobson Street. Among the early pupils of St. Patrick's Convent were the late Hon. J. A. Tole, one time Crown Prosecutor in Auckland, Messrs. Peter and Patrick Dignan, the Boylans, Sheahans, Graces, Lonergans, Donovans and Foleys—names closely associated in later days with the history of Auckland.

This splendid new centre of Catholic education reflects credit upon the Church as a whole, and it is something of which St. Patrick's parish and Dr. L. T. Buxton, administrator of St. Patrick's Cathedral, who has taken so lively and active an interest in the movement, may be especially proud.

Although the official opening does not take place until Sunday afternoon, classes will commence to-morrow morning.

New Zealand Herald, 20 April 1927

APPENDIX 4:

Certificates of Title –

- NA405/296 9 February 1925
- NA504/162 4 June 1926
- NA504/161 7 June 1926
- NA 471/261 22 February 1928
- NA477/208 28 June 1928
- NA491/191 08 May 1929
- NA597/15 19 July 1937
- NA46A/992 17 September 1979
- NA50C/1116 02 September 1982
- NA50C/1118 02 September 1982
- NA50C/1119 02 September 1982
- NA50C/1120 02 September 1982
- NA207073 12 September 2005
- NA554932 17 February 2012



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

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Cancelled

Identifier NA405/296
Land Registration District North Auckland
Date Issued 09 February 1925

Estate Fee Simple
Area 1166 square metres more or less
Legal Description Lot 1 Deposited Plan 17698
Original Proprietors
McDonald's System of New Zealand Limited

Interests

20082 Proclamation defining the middle line of a Motorway - 14.10.1963 at 12.06 pm
693912.1 Gazette Notice (N.Z. Gazette 23.8.1979 No. 79 P2513) declaring part within land is hereby taken for the Auckland-Hamilton Motorway from and after the 23 August 1979 - 1.10.1979 at 10.20 am
5257367.1 Change of Name of McDonald's System of New Zealand Limited to McDonald's Restaurants (New Zealand) Limited - 18.6.2002 at 3:04 pm
6569452.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 350607) - 12.9.2005 at 9:00 am
6569452.2 CTs issued - 12.9.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 350607	205073
Lot 2 Deposited Plan 350607	207074

CANCELLED

Identifier

NA405/296

**RECORDS CONTROLLED
PART TAKEN BY GAZETTE
NOTICE**

Vol.
Transfer No.
Application No. 7242
Order for NTC No.

OFFICE
Register book,
Vol. A0540286

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the day of 19. one thousand nine hundred and five, under the hand and seal of the District Land Registrar of the Land Registration District of (Wharfedale) that

DERRICK H. H. H. H. H. of Auckland (hereinafter called 'the transferee'),

is/are owner of an estate in fee-simple (subject to such reservations, restrictions, easements, leases, and interests as are notified by inclosure under writ in 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 hereto attached by the several subdivisions in a title more or less, that is to say: All that parcel of land containing square metres or less situated in the City of Auckland more fully described by reference to the Land Transfer Act 1952 and the City of Auckland Act 1909 and the parts of Sections 22, 23, 24, 25 and 26 of that Act in the Town of Auckland.

District Land Registrar

(Handwritten notes and signatures follow, including names like 'Walter H. H. H. H.', 'Derrick H. H. H. H.', 'John H. H. H. H.', and 'Walter H. H. H. H.')

REGISTER

Mortgage to 2477's William Broadway
Produced by [Signature]

K. No 32844 *Produced by [Signature]*
 in the Auckland District Court
 Produced on [Date] at 10 a.m.

Transfer to [Signature]
of [Address]

Lease 23984 to [Signature]
dated [Date] and ending [Date]
subject to [Clause]

Production of the middle line of a road
 200ft. *[Signature]*

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 1982.

[Signature] D.L.R.

1901 C9.1 *CHANGED*
 Minister of Lands *5 SEP 1983*
 267,1079 *267,010*
 62182451 *[Signature]*
 A.L.R.

693912.1 Gazette Notice (N.Z. Gazette
 23.8.1979 No. 79 P2513) declaring part
 within land is hereby taken for the
 Auckland-Hamilton Motorway from and
 after the 23 August 1979 -
 1.10.1979 at 10.20 o'clock
[Signature]
 A.L.R.

815851.1 Transfer to Concept Projects
 Limited at Auckland - 11.12.1979 at
 11.45 o'clock
[Signature]
 A.L.R.

815851.1 Transfer to Unicorn Holdings
 Limited at Auckland - 11.12.1979 at
 11.45 o'clock
[Signature]
 A.L.R.

815852.2 Mortgage to [Signature] Nominees
 Limited - 11.12.1979 at 11.45 o'clock
[Signature]
 A.L.R.

405/296

815852.3 Mortgage to [Signature] Samuel &
 Becker Nominees Limited - 11.12.1979
 at 11.45 o'clock
[Signature]
 A.L.R.

826013.1 Transfer to William Leonard
 Eaton and Murray Boyler Francis both of
 Auckland company directors as tenants in
 common in equal shares - 18.6.1980 at
 12.16 o'clock
[Signature]
 A.L.R.

826013.4 Mortgage to [Signature] Nominees Limited
 - 18.6.1980 at
 12.16 o'clock
[Signature]
 A.L.R.

895717.2 Transfer to Neville Leslie
 Rykers civil engineer and James
 Russell Bruce Kingston solicitor both
 of Auckland, as tenants in common in
 equal shares - 7.8.1981 at 11.25 o'clock
[Signature]
 A.L.R.

895717.3 Mortgage to [Signature] Mortgage
 Nominees Limited - 7.8.1981 at 11.25 o'clock
[Signature]
 A.L.R.

B.103863.1 Mortgage to [Signature] Australian Guarantee
 Corporation (N.Z.) Limited - 16.12.1982 at
 11.38 o'clock
[Signature]
 A.L.R.

B.183274.3 Mortgage to [Signature] Bank of New Zealand
 - 9.6.1983
[Signature]
 A.L.R.

B.247989.1 CAUTION AUSTRALIAN GUARANTEE
 CORPORATION LIMITED - 16.12.1983 at
 2.43 o'clock
[Signature]
 A.L.R.

B.301729.3 Mortgage to [Signature] Australian Guarantee
 Corporation (N.Z.) Limited - 16.12.1983 at
 11.21 o'clock
[Signature]
 A.L.R.

B.694029.2 Mortgage to [Signature] National
 Mutual Finance Limited - 17.7.1987
 at 2.35 o'clock
[Signature]
 A.L.R.

NEW ZEALAND.



Office
Register-book,
Vol. 504, folio 162

Reference: Land Transfer (Compulsory
Registration of Titles)
Act, 1924.
Deeds Index. 3A. 1537
Application No. 1362 C



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO TITLE AND PARCELS

This Certificate, dated the fourth day of June, one thousand nine hundred and twenty six
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND dothnesseth that
HENRY WILLIAM CLEARY as Roman Catholic Bishop of the Diocese of Auckland

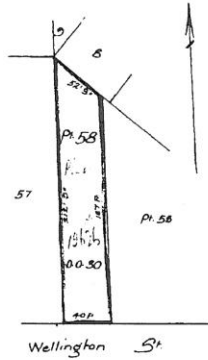
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly 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 thirty perches more or less situated in the City of Auckland being part of allotment 58 of section 44 of the City of Auckland.



a. [Signature]
District Land Registrar.

Outstanding interest registered in the Deeds Register
Office at Auckland:

Mortgage No. 359340 **DISCHARGE**
Catherine Maho **Produced** *[Signature]*
Dist. L.R.
Commission No 25650 of Mortgage No 359340 to
Alan Aldrich Sigman and Cyril Oswald Mahony
as Executors Entered 2/1/29 at 11.50 am
10. [Signature]



This certificate of title has ceased to be limited as to
title. Entered 21.2.1929 *[Signature]*
District Land Registrar.

This certificate of title has ceased to be a limited
title. Entered 8/5/1929 *[Signature]*
District Land Registrar.

A.M. DeP.

CANCELLED.

NEW ZEALAND.

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924. Deeds Index. 1a.274 A3.455 Application No. 1361C



Office Register-book, Vol. 504, folio 101



Handwritten: 116 22/2/28

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO TITLE AND PARCELS

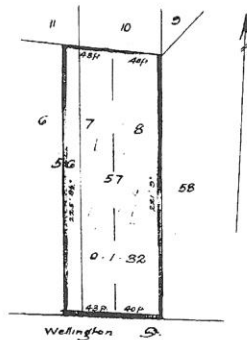
This Certificate, dated the seventh day of June one thousand nine hundred and twenty six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND doth witness that HENRY WILLIAM CLEARY as Roman Catholic Bishop of the Diocese of Auckland

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 one rood and thirty two perches more or less situated in the City of Auckland being lots seven (7) and eight (8) of a subdivision of allotments 56 and 57 of section 44 of the Town of Auckland.



Handwritten signature and District Land Registrar

This certificate of title has ceased to be a limited entry Entered 22-2-1928 Wellington District Land Registrar



A.M. DeR

CANCELLED.

D.D

192/117

[Land and Deeds-4]

[Form B]

NEW ZEALAND.

REGISTER

Vol. 504, Folio 161

References: Transfer No. Application No. Order for N/U No. C.9469



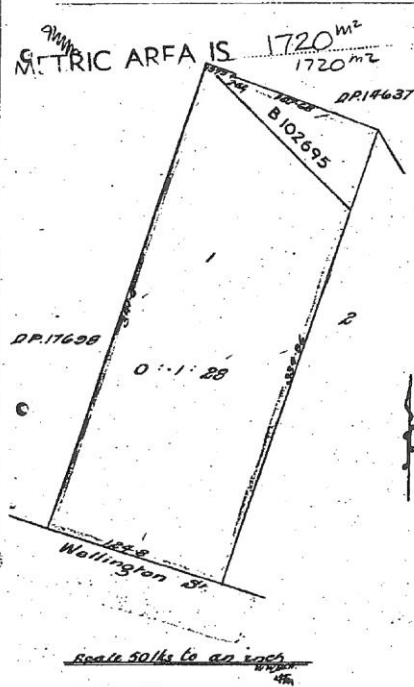
Register-book, Vol. 471, folio 261

471/261

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-second day of February one thousand nine hundred and twenty-eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND. Witnesseth that HENRY WILLIAM CLEARY as Roman Catholic Bishop of the Diocese of Auckland.

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 one rood and twenty eight perches more or less situated in the City of Auckland being Lot One (1) on a plan deposited in the Land Registry Office at Auckland as No. 19626 and being Allotment 57 and part of Allotment 56 of Section 44 of the Town of Auckland.



Assistant District Land Registrar.

Z. No. 28755. Transmission to the Roman Catholic Bishop of the Diocese of Auckland, a corporation sole. Entered 15th April 1933 at 12.30 o'clock.

Proclamation defining the middle line of a Motorway L.O. 82. entered 14/10/1963 at 12.00 o'clock.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 134A LAND TRANSFER ACT 1952. L. O. Stearns D.L.R.

B.020308 Compensation of ratepayers by Ministry of Works and Development - 23.12.1981 at 12.00 o'clock.

B.102695.2 Gazette Notice (NZ Gazette 22.7.1982 p 2823) declaring that part (137m^2) is hereby acquired for the Auckland-Hamilton motorway on the 22nd day of July 1982 - 2.9.1982 at 12.00 o'clock.

OVER ...

471/261

B.102695.4 } Cancelled and a new amalgamated
O.N.C.T. } title issued for the
2.9.1982 } residue
20/11/82

J. K. [Signature]
A.L.R.

CANCELLED
DUPLICATE DESTROYED



REGISTER
NEW ZEALAND.

D.D.
(Land and Deeds—A)
[Form B.]

Reference: Vol. , Folio
Transfer No.
Application No. 7720.
Order for N/C No.

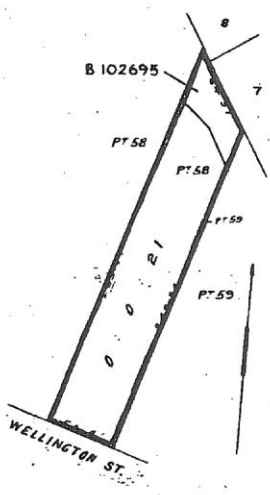


Register-book,
Vol. 477, folio 208.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty eighth day of June one thousand nine hundred and twenty eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that ALFR KATAVICH of Auckland confessor.

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 twenty one perches more or less situated in the City of Auckland comprising part of Allotments 58 and 59 of Section 44 of the City of Auckland as the same is more particularly delineated on a plan deposited in the Land Registry Office at Auckland under No. 21255.



William Johnston
District Land Registrar.

*Transfer No 223197 Order Kalamiah L Henry
William Henry, as Roman Catholic Bishop
of Auckland, produced 9/1/88 at 10.55 am.
Assoc. and
Asst. L. Reg.*

Z. No. 28733. Transmission to the Roman Catholic Bishop of the Diocese of Auckland, a corporation sole. Entered 15th April 1932 at 10.30 o'clock.

*Proclamation defining the middle line of a Footway
20082 entered 4/10/1945 at 12.00 oc
Johnston A.L.R.*

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.
L.G. Coleman D.L.R.

B.020508 Compensated by Ministry of Works and Development 23.12.1980 at 12.00 oc

A.L.R.

*Scale: 50 links to an inch
2012 ed.*

METRIC AREA IS 531 m²
531 m²

477/208

477/208

B.102695.2 Gazette Notice (NZ Gazette 22.7.1982
p 2423) declaring that parts (49 m²) are hereby
acquired for the Auckland-Hamilton motorway on
the 22nd day of July 1982 - 2.9.1982 at 12.00 o'clock

[Signature]
A.L.R.

B.102695.5) Cancelled and an amalgamated title
O.N.C.T. issued for the residue
2.9.1982
Koslin

[Signature]
A.L.R.

CANCELLED
DUPLICATE DESTROYED



REGISTER

[Land and Deeds - 1.
Form B.]

NEW ZEALAND.

References: Vol. 504, Folio 162.
Transfer No.
Application No.
Order for N/C No. C.10499.



Register-Book,
Vol. 491, folio 191.

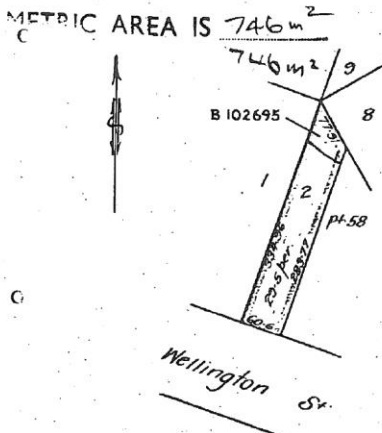
491/191

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eighth day of May, one thousand nine hundred and twenty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, witnesses that

HENRY WILLIAM CLEARY as Roman Catholic Bishop of the Diocese of Auckland,

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 to the several admeasurements a little more or less, that is to say: All that parcel of land containing twenty-nine perches and five tenths of a perch more or less situated in the City of Auckland being Lot Two (2) on a plan deposited in the Land Registry Office at Auckland as to 19626 and being portion of allotment 58 of Section 44 of the City of Auckland.



Scale: 1 chain to an inch. D.H.M.



[Signature]

Assistant District Land Registrar.

Z. No. 28755. Transmission to the Roman Catholic Bishop of the Diocese of Auckland, a corporation sole. Entered 15th April 1933 at 10.30 o'clock.

Proclamation defining the middle line of a roadway 200 ft. entered 4/10/1913 at 12 o'clock.

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. [Signature] D.L.R.

B.020308 Compensated by Certificate by Ministry of Works and Development - 23.12.1981 at 12.00 o'clock.

B.102695.2 Gazette Notice (NZ Gazette 22.7.1982 p 2423) declaring that part (101m²) is hereby acquired for the Auckland-Hamilton motorway on the 22nd day of July 1982 - 2.9.1982 at 12.00 o'clock. [Signature] A.L.R.

OVER ...



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952
Limited as to Parcels**



R. W. Muir
Registrar-General
of Land

Historical Search Copy

Cancelled

Identifier NA597/15
Land Registration District North Auckland
Date Issued 19 July 1937

Prior References
DI 11A.192

Estate Fee Simple
Area 132 square metres more or less
Legal Description Part Allotment 11 Section 44 City of
Auckland and Lot 1 Deposited Plan
106143

Original Proprietors
McDonald's System of New Zealand Limited

Interests

20082 Proclamation defining the middle line a motorway - 14.10.1963 at 12.06 pm
693912.1 Gazette Notice (N.Z. Gazette 23.8.1979 No. 79 P2513) declaring part within land is hereby taken for the
Auckland-Hamilton Motorway from and after the 23 August 1979 - 1.10.1979 at 10.20 am
5257367.1 Change of Name of McDonald's System of New Zealand Limited to McDonald's Restaurants (New
Zealand) Limited - 18.6.2002 at 3:04 pm
6569452.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 350607) - 12.9.2005
at 9:00 am
6569452.2 CTs issued - 12.9.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 350607	207073
Lot 2 Deposited Plan 350607	207074

CANCELLED

Identifier

NA597/15

PART - CANCELLED REGISTER

PART TAKEN BY GAZETTE

NOTICE NEW ZEALAND.

Land Transfer (Compulsory Registration of Titles) Act, 1984

Section 211A(1)(2)

Appropriate No. 28815

LAND & DEEDS

Name: *St. Patrick's*

Form: *211A(1)(2)*

22 NOV 1984

Page: *1 of 1*

Volume No. *28815*

Register Book: *Vol. 577*

Page: *15*

594/15

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the 15 day of July 1984, one thousand nine hundred and thirty seven under the hand and seal of the District Land Registrar of the Land District of AUCKLAND and issued that LUCY GRETTON HAVSY of AUCKLAND is the registered owner of the land described as follows:

is a school of an estate in fee simple (subject to such easements, restrictions, encumbrances, leases, and interests as are notified by memorandum 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 described as the same is delineated by the plan hereon referred to as green in the several measurements a title more or less, that is to say: All that parcel of land containing four parcels and six tenths of a perch more or less situated in the City of Auckland being part of allotment 11 of Section 44 of the City of Auckland.

EQUIVALENT METRIC AREA IS 116 m²

Diagram amended as to incorporation of Lot 1 D.P. 106143

Total Area 93m²

Assistant - District Registrar

Outstanding interests registered: None

Office at Auckland.

Mortgage No. 39547/18560 registered to Violet East

Mortgage 40076/18596/6541 registered to Faith Rosina Devonshire, now registered to Prince Mitterer by assignment No. 401883/18568/1651

Handwritten notes and signatures

Produced by *Handwritten*

REGISTER

Proclamation defining the middle line of a boundary
Section 113 of the Public Works Act 1908
Pratt & Co. H.E.R.

THIS REPRODUCTION ON A REDUCED SCALE IS CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 113A LAND TRANSFER ACT 1952
W. G. Gorman

CHANGED
 489439.1 Compulsory Acquisition by the Minister of Lands - 26.2.1979 at 11.45 o/c
23 SEP 1985
W. Gorman
 A.L.R.

693912.1 Gazette Notice (N.Z. Gazette 23.8.1979 No. 79 P2513) declaring that within land is hereby taken for the Auckland-Hamilton Motorway from and after the 23 August 1979 - 1.10.1979 at 10.20 o/c
H. Gaudes
 A.L.R.

815851.1 Transfer to Concept Projects Limited at Auckland - 11.12.1983 at 11.45 o/c
Concept
 A.L.R.

815852.1 Transfer to Unicorn Holdings Limited at Auckland - 11.12.1983 at 11.45 o/c
Concept
 A.L.R.

815852.2 Mortgage to L.L. Doole Nominees Limited - 11.12.1983 at 11.45 o/c
Produced
 A.L.R.

815852.3 Mortgage to Mahany Samuel & Becker Nominees Limited - 11.12.1983 at 11.45 o/c
Produced
 A.L.R.

826013.3 Transfer to William Leonard Eaton and Murray Hooper, Trustees Both of Auckland company having equal benefit in common in equal shares - 18.6.1980 at 12.16 o/c
W. Gorman
 A.L.R.

826013.4 Mortgage to Mortgages Nominees Limited - 18.6.1980 at 12.16 o/c
W. Gorman
 A.L.R.

597/15

895717.2 Transfer to Neville Leslie Rykers civil engineer to James Russell Bruce solicitor both of Auckland as tenants in equal shares - 7.8.1981 at 11.25 o/c
597/15
W. Gorman
 A.L.R.

895717.3 Mortgage to Mortgages Nominees Limited - 7.8.1981 at 11.25 o/c
W. Gorman
 A.L.R.

B.103863.1 Mortgage to Italian Guarantee Corporation Limited - 7.9.1982 at 11.45 o/c
W. Gorman
 A.L.R.

B.185274.3 Mortgage to Bank of New Zealand - 9.6.1983 at 11.45 o/c
W. Gorman
 A.L.R.

B.247989.1 CAVEAT to AUSTRALIAN GUARANTEE CORPORATION (N.Z.) LIMITED 16.12.1983 at 11.45 o/c
W. Gorman
 A.L.R.

B.301729.3 Mortgage to Australian Guarantee Corporation Limited - 22.6.1984 at 11.21 o/c
W. Gorman
 A.L.R.

Pursuant to Section 42 of the Public Works Act 1981 Part 1 Plan 106193 is incorporated herein. See Transfer B.597204.1 - 24.10.1984 at 2.30 o/c
W. Gorman
 A.L.R.

Fencing Fences and Transfer B.587284.1
W. Gorman
 A.L.R.

E.699029.2 Mortgage to Mutual Finance Corporation - 17.1.1987 at 2.30 o/c
W. Gorman
 A.L.R.

C.167273.1 Mortgage to Countrywide Banking Corporation Limited - 19.1.1990 at 2.41 o/c
W. Gorman
 A.L.R.

SEE OVER:

Identifier

NA597/15

C.190676.1 Mortgage of the share
of James Russell's share in
to Neville Leslie Brown - 18.9.1990
at 2.40 o'clock

A.L.R.

C432239.5 Transfer to McDonald's System
of New Zealand Limited at Auckland -
18.11.1992 at 12.11 o'clock

A.L.R.

C.433876.1 Transfer to McDonald's System
of New Zealand Limited at Auckland -
24.11.1992 at 12.27 o'clock

A.L.R.

Transaction Id
Client Reference rbester001

Historical Search Copy Dated 25/02/16 1:56 pm, Page 4 of 4



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



Historical Search Copy

Identifier NA46A/992
Land Registration District North Auckland
Date Issued 17 September 1979

Cancelled

Estate Fee Simple
Area 440 square metres more or less
Legal Description Part Allotment 56 Section 44 City of Auckland

Original Proprietors
 McDonald's System of New Zealand Limited

Interests

Subject to Section 168A Coal Mines Act 1925

5257367.1 Change of Name of McDonald's System of New Zealand Limited to McDonald's Restaurants (New Zealand) Limited - 18.6.2002 at 3:04 pm

6569452.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 350607) - 12.9.2005 at 9:00 am


6569452.2 CTs issued - 12.9.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 350607	207073
Lot 2 Deposited Plan 350607	207074

CANCELLED

Reference: Certificate No. 587732.2
 P.R. Vol. Folio
 Transfer No.

Land and



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

46A 992.

This Certificate dated the 17th day of September one thousand nine hundred and seventy nine under the seal of the District Land Registrar of the Land Regulation District of NORTH AUCKLAND being a Certificate in Full of Grant, WITNESSETH that W.B. DARLOW LIMITED at Auckland

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified in memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon; the several admeasurements a little more or less, which said land was originally acquired by the abovesaid

as from the 16th day of February one thousand nine hundred and seventy nine under Section 99 of the Public Works Act 1928 (that is to say: All that parcel of land containing 440 square metres more or less being parts of allotments 56 of Section 44 City of Auckland.

Assistant District Registrar
 City

DISTRICT LAND REGISTRAR
 NORTH AUCKLAND
 CITY

Interests at Date of Issue:

Subject to Section 168A of the Coal Mines Act 1925

815851.1 Transfer to Concept Projects Limited at Auckland - 11.12.1979 at 11.45 o/c
815851.1
 A.L.R.

815852.1 Transfer to Unicorn Holdings Limited at Auckland - 11.12.1979 at 11.45 o/c
 A.L.R.

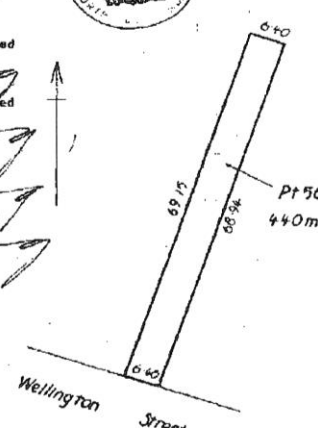
815852.2 Mortgage to T.J. Doyle Nominees Limited - 11.12.1979 at 11.45 o/c
Doyle
 A.L.R.

815852.3 Mortgage to Anthony Samuel & Becker Nominees Limited - 11.12.1979 at 11.45 o/c
Samuel
 A.L.R.

826013.3 Transfer to William Leonard Eatson and Murray Bowler Francis, both of Auckland company directors as tenants in common in equal shares - 18.6.1980 at 12.16 o/c
 A.L.R.

826013.4 Mortgage to Mortgage Nominees Limited - at 12.16 o/c
 A.L.R.

Measurements are Metric



Wellington Street

OVER . . . JES E. O. D. A. 3. 30 53889

895717.2 Transfer to Neville Leslie Rykers civil engineer and James Russell Bruce Kingston solicitor both of Auckland, as tenants in common in equal shares - 7.8.1981 at 11.25 o/c

895717.3 Mortgage of 1911 Limited Mortgage Nominees Limited - 7.8.1981 at 11.25 o/c
 DISCHARGED 19/11/1983
 A.L.R.

B.103863.1 Mortgage of 1911 Limited Mortgage Nominees Corporation (N.Z.) Limited - 7.9.1982 at 11.38 o/c
 DISCHARGED 10/11/1983
 A.L.R.

B.183274.3 Mortgage of 1911 Limited Mortgage Nominees Corporation of New Zealand - 9.6.1983 at 2.35 o/c
 DISCHARGED 22/11/1983
 A.L.R.

B.247989.1 CAVEAT - ITALIAN GUARANTEE CORPORATION (N.Z.) LIMITED - 16.12.1983 at 2.43 o/c
 DISCHARGED 22/11/1983
 A.L.R.

B.301729.3 Mortgage of 1911 Limited Mortgage Nominees Corporation (N.Z.) Limited - 16.12.1983 at 11.21 o/c
 DISCHARGED 22/11/1983
 A.L.R.

B.699029.2 Mortgage of 1911 Limited Mortgage Nominees Finance Limited - 16.12.1983 at 2.35 o/c
 DISCHARGED 22/11/1983
 A.L.R.

C.167373.1 Mortgage of Countrywide Banking Corporation Limited - 24.11.1990 at 2.41 o/c
 DISCHARGED 22/11/1983
 A.L.R.

C.190676.1 Mortgage of the share of James Russell Bruce Kingston to Neville Leslie Rykers - 18.9.1990 at 2.40 o/c
 DISCHARGED 22/11/1983
 A.L.R.

C.432239.5 Transfer to McDonald's System of New Zealand Limited at Auckland - 18.11.1992 at 2.11 o/c
 DISCHARGED 22/11/1983
 A.L.R.

C.433826.1 Transfer to McDonald's System of New Zealand Limited at Auckland - 24.11.1992 at 12.27 o/c
 DISCHARGED 22/11/1983
 A.L.R.

Reference:
Certificate No. B. 102695.3

P.R. Vol. Folio
Transfer No.



REGISTER

Land and Deeds 72

No. 50C/1116

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of September one thousand nine hundred and eighty-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND being a Certificate in lieu of Grant, WITNESSETH that THE ROMAN CATHOLIC BISHOP of Auckland a corporation sole

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials 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, which said land was originally acquired by the abovenamed

as from the 22nd day of December one thousand nine hundred and eighty-two under Section 107(7) of the Public works Act 1981 that is to say: All that parcel of land containing 298 square metres more or less being allotment 66 Section 44 City of Auckland.

J. Wahne
Assistant Land Registrar

Interests at date of issue:

Subject to the reservations under,

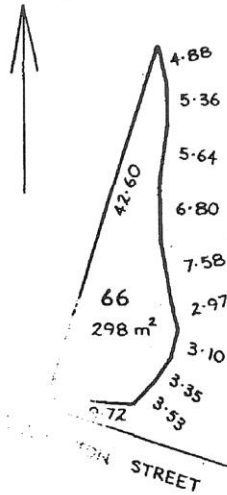
- (1) Section 8 of the Atomic Energy Act 1945
- (2) Section 5 of the Coal Mines Act 1979
- (3) Section 3 of the Geothermal Act 1953
- (4) Section 3 of the Petroleum Act 1937
- (5) Section 8 of the Mining Act 1971

B.102695.5 } Cancelled and an amalgamated
O.N.C.T. } title issued for within land
2.9.1982 } 50C/1119

CANCELLED

J. Wahne
A.L.R.
J. Wahne
A.L.R.

Auckland City



No. 50C/1116

Measurements are Metric.



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

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA50C/1118
Land Registration District North Auckland
Date Issued 02 September 1982

Cancelled

Prior References

NA471/261 NA50C/117

Estate Fee Simple
Area 2020 square metres more or less
Legal Description Part Lot 1 Deposited Plan 19626 and
Allotment 65 Section 44 Town of
Auckland

Original Proprietors

McDonald's System of New Zealand Limited


Interests

Subject to Section 8 Atomic Energy Act 1945 (affects Allotment 65 Section 44 Town of Auckland)
Subject to Section 5 Coal Mines Act 1979 (affects Allotment 65 Section 44 Town of Auckland)
Subject to Section 3 Geothermal Energy Act 1953 (affects Allotment 65 Section 44 Town of Auckland)
Subject to Section 3 Petroleum Act 1937 (affects Allotment 65 Section 44 Town of Auckland)
Subject to Section 8 Mining Act 1971 (affects Allotment 65 Section 44 Town of Auckland)
20082 Proclamation defining the middle line of a motorway - 14.10.1963 at 12.06 pm (affects part Lot 1 DP 19626)
5257367.1 Change of Name of McDonald's System of New Zealand Limited to McDonald's Restaurants (New Zealand) Limited - 18.6.2002 at 3:04 pm
5928198.1 Departmental Dealing correcting the parcel id. linked to the title - 10.3.2004 at 10:00 am
6569452.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 350607) - 12.9.2005 at 9:00 am
6569452.2 CTs issued - 12.9.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 350607	207073

CANCELLED

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of September one thousand nine hundred and eighty-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE ROMAN CATHOLIC BISHOP of Auckland a corporation sole

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 2020 square metres more or less being Allotment 65 and part Lot 1 Deposited Plan 19626 of Section 45 town of Auckland


 Assistant Land Registrar

Interests at date of issue:

Subject (as to Allotment 65 only) to Reservations under:

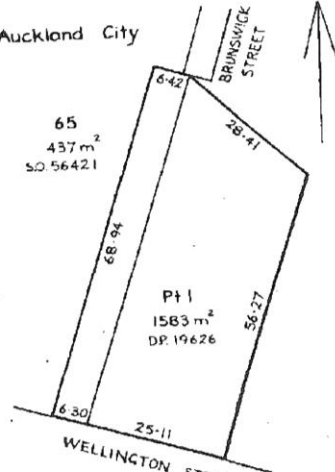
Section 8 of the Atomic Energy Act 1945
 Section 5 of the Coal Mines Act 1973
 Section 3 of the Geothermal Act 1955
 Section 3 of the Petroleum Act 1937
 Section 8 of the Mining Act 1971

20082 Proclamation defines the middle line of a motorway - 14.10.1963 at 12.06 o/c (affects part Lot 1 Plan 19626 only)

A.L.M.
 B.960648.1 Transfer to McDonald's System of New Zealand Limited at Auckland - 27.2.1989 at 11.56 o/c.

D.L.R.

Auckland City



Total Area: 2020m²

Measurements are Metric

NA



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



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Cancelled

Identifier NA50C/1119
Land Registration District North Auckland
Date Issued 02 September 1982

Prior References
NA477/208 NA50C/1116

Estate Fee Simple
Area 780 square metres more or less
Legal Description Allotment 66 and Part Allotment 58-59
Section 44 City of Auckland and Defined
On Deposited Plan 21255

Original Proprietors
McDonald's System of New Zealand Limited

Interests

Subject to Section 8 Atomic Energy Act 1945 (affects part Allotments 58 and 59 Section 44 City of Auckland)
Subject to Section 5 Coal Mines Act 1979 (affects part Allotments 58 and 59 Section 44 City of Auckland)
Subject to Section 3 Geothermal Energy Act 1953 (affects part Allotments 58 and 59 Section 44 City of Auckland)
Subject to Section 3 Petroleum Act 1937 (affects part Allotments 58 and 59 Section 44 City of Auckland)
Subject to Section 8 Mining Act 1971 (affects part Allotments 58 and 59 Section 44 City of Auckland)
20082 Proclamation defining the middle line of a motorway - 14.10.1963 at 12.06 pm (affects part Allotments 58 and 59 Section 44 City of Auckland)
Subject to an electricity right (in gross) over part marked A on Plan 153255 in favour of Auckland Electric Power Board created by Transfer C424862.1 - 23.10.1992 at 10.04 am
5257367.1 Change of Name of McDonald's System of New Zealand Limited to McDonald's Restaurants (New Zealand) Limited - 18.6.2002 at 3:04 pm
6569452.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 350607) - 12.9.2005 at 9:00 am
6569452.2 CTs issued - 12.9.2005 at 9:00 am

Legal Description Lot 1 Deposited Plan 350607
Title 207073

CANCELLED

Land and Deeds 69

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of September one thousand nine hundred and eighty-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that **THE ROMAN CATHOLIC BISHOP** of Auckland a corporation sole

is seised 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 solid 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 780 square metres more or less being Allotment 66 and part Allotments 58 and 59 of Section 44 City of Auckland with part being more particularly defined on Deposited Plan 21255

CT file 15 6 1992

[Signature]
Assistant Land Registrar
Auckland City

50C/1119

Interests at date of issue:

Subject (as to part Allotments 58 and 59) to Reservations under

Section 8 of the Atomic Energy Act 1945
Section 5 of the Coal Mines Act 1979
Section 3 of the Geothermal Act 1953
Section 3 of the Petroleum Act 1937
Section 8 of the Mining Act 1971

20082 Proclamation defining the middle line of a motorway - 14.10.1965 at 12.06 o/c. (affects part Allotments 58 and 59 only)

[Signature]
A.L.R.

B.960648.1 Transfer to McDonald's System of New Zealand Limited at Auckland - 27.2.1989 at 11.56 o/c.

[Signature]
A.L.R.

Plan 153255 Lodged 18.9.1992

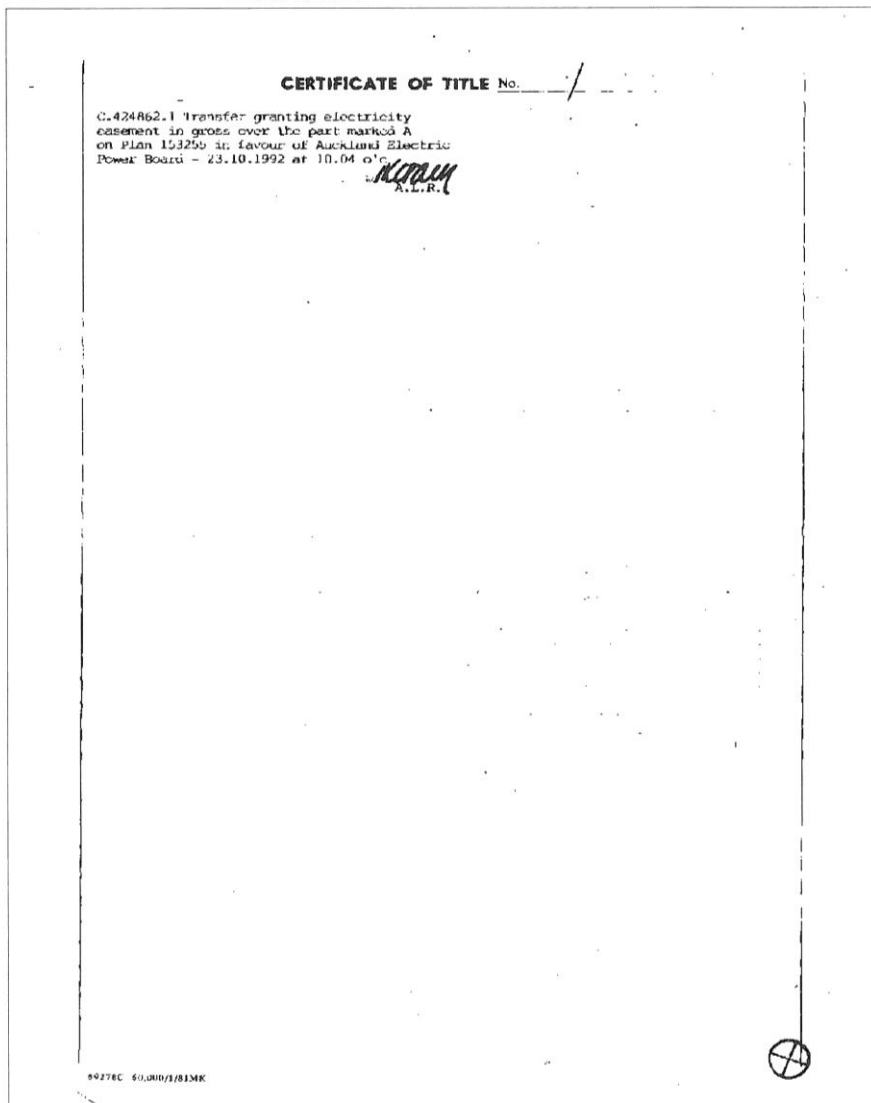
50C/1119

Measurements are Metric

Total Area : 780m²
B217 465

Identifier

NA50C/1119



Transaction Id
Client Reference rbest001

Historical Search Copy Dated 25/02/16 1:56 pm, Page 3 of 3



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



Historical Search Copy

Identifier NA50C/1120
Land Registration District North Auckland
Date Issued 02 September 1982

Cancelled

Prior References

NA491/191

Estate Fee Simple
Area 645 square metres more or less
Legal Description Part Lot 2 Deposited Plan 19626

Original Proprietors
 McDonald's System of New Zealand Limited

Interests

20082 Proclamation defining the middle line of a motorway - 14.10.1963 at 12.06 pm
 5257367.1 Change of Name of McDonald's System of New Zealand Limited to McDonald's Restaurants (New Zealand) Limited - 18.6.2002 at 3:04 pm
 6569452.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 350607) - 12.9.2005 at 9:00 am
 6569452.2 CTs issued - 12.9.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 350607	207073

CANCELLED

Identifier

NA50C/1120

References
 Prio. CJT 491/191

Land and Deeds 69

Transfer No.
 N/C Order No. B.102695.6

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of September one thousand nine hundred and eighty-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE ROMAN CATHOLIC BISHOP of Auckland a corporation sole

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 measurements a little more or less, that is to say: All that parcel of land containing 645 square metres more or less being part Lot 2 Deposited Plan 19626 and being part Allotment 98 of Section 44 City of Auckland

20082 Proclamation defining the middle line of a motorway - 24.10.1963 at 12.06 o/c

B.950648.1 Transfer to McDonald's System of New Zealand Limited at Auckland - 27.2.1989 at 11.56 o/c.

A.L.R.

A.L.R.

Assistant Land Registrar
 Auckland City

SO 56-421
 7/12 5/38

56-27

51-51

Pt 2
 645 m²

12-19

WELLINGTON STREET

DP. 19626

50C/1120

Measurements are Metric

Transaction Id
Client Reference rchester001

Historical Search Copy Dated 25/02/16 1:56 pm, Page 2 of 3



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



Historical Search Copy

Cancelled

Identifier 207073
Land Registration District North Auckland
Date Issued 12 September 2005

Prior References

NA405/296	NA46A/992	NA50C/1118
NA50C/1119	NA50C/1120	NA597/15

Estate Fee Simple
Area 3939 square metres more or less
Legal Description Lot 1 Deposited Plan 350607

Original Proprietors
McDonald's Restaurants (New Zealand) Limited

Interests

Subject to Section 8 Atomic Energy Act 1945 (affects part formerly NA50C/1116 and NA50C/1117)
Subject to Section 5 Coal Mines Act 1979 (affects part formerly NA50C/1116 and NA50C/1117)
Subject to Section 3 Geothermal Energy Act 1953 (affects part formerly NA50C/1116 and NA50C/1117)
Subject to Section 3 Petroleum Act 1937 (affects part formerly NA50C/1116 and NA50C/1117)
Subject to Section 8 Mining Act 1971 (affects part formerly NA50C/1116 and NA50C/1117)
Subject to Section 168A Coal Mines Act 1925(affects part formerly NA46A/992)
20082 Proclamation defining the middle line of a motorway - 14.10.1963 at 12.06 pm (affects part formerly NA405/296, NA471/261, NA477/208, NA597/15 and NA50C/1120)
Subject to an electricity right (in gross) over part marked C on Plan 350607 in favour of Auckland Electric Power Board created by Transfer C424862.1 - 23.10.1992 at 10.04 am
Subject to a right of way, sewerage, water, gas, stormwater, electricity and telecommunications easements over part marked A on DP 350607 created by Easement Instrument 6569452.3 - 12.9.2005 at 9:00 am
Appurtenant hereto is a right of way created by Easement Instrument 6569452.3 - 12.9.2005 at 9:00 am
The easements created by Easement Instrument 6569452.3 are subject to Section 243 (a) Resource Management Act 1991
7465844.1 Transfer to FML No 1 Limited - 20.7.2007 at 11:38 am
7465955.1 Transfer to Wellington Street Limited - 20.7.2007 at 11:51 am
7465955.2 Mortgage to Bank of New Zealand - 20.7.2007 at 11:51 am
8987936.1 CTs issued - 17.2.2012 at 3:48 pm

Legal Description	Title
Lot 1 Deposited Plan 443606	554931
Lot 2 Deposited Plan 443606	554932

CANCELLED



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier **554932**
Land Registration District **North Auckland**
Date Issued 17 February 2012

Prior References
207073

Estate Fee Simple
Legal Description Lot 2 Deposited Plan 443606

Original Proprietors
Wellington Street Limited

Interests

For Area See DP 443606

Subject to Section 5 Coal Mines Act 1979 (affects part formerly NA50C/1117)

Subject to Section 3 Geothermal Energy Act 1953 (affects part formerly NA50C/1117)

Subject to Section 8 Atomic Energy Act 1945 (affects part formerly NA50C/1117)

Subject to Section 3 Petroleum Act 1937 (affects part formerly NA50C/1117)

Subject to Section 8 Mining Act 1971 (affects part formerly NA50C/1117)

Appurtenant hereto is a right of way created by Easement Instrument 6569452.3 - 12.9.2005 at 9:00 am

The easements created by Easement Instrument 6569452.3 are subject to Section 243 (a) Resource Management Act 1991

7465955.2 Mortgage to Bank of New Zealand - 20.7.2007 at 11:51 am

Subject to a right to drain water and sewage over part marked F and a right to convey electricity over part marked Q all on DP 443606 created by Easement Instrument 8987936.2 - 17.2.2012 at 3:48 pm

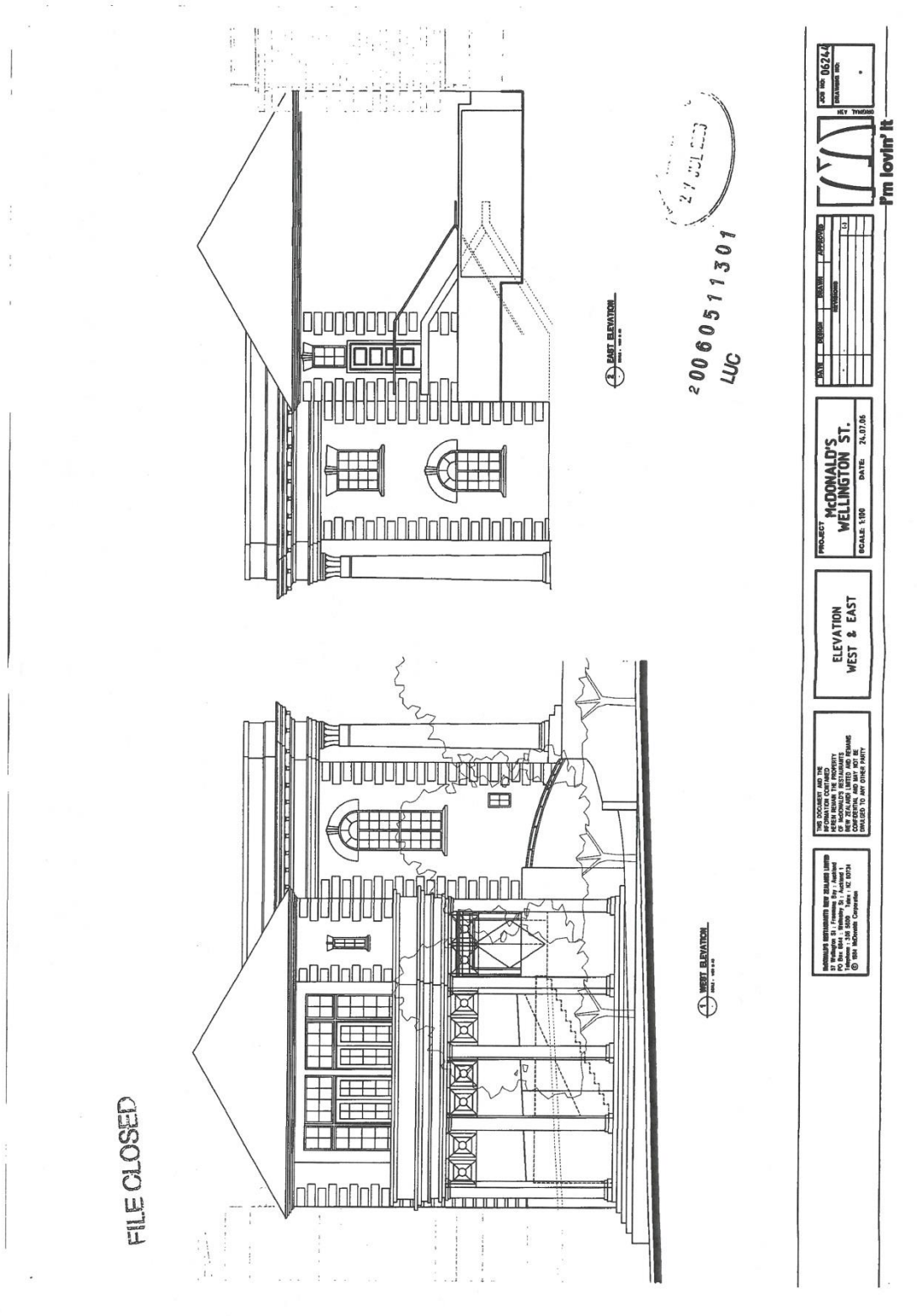
Appurtenant hereto is a right of way, carparking right easement, a right to drain water and sewage, maintenance right easement, a right to convey electricity and a right to structural support created by Easement Instrument 8987936.2 - 17.2.2012 at 3:48 pm

The easements created by Easement Instrument 8987936.2 are subject to Section 243 (a) Resource Management Act 1991

8987936.3 Surrender of the right of way easement created by Easement Instrument 6569452.3 - 17.2.2012 at 3:48 pm

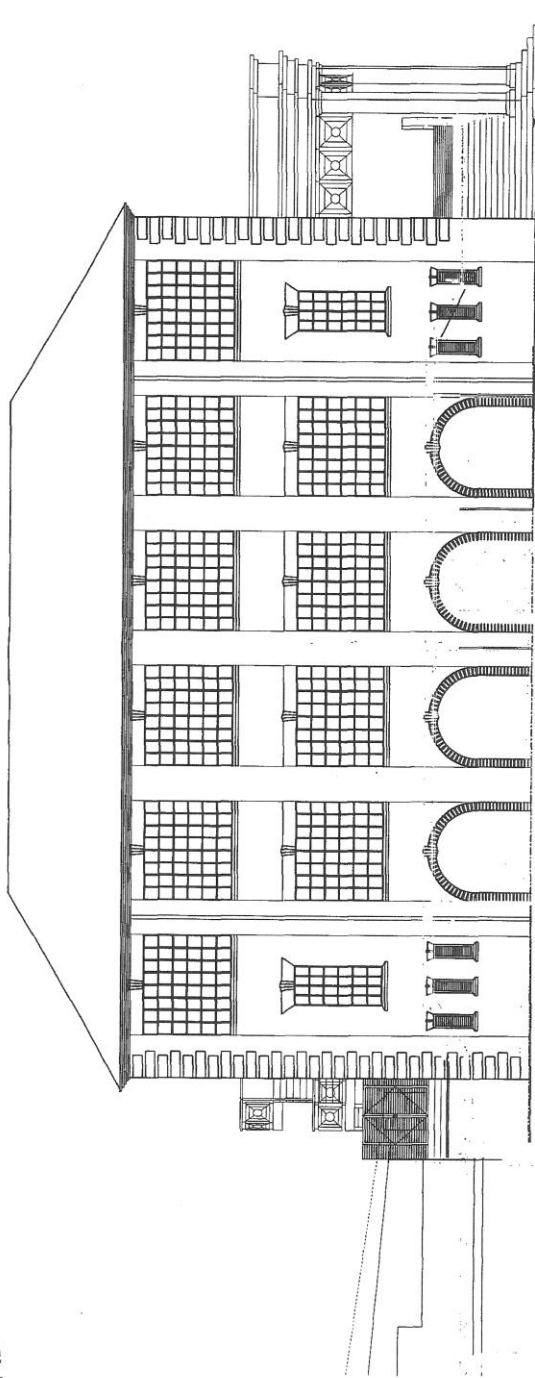
APPENDIX 5:

Drawings



East and West side elevations completed for McDonalds that show the alterations to the school including the side entry. (Auckland Council Property File).

FILE CLOSED



21 JUL 2008

20060511301
LUC



DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

DATE	21 JUL 2008	SCALE	1:100
PROJECT	MCDONALD'S WELLINGTON ST.		
SCALE	1:100	DATE	21.07.08

I'm lovin' it

North Elevation showing the original rear façade. (Auckland Council Property File).

APPENDIX 6:

Photographs

Photographs of 59 Wellington Street taken by Auckland Council on 24 February 2016



Wellington Street façade



Eastern façade



Rear Northern facade



Western facade



Detail of window, columns and entablature above the former main entry



Detail of former main entry



Detail of column decoration



Detail of column base at former front entry



Foundation stone on the south eastern side of the building



South western corner of building indicating new extension with new entrance

Bibliography

Books

- Bush, G.W.A *Decently and in Order, The Government of the City of Auckland, The Centennial History of the Auckland City Council*, Collins Bros & Co. Ltd, 1971.
- Bush, Graham W.A *Advance in Order, The Auckland City Council from Centenary to Reorganisation 1971-1989*, Auckland City Council, 1991.
- Carlyon, Jenny & Morrow, Diana *Urban Village*, Random House, Auckland, 2008.
- Delany, Veronica *St Patrick's Cathedral School, 1843-1979*, St Patrick's Cathedral, 1979
- Kirk, Marcienne D. *Remembering Your Mercy, Mother Mary Cecilia Maher & the First Sisters of Mercy in New Zealand, 1850 – 1880*, Boughtwood Printing House, Auckland
- Kostov, Spiro *A History of Architecture, Settings and Rituals*, 2nd edition, Oxford University Press, New York, 1995
- Pierson Jr., William H. *The Colonial and Neoclassical Styles*, Oxford University Press, New York, 1986
- Hepozden, Rosemary *Golden Arches Under Southern Skies*, Renaissance Publishing, Auckland, 2011
- Gracious is the Time: Centenary of the Sisters of Mercy, Auckland, New Zealand, 1850-1950*, Whitcombe and Tombs, 1952

Magazines

Architecture New Zealand, May/June 1992

Newspapers (online)

At Papers Past: <http://paperspast.natlib.govt.nz/cgi-bin/paperspast> (Accessed 25 July 2016)

New Zealand Herald, 10 March 1925
New Zealand Herald, 14 April 1925
New Zealand Herald, 18 April 1926
New Zealand Herald, 16 May 1925
New Zealand Herald, 18 May 1925
New Zealand Herald, 29 June 1925
New Zealand Herald, 29 November 1926
Auckland Star, 11 December 1926
Auckland Star, 4 October 1926
Auckland Star, 11 December 1926
New Zealand Herald, 20 April 1927

Other

Auckland Council Property Files
LINZ Records

