

11

SUBMISSION TO RENAME 117-137 JERVOIS QUAY

**WILLIS BOND & CO**

October 2011

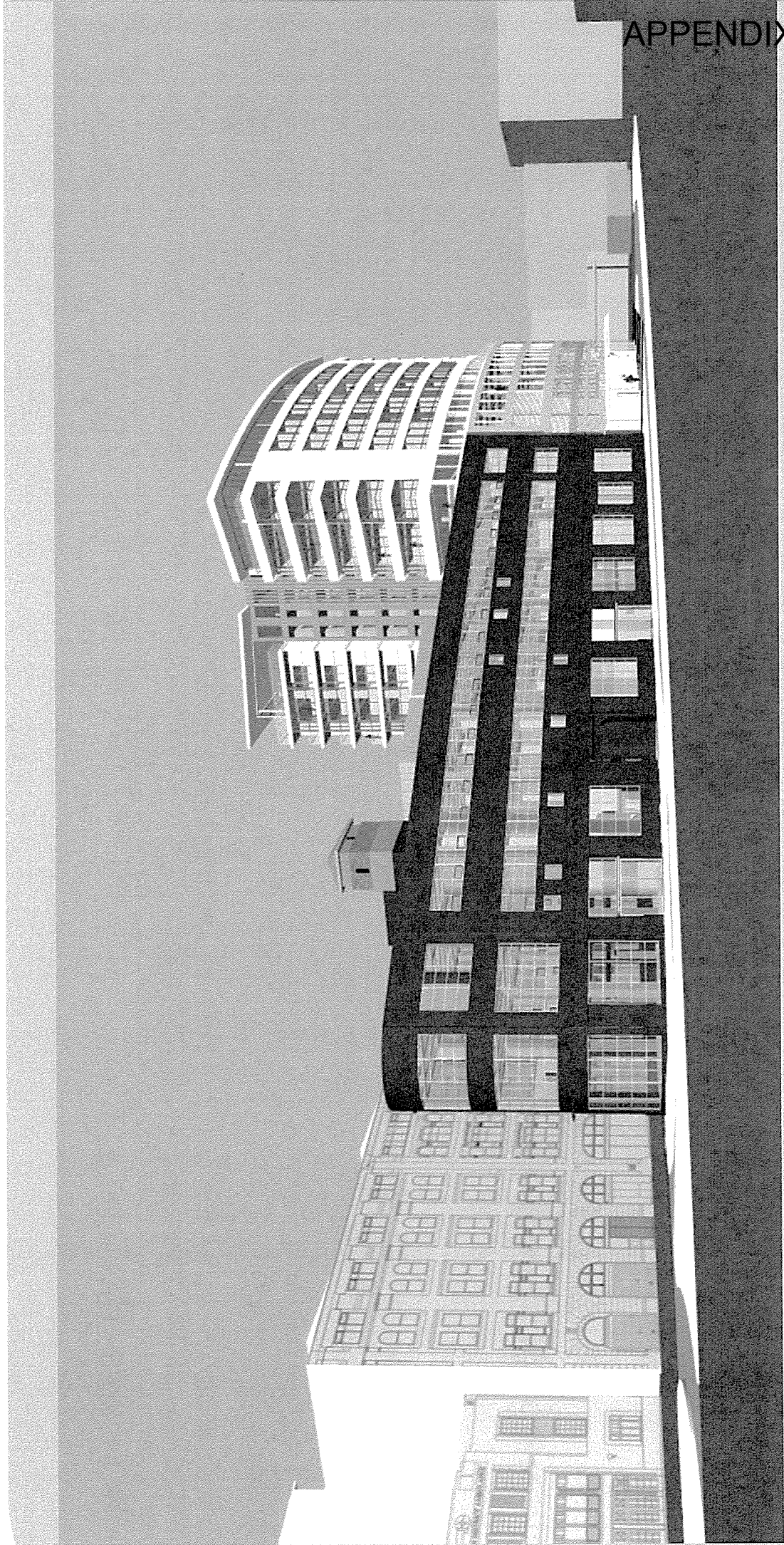




TABLE OF CONTENTS

INFORMATION & BACKGROUND	4
BOUNDARY OF SITE	6
CONSENT FROM ADJACENT PROPERTIES	7
CONSULTATION WITH LOCAL IWI	10
EMERGENCY SERVICES	11
HISTORICAL SIGNIFICANCE	12
CONTACT	13

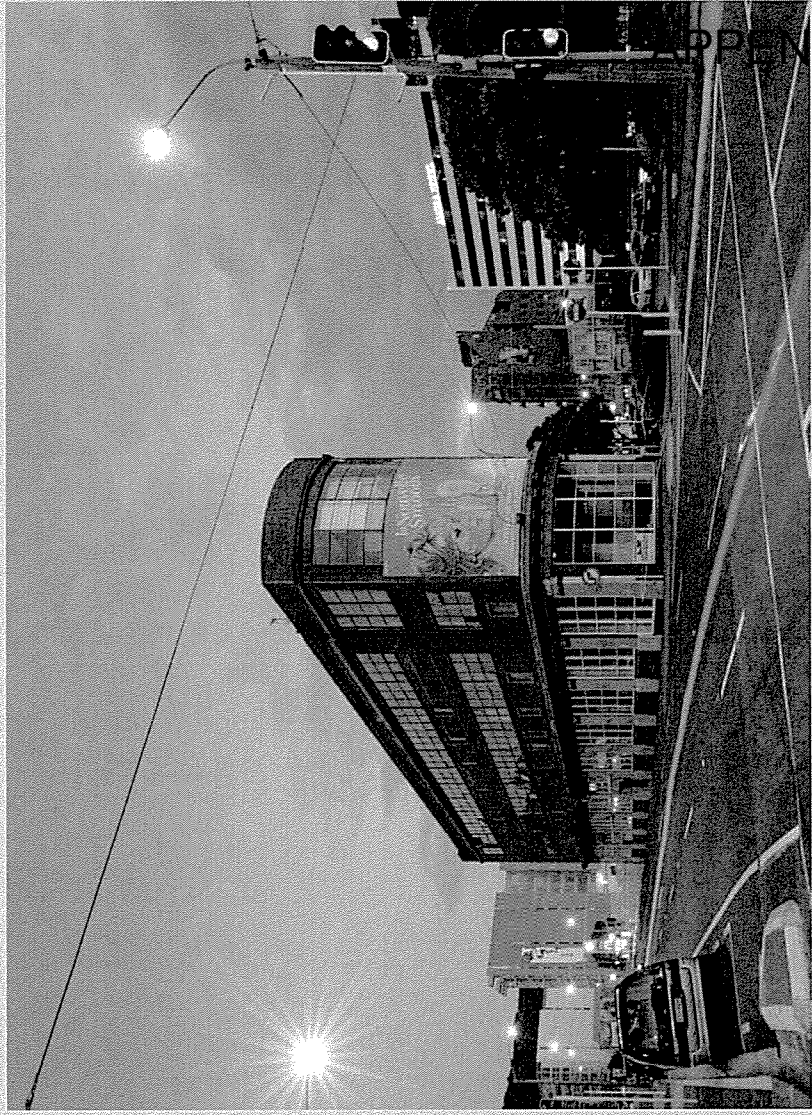


## INFORMATION & BACKGROUND

Willis Bond & Co, via its investment fund Willis Bond Capital Partners, now owns the John Chambers Building and the site where the Wellington Markets Building was previously located.

The refurbishment of the John Chambers Building is well underway and is scheduled to be completed by the end of this year. We are in the process of design planning for the Markets Building site, which is likely to include a mix of retail, parking, office and apartment uses.

The one-way slip lane road entered from Taranaki Street that is adjacent to Jervois Quay (refer to boundary highlighted on page 6) does not have a specific name. Technically and legally, it is currently Jervois Quay, but we believe this is confusing and not a true reflection of the layout and the practical use of the lane.





# INFORMATION & BACKGROUND

As part of the general rejuvenation of this area, we would like to ask Wellington City Council to give a unique name to this lane area. We believe the area will become another feature part of Wellington with the refurbishment of the John Chambers Building, landscaping of the lane area and the construction of a stunning 12-level mixed use landmark building.

Our proposed name is "Market Lane", supported by a number of factors.

The primary reason for using this name is its historical significance, the building previously located on the site was commonly known by Wellingtonians as the "Wellington Markets Building" with the well-known and popular group of private trade operators known collectively as the Wellington Markets being positioned on the lane for in excess of 20 years. We believe Market Lane acknowledges this history in an appropriate manner.

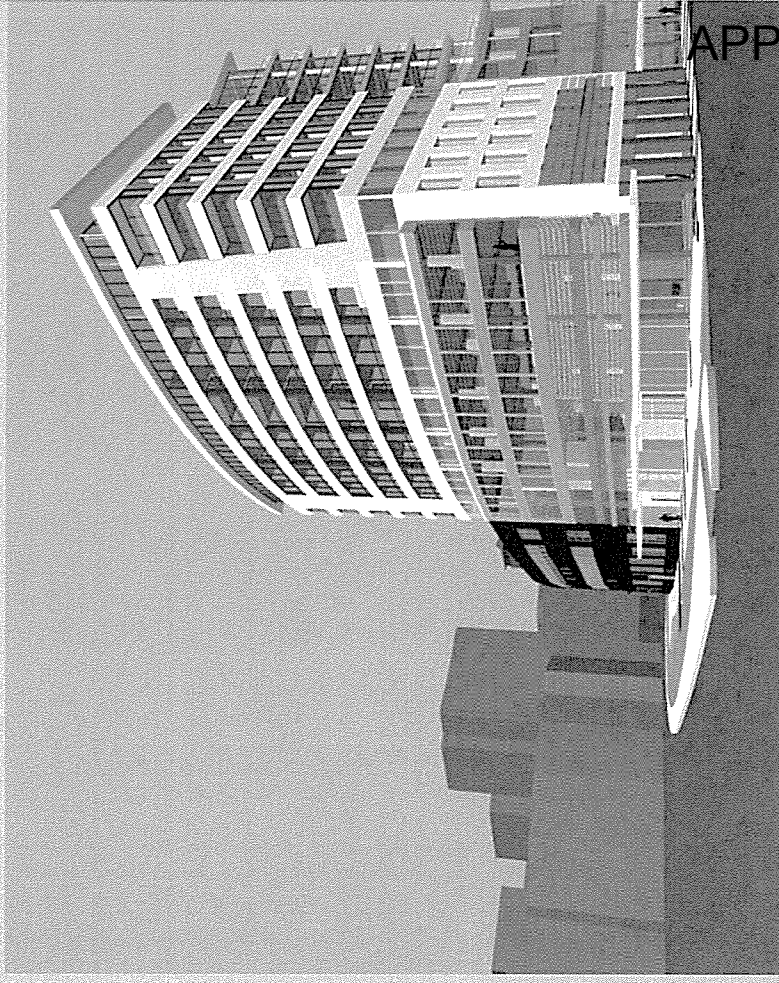
More generally from a historical perspective, the buildings on the lane have always had a trade or market purpose. For example, Manthel Motors' original showroom was positioned in the ex-Wellington Markets Building for a number of years.

And in reference to the current uses within the precinct, a unique business cluster has now formed in this area, and a number of these have a strong market theme, including NZX (New Zealand stock market) and Trade Me (New Zealand's largest online market).

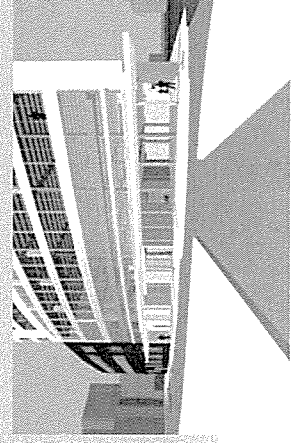
All these factors give "Market Lane" a historical and practical foundation, which we believe to be vital for any new street name in Wellington.

Willis Bond & Co has a track record of rejuvenating historical precincts in Wellington in a quality and sympathetic manner and we look forward to Wellington City Council's support of this latest venture.

INDICATIVE PERSP



APPENDIX B





# BOUNDARY OF SITE

The slip lane is highlighted. It provides access to the properties located on the triangular island site.



Aerial View

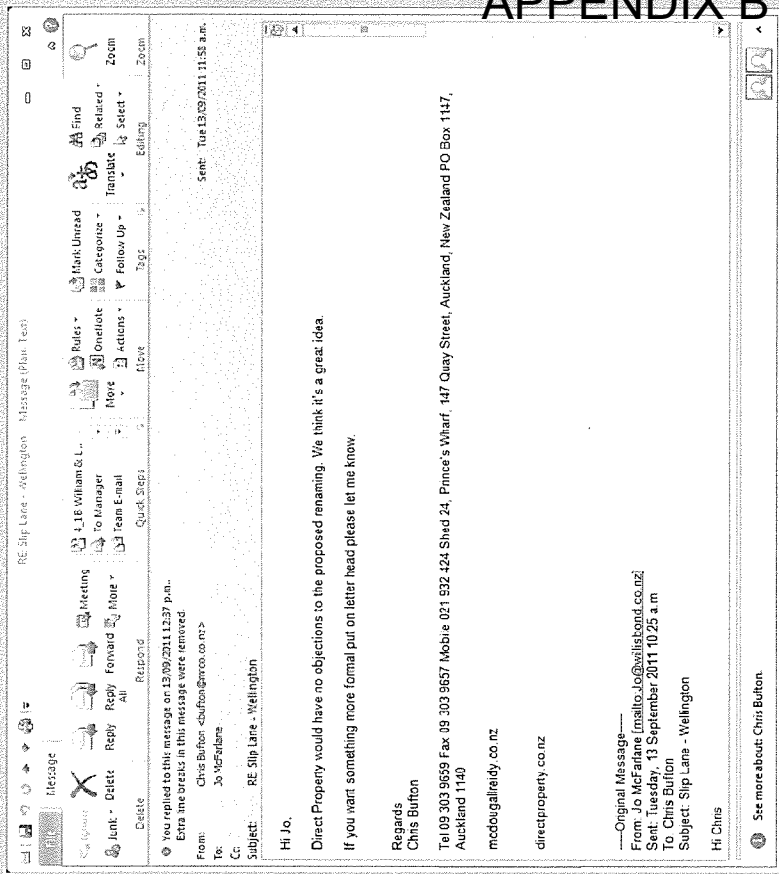
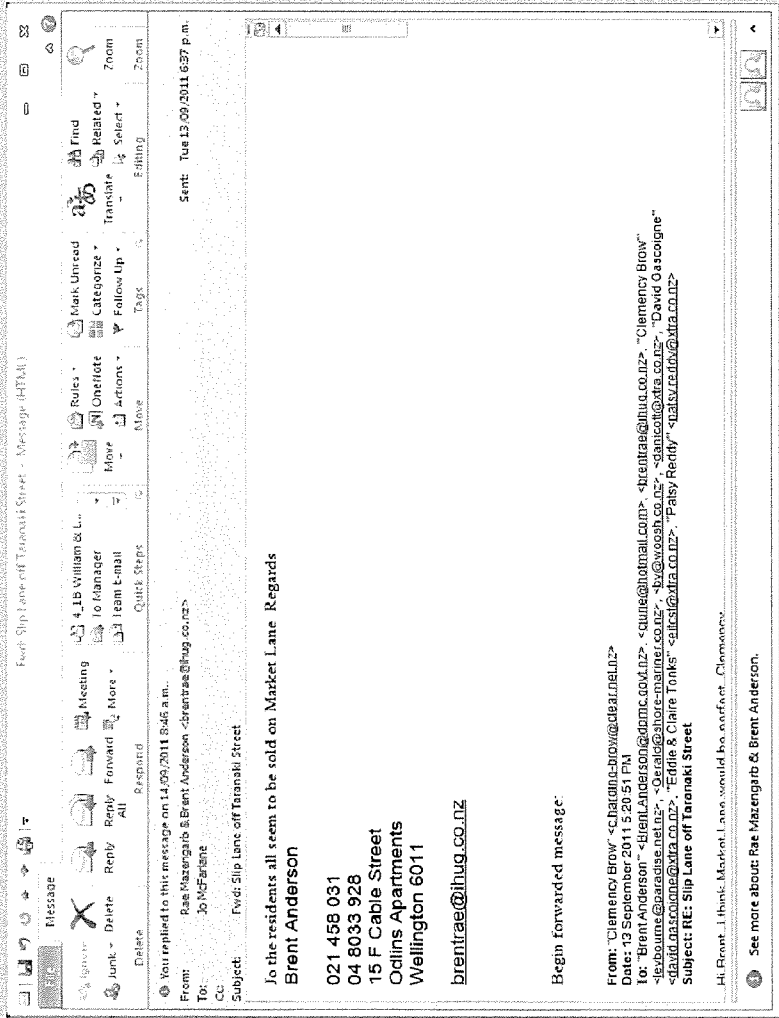


# CONSENT FROM ADJACENT PROPERTIES

A requirements of our submission is to gain consent from adjacent properties. We have received this from;

Odlins Apartments, 9-11 Cable Street – Body Corporate

Free Ambulance Building, 5 Cable Street – Direct Property Limited  
Shed 22, 4 Taranaki Street – Direct Property Limited





# CONSENT FROM ADJACENT PROPERTIES

BP/McDonalds site, cnr Taranaki & Wakefield – Argosy Property Trust

182 Wakefield Street Apartments – Body Corporate

Message RE: Naming the Slip Lane off Taranaki Street - The sender used your @ingnz.com email address - Message ...

From: Saatyesh Bhana <SBhana@argosy.co.nz>  
 To: Jo McFarlane  
 Subject: RE: Naming the Slip Lane off Taranaki Street - The sender used your @ingnz.com email address

Sent: Tue 20/09/2011 10:48 a.m.

Hi Jo,

Please note that my email address has changed.

As discussed Argosy support Willis Bonds application to have the slipway renamed "Market Lane".

Should you have any further queries, please do not hesitate to contact the writer.

**Argosy** - Property Trust  
 Saatyesh Bhana  
 Asset Manager  
 U27, ASB Bank Centre, 135 Albert Street, Auckland 1010  
 PO Box 90 Box 7149, Wakefield Street 1141  
 T / 09 357 1817 F / 09 357 1803 M / 021 241 7163  
 E / sbhana@argosy.co.nz W / argosy.co.nz

Please consider the environment before printing this email.

From: Jo McFarlane [mailto:Jo@willisbond.co.nz]  
 Sent: Tuesday, 20 September 2011 10:27 a.m.  
 To: Saatyesh Bhana  
 Subject: Naming the Slip Lane off Taranaki Street - The sender used your @ingnz.com email address

See more about: Saatyesh Bhana.

Message RE: Slip Lane off Taranaki Street - Message (HTML)

From: Roger Shephard <roge@auklandproperty.net>  
 To: Jo McFarlane  
 Subject: RE: Slip Lane off Taranaki Street

Sent: Thu 22/09/2011 11:51 a.m.

Hi Jo

There is no objection to this name

Please Note: We have moved to new premises at 145 Manukau Road in Epsom, please click here for a map of our new location.

Regards  
 Roger Shephard  
 Body Corporate Manager  
 Auckland Property Management Ltd, Licensed (REAA 2008), MREINZ  
 Phone: +64 9 638 2555 DD: +64 9 638 2523 Fax: +64 9 639 0873  
 Email: roge@auklandproperty.net Website: www.auklandproperty.net

**Auckland Property Management Ltd**  
 MREINZ

Residential Property Managers – Commercial Property Managers – Body Corporate Secretaries

**Important Announcement for Body Corporate Clients**  
 Online levy payment service now available for credit/debit card holders!  
 Click here to find out more.

See more about: Roger Shephard.

# CONSENT FROM ADJACENT PROPERTIES

Aulsebrook Apartments, 178 Wakefield Street – Body Corporate

The screenshot shows an email client window titled "RE: Market Lane - Message (HTML)". The interface includes a top toolbar with icons for File, Message, and various actions like Ignore, Delete, Reply, Forward, Respond, Move, and Mark Unread. The main content area displays the following email details:

**From:** You forwarded this message on 7/10/2011 9:16 a.m.  
**To:** Alive Building Solutions <justin@alvebuildingsolutions.co.nz>  
**Cc:** Jo McFarlane  
**Subject:** RE: Market Lane

**Sent:** Tue 20/09/2011 9:31 a.m.

Hi Jo,

The owners at 178 Wakefield St (building known as Aulsebrooks) have no objections to the name Market Lane for the slipway off Taranaki Street.

Regards,

Justin Leonard  
Alive Building Solutions Ltd  
Ph 027-2844858

**From:** Jo McFarlane [mailto:jo@willisbond.co.nz]  
**Sent:** Friday, 16 September 2011 8:49 a.m.  
**To:** Justin Leonard  
**Subject:** Market Lane

At the bottom right, there is a link: "See more about: Justin Leonard."



# CONSULTATION WITH LOCAL IWI

We have the support from Tenthis Trust. See letter attached.

5<sup>th</sup> October 2011

Jo McFarlane  
Willis Bond & Co  
PO Box 24137  
Wellington

Tena koe Jo,

RE Proposed Name Change of the Jervois Quay Lane

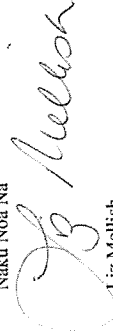
The Port Nicholson Block Settlement Trust is the iwi authority for Taranaki Whanui in Wellington, Lower and Upper Hutt cities. The legislation settling the Taranaki claims was enacted in September 2009. The Trust was established to receive the settlement and to take the mantle with local and central government for its constituents who are descendants of the peoples here in 1839 when the New Zealand Company forged an agreement regarding settlement. They are the people who signed the Treaty of Waitangi in 1840 on April 29<sup>th</sup>. The Taranaki Whanui peoples are from Te Atiawa, Taranaki, Ngati Tama and Ngati Ruauui tribes. Port Nicholson Settlement Trust also maintains Kaitiakitanga for Ngati Mutunga in the region.

The Wellington Tenthis Trust is the organisation that was established as a result of the agreement with the New Zealand Company and holds original lands form that time. Both these entities work together through collective responsibilities on matters relating to the whenua. This matter comes under that auspice.

The trusts accept the modern history of this site outlined to us by Willis Bond and Co. and the desire by them to reflect this through street naming. Often we take the opportunity to provide to Council names for streets so that the Maori history which sits under the colonial history can come through to enable our stories to be told. The trusts will however waive that right in this case and support the application by Willis Bond to name the street, "Market Lane".

We recognise the contribution Willis Bond & Co. have made in Wellington City and look forward to working with them to continue the improvements to our cityscape in a positive and supportive way.

Naku Noa Na



Liz Mellish  
Natural Resources Advisor  
Port Nicholson Block Settlement Trust  
Wellington Tenthis Trust

Railway Station Social Hall  
55 Waterloo Quay  
PO Box 12164  
Wellington 6144

Telephone: (04) 472 3872  
Fax: (04) 472 3874  
www.portnicholson.org.nz



# EMERGENCY SERVICES

The National GIS Manager of NZ Police, Jillian Barclay confirmed that there would be no issue with Police emergency services locating Market Lane in Wellington CBD.

The screenshot shows an email client window titled "Re: Road Naming & Emergency Services - Message (HTML)". The interface includes a menu bar with "File", "Message", and "Tools". The "Message" menu is open, showing options like "Ignore", "Delete", "Reply", "Reply All", "Forward", "Meeting", "To Manager", "Team E-mail", "Quick Steps", "Move", "Rules", "OneNote", "Actions", "Mark Unread", "Categorize", "Follow Up", "Translate", "Find", "Related", "Select", and "Zoom". The email content is as follows:

Sent: Thu 8/09/2011 2:18 p.m.

You replied to this message on 8/09/2011 2:55 p.m..

From: BARCLAY, Jillian (Jill) <Jill.Barclay@police.govt.nz>  
To: Jo McFarlane  
Cc:  
Subject: Re: Road Naming & Emergency Services

Hi Jo

This email is to confirm that Police are comfortable for the issue of a road name that is not unique to the Wellington Region (ie exists already in Hutt Valley and Wairarapa). Emergency service response will be driven by the suburb and local authority names and there is no conflict with either of these in your proposal for this road name, as outlined to me.

Regards  
Jill Barclay  
Technology Manager: GIS

From: Jo McFarlane [mailto:Jo@willisbond.co.nz]  
Sent: Wednesday, September 07, 2011 04:26 PM  
To: BARCLAY, Jillian (Jill)  
Subject: Road Naming & Emergency Services

Hello Jill

As discussed earlier Willis Bond & Co would like to put in a submission to Wellington City Council to allocate a street name within Wellington CBD area. The proposed name already exists in the Hutt Valley and Wairarapa, both with a different suffix.

Could you please confirm by way of return email that there wouldn't be any issues for emergency services and their response to incidents to these streets given the scenario outlined above.

Kind regards  
Jo McFarlane

See more about: BARCLAY, Jillian (Jill).



# HISTORICAL SIGNIFICANCE

An excerpt taken from a book titled *Wellington's Old Buildings*  
Author: David Kernohan

## 99 Wakefield Market

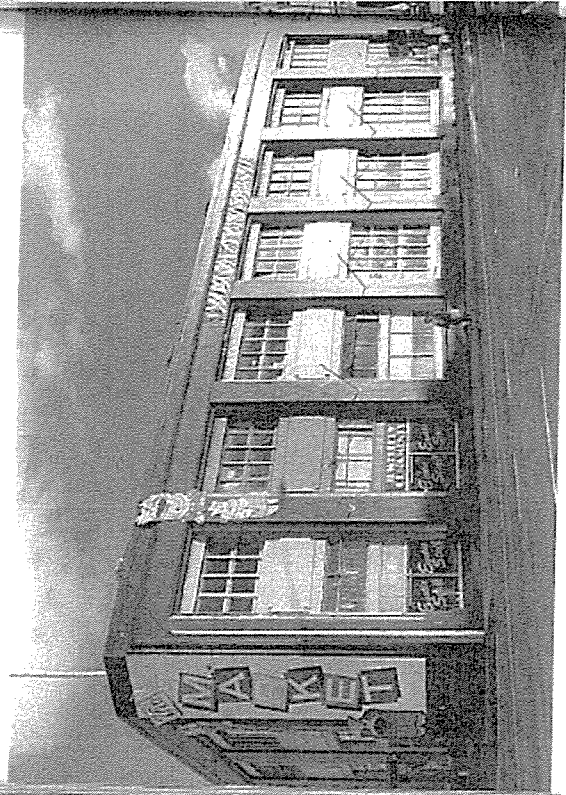
cnr Jervois Quay and Taranaki St

Architect: unknown

Date of construction: c 1910

NZHPT classification: -

The Wakefield Market building has a long association with the automotive industry. It was first used as a car showroom by Manthel Motors which was started in 1933 by Noel Manthel. Manthel Motors moved subsequently in 1945 to their own premises close by at the corner of Wakefield and Taranaki Streets (see 100). The market building was then used as an electrical supply depot by LM Silver and Co. Ltd, an agent of Lucas Services, and then from 1960 by the parent company itself. The earthquake of 1942 damaged the building substantially. Its timber window frames were replaced by metal and a steel band set in concrete was put around the top of the building to strengthen it structurally. David Blackmore, operator of Wakefield Market, moved to the Lucas Building site in late 1986 establishing more than 120 individual stalls in the building. Originally plain and gray, the building is today one of the brighter features of the Wakefield St area with garish colour highlighting some of the buildings classical features, and an interior with busy and vibrant stalls replacing what were formerly sombre rows of electrical equipment. Adjacent is the **J and A Chambers** building which has been refurbished for the National Film Archive as a film centre and film museum. While generally plain in appearance, its rounded wedge follows the sweep and lines of the roads with some elegance accentuated by its recent dark monochrome colour scheme.

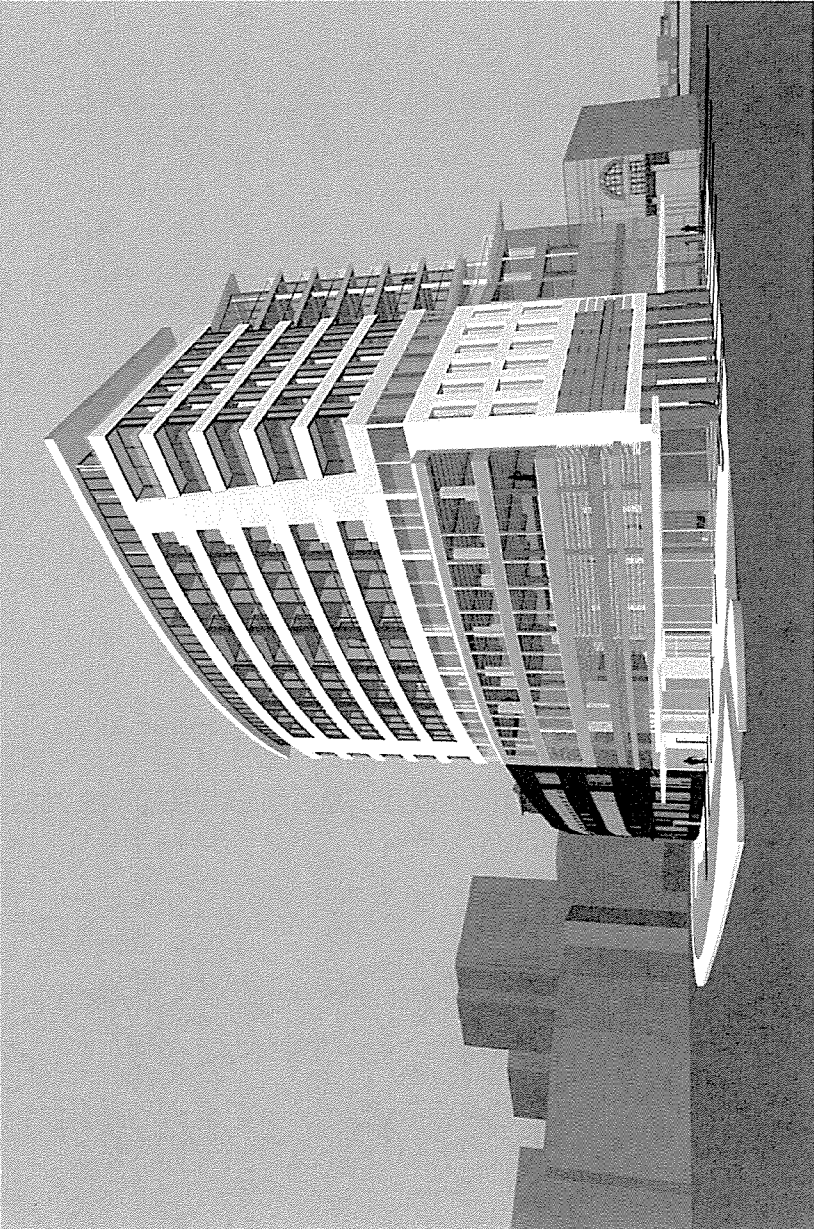




APPENDIX B

Willis Bond & Co  
Level 2, 5 Cable St  
WELLINGTON 6142  
PO Box 24137  
WELLINGTON

Contact: Jo McFarlane  
Email: jo@willisbond.co.nz  
Phone: 04 805 0000  
Mobile: 021 444 125



INDICATIVE PERSPECTIVE