

[c55]

[00277:642:11616(4/2-8)]

4/2-8

2-8 GREY STREET  
JERVOIS QUAY

Link No: 392449

BUILDING

HUDDART PARKER BUILDING  
A.G.C

# ENVIRONMENT

4/2-8  
BUILDING

2-8 GREY STREET  
JERVOIS QUAY

TP29

HUDDART PARKER BUILDING  
A.G.C

SW 15/2/95

10m 14/3/95

21/3/95

KM 15/1/95

22 MAY 1995

T-T-00  
B Stone



→ File

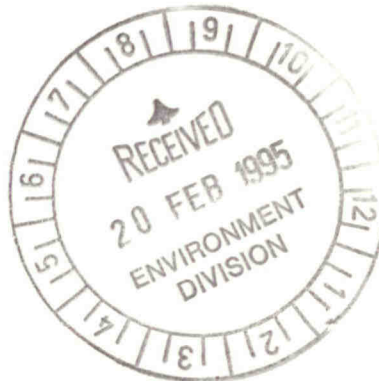
8-2  
Jervois

CLAUDE  
NEON



16th February 1995

Mr Emmett Healy  
Building Officer  
Central Processing Unit  
Wellington City Council  
P.O Box 2199  
WELLINGTON



Cnr. Greenmount Drive &  
Harris Road, East Tamaki.  
P.O. Box 14-029 Panmure,  
Auckland, New Zealand.

Facsimile (09) 273-9400  
Telephone (09) 273-9555

**FAXED**

**FAX NO: (04) 801 3013**

Dear Sir

**RE: HUDDART PARKER BUILDING - ROOF SIGN**

I refer to my telephone conversation with you last November regarding whether or not it is necessary to obtain a new Council permit to substitute the existing sign on the Huddart Parker Building for one of similar dimensions.

I obtained the original plan of the site from the Council and note that your reference is permit C15146 issued in July 1964, on Lot 11, DP 11204, 40 sheet no: R/S29, DGE plan no. 2477.

I would be obliged if you would confirm in writing as soon as possible that no new permit is required to replace the sign with one of similar dimensions.

Yours faithfully  
**CLAUDE NEON ADVERTISING LTD**

  
**Simon Gomez**  
**OUTDOOR MANAGER**

MESSAGE CONFIRMATION

DATE: 17-03-95 TIME: 15:23

ID: BLDG 3 DIST LICE

DATE	TIME	TX-TIME	DISTANT STATION ID	MODE	PAGES	RESULT
17-02	15:23	00'24"	0064 9 5277493	G3-S	001	OK

MESSAGE CONFIRMATION

DATE: 17-03-95 TIME: 15:30

ID: BLDG 6 DIST LICE

DATE	TIME	TX-TIME	DISTANT STATION ID	MODE	PAGES	RESULT
17-02	15:27	03'14"	0064 9 5277493	G3-S	004	OK

WELLINGTON CITY COUNCIL  
BUILDING & DEVELOPMENT SERVICES  
ENVIRONMENT DIVISION

---

Civic Administration Building, 101 Wakefield Street, Wellington  
New Zealand, Telephone 801-3844 Fax No.801-3012

---

Fax To: *Simon Gomez.*  
Company: *Claude News Ltd.*  
Fax No.: *(09) 2739400*  
No. of Pages (incl. this sheet): *4*  
Senders Name: *Ernest Healy.*  
Date: *17-2-95*

---

(If any of the attached pages are illegible please contact the sender)

COMMENTS

*re Huddart Parkes Building - Roof Sign*

*I have talked to the "planning people".*

*Consequently your company would  
need to apply for ① A Land Use Consent.  
(from "Planning")*

*+ ② A Building Consent.*

*You should read the attached "bits"  
from the District Plan and contact  
Jillian Kenmore or Shayne Watson.  
I think you should apply for the L.U.C  
first, it will take more time to process than the  
building consent.*

These standards for parking, loading and site access will also work to promote safety. Where any road has been declared a limited access road, access to that road shall be subject to requirements of Transit New Zealand.

13.1.1.8 Signs

Refer to policies 12.2.2.8 and 12.2.2.9

13.1.1.8.1 For signs on buildings on or below the fourth storey:

- the maximum area of any one sign is 20m<sup>2</sup>;
- signs must be displayed only on plain wall surfaces where they do not obscure windows or architectural features;
- X • no sign shall project above the parapet level or the highest part of the building to which it is attached;
- any illuminated sign (excluding signs below verandah level) within 50 metres and visible from a residential area must not flash;
- any sign attached to a verandah must be at least 2.4 metres above the footpath;
- signs on buildings above verandah height shall not project from the face of the building by more than 1.5 metres;

13.1.1.8.2 For signs on buildings above the fourth storey:

- there may be no more than four signs with a maximum of one sign on each elevation;
- the maximum area is 15m<sup>2</sup>;
- signs must be displayed only on plain wall surfaces where they do not obscure windows or architectural features;
- no sign shall project above the parapet level or the highest part of the building to which it is attached;
- the sign must bear only the name and/or logo of the building, the owner or the occupier;
- illuminated signs must not flash.

13.1.1.8.3 Subject to Rule 13.1.2.2, for free-standing signs not attached to any building:

- the maximum area is 5m<sup>2</sup>;
- the maximum height is 4m;
- only one sign is permitted on any site frontage.

The area, height and number of signs shall not apply to signs denoting only the name of any premises, or signs for the purpose of directing pedestrian or vehicular traffic.

*Emmett,  
 yes, you're right  
 they do need approval  
 from a resource consent  
 application because  
 of the following  
 highlighted rules.  
 The existing rule sign  
 is non-complying  
 but permitted because  
 of existing use rights.  
 charts.*



#### 4. Temporary Signs

- (a) Any sign not exceeding 1.5 square metres advertising the disposal of land or premises by sale or auction on which it is situated, provided that any sign shall be removed within 7 days after the sale or auction.
- (b) Any sign not exceeding 2.0 square metres erected on a construction site, identifying the nature of the work. Signs shall be removed on the completion of the construction.
- (c) Any sign not exceeding 3.0 square metres announcing any local event of a religious, educational, cultural, public, social or recreational character. Signs shall be removed within 7 days after the completion of the event.
- (d) Any sign not exceeding 2.0 square metres advertising the intention to sell sections in a subdivision development, provided the sign is situated within the area of the subdivision and shall not be displayed for more than 12 months.
- (e) Any sign not exceeding 3 square metres for electioneering purposes provided that signs shall be removed within 7 days of the close of the election.

#### 7D.3 ALL OTHER ZONES

1. Subject to bylaws controls, signs are premitted in all other zones except that:-
  - (1) Signs on buildings above verandah height shall not project over the road reserve or other public place by more than 1.5 metres.
  - (2) Painted roof signs are not permitted.
  - (3) Signs (excluding flags) which project above the parapet level or highest point of a building are not permitted. Other roof signs must be attached so that no supporting structure is visible.
  - (4) In addition to (3) above, buildings in the Central Area Zones (Retail B1, Office B, Retail C and Industrial B1 north of Webb and Buckle Streets), shall have no more than four signs, [above the fourth floor or podium level]<sup>1</sup> with a maximum of one per elevation, bearing only the name and/or logo of the building, the owner or occupier. Illuminated signs situated within 200 metres of a residential zone and visible from that zone shall not be permitted. Each sign shall not exceed 15 square metres.
  - (5) Signs shall not be erected or displayed on protected buildings listed in Appendix 1A of the Scheme Statement except for:-
    - (a) Signs attached to or on the fascia board of a verandah of any building.
    - (b) Signs attached to or on the front of any building below verandah level.
    - (c) Signs suspended from the verandah of any building.
    - (d) One sign not exceeding 2 square metres attached to or on each face above verandah level, provided that all parts of the sign are contained within the profile of the building and bear only the name and/or logo of the buildings, the owner or the occupier.
  - (6) In suburban Commercial and Industrial Zones, only one non-flashing illuminated sign (excluding signs below verandah level) not exceeding 1.5 square metres, shall be permitted within 50 metres and visible from a residential zone.
  - (7) Free standing signs atop poles or other forms of group support shall not exceed the maximum building height or height control requirements for the zone in which it is situated.

1. Inserted by Planning Tribunal Decision No. W22/88, June 1988, reinstating original Council Decision.



## 2. **CONDITIONAL USES**

Free standing signs atop poles or other forms of ground support, including hoardings for the purpose of advertising goods or services which are not available on the site shall be a conditional use.

### [3. **FESTIVE DECORATIONS**

Festive decorations which are not otherwise permitted by Ordinance 7D shall be permitted, provided they are displayed for temporary festive periods only, contain no commercial advertising content beyond that otherwise permitted by Ordinance 7D, and do not cause objectionable elements to nearby property owners or tenants.]<sup>1</sup>

### **7D.4 CONTROL OF OBJECTIONABLE ELEMENTS**

Section 77 of the Town and Country Planning Act 1977 refers to the duty of all owners and occupiers of land to keep objectionable elements including 'any danger or detraction from amenities' to a minimum. In any case where Council is of the opinion that a sign causes any public danger or detrimentally affects significant harbour or townscape views, items scheduled in the Scheme for protection, or are obtrusively visible from a residential zone or cause excessive clutter, proceedings may be initiated under Section 77 of the Act to remove or reduce the stated objectionable element(s).

### **7D.5 DISPENSATIONS AND WAIVERS**

For Dispensations and Waivers in respect of signs refer to Ordinance 2.D.]<sup>2</sup>

## **7E VERANDAHS**

Every building in Retail and Office Zones and every shop, dairy, restaurant or similar establishment in other zones, shall be provided with a verandah.

Every verandah shall have its fascia at a minimum height of 2.4 metres above the footpath at the kerbline, and:-

- (1) shall extend for the full length of the frontage of the building, and
- (2) shall extend outwards from the frontage of the building to the far side of the kerbline less 450mm, or 3 metres, whichever is the lesser distance, and
- (3) otherwise shall be so related to its neighbours as to provide continuity.

<sup>1</sup> Inserted by DSC 89/28, Feb. 1990

<sup>2</sup> Inserted by DSC 86/9, Oct. 1987

(09) 273 9400

Enquiries to: Mr Daysh ph 801 3874

File Reference: 4/-

31 March 1995

Lamb Design Ltd.  
P O Box 10643  
The Terrace  
**WELLINGTON**

Dear Sir

**LAND USE CONSENT: HUDDART PARKER BUILDING - 2-8 GREY STREET  
INTERNAL ALTERATIONS TO HERITAGE BUILDING**

I refer to your recent land use application in which you seek consent to carry out internal alterations to the third floor of the above building.

Your proposal is a permitted activity under the Transitional District Plan and a controlled activity under the Proposed District Plan.

This was considered by Council Officers on 28 March 1995 and under Section 105(1)(a) of the Resource Management Act 1991 (the Act), consent has been granted subject to the proposal proceeding in accordance with the plans and information submitted with the application.

Your application has been approved having regard to the matters set out in Section 104 of the Act. It has been determined that the potential affects on the environment will be minor, the heritage value of the building will not be affected, and that the proposal will be in keeping with the objectives and policies of the Transitional plan and the Proposed Plan.

Under the provisions of Section 125 of the Act, this consent will expire at the end of a two year period commencing from the date of this decision. If you have not given affect to the consent, you may either make an application within three months of the expiry, for an extension of time or lodge a new land use consent application.

If you require further assistance please contact me on 801 3874.

Yours faithfully



Lindsay Daysh  
**RESOURCE PLANNER, PERMISSIONS**

ENVIRONMENT DIVISION

Env 4/-

Mr Lindsay Daysh  
Extn 3874

31 March 1995

**REPORT FOR OFFICERS OF THE ENVIRONMENT DIVISION**

**NON -NOTIFIED APPLICATION- CONTROLLED ACTIVITY, PROPOSED DISTRICT PLAN SECTION 105(1)(A)**

**Subject** Heritage Building

**Site** The Huddart Parker Building  
2-8 Grey Street  
Wellington

**Service Address and Applicant:** Lamb Design Ltd.  
P O Box 10643  
The Terrace  
Wellington

**Proposal** Interior alterations to part of the third floor.

**Transitional District Plan:**

The building is not listed as a heritage building in this plan so these internal alterations are a permitted activity.

**Proposed District Plan**

The building is allocated as a heritage building in the proposed district plan. Additions and alterations to listed heritage buildings are a controlled activity in respect of design and appearance.

**Written Approvals**

Pursuant to section 94 of the Act the application can be considered on a non-notified basis provided that the adverse effects on the environment will be minor and that the written approval of all parties that could be adversely affected have been obtained. There are no parties who are considered to be affected by this proposal.


### Planning Assessment and Comment

The Huddart Parker Building is a large six storey building located in a prominent position where Post Office Square meets Grey Street and Jervois Quay. This proposal seeks consent to do internal alterations to part of the third floor of the building. These primarily relate to the removal of two walls internally, the removal of many of the more modern embellishments and the creation of a more modern office environment.

The Architect has gone to considerable detail in recreating as much as is possible the internal design concept. This includes the provision of Ceiling cornices to match the existing and the reuse where possible of existing doors and architraves. Part of this part of the building also had a false ceiling which is to be removed. The structural elements are considered to be minor and the proposal will enhance the historical and architectural merit of the building.

### RECOMMENDATION

That officers acting under delegated authority from Council and pursuant to section 105(1)(a) of the Resource Management Act 1991, grant consent to the proposal to do internal alterations to part of the third floor of the Huddart Parker Building, 2-8 Grey Street subject to the proposal proceeding in accordance with the plans and information submitted with the application.

  
Lindsay Daysh  
RESOURCE PLANNER, PERMISSIONS

  
Sandra Bednarek  
RESOURCE PLANNER, PERMISSIONS

Mr Daysh ph 801 3874

22 March 1995

Lamb Design Ltd.  
P O Box 10643  
The Terrace  
**WELLINGTON**

Dear Sir

**LAND USE CONSENT APPLICATION : INTERNAL ALTERATIONS TO  
HERITAGE BUILDING, HUDDART PARKER BUILDING, POST OFFICE SQUARE**

I refer to the above application dated 20 March 1995 which is acknowledged..

Your application has been allocated to me for assessment under the Resource Management Act 1991. My first task will be to check whether the information submitted with the application is sufficient and then recommend whether it can be considered on a non-notified basis.

Please contact me on Direct Dial 801 3874 if you would like to discuss any aspect of your application.

Yours faithfully



Lindsay Daysh  
**RESOURCE PLANNER, PERMISSIONS**

# HUDDART PARKER BUILDING

2-8 Hunter Street

**Date of Constuction:** 1923

**Architect:** Crichton, McKay and Haughton..

**Building Type/Use:** Office/Warehouse

**Architectural Style:** Inter-War Chicagoesque..

**Compilation Date:** January 1994.:

**Photo Negative:** 8.14 (1994).

**Condition:** Good/Excellent.:

**District Plan:** Map 17, reference 155.

**Visible Material:** Reinforced concrete, cement render, metal joinery.

## HISTORY

Constructed on the old site of the Queen's Chamber's Building, the building was constructed for Eastside Plumbers Ltd. by Sargood Son Ewen in 1923. Crichton, McKay and Haughton were commissioned to design the seven-storey office building. For the design, the firm adopted the Chicagoesque style, which was a popular commercial style of the period.  
(1) (2)

## HISTORIC SIGNIFICANCE

This building has significant townscape value, as it is on a prominent site in Post Office Square. The building's design and styling ensure it makes an important contribution to commercial architecture in Wellington.

## ARCHITECT

William Crichton (1862-1928) was born in Cornwall, studied architecture under James Hicks of Redruth, came to New Zealand in the 'Chile' in 1879 and was appointed to the staff of the Colonial Architect. After twelve years he suffered retrenchment, and this enabled him to set up his own

practice. He was for a time secretary to the Association of Architects in Wellington. He also took an active part in the formation of the New Zealand Institute of Architects, being Honorary Secretary, Branch Chairman, Vice President and finally President in 1922-23.

In 1891 he won the competition for the design of the Wellington Municipal Library and in 1901 he won second prize for the Wellington Town Hall.

In 1901 Crichton formed the firm of Crichton and McKay, which later became Crichton, McKay and Haughton. Many successful buildings were designed and erected under the supervision of this firm, among them being the Bank of New South Wales, Bank of Australasia in Hunter Street and Customhouse Quay (that became the ANZ Bank), the bulk of the later buildings at Wellington hospital, the Dominion Building, Dalgety and Co, and the Union Steam Ship Co. Building. They set a high standard in good design and planning and the use of good materials.<sup>(3)</sup>

## ARCHITECTURE

The Huddart Parker Building is designed in Inter-War Chicagoesque, a popular commercial design style between World Wars. The Chicagoesque style rose out of the ashes of the 1871 Chicago fire. It signalled the birth of the modern skyscraper, as high land prices pushed buildings skyward. The steel frame made it possible to build higher. The first major building in the style was Louis Sullivan's Schlesinger & Meyer store of 1899. Its steel frame clearly expressed the structural system which allowed openings considerably wider than they were high. The new style allowed window area to exceed wall area, giving stronger horizontal emphasis and lessening the vertical impact of these taller structures. Sullivan dictated that buildings should have a base, a trunk and be properly capped. The Huddart Parker building successfully encapsulates this formula.<sup>(4)</sup>

## SUMMARY OF HERITAGE VALUES

**Cultural:**  
**Emotional:**

**Historical:** The building occupies an important location, Post Office Square, which was formerly the centre of town.

**Design:** The building is an excellent example of a popular commercial style, and demonstrates significant urban design values.

**Use:** The building retains economic and functional use values.

**Contextual:**

**Level of Authenticity:** Maintains authenticity of design, setting, materials and craftsmanship.

**Statement of Significance:** A superb commercial building by an influential architectural firm, the building has considerable townscape significance.

SOURCES:

- (1) Cityscope, June 1993.
- (2) WCC Permit Records, permit no: A 2390, B 29664 (plans).
- (3) NZHPT Glossary of Architects, 1990.
- (4) Identifying Australian Architecture.



DUPLICATE RECEIPT

\*\*\*\*\* W.C.C. Official Receipt \*\*\*\*\*

Cashier 08

Receipt No. 347290 20-Mar-95 15:37

--GL General 1000014220 ET \$ 189.00  
2-4 grey street

=====  
Total \$ 189.00

Cheque 189.00

=====  
Change \$ 0.00

Cashier 08

Receipt No. 347290 20-Mar-95 15:37

REG GST NUMBER 53-204-635

Subject to recourse to all documentation

\*\*\*\*\*

ENV 4/2-4

Tax Invoice Registration No. 53-204-635

**RECEIPT FOR PLANNING CERTIFICATE OF COMPLIANCE**

20 March 1995

**SUBJECT PROPERTY:** 2-4 Grey Street, Wellington

**APPLICANT:** Claude Neon Advertising Ltd

**RECEIPT OF FEE:** \$ 189.00 (includes gst)

**RECEIPT TO:** Claude Neon Advertising Ltd

(CREDIT ACCOUNT NO. ET 1000 014220)



LAND USE CONSENT

Under section 88 of the Resource Management Act 1991

APPLICATION FORM

Important: Two sets of guidelines ("Application Guidelines" and "Environmental Assessment Guidelines") have been prepared to assist you in the completion of this application form. These guidelines are available from the City Service Centre on the Ground Floor of the Civic Administration Building on the corner of Victoria and Wakefield Streets. Please discuss your application with Council staff if you require further assistance.

TO: The General Manager  
Environment Division  
Wellington City Council  
P O Box 2199  
WELLINGTON

I/We [state full name(s)]

LAMB DESIGN LIMITED.

on behalf of [if applicable - ie. if the application is being submitted on behalf of a client or a particular group or association]

SIEVWRIGHT OFFICE PARTNERSHIP.

apply for a land use consent as described on the following pages:

PAID STAMP ONLY - NO RECEIPT

9 Kenmore

1. The location to which the application relates is:

PART OF LEVEL 3, HADDART PARKER BUILDING  
2-9 POST OFFICE SQUARE.

*(The street address of your site is usually sufficient in an urban situation. If this is not known or does not exist, the legal description or grid reference of the site, or its proximity to a well known landmark, would be acceptable.)*

2. A description of the activity to which the application relates is:

*(A brief description is all that is required for this section of the "Application Form". However, you will need to provide a more detailed description for the purposes of the environmental assessment - see Section 4 of this "Application Form".)*

INTERIOR ALTERATIONS & ADDITIONS - UPGRADE.

as shown in the plans which accompany this application form.

*(See Note 3 in the "Application Guidelines" for an indication of the nature of plans required.)*

3. In addition to a land use consent, the following resource consents are required for the proposal? [tick appropriate boxes]

	Resource consent required	Resource consent applied for
Subdivision consent	<input type="checkbox"/>	<input type="checkbox"/>
Coastal permit	<input type="checkbox"/>	<input type="checkbox"/>
Water permit	<input type="checkbox"/>	<input type="checkbox"/>
Discharge permit	<input type="checkbox"/>	<input type="checkbox"/>
No additional resource consents required		<input checked="" type="checkbox"/>

*(The RMA requires that you provide this information to enable joint consideration of all resource management issues associated with a development proposal - see Note 7 in the "Application Guidelines".)*

- 4. I attach an assessment of any effects that my proposed activity may have on the environment, in accordance with the Fourth Schedule of the RMA.

*(This is a very important part of your application. See Note 8 in the "Application Guidelines". You will also need to refer to the "Environmental Assessment Guidelines". Note: An environmental assessment is not needed for "controlled activities", although you still need to provide a full description of your proposed activity.)*

- 5. I ~~attach~~/do not attach [delete appropriate words] written approvals (and signed plans) from those parties I think are affected by my proposal. I understand that Council may require further consents prior to the granting of a resource consent.

*(This is an optional section. Please refer to Notes 5, 11 and 14 in the "Application Guidelines" for further guidance on this matter.)*

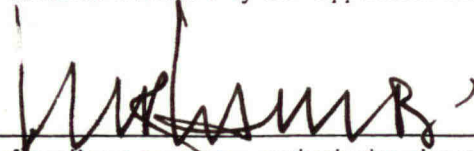
- 6. The names and addresses of the owner and occupier of any land to which the application relates are as follows: [if different from the applicant]

Owner: <u>A. J. PARK</u>	Occupier: <u>Stevwright Office</u>
<u>L.G. Huddart Parker Bldg.</u>	<u>Partnership.</u>
<u>1 Post Office Sq.</u>	<u>P.O. Box 1691</u>
	<u>Wellington.</u>

*(If you do not own or occupy the site, Council will want to notify them of your application.)*

- 7. I enclose a fee of \$ 100.00 for the processing of this application.

*(See the fee schedule in Note 9 of the "Application Guidelines")*

Signed   
*(Signature of applicant or person authorised to sign on behalf of the applicant)*

Date 

Address for service of applicant:  
BOX 10643 THE TERRACE.  
 (STREET ADDRESS)  
100 WILLIS ST - PLAZA 1 - MAJESTIC CENTER

Telephone: Wk 4999 799 Fax: 4999 790



20 March 1995

**Michael Shane Watson**  
Resource Consents Planner  
Environment Division  
Wellington City Council  
P O Box 2199  
WELLINGTON

Dear Michael,

**New Offices - Sievwright Quinn Porter**  
**Floor 3, Huddart Parker Building**

Please find enclosed an application for Land Use Consent for the above contract.

In regard to Section 4, Environmental Effects, please refer to our Specification. The section found on page 5, Section 5, Scope of Works, gives a clear summary of this project.

Application fee attached.

Yours faithfully,

A handwritten signature in black ink that reads "Michael R Lamb". The signature is written in a cursive, flowing style.

**Michael R Lamb**  
Design Director

Lamb Design Limited  
Majestic Centre 100 Willis Street  
P.O. Box 10-463 The Terrace Wellington  
Ph: (04) 499-9799 Fax: (04) 499-9790

*9 Kenmore.*



COPY

REFURBISHMENT  
OF NEW OFFICES FOR



**SIEVWRIGHT  
QUINN  
&  
PORTER**

**FLOOR 3  
HUDDART PARKER  
BUILDING**

**POST OFFICE SQUARE  
WELLINGTON**

---

The whole of the work shall be carried out in accordance with the Contract Documents and Contract Agreement and under the direction of and entire satisfaction of Lamb Design Limited.

---

---

**Lamb Design Limited**  
Majestic Centre 100 Willis Street  
P.O. Box 10-463 The Terrace Wellington  
Ph: (04) 499-9799 Fax: (04) 499-9790

---

## Table of Contents

<b>1</b>	<b>Invitation and Instructions to Tenderers</b>	<b>3</b>
1.9	Delivery of Tender.....	3
<b>2</b>	<b>Contacts</b>	<b>4</b>
2.1	Client: Sievwright Quinn & Porter .....	4
2.2	Local Authority: Wellington City Council .....	4
2.3	Designers / Project Managers .....	4
<b>3</b>	<b>Nominated Contractors</b>	
3.1	Fire Services: .....	4
3.2	Electrical Services: .....	4
3.3	Plumbing: .....	4
<b>4</b>	<b>Description of Site</b>	<b>4</b>
<b>5</b>	<b>Scope of the Works</b>	<b>5</b>
<b>6</b>	<b>Common Contract Conditions</b>	<b>5</b>
6.1	Programme .....	5
6.2	Sequence of Work .....	6
6.3	Drawings and Specification .....	6
6.4	Standards, Statutory and General Obligations .....	6
6.5	Sub-Contractors .....	6
6.6	Access .....	7
6.7	Temporary Works and Services .....	7
6.8	Materials and Workmanship Generally .....	7
6.9	Prevention of Nuisance .....	8
6.10	Prevention of Damage .....	8
6.11	Care of Works & Persons .....	8
6.12	Completion .....	9
<b>7</b>	<b>Special Conditions</b>	<b>9</b>
7.1	Insurances .....	9
7.2	Variations .....	9
7.3	Maintenance .....	10
7.4	Contingencies .....	10
<b>8</b>	<b>Description of Work by trades</b>	<b>10</b>
8.1	Demolition .....	10
8.2	Electrical .....	11
8.3	Building / Joinery .....	13
8.4	Fire Services .....	13
8.5	Decoration .....	14
8.6	Plumbing.....	15
<b>9</b>	<b>Separate Contracts</b>	<b>15</b>
<b>10</b>	<b>Tender Attachments</b>	<b>15</b>



## 1 INVITATION AND INSTRUCTIONS TO TENDERERS

---

- 1.1 This is a project to be conducted under the supervision and management and to the entire satisfaction of Lamb Design Limited acting for Sievwright Quinn & Porter, Barristers and Solicitors, and is to be based on this Invitation, Instructions, Common Contract Conditions, Contract Conditions and the Specifications and Drawings.
- 1.2 The whole of this work is to be carried out in an atmosphere of team co-operation and in accordance with high standards of recognised trade practice and as reasonably inferable from the documents by an experienced contractor or sub-contractor.
- 1.3 Access attendance and co-operation with nominated and separate contractors is to be provided as required and shall be imperative to the success of the project.
- 1.4 Copies of all pertinent correspondence between the Contractor and Lamb Design Limited, including the successful tender offer and the notice of acceptance thereof, shall be included in, and form part of the Contract. The successful tenderer shall become a contractor to Sievwright Quinn & Porter, and will be required to co-operate and co-ordinate with separate contractors and suppliers and nominated subcontractors for the duration of the Works.
- 1.5 Tenders shall be submitted as per the attached Tender Form and Tender Summary and be a fixed lump sum.
- 1.8 The General Conditions of Contract shall be NZS 3910:1987 except where inconsistent with or modified by, the clauses contained within this specification. In the event of inconsistency or modification, then this specification shall take precedence.

### 1.9 Delivery of Tender

---

- 1.9:1 Tenders shall be delivered to the offices of Lamb Design Limited in a sealed envelope identified as a Tender.
- 1.9:2 Tenders shall be submitted by **4pm Friday, 10 February, 1995.**
- 1.9:3 Tenders are advised that the lowest or any tender will not necessarily be accepted. The cost of preparing and submitting a tender shall be born by the tenderers. Unsuccessful tenderers are to return all tender documents and drawings to Lamb Design Limited.
- 1.9:4 Should ambiguities or contradictions appear to exist the tenderer shall when preparing his/her tender allow for such operations or materials which will in his or her opinion involve the greater cost. He/she shall at time of submitting his/her tender itemise these for the attention of Mike Lamb.

## 2 CONTACTS

---

- 2.1 **Client:** **Siewwright Quinn & Porter**  
22 Brandon street, Wellington  
Contact: John Porter, 473 7713
- 2.2 **Local Authority:** **Wellington City Council**  
Phone: 499 4444
- 2.3 **Designers / Project Managers:** **Lamb Design Limited**  
Plaza One Majestic Centre, 100 Willis Street, Wellington  
Contact: Mike Lamb, 499 9799

## 3 NOMINATED CONTRACTORS

---

- 3.1 **Fire Services:** **Life Safety Services Limited**  
PO Box 38-815, Wellington Mail Centre  
Contact: Terry / Dennis, 568 2446
- 3.4 **Electrical Services:** **Smith & Loye Limited**  
31-33 Jesse Street, Wellington  
Contact: Tony, 802 4207
- 3.5 **Plumbing:** **Aquaheat Plant & Burner Services Limited**  
92-96 Main Road, Tawa  
Contact: Jim Cane, 232 5100

## 4 DESCRIPTION OF SITE

---

- 4.1 Location: Floor 3, Huddart Parker Building, Post Office Square, Wellington.
- 4.2 Working area for the contractor will be the northern end of Floor 3.
- 4.3 Site Visit - The contractor is recommended to visit the site before tendering and to ascertain all local conditions and restrictions likely to affect the execution of the works. No claims arising from a failure to do so will be considered.

**Note:** Contractors will need to obtain a key for access to the north end tenancy of Floor 3, from the Reception, A J Park & Son, Floor 6, Huddart Parker Building.

## 5 SCOPE OF THE WORKS

---

- 5.1 The overall intent of the project calls for all demolition, alteration and new work to achieve a new office environment, **similar in character to what would have originally been detailed and constructed**. The existing ceiling height is to be retained and the office refitted with details that match the existing. The refurbishment is to be carried out in conjunction and in co-operation with building tenants, visitors to the building and separate contract work.
- 5.2 Generally this calls for the stripping out of the interior of all unwanted partitions and items including ceiling mouldings, wall panels, wiring, light fittings, carpet, vinyl tiles and linoleum, back to the original building shell; stripping back and making good all reusable doors and frames, architraves, skirtings and mouldings including those saved, when walls are removed, for reuse; repairs and making good of all interior surfaces suitable for a painted finish; construction of new full height partitions; supply and installation of new doors and frames, architraves, skirtings and mouldings all to match those existing; installation of a perimeter cable duct, new electrical, data fire detector cabling and power outlets; painting to all ceilings, beams, walls, columns, doors, door frames, architraves, skirtings, sills and mouldings; supply and installation of new light fittings and emergency exit sign.
- 5.3 The Contractor shall agree to provide everything necessary for the proper execution and completion of the work.

## 6 COMMON CONTRACT CONDITIONS

---

### 6.1 Programme

---

- 6.1:1 The contractor is responsible for all works except separate contract work and it is intended that the contractor shall be responsible for programming the sub-contracts to achieve completion on the agreed date.
- 6.1:2 **Tenders shall be submitted by 4pm Friday, 10 February, 1995.**
- 6.1:3 The successful tenderer is to be advised ready to commence work on **Monday, 20 February, 1995**, for a contract period of **five (5) weeks**. (refer Clause 6.1:5)
- 6.1:4 Completion of the contract is **4pm Friday, 24 March, 1995**.
- 6.1:5 The commencing date of the contract is subject to confirmation and negotiation, with completion of the contract five weeks following the agreed commencing date.

## **6.2 Sequence of Work**

---

- 6.2:1 Where a number of trades are involved in arriving at the scheduled finish, ensure that the surface at the completion of each item in the sequence is satisfactory for the application and finishing of subsequent items.
- 6.2:2 Application of a finish or trade sequence will be taken as an acceptance of the substrata to which it is applied.
- 6.2:3 Ensure that provision is made at each stage of construction for the fixing of materials and fittings at later stages.

## **6.3 Drawings and Specification**

---

- 6.3:1 The contract drawings, reference **9459 01 - 05** accompany this specification.
- 6.3:2 The drawings and specification shall be read together and the Contractor shall allow for anything required by either document even though it may not be shown on both.
- 6.3:3 The clauses and descriptions contained within the Specification are deemed to apply to the whole contract. It is the responsibility of the contractor that all trades and subcontractors make themselves aware of all clauses which may affect their work.

## **6.4 Standards, Statutory and General Obligations**

---

- 6.4:1 Comply with all New Zealand Standards, Territorial and Local Authority requirements and Manufacturers recommendations.

## **6.5 Sub-Contractors**

---

- 6.5:1 Enter into a written form of contract with all sub-contractors binding them to the terms of the main contract.

## **6.6 Access**

---

- 6.6:1 Access for materials is via the side door off the courtyard accessed via Grey Street.
- 6.6:2 Access keys will be available to the contractor for the duration of the contract.
- 6.6:3 Parking space is not available.

## **6.7 Temporary Works and Services**

---

- 6.7:1 The Contractor may use the toilets in the building. Leave the toilets in a clean condition on completion of the contract..
- 6.7:2 The Contractor may use the existing water supply free of charge.
- 6.7:3 Lighting and power - Arrange for temporary facilities if required. The cost of power will be free to the Contractor.

## **6.8 Materials and Workmanship Generally**

---

- 6.8:1 Quality - Materials shall be new unless otherwise stated.
- 6.8:2 It is intended to repair and make good all walls, ceilings, beams, columns, doors and existing timber detailing and match detailing with new MDF mouldings where additional mouldings are required and paint finish.  
  
The existing walls, ceilings, beams, columns, doors and mouldings must be repaired and made good for a painted finish to as high a standard as practically possible. It is recognised that the building is not new and therefore the building will have had wear and tear over the years. Minor surface defects will be accepted. Care must be taken to blend the finish of new mouldings with old.
- 6.8:2 The minimum standard for all materials and workmanship shall be the latest appropriate New Zealand standard or other applicable. Provide certificates of compliance when requested by the Designer.
- 6.8:3 Ascertain the manufacturers recommendations specific for this contract for all materials used and inform the Designer in writing if these conflict with any other specified requirements. No claims arising from a failure to do so will be considered.

- 6.8:4 Handle, store, fix and install all materials in accordance with the manufacturers recommendations for this specific contract.
- 6.8:5 Where approval of materials, equipment or products is specified, submit samples to the Designer. Do not confirm orders until approval has been obtained.

## **6.9 Prevention of Nuisance**

---

- 6.9:1 Noise Control - All due consideration is required to reduce noise and disturbance during working hours for the building occupiers and users.
- 6.9:2 Take all necessary precautions to prevent nuisance from water, smoke, dust, rubbish and other causes.
- 6.9:3 Keep the site tidy at all times and remove rubbish at regular intervals and as may be directed.
- 6.9:4 Do not disconnect or redirect any existing services, either temporarily or permanently without prior agreement of the Designer, Electrical or Fire Consultants.
- 6.9:5 Give forty eight (48) hours written notice of any intended disruption to services.

## **6.10 Prevention of Damage**

---

- 6.10:1 Internal Access - Protect and maintain all internal accesses used during the carrying out of works.
- 6.10:2 Provide physical protection to areas which, in the opinion of the Project Manager are particularly vulnerable.
- 6.10:3 Repair any damage which may occur.

## **6.11 Care of Works & Persons**

---

- 6.11:1 The contractor is to keep the site secure and all persons safe. All due care and respect for staff and visitors to the building will be required at all times.
- 6.11:2 Comply with all safety requirements as may affect persons on or near the site. The contractor shall be held responsible for the proper protection of persons and property in the immediate vicinity of and/or otherwise liable to be affected by his/her work.

## 6.12 Completion

---

- 6.12:1 Clean the works thoroughly inside and out, removing all splashes, dust, deposits, rubbish and surplus materials.
- 6.12:2 Remove all temporary packings, coverings and protective wrappings and labels.
- 6.12:3 Cleaning materials and methods shall be as recommended by the manufacturer of the material being cleaned.
- 6.12:4 Adjust, ease and lubricate all doors and other moving parts to ensure easy operation.

## 7 SPECIAL CONDITIONS

---

### 7.1 Insurances

---

- 7.1:1 The Contractor shall effect the following policies of insurance.
- 7.1:2 Contractor's All Risk: The Contractor shall insure by way of a Contractor's All Risk Policy. The indemnity under the said policy shall be not less than the total value of the Contract with an additional 15% for all reinstatement costs and the policy shall be maintained until the fit-out works are completed and practical completion is granted.
- 7.1:3 Public Liability Risk: The Contractor shall insure by way of a Public Liability Policy and such a policy shall stand in the name of all persons employed or engaged on the works, as joint insured. The indemnity under said policy in respect of any one accident or series of accidents arising out of the same occurrences shall be not less than \$2,000,000 (two million dollars) maintained until the fit-out work is finally completed.
- 7.1:4 Insurance Certificates shall indemnify the Employer and must be submitted with the first progress claim otherwise no payment will be made. Premiums and any excesses shall be borne by the Contractor.

### 7.2 Variations

---

- 7.2:1 All costs associated with adhering to the Common Contract Conditions and the processing of variations including margins are to be included in the tender bid.

- 7.2:2 Variations reducing the scope of work and the tendered contract sum will be subject to adjustment of the contractor's margin.

### 7.3 Maintenance

---

- 7.3:1 A three (3) month maintenance period shall apply from the date of certified Practical Completion of the entire project unless amended by the specific requirements of the Trade Section or by any Special or Specific Conditions.
- 7.3:2 When all remedial, outstanding works and matters and the Contractors obligations are completed to Lamb Design Limited's satisfaction and the Works have been specified as Complete then Retention monies shall be released.
- 7.3:3 Up until Practical Completion, Retention monies shall not exceed 10% of the revised contract value. Where variations are not priced or agreed in time, the revised contract value shall be estimated by Lamb Design Limited for the purposes of establishing the retention value. During the maintenance period the Retention Monies shall not exceed 5% of the revised contract value.

### 7.4 Contingencies

---

- 7.4:1 The contractor shall allow a contingency sum of five percent (5%).

## 8 DESCRIPTION OF WORK BY TRADES

---

### 8.1 Demolition

---

- 8.1:1 Remove skirtings, architraves, doors, door frames and mouldings prior to walls being demolished or infilled. Store on site for reuse or send off site for factory stripping, repair and making good.

**Exception:** Door frame and architraves to Room 3.13 that are to remain.

**Note:** The double entry doors will not be reused but are to provide site security for the duration of the contract prior to the new panelled double doors being installed. The doors are then to be stored as directed.

- 8.1:2 Remove all the picture rail mouldings for reuse.



- 8.1:3 Remove and dispose of partitions or sections of partitions, frosted and clear partition glazing, wall panelling and wall mounted shelving.
- 8.1:4 Remove and dispose of carpet, underlay, vinyl tiles and linoleum.
- 8.1:5 Remove and dispose of ceiling mouldings.
- 8.1:6 Remove and dispose of curtains, tracks and pelmets.

## 8.2 Electrical

---

- 8.2:1 Remove and dispose of all electrical, telephone and fire detector wiring, including conduit and wall mounted switching, unless such wiring or switching can be proved as suitable for reuse.
- 8.2:2 Remove and dispose of all light fittings.  
**Note:** Make allowance for proper disposal of some of the older fluorescent light fittings.
- 8.2:3 Provide and install the complete and working electrical services as drawn and specified including:
  - Remove the existing wiring, power outlets, light fittings and switches.
  - Supply and install new power points, light switches and light fittings.
  - Supply and install emergency lighting.
- 8.2:4 Ensure that the new installation complies with all requirements of the Local Power Authority Inspector and that all equipment is adequately earthed and protected.
- 8.2:5 Provide identification labelling and installation records for the electrical work.
- 8.2:6 Test and commission all equipment and systems.
- 8.2:7 Guarantee and provide a full preventative maintenance programme for the installation for 12 months after the date of Practical Completion.
- 8.2:8 All cables shall be adequately protected at penetrations through concrete, timberwork or plaster.
- 8.2:9 It is intended that all cabling to provide power outlets, lighting and switching to each of the spaces be **concealed** where-ever possible to retain the integrity of the interior space.

- 8.2:10 Surface mounted steel tube conduit will be acceptable where no other alternative to run wiring exists. Use of conduit should be located so that it is least visible and in symmetry or mirror imaged where-ever possible, to give a sense of visual correctness.
- 8.2:11 Conduit must take the shortest and most direct route but be in sympathy with mouldings and other treatments. As use of conduit will be highly visual, all effort must be made to keep fixings discrete and the number of wall fixings to a minimum. Placement of fixings must be equal where conduit is visually symmetrical.
- Note:** Position and fixing of conduit must be approved by the designer prior to electrical work commencing.
- 8.2:12 The junction of conduit to other fittings must be clean with no wiring visible.
- 8.2:13 The location of the light fittings are approximate only and exact positions and installation shall be determined on site.
- 8.2:14 **Light fittings:**
- Central pendants: LDS 250W Metal Halide Uplighter C/W Lamp and 900mm Suspension Rod ex Lighting Design Services Limited, Auckland.
  - Wall lights: LDS 150W Metal Halide Wall Washer to match C/W Lamp ex Lighting Design Services Limited, Auckland.
  - Accent lights: LDS Track C/W 2 X 12V 50W Spots and Lamps ex Lighting Design Services Limited, Auckland.
- 8.2:15 **Light switches:**
- Switches: PDL Brass Cover and Porcelain Base 58mm Code: 1920/30
  - Mounting blocks: PDL Heritage Timber Mounting Block 1 Gang 90X90mm Code: 1920MB1 to be **pre-painted** prior to installation.
- 8.2:16 Supply and install Kableduct KSD17 / KMP09 (or equivalent) to the perimeter wall space 3.7 to 3.14 - Refer Detail DK/03, Drawing Sheet No: **03**.
- 8.2:17 Allow to chase floor and supply necessary conduit, from wing wall behind the reception desk to the reception desk, to provide telephone, power and data cable access. Refer Clause 8.3:4.

### 8.3 Building / Joinery

---

- 8.3:1 Infill door and overhead glazing openings and allow to finish flush with existing wall surfaces.
- 8.3:2 Construct new full height partitions in timber framing and 12.5mm Gib Board either side and allow for formation of new doorways and glazing framing, manufacture and fixing of replica detailed MDF mouldings as required, as per plan set-out on Drawing Sheet No: 9459 / 01 and details set out on Drawing Sheet No: 9459 / 04.
- Note:** Leadlight glazing and glazing to doors and overhead panels is to be supplied and installed by a separate contractor.
- 8.3:3 Manufacture and install three (3) bookcases, space 3.4, to be mounted on skirting plinths built in-situ - refer to Drawing Sheet No: 9459 / 01 and 04. Bookcases are to be securely fixed to the plinths and walls.
- 8.3:4 Manufacture and install a reception desk, space 3.1, to be free standing within the Reception area, as per Drawing Sheet No: 9459 / 05.
- Note:** The exact location of a floor outlet for Power, Telephone and Data cables is to be pre-determined prior to the installation of the desk. The desk is to be wired after installation.
- 8.3:5 Manufacture and install a credenza unit between 'wing' walls immediately behind the reception desk, space 3.1, as per Drawing Sheet No: 9459 / 05.
- 8.3:6 Manufacture and install a kitchen bench unit and overhead wall mounted shelves, complete with stainless steel sink / drainer unit and Greenstyle Flickmaster faucet, colour 'white', space 3.8, as per Drawing Sheet No: 9459 / 04.
- Note:** Space allowance to be made for an under-bench fridge unit, Code: P120, ex Fisher and Paykel, to be supplied separately.
- 8.3:7 Manufacture and install a bench and overhead shelf unit, to be installed in either space 3.5 or 3.16, as per Drawing Sheet No: 9459 / 04.

### 8.4 Fire Services

---

- 8.4:1 Re-install fire detectors to each of the spaces as indicated on Drawing Sheet 9459 / 02.

## 8.5 Painting and Decorating

---

- 8.5:1 Repair and make good ceilings, beams, columns and walls to as new appearance for painted finish. **Refer Clause 6.8:2.**
- 8.5:2 Repair and make good timber doors, door frames, architraves, skirtings and mouldings to as new appearance for painted finish. **Refer Clause 6.8:2.**
- 8.5:3 Where appropriate all lacquered panels, furniture doors, joinery units, glazing frames with beadings and the like shall be factory finished.
- 8.5:4 Glazed windows and finished work shall be adequately protected from paint splashes by means of drop sheets and masking as appropriate.
- 8.5:5 The painter shall be held responsible for the proper protection of persons and property in the immediate vicinity of and/or liable to be affected by his painting operation.
- 8.5:6 All new gib board walls, existing infilled concrete walls, existing concrete walls, columns and ceilings to be filled and all shrinkages, cracks and holes filled with stopping and finished to allow for a painted finish.
- 8.5:7 All surfaces are to have **Resene Sureseal** penetrating sealer applied as per manufactures specification and instructions.
- 8.5:8 All lacquers and paints shall be applied strictly in accordance with the maker's instructions, not only for all coatings but also for stoppings and other treatments.
- 8.5:9 It shall be the responsibility of the painter to ensure that all surfaces including surfaces of all successive undercoats are in a suitable condition to enable a first class finish to be obtained.
- 8.5:10 **Painting Systems:**
- 1 **Resene Zylon**  
To all ceilings, beams and picture rail mouldings.
  - 2 **Resene Zylon Sheen**  
To all walls generally including perimeter walls, perimeter window surrounds and internal columns.
  - 3 **Resene Semigloss Enamel**  
To all doors, door frames, architraves, skirtings and sills.

- 4 Mirotone Mirocure Lacquer (factory finished)**  
To all new glazing mullions, sub-frames, beads and joinery items.

8.5:11 On completion, clean off all paint splashes and the like from adjacent walls, glazing, painted timber mouldings and any other finished surface.

## **8.6 Plumbing**

---

8.6:1 Provide cold water feed and waste pipe access to the new kitchen, space 3.8, and allow to connect pipes to the new kitchen joinery sink unit and Laser hot water unit.

8.6:2 Supply and install a new wall mounted Laser 25 litre capacity hot water unit (or equivalent) in accordance with the manufacturers specifications.

---

## **9.0 SEPARATE CONTRACTS**

---

9.1 **Carpet supply and laying** including vinyl to the kitchen space 3.8.

9.2 **Leadlight glazing** to the front entry door surround and glazing panels to the wall behind the reception desk.

9.3 **Glazing** supply and installation for doors and overhead glazed panels.

9.3 **Telephone installation.**

9.4 **Window treatments.**

## **10.0 TENDER ATTACHMENTS**

---

10.1 **Tender Form**

10.2 **Tender Summary**

COLOURS : (TO BE ADVISED)

- ①
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧

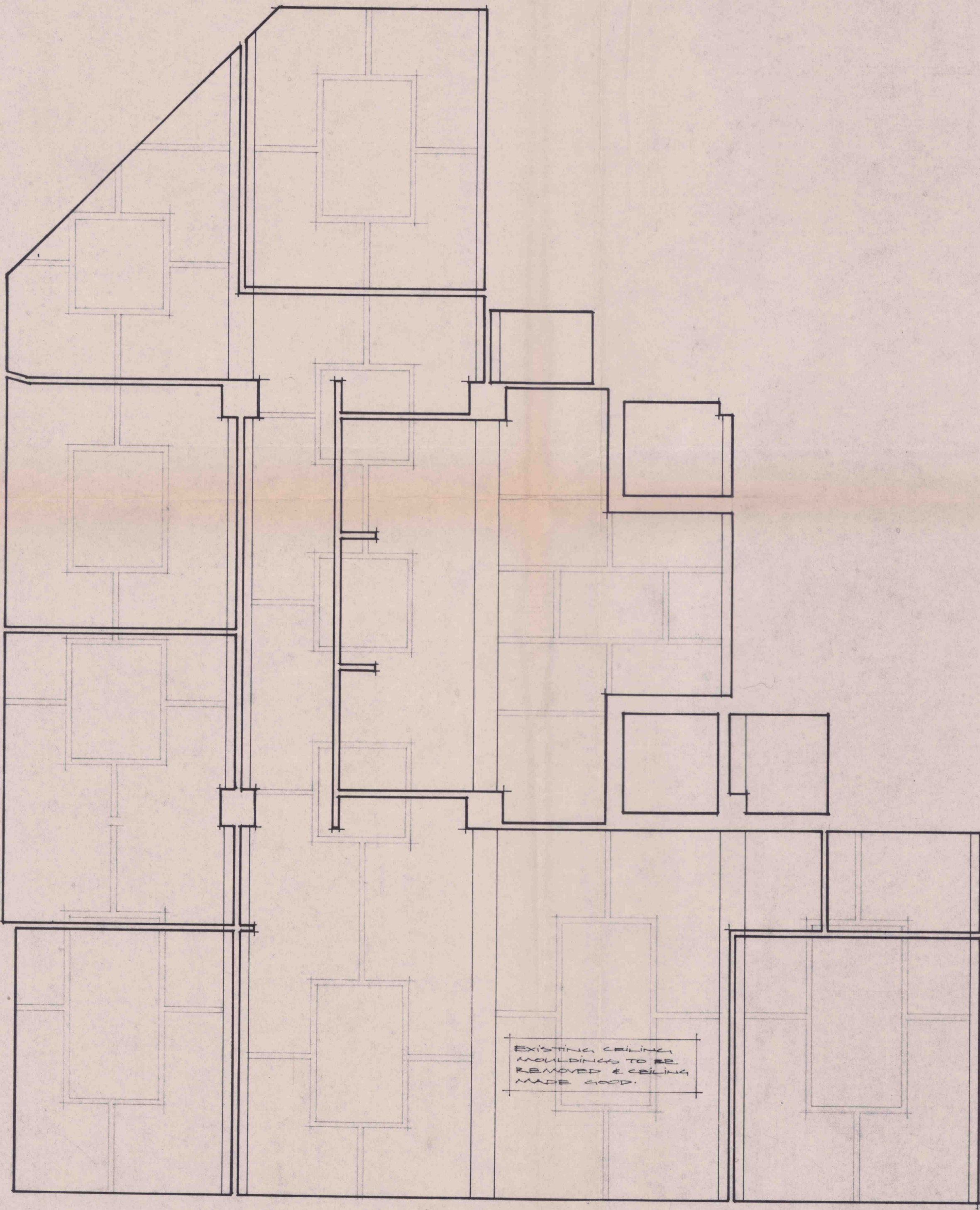
**KEY :**

- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE REMOVED
- NEW STRUCTURE

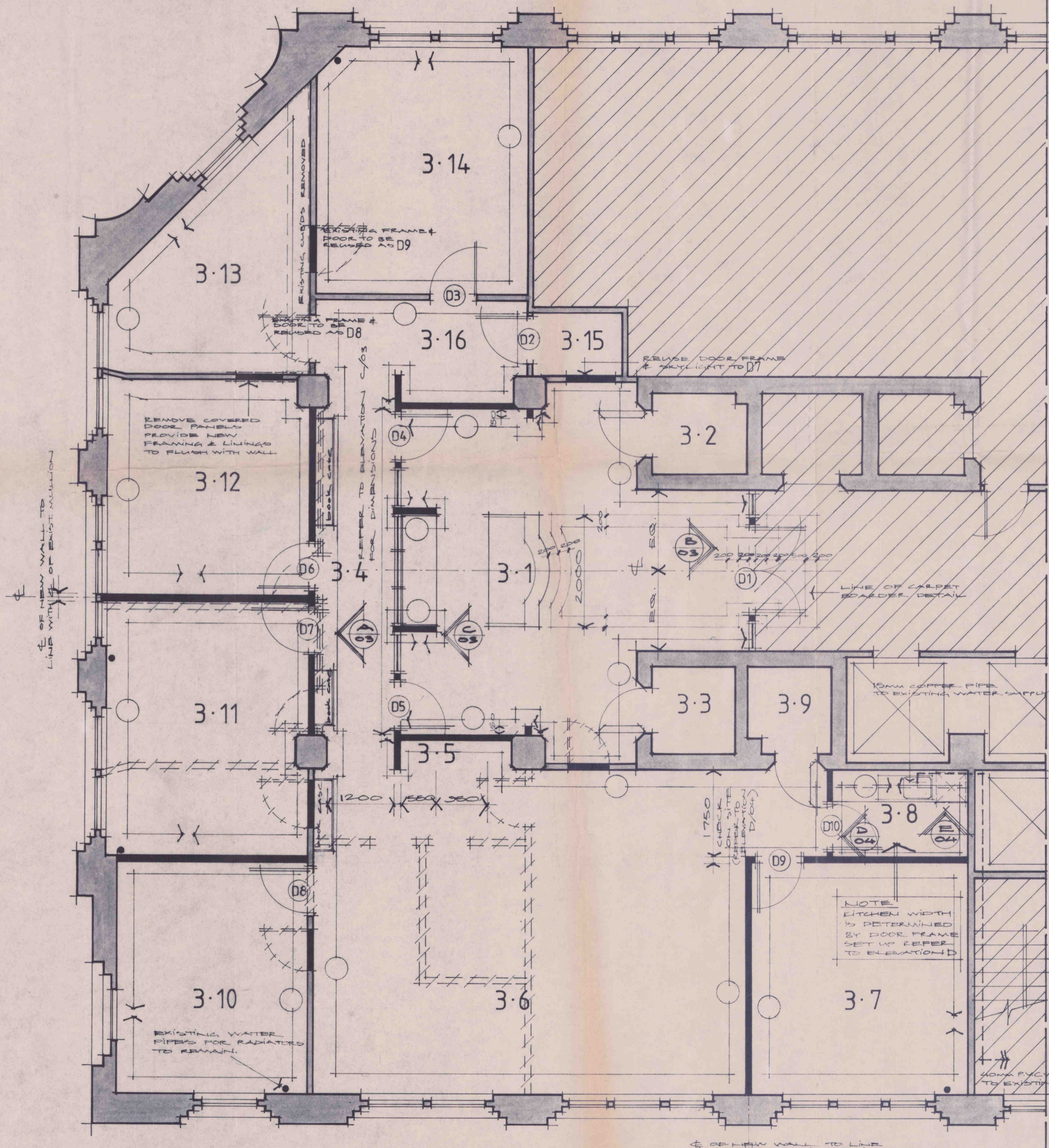
**DOOR SCHEDULE :**

- D1 - NEW DOUBLE DOORS - TYPE ② REFER ALSO TO ELEVATION B/03
- D2 - EXISTING DOOR TO REMAIN IN PLACE
- D3 - EXISTING DOOR TO REMAIN IN PLACE
- D4 - NEW DOOR - TYPE ① NEW SKYLIGHT ABOVE REFER ALSO TO ELEVATION C/03
- D5 - AS D4
- D6 - NEW DOOR - TYPE ① NEW SKYLIGHT ABOVE REFER ALSO TO ELEVATION A/03
- D7 - NEW DOOR - TYPE ① REUSED FRAME & SKYLIGHT AS NOTED ON PLAN BELOW
- D8 - REUSED FRAME & DOOR AS NOTED ON PLAN BELOW
- D9 - REUSED FRAME & DOOR AS NOTED ON PLAN BELOW NOTE: DOOR TO BE REHUNG TO SUIT NEW SWING
- D10 - NEW DOOR - TYPE ③ REFER ALSO TO ELEVATION D/04

**NOTE :**  
DOOR TYPES ① ② & ③ DETAILED ON SHEET 05



REFLECTED CEILING PLAN.



PROPOSED FLOOR PLAN.

Amendments



Job: SEVWRIGHT  
QUINT &  
PORTER.  
PROPOSED  
NEW OFFICES

Job No.  
9459

Drawing  
REFLECTED CEILING  
FLOOR PLAN.

Scales  
1 : 50

Drawn: [Signature] Date: DEC 94

Drawing No. 01 Amendment

**01**

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY.

**NOTE:**

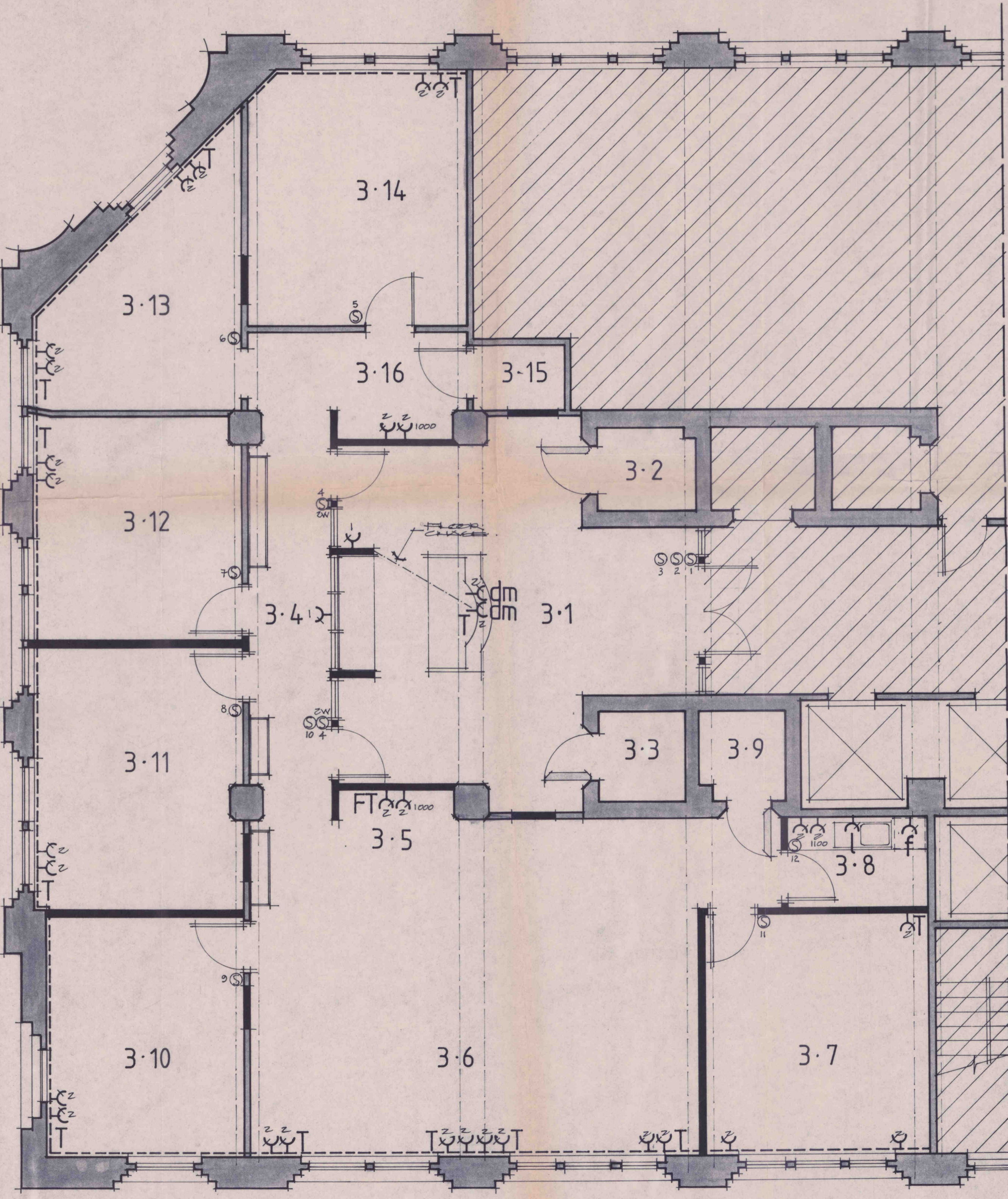
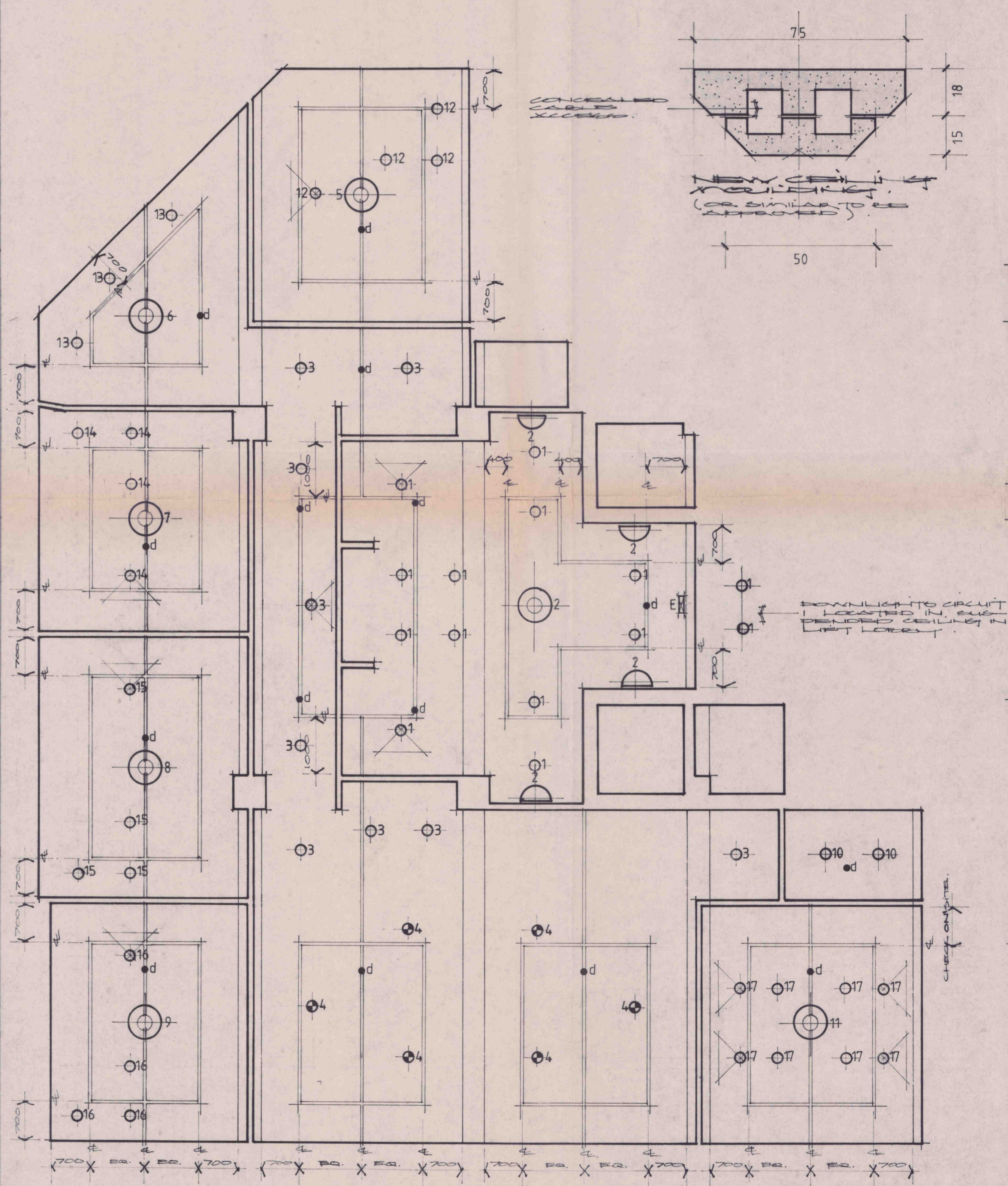
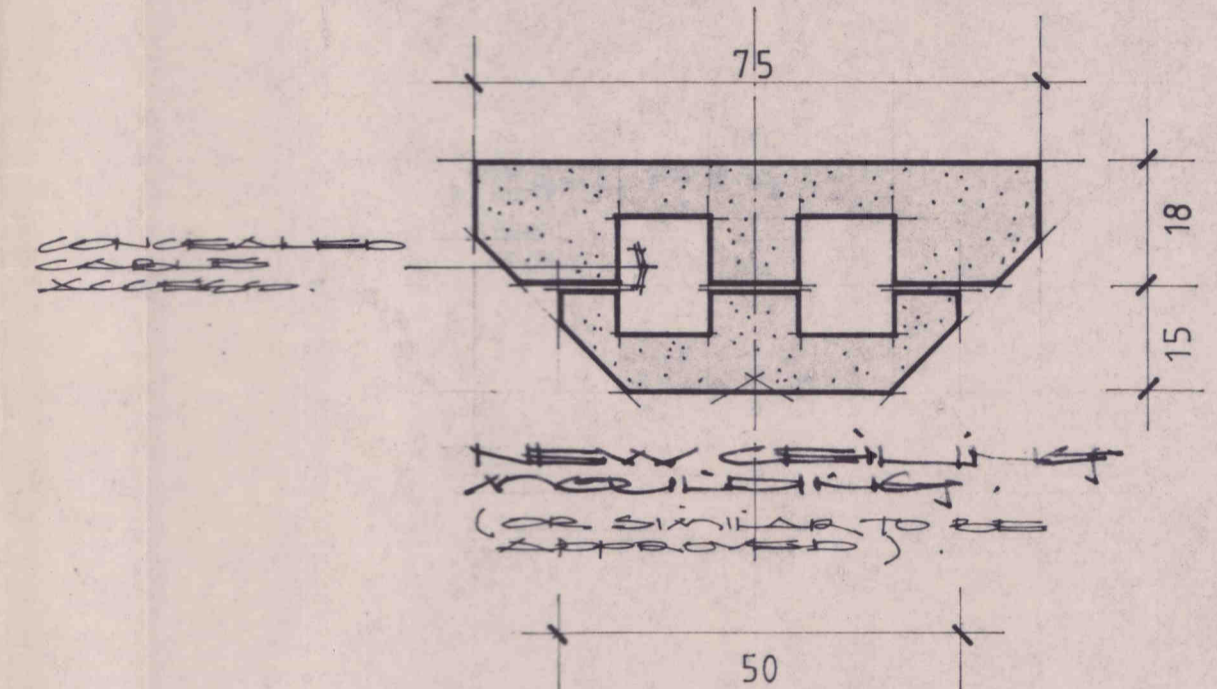
FINAL CUTOUT POSITIONS FOR RECESSED LIGHTING TO BE DETERMINED ON SITE IN CONJUNCTION WITH DESIGNER.

- ULLRICH KABELDUKT CODE: KEDIT
- ψ SINGLE POWER OUTLET MOUNTED ON SKIRTING
- ψ DOUBLE POWER OUTLET
- dm ψ DOUBLE POWER OUTLET MOUNTED ON DECK
- f ψ SINGLE POWER OUTLET FOR FRIDGE UNIT
- l ψ SINGLE POWER OUTLET FOR LASER, HOT WATER
- T ψ TELEPHONE OUTLET
- FT ψ FAX LINE

- LDS MODEL AZ3005-G9-575 PENDANT C/W 2x150W 58C LAMPS
- ◐ LDS MODEL AZ6000-G9-571 WALL LIGHT C/W 150W LINEAR HALOGEN
- LDS 12V 50W RECESSED TILT DOWNLIGHTS
- LDS 12V 50W RECESSED DOWNLIGHTS
- 3 ○ NUMERAL INDICATES LIGHT FITTING CONNECTED TO A PARTICULAR CIRCUIT
- LDS P50-R5W-100W E5 DOUBLE JACKETED METAL HALIDE RECESSED DOWNLIGHT-3200K LAMP

- ⊞ EMERGENCY EXIT SIGN
- ⊞ FIRE DETECTOR
- 2W ⊞ TWO WAY SWITCH (CIRCUIT 4 ONLY)
- 5 ⊞ SWITCH LOCATION, NUMERAL INDICATES CIRCUIT

- Amendments
- N° DATE
  - A 14/3 ADD DIMENSIONS TO CEILING MOUNDINGS & NOTE
  - B 17/3 AMEND LIGHTING LAYOUT & LIGHTING KEY



REFLECTED CEILING LIGHTING PLAN

NOTE: PENDANT LIGHT FITTINGS TO BE LOCATED CENTRALLY OFF NEW MOUNDINGS.

ELECTRICAL PLAN



Job: SEAWRIGHT QUINN & PORTER PROPOSED NEW OFFICE

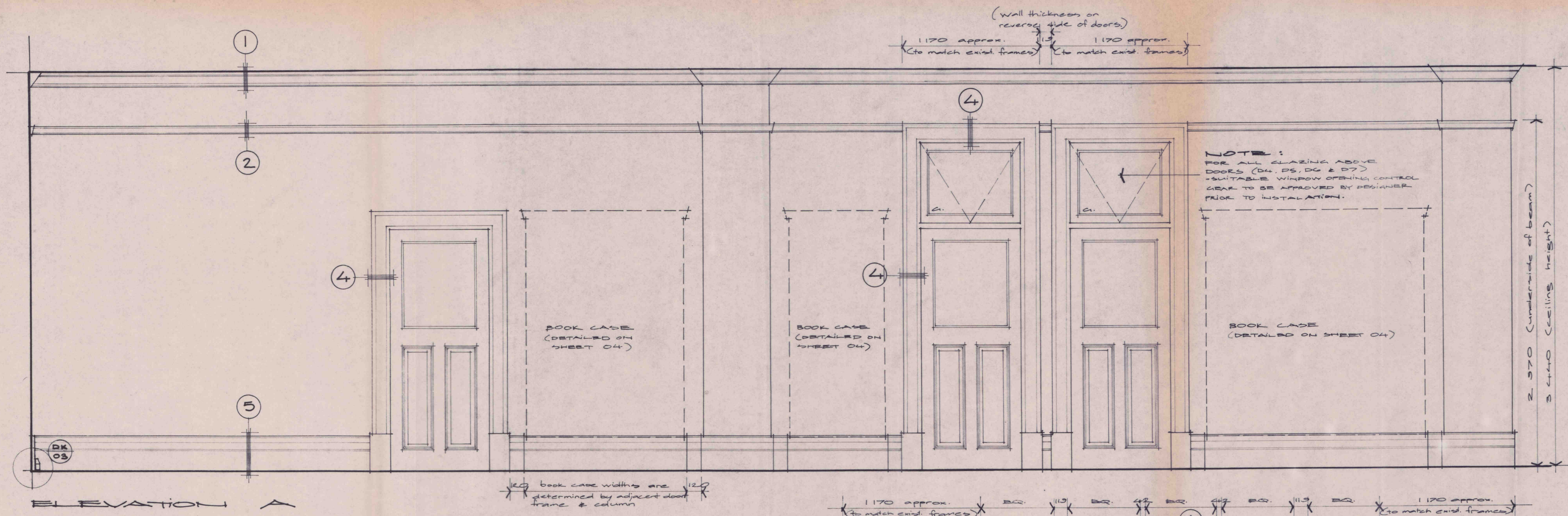
Job No. 9459

Drawing: REFLECTED CEILING LIGHTING PLAN ELECTRICAL PLAN

Scales: 1:50  
 Drawn: [Signature] Date: [Signature]  
 FORWARDED / LANE JAN 95

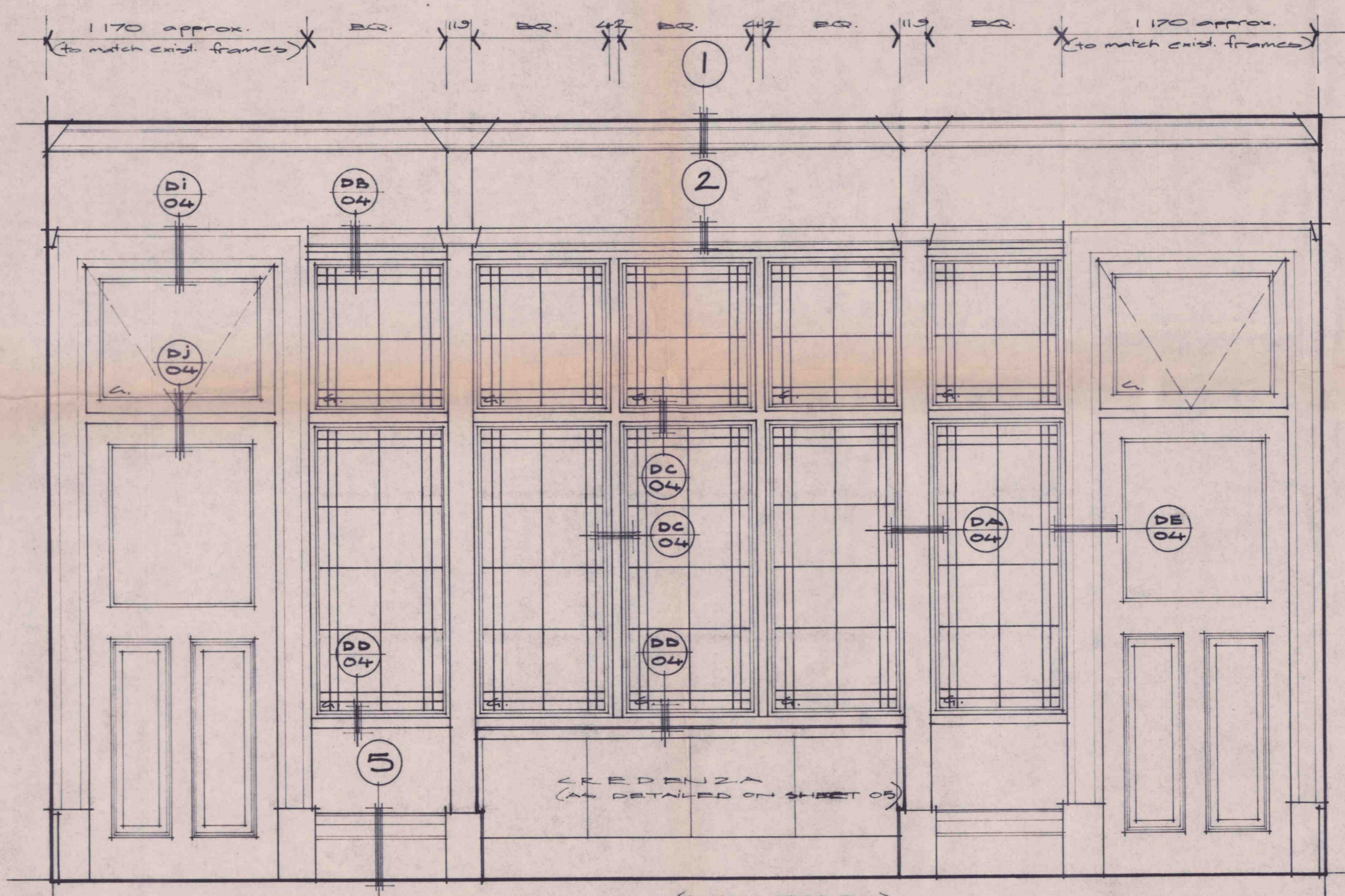
Drawing No. 02 Amendment BB

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY.



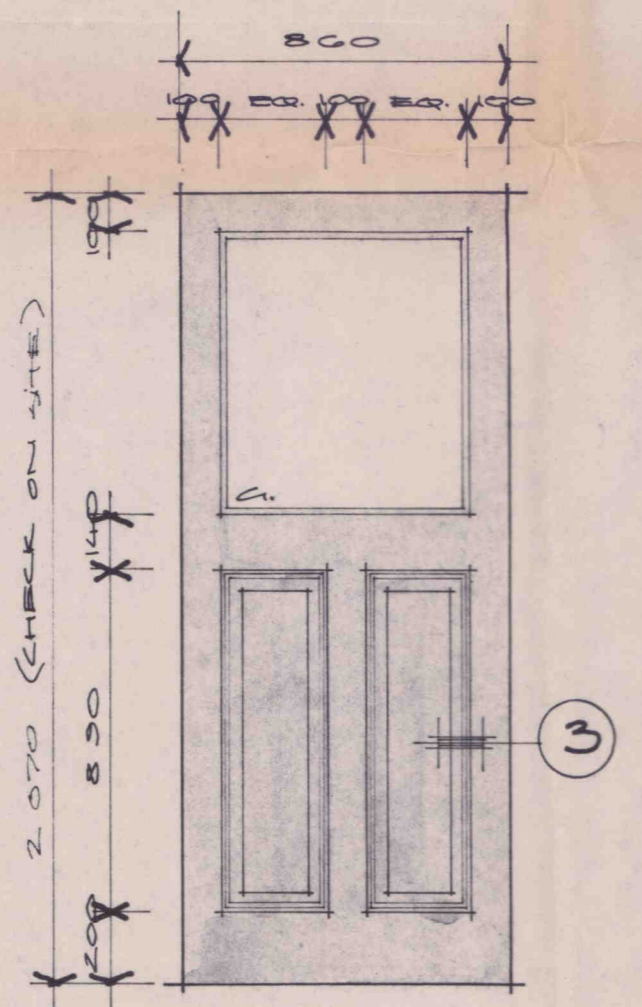
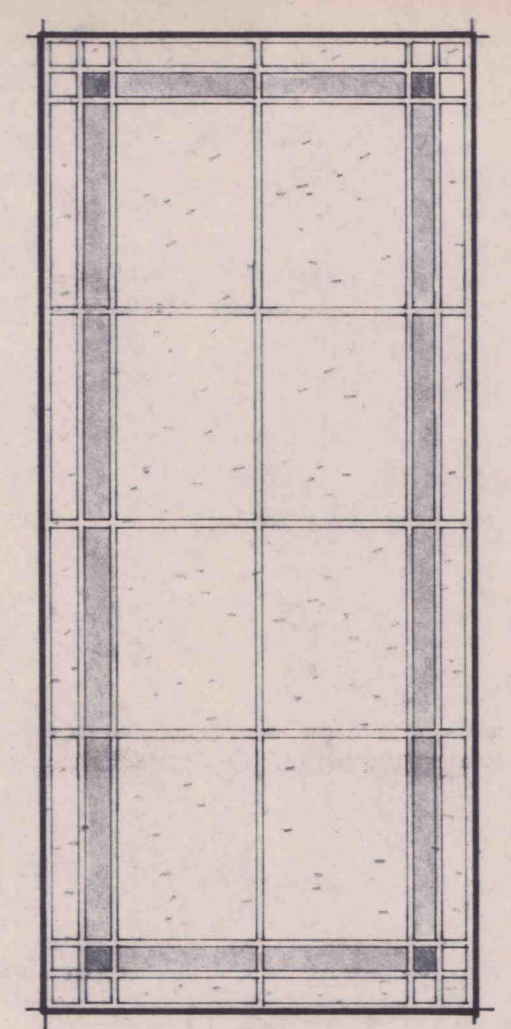
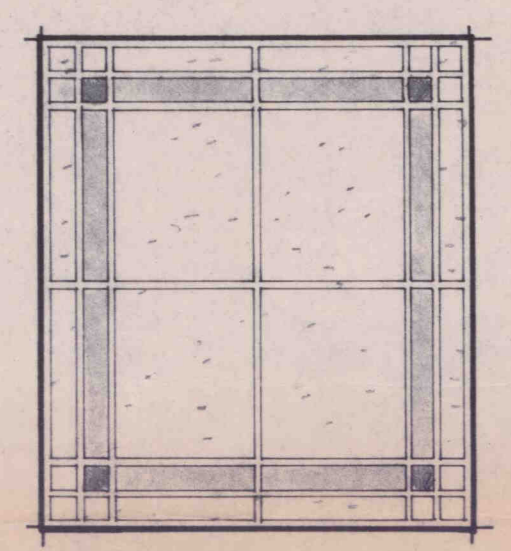
ELEVATION A

book case widths are determined by adjacent door frame & column

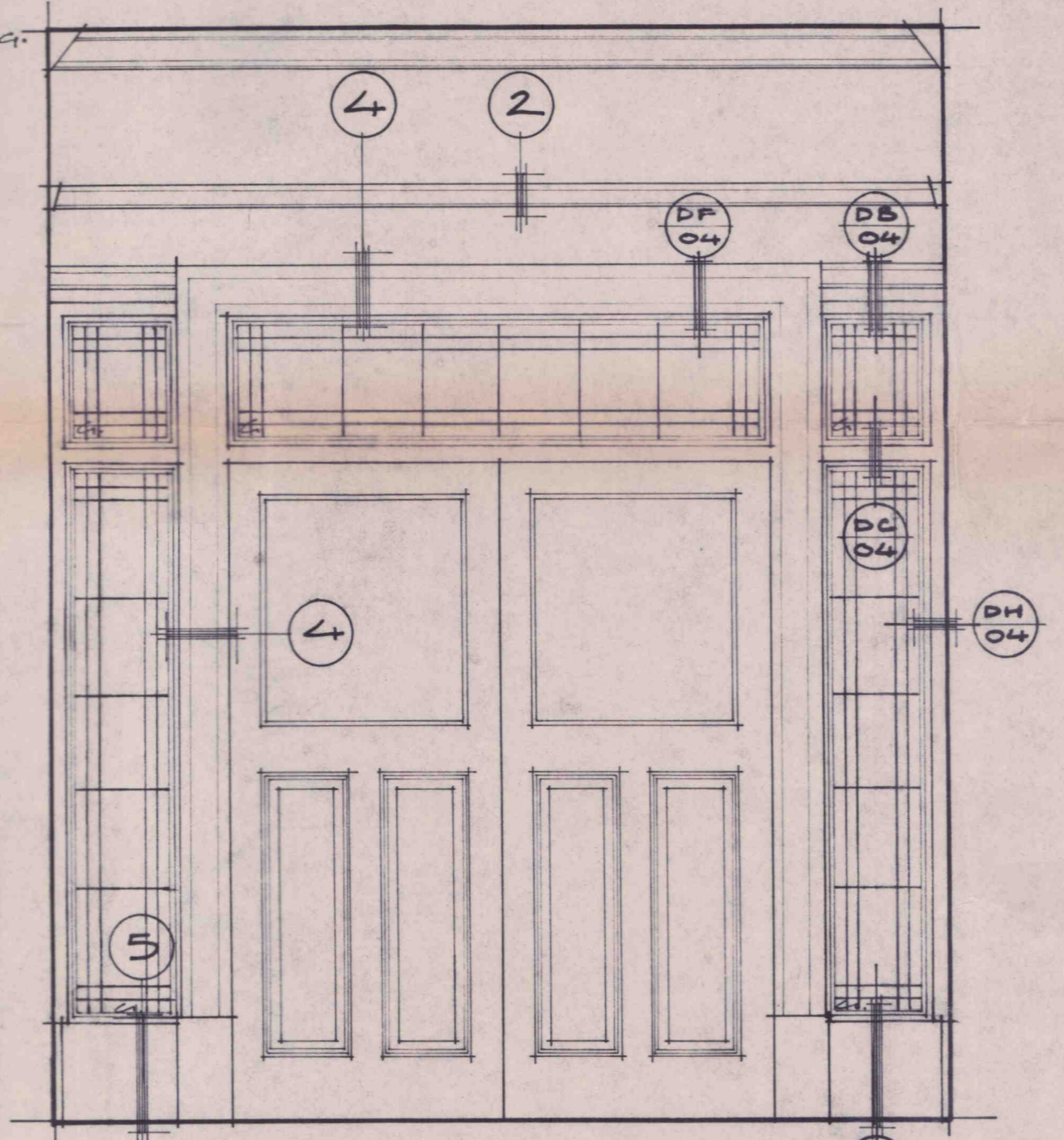


ELEVATION C

ENTRY DOOR LEAD LIGHT GLAZING:  
GLAZING DESIGN TO BE BASED ON SIMILAR DESIGN AS PER GLAZING BEHIND RECEPTION.  
GLAZING PANELS NOT SEPARATELY DRAWN IN LEAD LIGHT GLAZING CONTRACTOR TO BASE LEAD LIGHT DESIGN AS PER GLAZING SHOWN FOR WALL BEHIND RECEPTION, IN CONSULTATION WITH DESIGNER.

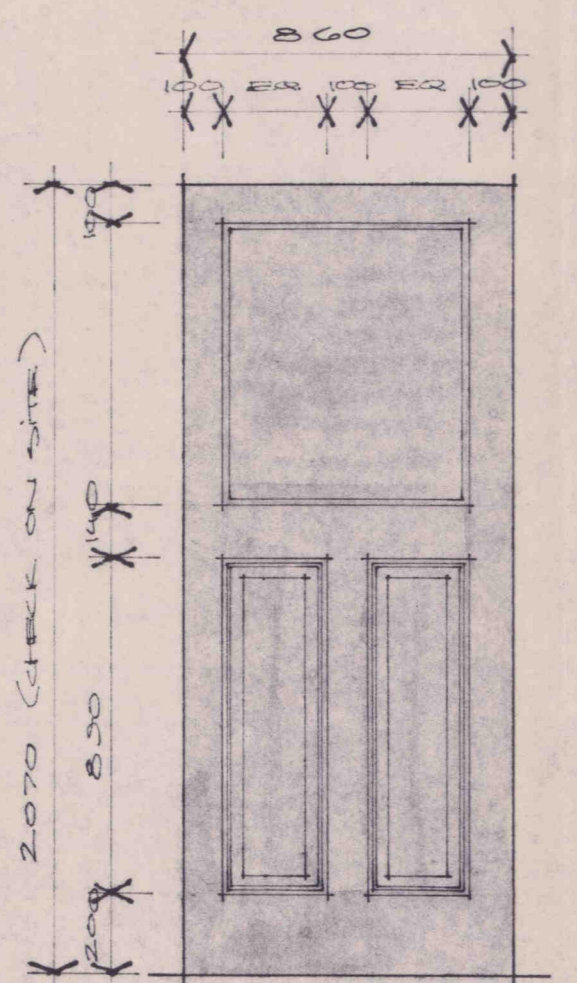


DOOR TYPE I  
- SOLID CORE  
- GLAZED TOP PANEL  
- DETAILED TO MATCH EXISTING DOORS

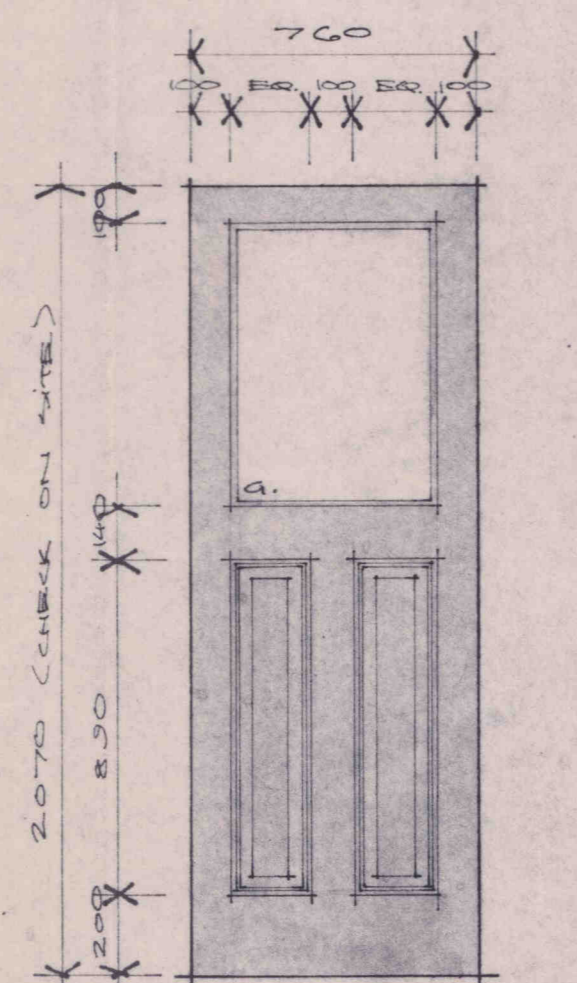


ELEVATION B

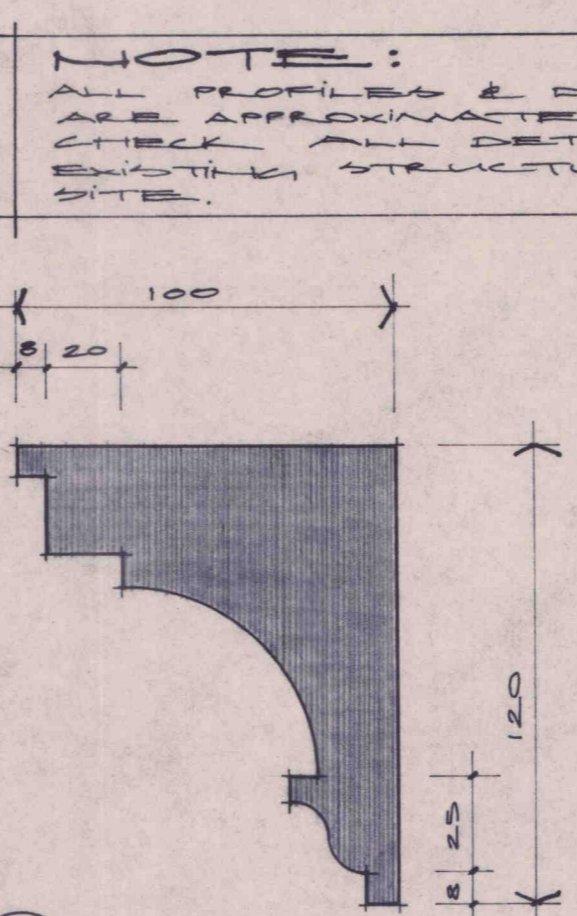
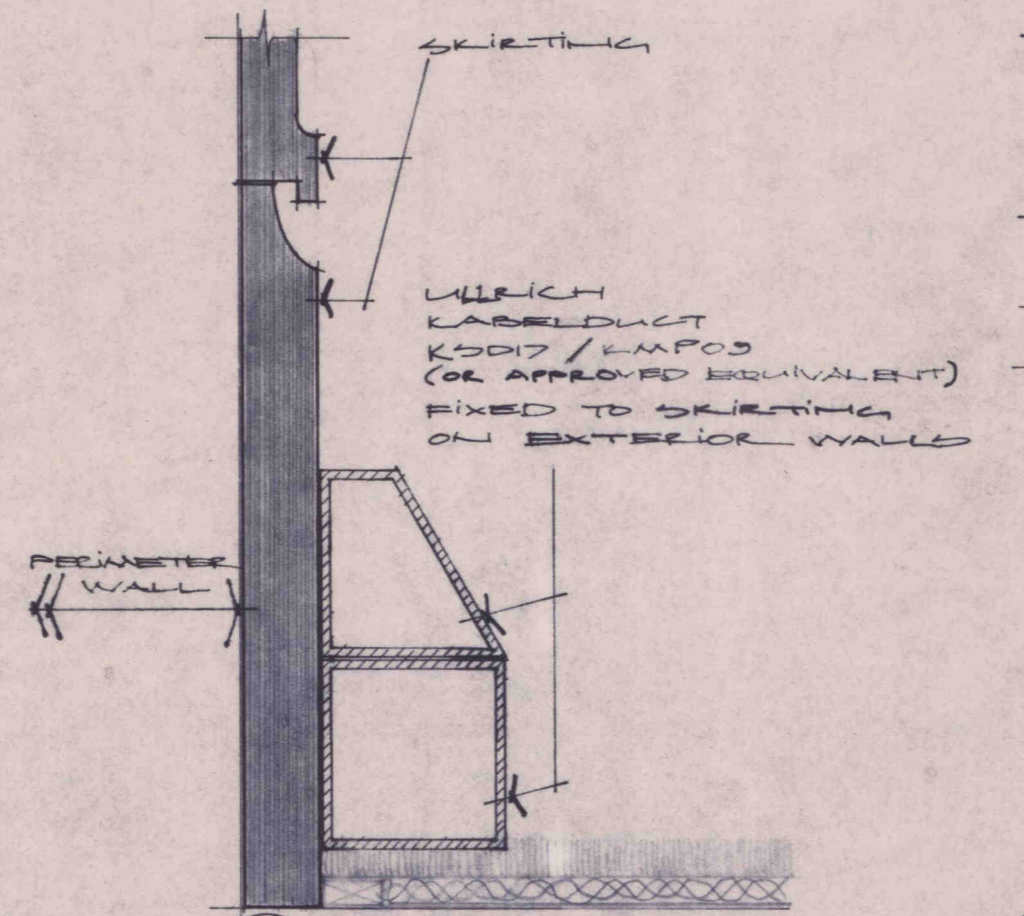
STAINED GLASS ELEVATION CODE:



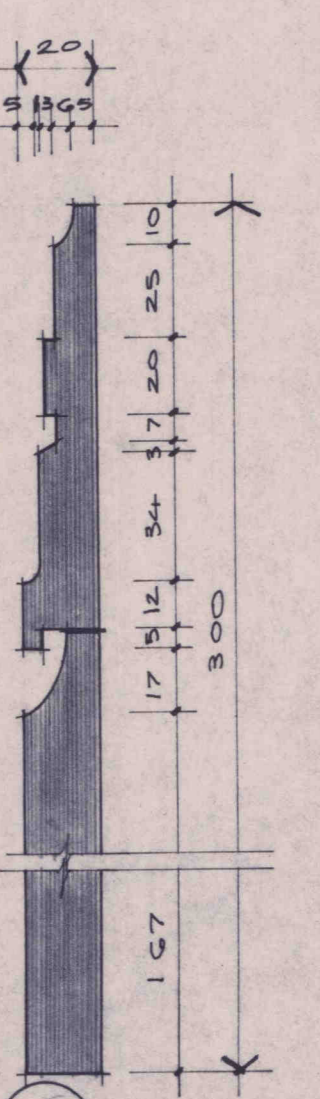
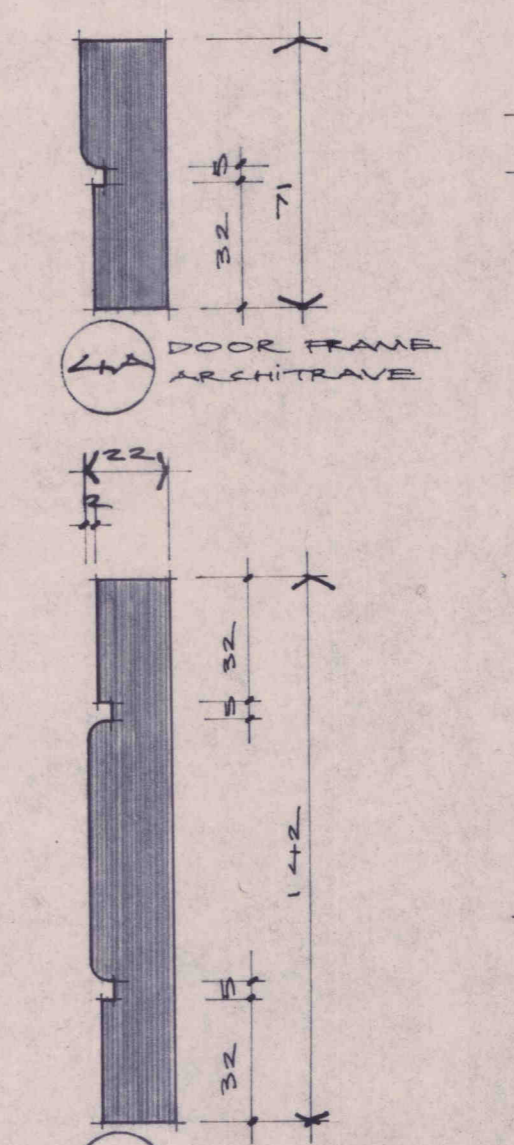
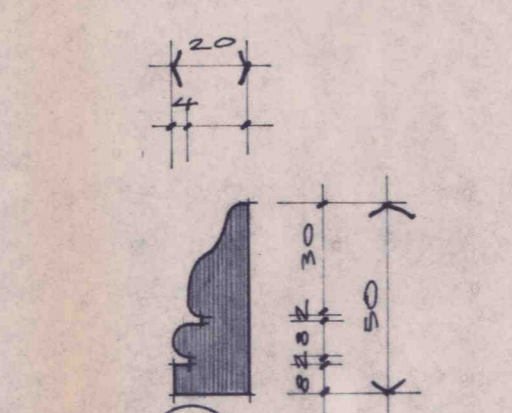
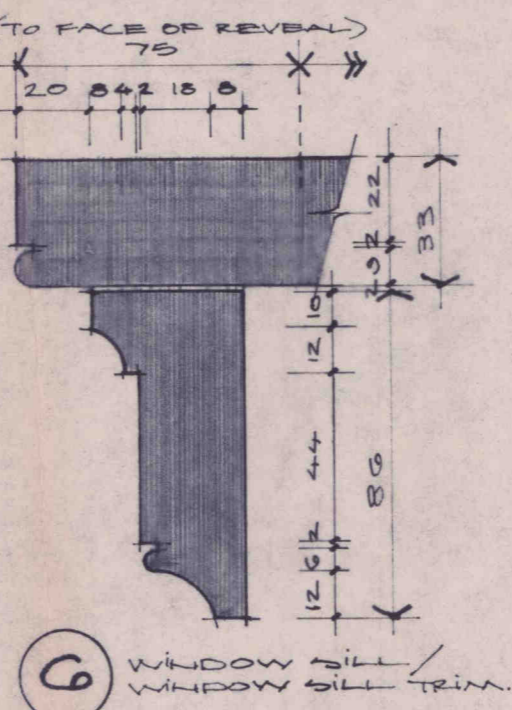
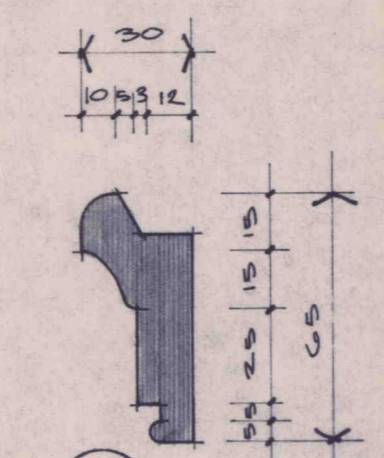
DOOR TYPE II  
- AS TYPE I EXCEPT  
- SOLID TOP PANEL



DOOR TYPE III  
- AS TYPE I



NOTE:  
ALL PROFILES & DIMENSIONS ARE APPROXIMATE ONLY. CHECK ALL DETAILS BELOW EXISTING STRUCTURE ON SITE.



Job: SIEMWRIGHT QUINN & PORTER PROPOSED NEW OFFICES  
Job No. 94159  
Drawing: ELEVATIONS DETAILS

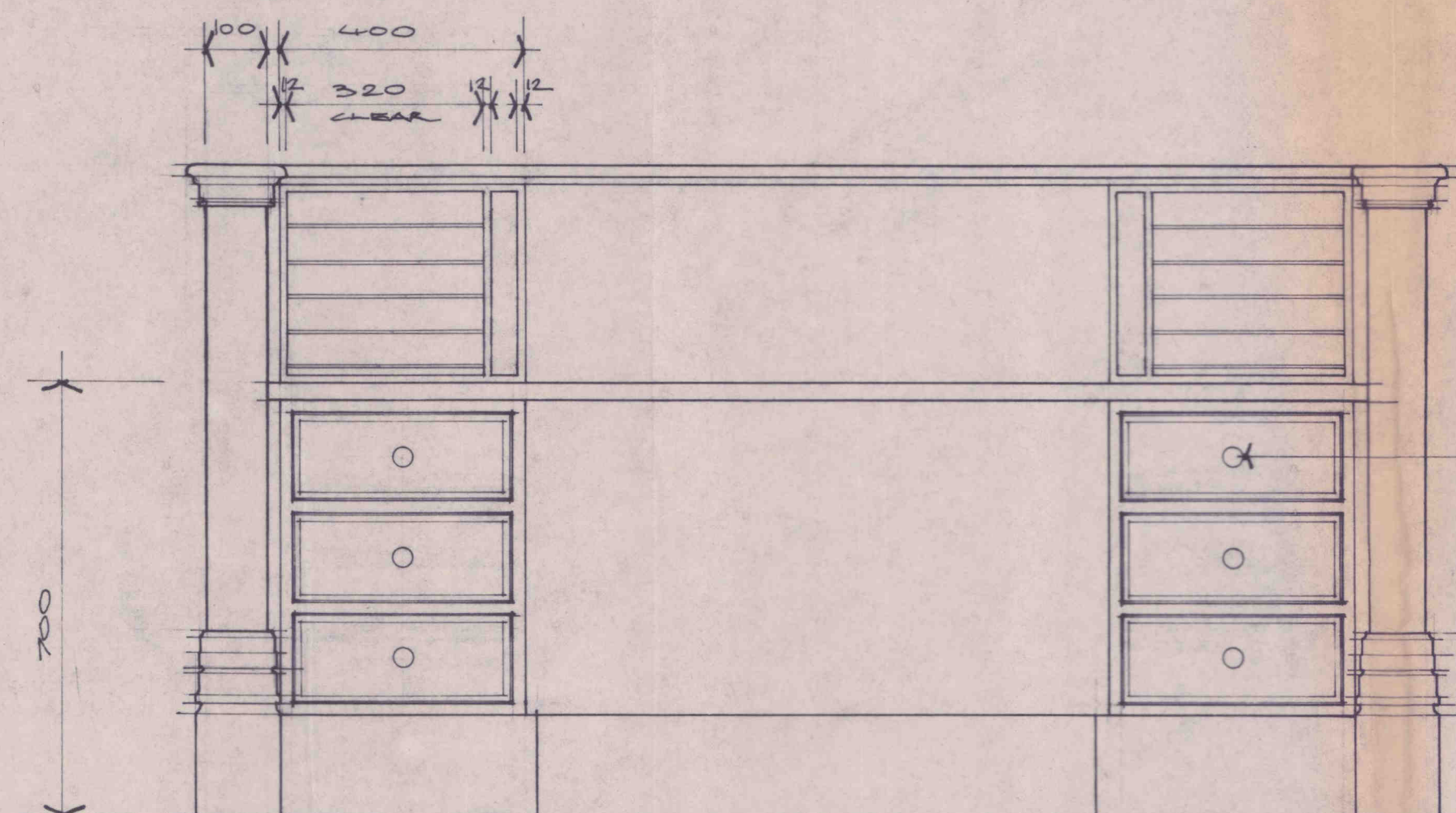
Scale:	1:20	1:10	1:2
Drawn:	Date: JAN 05		
Drawing No.:	Amendment		

03

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY.







TIMBER COLONIAL HANDLES TO PAINT FINISH

SELECTED BOLECTION MOULDING

PICTURE RAIL MOULDING (REFER DETAIL 2 SHEET 02)

SELECTED LAMINATE COUNTERTOP WITH TIMBER GLASSING & MOUNDINGS TO EDGES.

SELECTED LAMINATE WORK SURFACE WITH TIMBER GLASSING

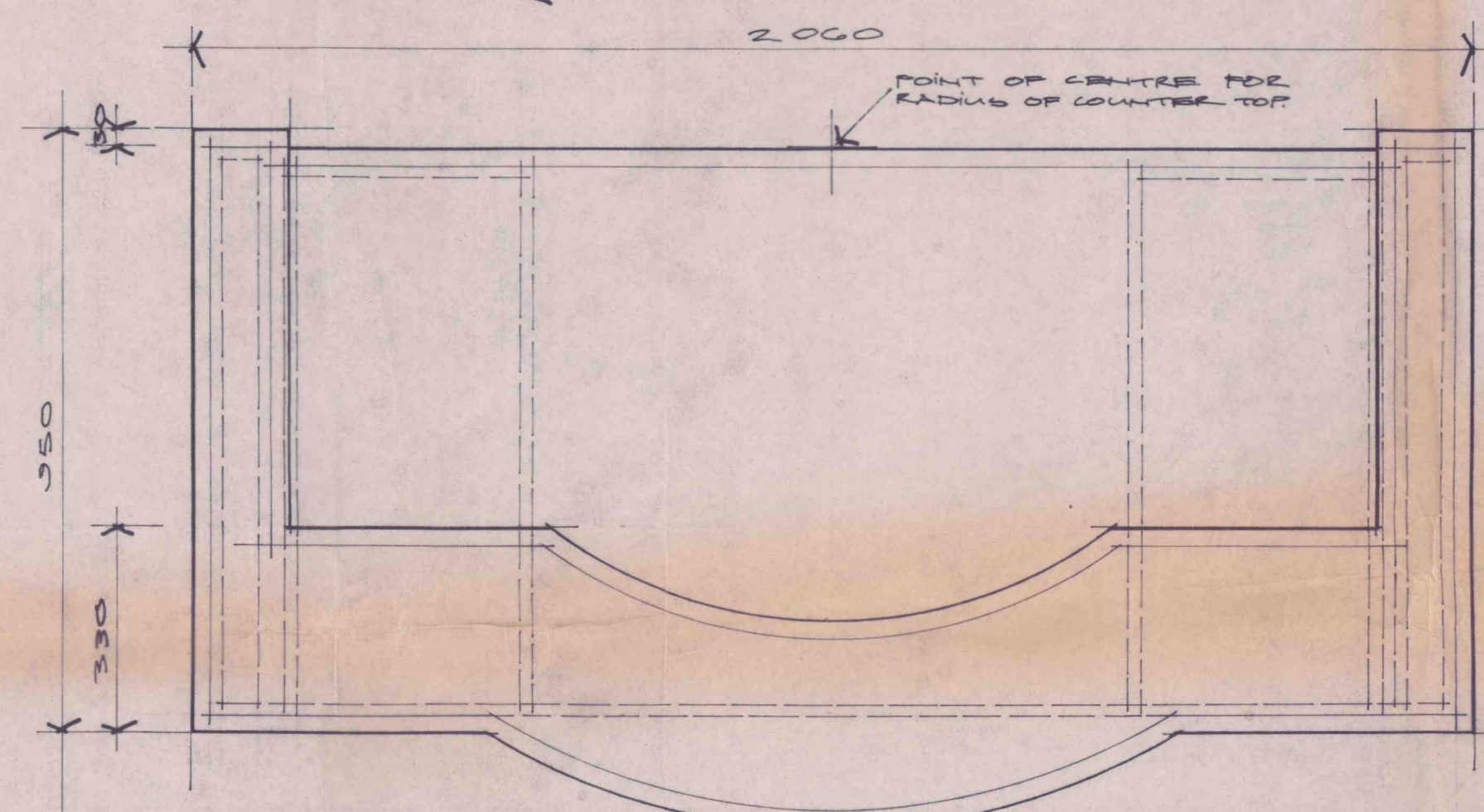
SELECTED LACQUER FINISH TO ALL OTHER SURFACES

NOTE: ALLOW FOR TWO COLOURS

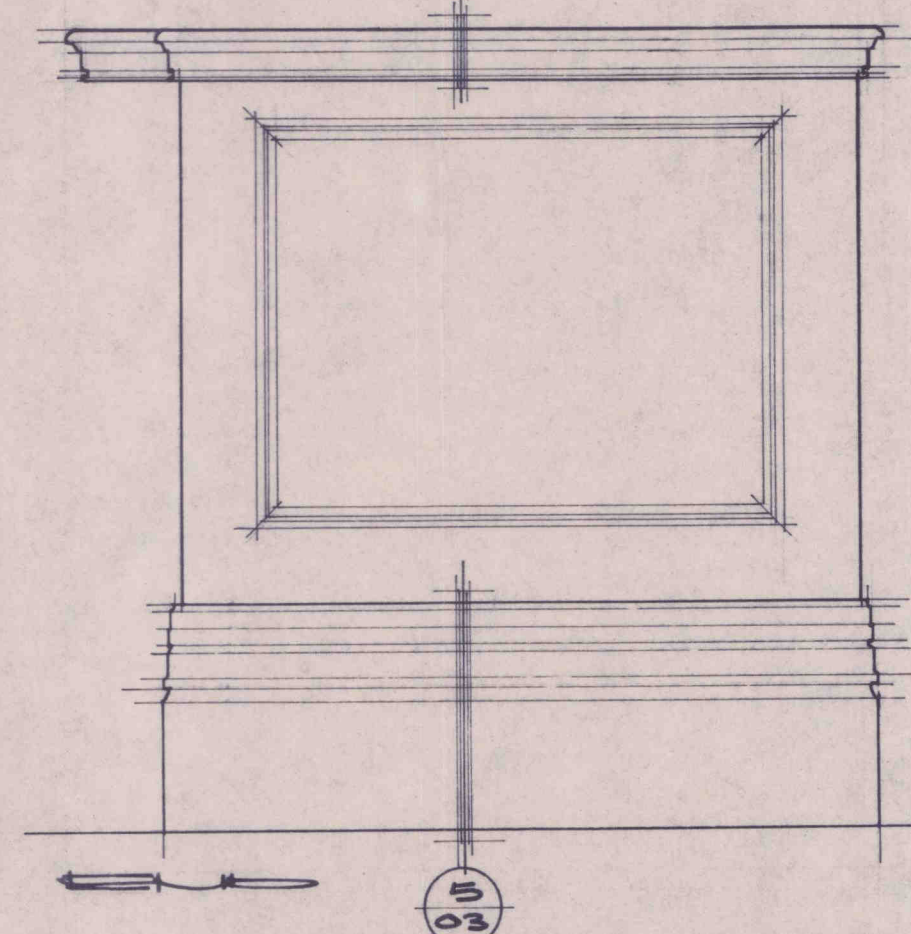
DRAWER FACES TO HAVE CONCAVE BEVEL TO ALL EDGES (18MM CUSTOMWOOD)

18MM CUSTOMWOOD OVER 12MM CUSTOMWOOD CAKECASE

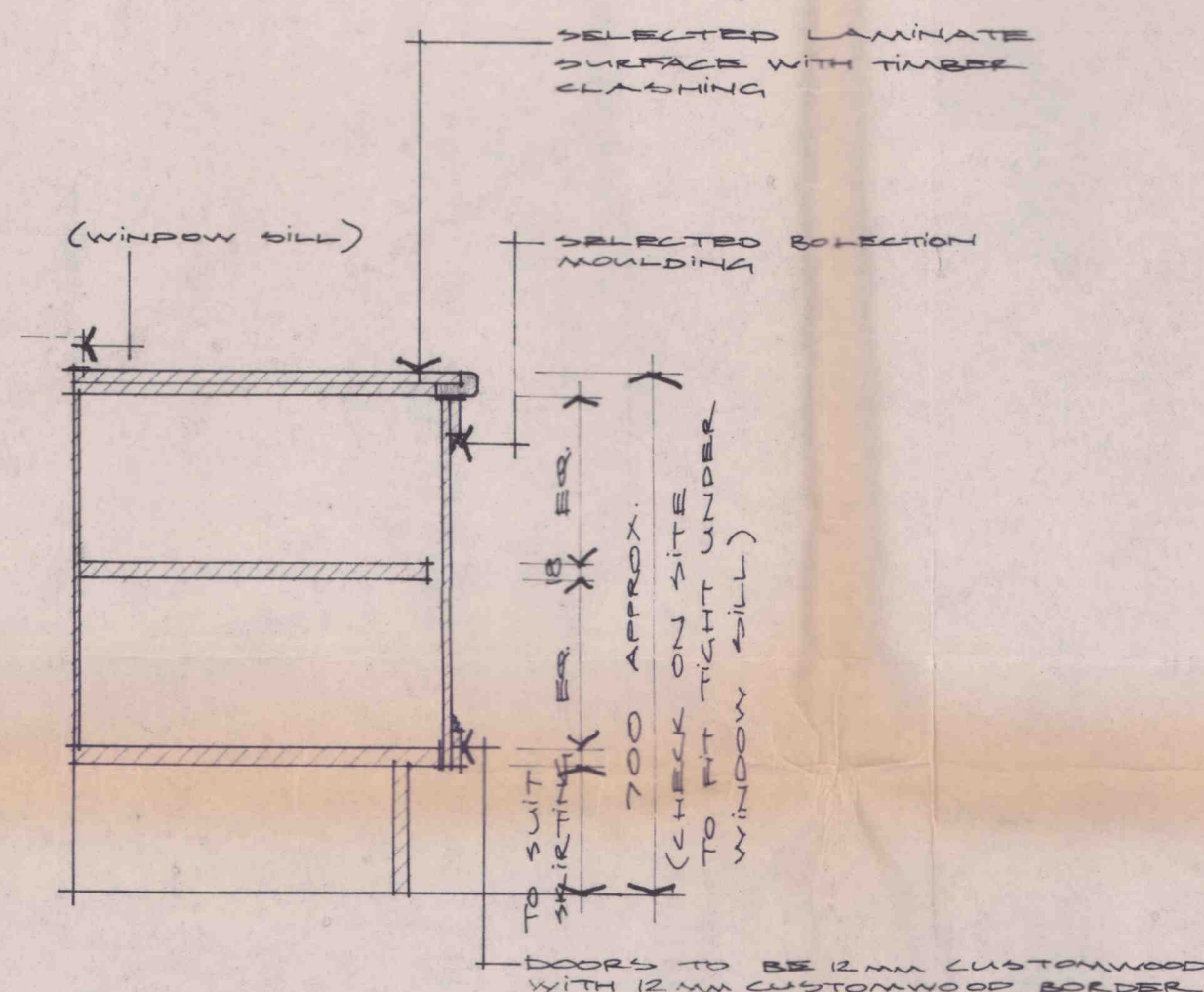
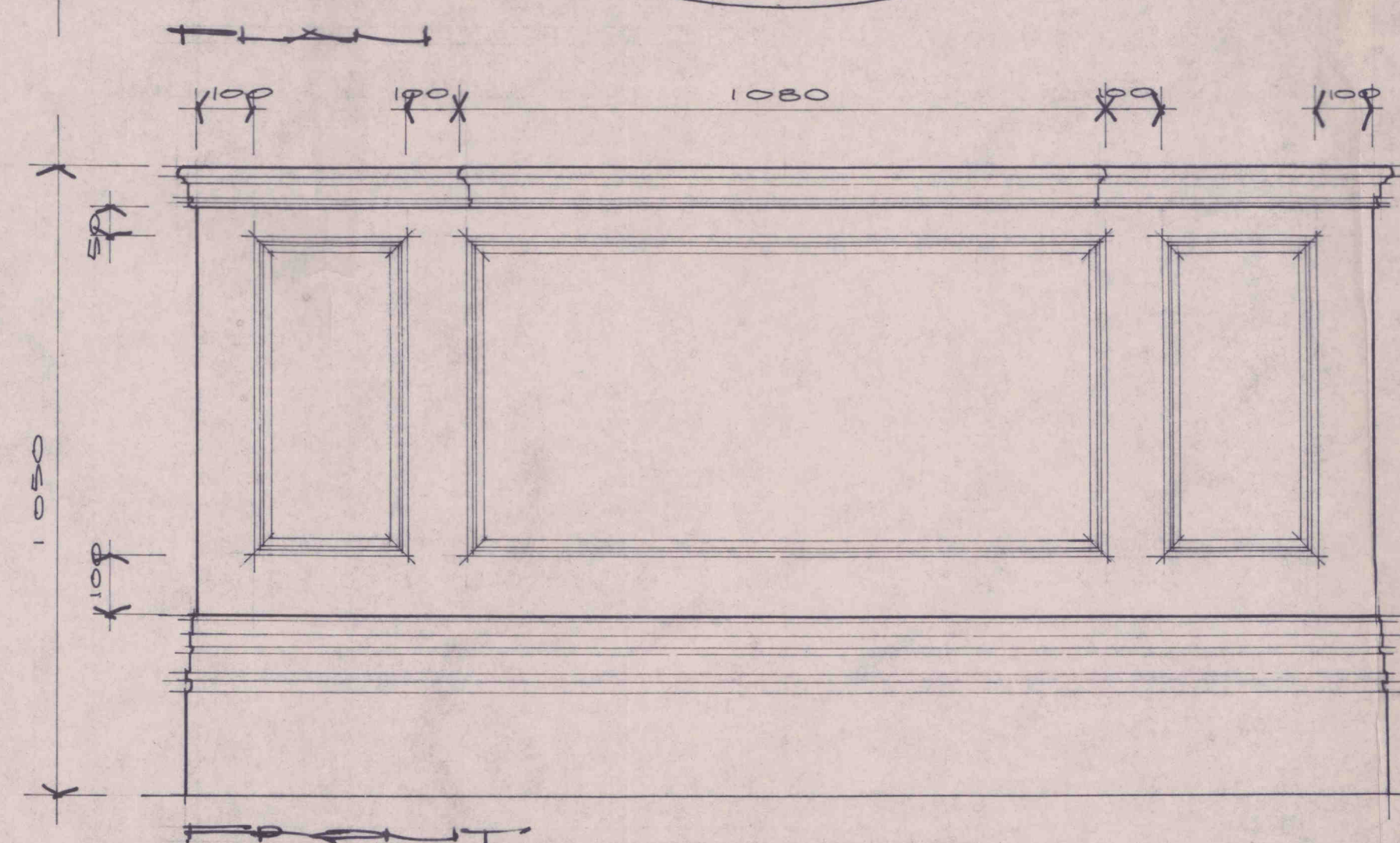
SPRITING MOULDING (REFER DETAIL 5 SHEET 03)



SECTION 2/03

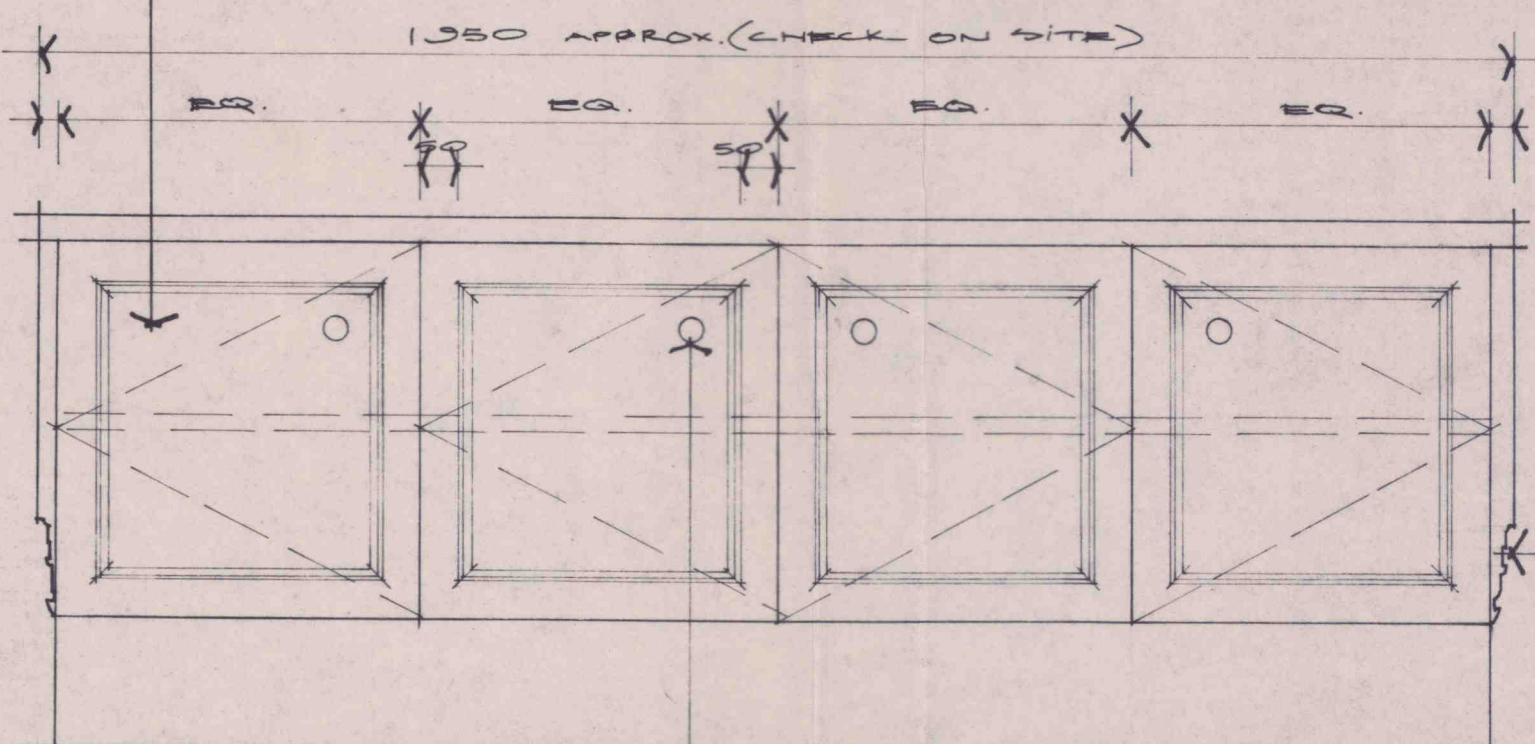


SECTION 5/03



SECTION

ALL SURFACES (INCLUDING LAMINATE) TO BE LACQUER FINISH. NOTE: ALLOW FOR TWO COLOURS



FRONT

TIMBER COLONIAL HANDLES TO PAINT FINISH

FILLET PANEL CUT TO SUIT SETTING ON WING WALLS



Job: BENWRIGHT QUINN & PORTER PROPOSED NEW OFFICES  
 Job No. 9459  
 Drawing: RECEPTION DESK, CORDENZA.

Scales: 1 : 10  
 Drawn: [Signature] Date: JAN 05  
 Drawing No. Amendment

05

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY.

Enquiries to: Mr Shayne Watson  
Direct Dial 801-3544

File Reference: 4/-

14 March 1995

Lamb Design Limited  
P.O. Box 10 463  
The Terrace  
WELLINGTON

Dear Sir

**POST OFFICE SQUARE: BUILDING CONSENT APPLICATIONS FOR  
REFURBISHMENT OF NEW OFFICES**

I refer to the above building consent application in which you seek consent to alter the third floor of the Huddart Parker Building. This application has been forwarded to me to assess the proposal's compliance with the Council's Transitional and Proposed District Plan.

I advise that under the provisions of the Proposed District Plan, the existing building on this site is included within the schedule of historic buildings. Rule 21.2.2 of the Proposed District Plan states that "*additions and alterations to listed heritage buildings are Controlled Activities in respect of:...the building's interior*". As a Controlled Activity your proposal will require approval to a resource consent application. I have enclosed appropriate information and application forms for making a resource consent application.

I have advised the Building and Development Services Department that this proposal requires resource consent approval, and that the approval to the building consent must include a condition that prevents any construction associated with the proposal from commencing until resource consent approval has been obtained.

If you require any further information or assistance in relation to making a resource consent application please contact me on 801-3544.

Yours faithfully



**Michael Shayne Watson**  
**RESOURCE CONSENTS PLANNER, PERMISSIONS TEAM**



3rd March 1995

Cnr. Greenmount Drive &  
Harris Road, East Tamaki.  
P.O. Box 14-029 Panmure,  
Auckland, New Zealand.

Facsimile (09) 273-9400  
Telephone (09) 273-9555

Shayne Watson  
Resource Management Officer  
Wellington City Council  
P.O. Box 21999  
WELLINGTON

Dear Shayne

*2-4 Grey Street 2nd Flr*

Thank you for your existing rights consent letter which arrived two days ago.

As requested I enclose a cheque \$189.00 to cover work done on this project.

Kind Regards.

*Simon*

☞ Simon Gomez  
Outdoor Manager  
CLAUDE NEON ADVERTISING LTD

*7*

*noted @  
Shayne Watson*

*cheque for 189 = Received*

Enquiries to: MR SHAYNE WATSON  
DIRECT DIAL 801.3544

File Reference:4/2-8

28 February 1995

Claude Neon  
P O Box 14-029  
Auckland

Attn.: Simon Gomez

Dear Sir

**CERTIFICATE OF COMPLIANCE: PROPOSED 'MORE FM' SIGN: HUDDART  
PARKER BUILDING: 2-4 GREY STREET (CNR JERVOIS QUAY)**

I refer to your letter dated 20 February 1995 in which you seek approval to replace the existing 'AGC' signage on the frame at the top of this building with the proposed 'MORE FM' sign as detailed on the plans and information submitted with your correspondence.

I advise that the rules of both the Transitional and Proposed District Plan restrict the positioning of signs on buildings to below the height of the part of the building on which they are located. The existing 'AGC' sign is therefore non-complying and is subject to the existing use provisions of section 10 of the Resource Management Act 1991. Section 10 would allow for physical changes to be made to the existing sign provided that "*the effects of the use are they the same or similar in character, intensity, and scale to those which existed before ...*".

I have considered the proposed "MORE FM" sign and am of the opinion that the effects of the new sign will be similar in character, intensity and scale as the existing "AGC" sign. I base this decision on the facts that:

- i) the proposed sign will be no higher or longer than the existing sign;
- ii) the is of similar area to the existing sign; and
- iii) the sign will continue to retain a single and simple clear message which will be easily to read.

The proposed 'MORE FM' sign therefore does not require approval to a resource consent application.

This letter serves a certificate of compliance for the purposes of section 139 of the Resource Management Act 1991.

The Council's standard fee for the preparation of a certificate of compliance is \$189.00 including G.S.T., and it would be appreciated if this amount could be paid by return mail. Meanwhile if you require any further information please contact me on (04) 801.3544.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Watson', written in a cursive style.

**Michael Shayne Watson**  
**RESOURCE CONSENTS PLANNER, PERMISSIONS TEAM**

**ABSOLUTELY  
POSITIVELY  
WELLINGTON**

Tumeke Pōneke  
Wellington City Council

FACSIMILE

FAX TO: Simon Gomez  
COMPANY: Claude Meun  
FAX NO: 09 273 9400  
FROM: Shayne Watson  
DATE/TIME: 1/3/95 4:00pm  
NO. OF PAGES (incl cover sheet) 3

sent  
Shayne

MESSAGE (Please advise if fax is incomplete or illegible):

Simon  
Copy of Certificate of Compliance  
for 'MORE FM' sign.

Look forward to receiving your application  
fee of \$189.00 as discussed

Original of letter is in today's mail.

Regards

Shayne

WINDUP

Animation *See view*

Channel Letter Depth

1 row

1 row

13.133  
16m<sup>2</sup>

*approx 20m<sup>2</sup>  
in areas*

Scale 1:50

8092

5268



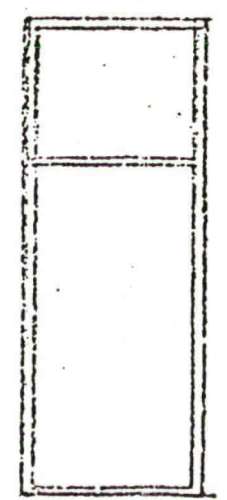
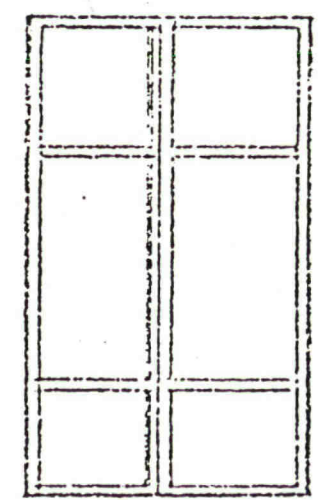
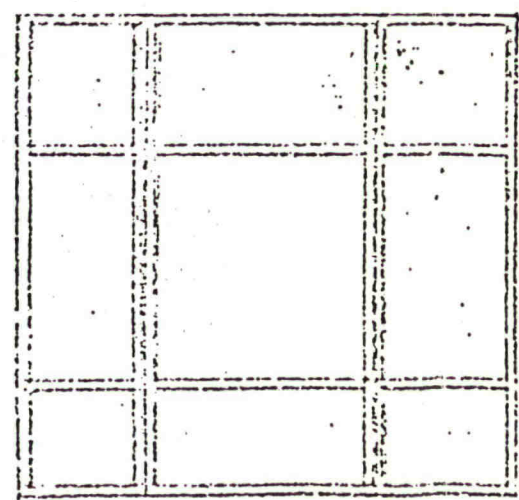
15

1900

*approx 15m<sup>2</sup>*

VIEWING AREA ABOVE THIS LINE

3300mm





20 February 1995

Mr Shayne Watson  
Environmental Officer  
Wellington City Council  
101 Wakefield St  
Wellington



Cnr. Greenmount Drive &  
Harris Road, East Tamaki.  
P.O. Box 14-029 Panmure,  
Auckland, New Zealand.

Facsimile (09) 273-9400  
Telephone (09) 273-9555

Dear Shayne

Further to our discussion regarding existing use right for the sign (currently AGC) on the top of the Huddart Parker Building in Jervois Quay this morning.

Claude Neon Ltd have a new client who wishes to place advertising signage on top of the building. The situation at present is extremely commercially sensitive and I ask that this application for existing rights is not discussed with anyone outside of the Wellington City Council and that all persons involved in the decision are aware of the commercial sensitivity of this matter.

I wish to apply for existing rights to reface the sign.

I enclose artists impressions in overlay form on a photographic enlargement of the building with the existing AGC sign showing.

I also enclose a copy of a scale drawing of the sign, and a copy of the plans of the original AGC sign.

The new sign will be constructed of signply, bolted to the existing frame which was refurbished in 1991. I enclose copies of relevant information for you.

My assessment of the environmental impact of this sign, is that it will brighten up the current vista and be far more attractive than the existing AGC sign. It will not be flashing and will be of no appreciable distraction to traffic, as the dimensions are slightly smaller than the current sign and the wording is only (strictly speaking) a brand name, requiring minimal comprehension to understand. There are only three more letters than contained in the AGC sign. The time/temperature clock will be retained as a useful public service, and will be moved to a central position to be a more integral part of the sign.

A building permit will be applied for if required for fixing of the new sign to the existing frame.

Any further information required can be obtained by phoning/faxing me at the above address.

Please take note of the sensitivity of this request and your assistance with a speedy answer as discussed by late next week is appreciated.

I look forward to your reply.

Kind regards  
Claude Neon Advertising Ltd

A handwritten signature in black ink, appearing to read 'Simon Gomez', written in a cursive style.

Simon Gomez  
Outdoor Manager

VIEW 2

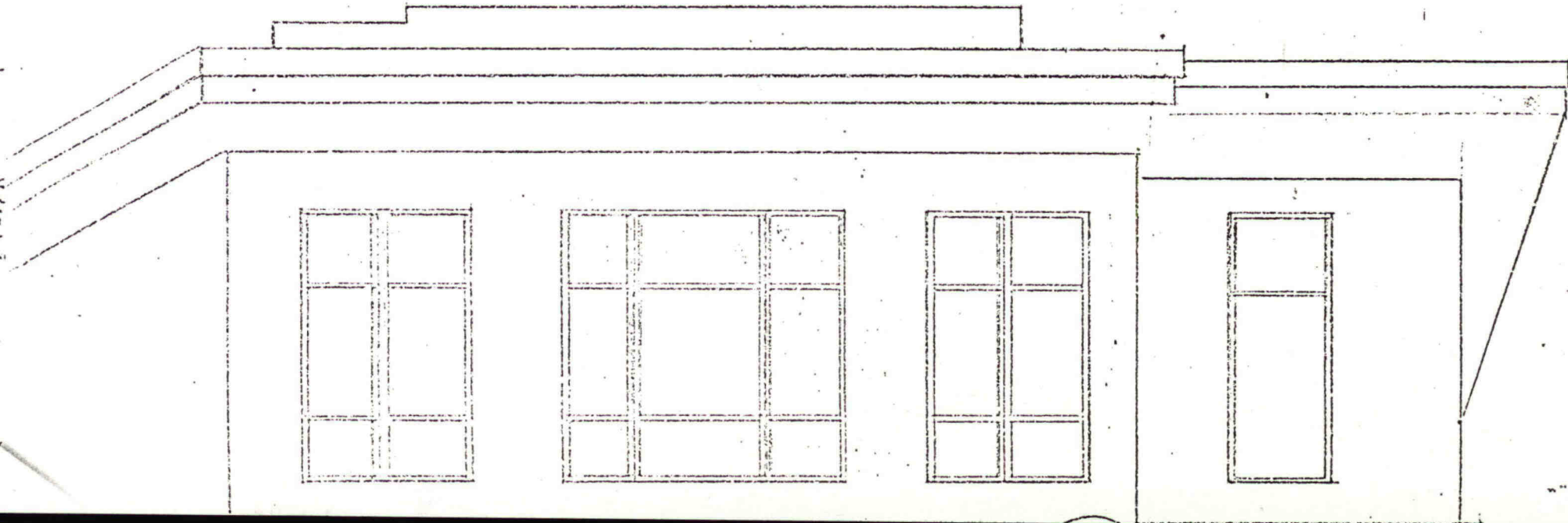
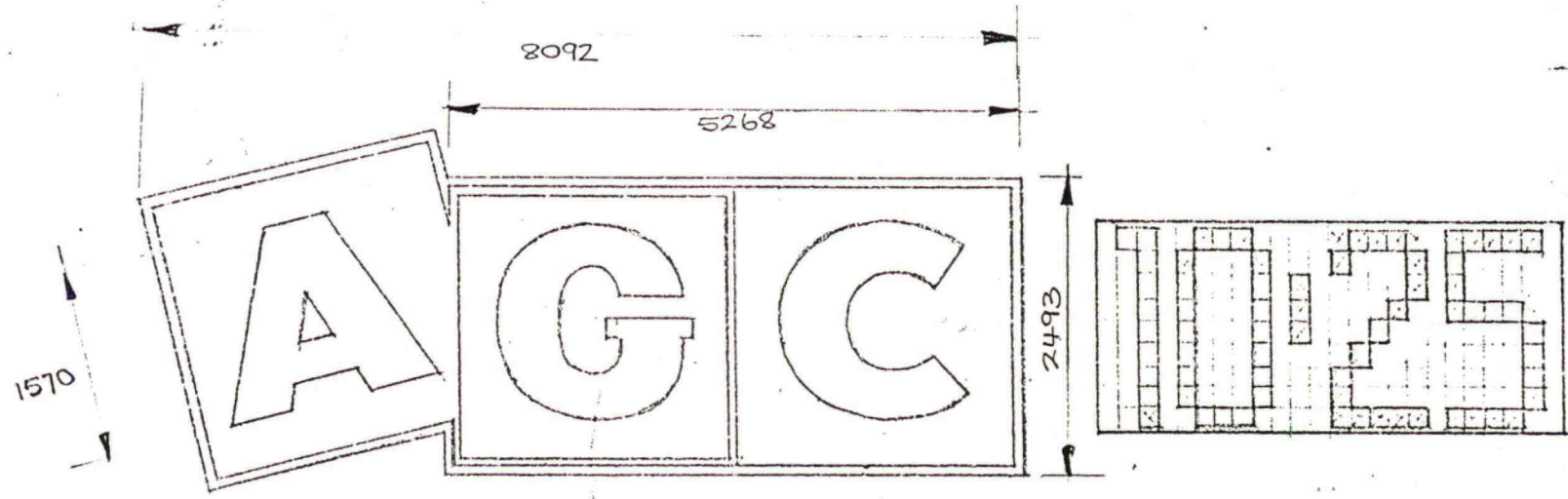
Animation

See

Channel Letter Depth

1

1



MEMO

TO: KEN TAYLOR c.c. DENIS ARDREY  
FROM: KIERAN RYAN  
DATE: 8TH OCTOBER 1990



SUBJECT: AGC SIGN/HUDDART PARKER BUILDING, WELLINGTON.

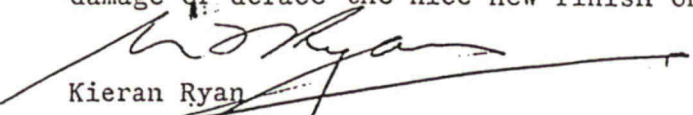
The Huddart Parker Building has been completely refurbished and is dwarfed by those modern buildings surrounding it on three sides. It is in the heart of the Wellington financial district and as such the Hutt housing our equipment, and the steelwork and rear side of our sign are in full view of these tenants.

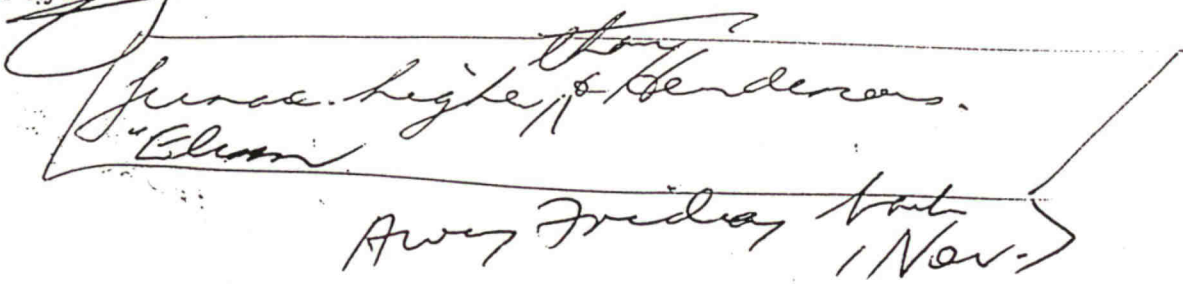
ACTION RECOMMENDED

- (1) Verify Wellington Council ordinance.
- (2) Confirm our client will want to continue with the signage in 2 years time (Denis Ardrey).
- (3) Proceed and repaint providing (2) o.k.
  - (a) The signage casing inside and out
  - (b) Refurbish the steel work protecting it against rust.
  - (c) Repaint the hutt.

How we came to have an old shed there on site I wouldn't know, but to replace/remove it would be costly.

Roy Hanns wants to supervise closely any work we do, and ensure we don't damage or deface the nice new finish on the roof.

  
Kieran Ryan

  
James Light & Henderson.  
"Elson"  
Away Friday but  
(Nov.)

VOICE

# John Henderson

Master Painters Since 1860



## REGIONAL HEAD OFFICE

**WELLINGTON**  
233 Riddiford Street, Newtown  
Phone 893-019 Fax 895-308

P.O. BOX 4111

### BRANCHES

**NAPIER**  
Wakefield Street, Onekawa  
Phone 843-7381

P.O. BOX 526

**PALMERSTON NORTH**  
6 Roy Street  
Phone 81-401 Fax 80-267

P.O. BOX 2062

**CHRISTCHURCH**  
2 Gasson Street,  
Phone 665-390 Fax 650-950

P.O. BOX 4105

- Painters and Decorators
- Specialist Spray Finishers
- Anti-Corrosion Contractors

Claude Neon Advertising Limited  
P O Box 14-029  
AUCKLAND

G.S.T. REGISTRATION No. 50-808-092

TAX INVOICE No.	BRANCH No.	CUSTOMER CODE	DATE
20750	133	33CLNE / 5559	18/03/91

**DESCRIPTION** RE: Paintwork to Sign Steelwork and Shed at Huddart Parker Building, Wellington.

: Repainting of sign steelwork and shed on the above contract in accordance with our quotation and your Service Order No. 2920 dated 22/01/91.

Plus GST

\$7,650.00  
956.25  
\$8,606.25

NET

PRICES & EXTENSIONS

PAYMENT AUTHORIZED BY

FORWARDS GOODS NO.

951-0162-81650

G.S.T. SPECIAL LICENSES

\_\_\_\_\_\$  
\_\_\_\_\_\$  
\_\_\_\_\_\$

A Division of John Henderson (1989) Ltd

Customer Name \_\_\_\_\_ Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

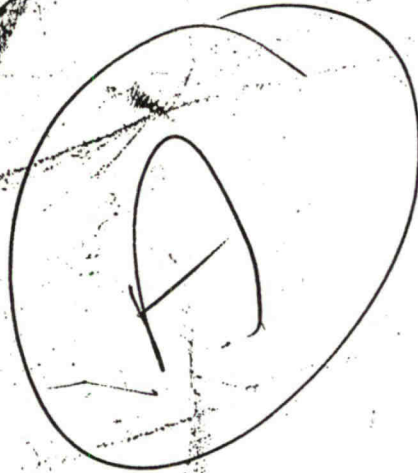
Existing Stage.

A

B

C

D



Existing Sign

Join

ALL ANGLE FRAME 50X50X5mm

ALL SHEETMETAL JOINS TO BE WATERPROOF  
WITH MASTIC

A. G. C. LTD

8350565

WELLINGTON

14/9/83.

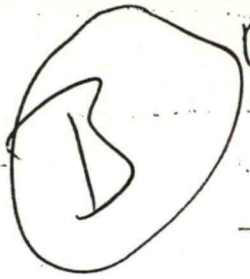
Join

420

Join

Sketchy size

TOP



40x40 ANGLE IRON

25x25 R.H.S.

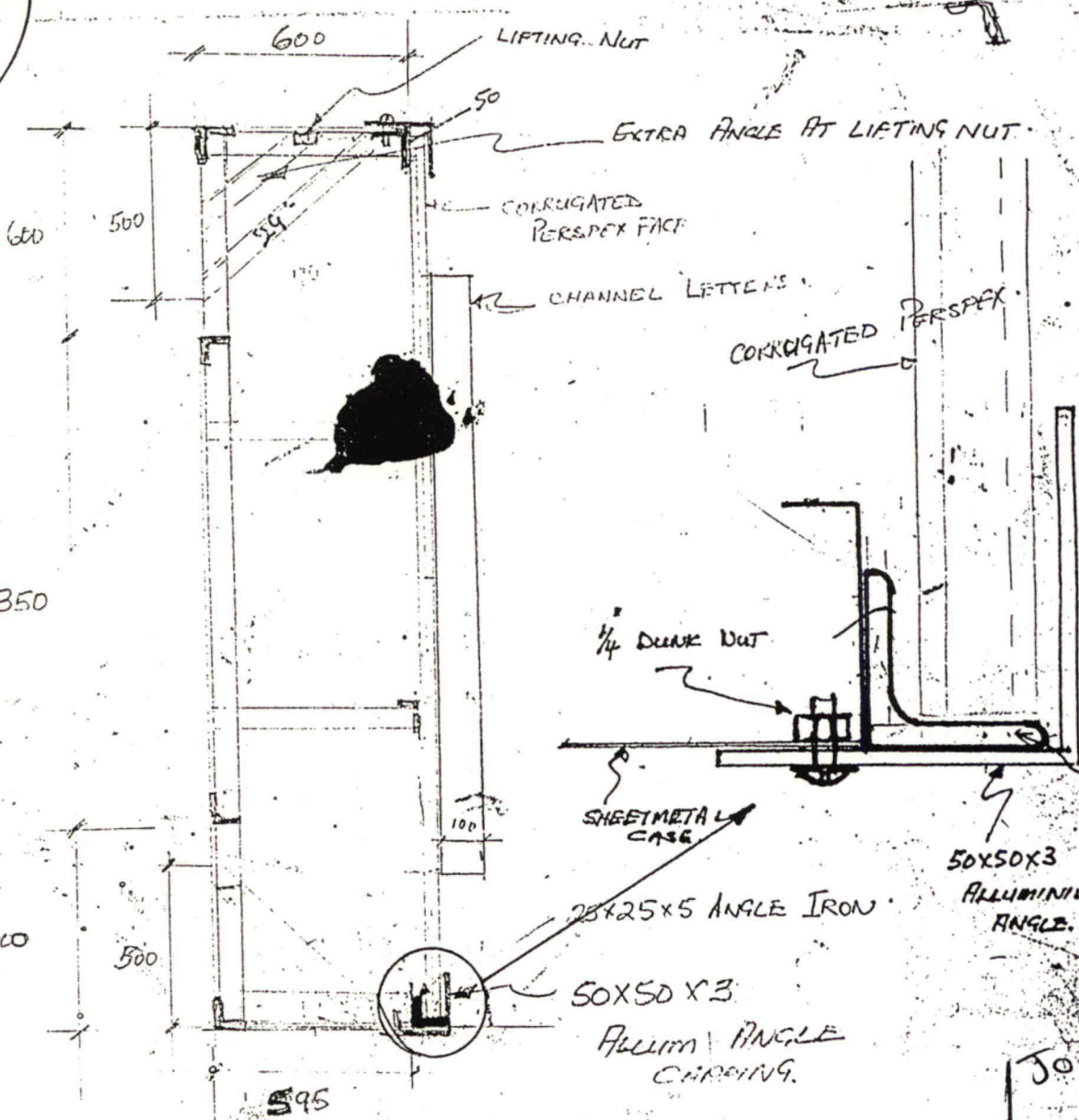
CHANNEL LETTERS

12mm. ALUM.  
SPACER  
3/8 BOLT

1350

600

500



600

LIFTING NUT

EXTRA ANGLE AT LIFTING NUT

CORRUGATED PERSPEX FACE

CHANNEL LETTERS

CORRUGATED PERSPEX

1/4 DUMMY NUT

SHEET METAL CASE

25x25x5 ANGLE IRON

50x50x3 ALUMINUM ANGLE

50x50x3 ALUMINUM ANGLE CARRYING

595

Join







12m

99-100

MORE FM

12:35

VIEWING AREA ABOVE THIS LINE

PROPOSED POSITION FOR EXISTING TIME/TEMP CLOCK

ALL FIXINGS TO EXISTING SIGN FRAME-WORK



13.7m

'MORE': double-tube NEON - YELLOW EGL on underletters: pantone YELLOW C w outline: pantone BLUE 287

'99-100': single-tube NEON - BRILL. BLUE 246A on underletters: pantone BLUE 287

'FM': double-tube NEON - FLAME RED 1N on underletters: pantone RED 186

Client Approval Signed:.....

C/N: 9401052.F/O: 1/8989.....

CLAUDE NEON



CLIENT	MORE FM. ~ WELLINGTON.	SCALE	1:50.	SKETCH	193330	1/1
DESCRIPTION	EXT. S/FACE NEON ILLUM. SIGN	SALES	SCG.	DATE	30-11-94.	

© This Design remains the property of CLAUDE NEON. All rights strictly reserved. Reproduction or issue to third parties in any form whatever is not permitted without written authority from the proprietors.

COLOURS SHOWN HERE ARE INDICATIVE ONLY. SEE COLOUR GUIDES FOR ACCURATE DEPICTION

99-100  
**MORE** *FM*





Reference

Please Quote  
Our Reference 591556/08

# Parks

Barristers & Solicitors

Huddart Parker Building  
Post Office Square  
PO Box 949, Wellington  
New Zealand  
DX 8146, Wellington  
Telex PARKS NZ 3947  
Facsimile (64 4) 723-358

Telephone (64 4) 738-278

29 May 1991

Wellington City Council  
Town Planning Department  
Survey Branch  
PO Box 2199  
WELLINGTON

Attention: M Brownie  
City Surveyor

Dear Sirs

**Application 1051: S.314 Certificate: 2 Post Office Square:  
Huddart Parker Building**

Thank you for your letter of 28 May 1991. We enclose our cheque for \$123.75 and look forward to receiving your advice that the plan is available.

Yours faithfully  
PARKS

Alastair Boyle  
**Partner**

*P.C.  
MWB 4/6/91*

Encl.  
AMB:alg

PARTNERS:	A C Callander, C Eng, MIEE	C J Woodroffe, B Sc, LL B	K R Moon, BE(Elec), LL B(Hons)	A A Knowles, LL B
	W D Howie, LL B	D J Jones, B Sc, LL B	A M Boyle, LL B	K C Thomson, BE(Chem), LL B
	T H Syddall, B Sc, LL B	B L Thompson, LL B	D C Calhoun, M Sc, LL B	
	P M Luxford, LL B	A J Collins, BA, LL B	A J Harris, BE(Mech), LL B	

Wellington City Council  
Town Planning Department  
Survey Branch

Municipal Office Building  
101 Wakefield Street  
P.O. Box 2199 Wellington  
Tel 499-4444 Fax 801-3013

Enquiries to: Ms Garthwaite  
Extension No: 3527

May 27, 1991

File Reference: 4/-

Application Number: 1047  
FILED IN REGISTER



Memorandum for The City Secretary 5/245

Section 314 Certificate: Huddart Parker Building: 2 Post Office Square

The attached plan has been endorsed with a certificate under Section 314 Local Government Act 1974. Would you please sign and return the plan to this office as soon as possible.

P. Garthwaite,  
for City Surveyor

Note - ① please seal + sign as owner

② Please initial page 2.

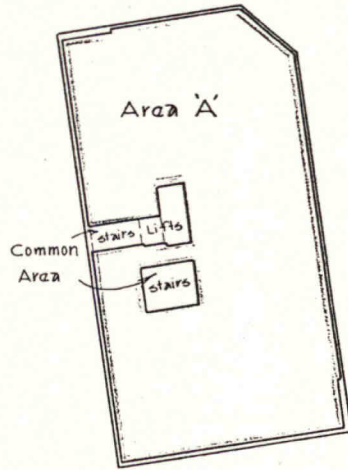
originals sent  
& copy  
file PJ Jones  
29/5/91

SEALED AND  
ENTERED No. 14819  
...P.J... Initials .../5/1991

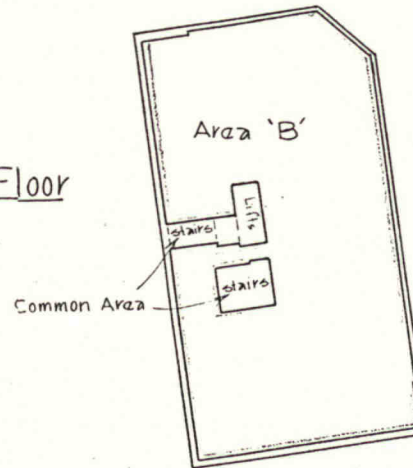
City Surveyor  
Plan returned Herewith  
PJD

City Secretary

Sixth Floor Plan

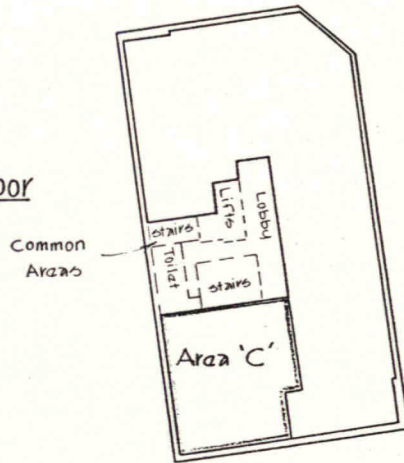


Fifth Floor Plan

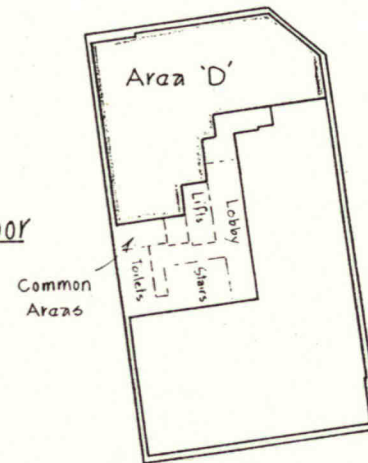


HUDDART PARKER BUILDING

Fourth Floor Plan



Third Floor Plan



Approvals

Total Area .....

Comprised in CT 33D/660

I, Graham Allan Wiggley of Lower Hutt  
 Registered Surveyor and holder of an annual practising certificate (or  
 who may act as a registered surveyor pursuant to section 25 of the  
 Survey Act 1986) hereby certify that this plan has been made from  
 surveys executed by me or under my directions, that both plan and  
 survey are correct and have been made in accordance with the Survey  
 Regulations 1972 or any regulations made in substitution thereof.  
 Dated at Lower Hutt this 2nd day  
 of October 1990 Signature Graham Wiggley

Field Book p. Traverse Book p.  
 Reference Plans DP6 11204, 59094

Examined Correct

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

District Land Registrar

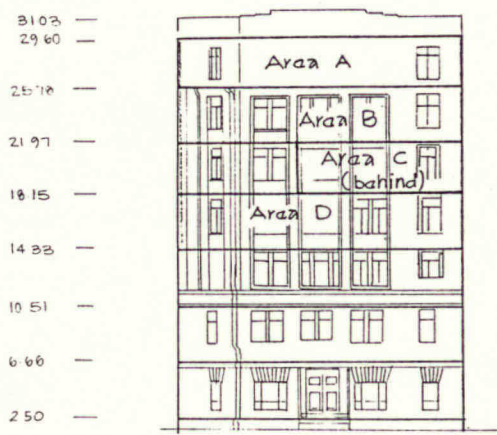
File Received Instructions

SHEET 2 OF 2

LAND DISTRICT Wallington  
 SURVEY BLK. & DIST. VII Port Nicholson  
 NZMS 261 SHT ..... RECORD MAP No .....

OCCUPATION LICENSES  
 ON LOT 11 DP 11204

TERRITORIAL AUTHORITY Wallington City  
 Surveyed by Wiggley, Wright & Gilkison  
 Scale 1:300 Date September 1990



Northern Elevation  
Scale: 1:250

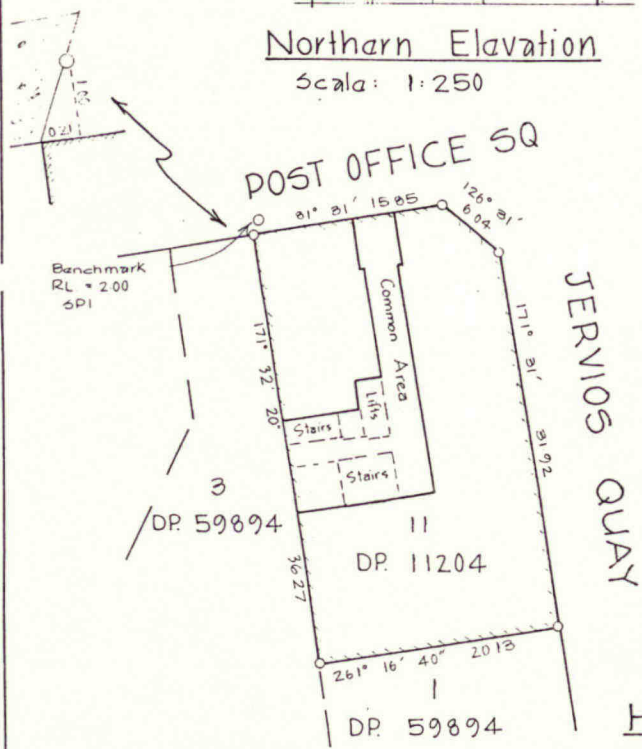


Eastern Elevation  
Scale: 1:250

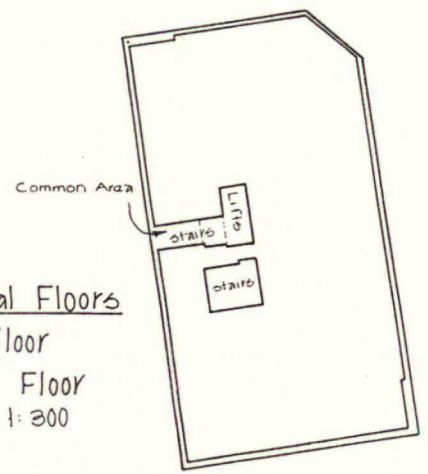


Approvals  
The common seal of the Wellington City Council was hereto affixed in the presence of :-  
*R. Dawson* City Secretary

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the building described hereon was constructed before the 1st April 1979 and was provided with such safeguards against fire and means of escape in case of fire as are required by the bylaws of the Wellington City Council applying at the date hereof.  
Dated at Wellington this \_\_\_\_\_ day of May 1991.  
*R. Dawson*  
City Secretary



Site and Ground Floor Plan  
Scale: 1:300



Identical Floors  
First Floor  
Second Floor  
Scale: 1:300

HUDDART PARKER BUILDING

SHEET 1 OF 2

Benchmark The benchmark is a steel pin, located as shown in the diagram. The reduced level is 200 WCC New City Datum. The level is in terms of WCC BM 894 (RL 2187).

Total Area	.....
Comprised in	CT 330/660
I, <u>Graham Allan Wiglay</u> of Lower Hutt Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at <u>Wellington</u> this <u>2nd</u> day of <u>October</u> 19 <u>90</u> Signature <u>Graham Allan Wiglay</u>	
Field Book	p. <u>        </u> Traverse Book p. <u>        </u>
Reference Plans	DPs <u>11204, 59894</u>
Examined	Correct

Approved as to Survey  
...../...../..... Chief Surveyor  
Deposited this ..... day of ..... 19 .....

District Land Registrar

LAND DISTRICT Wellington  
SURVEY BLK. & DIST. VII Port Nicholson  
NZMS 261 SHT ..... RECORD MAP No .....

OCCUPATION LICENSES  
ON LOT 11 DP. 11204

TERRITORIAL AUTHORITY Wellington City  
Surveyed by Wiglay, Wright & Gilkison  
Scale As shown Date September 1990



---

**Wellington City Council**  
Town Planning Department  
Survey Branch

---

Municipal Office Building  
101 Wakefield Street  
P.O. Box 2199 Wellington  
Tel 499-4444 Fax 801-3013

Enquiries to: Ms Garthwaite  
Extension No: 3527

May 28, 1991

File Reference: 20/27

Your Reference: 591556/08

**Parks,  
Solicitors,  
D X 8146  
WELLINGTON**

**Attention: Mr A. Boyle**

**Dear Sirs,**

**Application 1051: S.314 Certificate: 2 Post office Square: Huddart  
Parker Building**

I am in receipt of your letter dated 17 May 1991, and your request has been actioned. The plan will be available shortly.

However, in line with the prevailing mode, Council makes a charge for these things now - in this particular case that charge is \$123.75 and I look forward to receiving your cheque for that sum in due course.

Yours faithfully

**M. Brownie  
City Surveyor.**

---

**Wellington City Council**  
Town Planning Department  
Survey Branch

---

Municipal Office Building  
101 Wakefield Street  
P.O. Box 2199 Wellington  
Tel 499-4444 Fax 801-3013

Enquiries to: Ms Garthwaite  
Extension No: 3527

May 27, 1991

File Reference: 4/-  
Application Number: 1051

**Memorandum for The City Secretary**

**Section 314 Certificate: Huddart Parker Building: 2 Post Office Square**

The attached plan has been endorsed with a certificate under Section 314 Local Government Act 1974. Would you please sign and return the plan to this office as soon as possible.

P. Garthwaite,  
for City Surveyor

**File  
Copy**



# BUILDING & ENVIRONMENTAL HEALTH DEPARTMENT

municipal office building, 101 wakefield street, p.o. box 2199, wellington  
~~TELEPHONE 724 599 XXXX FAX 499 3705~~ phone 499 4444 fax 801 3012  
file reference: CA:OD 6/341  
enquiries to: MR C AGNEW Ext 3790

---

**MEMORANDUM TO:** THE CITY PLANNER  
(Attention: Chief Surveyor)

**APPLICATION NO:** 1051

**SUBJECT:** APPLICATION FOR CROSS-LEASE TITLES  
PURSUANT TO SECTION 314 (1) (a)  
LOCAL GOVERNMENT ACT 1974

**PREMISES  
CONCERNED:** L+2 JERVOIS QUAY + 8 POST OFFICE SQ. R.  
HUDDERT PARKER.

With reference to the above-mentioned premises, I advise that construction of the building was commenced before 1 April 1979 and the building described on the Flats Plan has been provided with the fire protection and means of escape pursuant to current Wellington City Council Bylaws.

Building Permit No. 40 3576 was issued on 1926.

Charge Inspection Fee: Yes/~~No~~.

for MANAGER BUILDING DIVISION

---

**Wellington City Council**  
Town Planning Department  
Survey Branch

---

Municipal Office Building  
101 Wakefield Street  
P.O. Box 2199 Wellington  
Tel 499-4444 Fax 801-3013

Enquiries to: Ms P. Garthwaite  
Extension No: 3527

May 27, 1991

File Reference: 20/27

Your Reference: 6/341

**Memorandum for: BUILDING & ENVIRONMENTAL HEALTH**  
**Attention: MR AGNEW/MR VICKRESS**

**Subject: Application 1051: Huddart Parker Building**

Your letter dated 7 February 1991 addressed to Parks, Solicitors, refers.

On the basis of that memo I intend to forward this plan to the City Secretary for signing. If you have any objection to the release of the plan, please let me know urgently.

**M. Brownie**  
**City Surveyor.**

May 27, 1991

# Flat Plan Progress Sheet

**Legal Description:** LOT 11 DP 11204

**Property Address:** 1 & 2 Jervois Quay & 8 Post Office Square

**Owner:** Huddert Parker

**Plan No:** 6131

**From:** Wigley Wright & Gilkison

**Attention:** Mr Wigley

**Comment:** OCCUPATION LICENSES: 6 FLOORS

**Sheet:**

**Referred to Building Office:** ..... May 27, 1991 .....

**Plan to Town Clerk:** .....

**S.B. Number:** .....

**Released:** .....

**D.P.:** .....

## Subject Properties

Property Link	Parent Link	Valuation Reference	Legal Description
392449		17260 - 22700 -	Lot 11 DP 11204

LOT 11 DP 11204 -HUDDART PARKER BLDG

20/27

# Parks

Barristers & Solicitors

Huddart Parker Building  
Post Office Square  
PO Box 949, Wellington  
New Zealand  
DX 8146, Wellington  
Telex PARKS NZ 3947  
Facsimile (64 4) 723-358

Telephone (64 4) 738-278

Reference  
Case Quote  
Our Reference 591556/08

17 May 1991

Wellington City Council  
PO Box 2199  
WELLINGTON

Attention: Miss Pat Garthwaite

Dear Miss Garthwaite

### Section 314 Certificate, Huddart Parker Building

I refer to our telephone discussion regarding the issuing of a Section 314 Certificate in respect of the Plan for the above building.

To assist in resolving this matter, we enclose a copy of the Land Transfer Office requisitions and a copy of the Plan. Please also find enclosed a copy of a letter previously received from the Building and Environmental Health Department of the Council.

It is apparent that there is some confusion in that it is suggested that a crosslease plan is required before a Certificate can issue under Section 314. While we are somewhat unfamiliar with the procedure in respect of the deposit of a plan and registration of Company Leases, we believe that they are dealt with separately under Section 314 and should not be considered as crossleases. Section 314 refers to a Company Lease as separate from a crosslease and in our view it is proper for the Council to issue a Section 314 Certificate without requiring anything further. The Building Department has already indicated that the safe guards against fire are adequate and there is therefore compliance with Section 314(1)(a).

If there is anything further you require, please let us know otherwise we would hope that a Certificate may now issue.

Yours faithfully  
PARKS



Alastair Boyle  
Partner

Encl. AMB:alg 78/14

*Plans requested  
22-5-91 received*

*MaB  
22-5-91*

- |                                      |                           |                                |                             |
|--------------------------------------|---------------------------|--------------------------------|-----------------------------|
| PARTNERS: A C Callander, C Eng, MIEE | C J Woodroffe, B Sc, LL B | K R Moon, BE(Elec), LL B(Hons) | A A Knowles, LL B           |
| W D Howie, LL B                      | D J Jones, B Sc, LL B     | A M Boyle, LL B                | K C Thomson, BE(Chem), LL B |
| T H Syddall, B Sc, LL B              | B L Thompson, LL B        | D C Calhoun, M Sc, LL B        |                             |
| P M Luxford, LL B                    | A J Collins, BA, LL B     | A J Harris, BE(Mech), LL B     |                             |



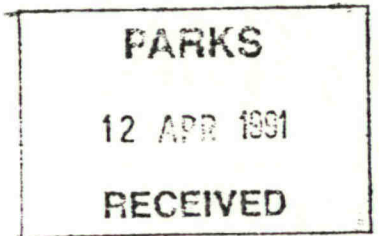
# DEPARTMENT OF JUSTICE

Land Registry Office  
Private Bag Lambton Quay P.O.  
Wellington

Telephone (04) 737 600  
DX 8412

Mayfair House  
44-52 The Terrace  
Wellington

In reply, please quote  
LT 71217



10 April 1991

A J Park & Son  
Box 949  
WELLINGTON

Dear Sirs

REQUISITION TO ENABLE DEPOSIT OF PLAN: 71217  
REGISTERED PROPRIETOR: THE WELLINGTON CITY COUNCIL  
CERTIFICATE OF TITLE: 33D/660

The above plan has been approved as to survey and was received by us on 8 April 1991. It may be deposited when the following requisitions have been satisfied:

- 1 Please produce the abovenamed registered proprietor's approval to the plan.
- 2 Please supply a certificate pursuant to Section 314 Local Government Act 1974.

Please enclose a copy of this letter when complying with the above and if registration is necessary place that copy in a prominent place with the words "Plan Deposit" on the schedule of instruments to the left of the total fees.

Yours faithfully

R Muir  
for District Land Registrar



# BUILDING & ENVIRONMENTAL HEALTH DEPARTMENT

municipal office building, 101 wakefield street, p.o. box 2199, wellington  
~~phone 724 599 xxx fax 422 3705~~ phone 499 4444 fax 801 3003  
file reference: CA:PC 6/341  
enquiries to: Mr C Agnew 801-3790

7 February 1991



Parks  
Barristers & Solicitors  
PO Box 949  
WELLINGTON

*Attention: Mr Alastair Boyle*

Dear Sir

*PROPOSED 314 CERTIFICATE - FLOORS 4, 5, 6 & PART 3  
HUDDART PARKER BUILDING*

I refer to your letter dated 27 February 1991 regarding the above matter and advise that we are unable to grant a certificate on the documentation provided to us.

You must therefore have your Surveyor (Mr G A Wigley) submit a Flats Plan to the Council Survey Branch (Attention Miss P Garthwiate) for approval .

A recent inspection by a fire and egress inspector of this Division confirmed that there will be no impediment to a 314 Certificate being granted by us.

Yours faithfully

  
MANAGER BUILDING DIVISION



Our Reference

Case Quote  
Our Reference 591556/08

# Parks

Barristers & Solicitors

Huddart Parker Building  
Post Office Square  
PO Box 949, Wellington  
New Zealand  
DX 8146, Wellington  
Telex PARKS NZ 3947  
Facsimile (64 4) 723-358

Telephone (64 4) 738-278

17 May 1991

Wellington City Council  
PO Box 2199  
WELLINGTON

Attention: Miss Pat Garthwaite

COPY

Dear Miss Garthwaite

### Section 314 Certificate, Huddart Parker Building

I refer to our telephone discussion regarding the issuing of a Section 314 Certificate in respect of the Plan for the above building.

To assist in resolving this matter, we enclose a copy of the Land Transfer Office requisitions and a copy of the Plan. Please also find enclosed a copy of a letter previously received from the Building and Environmental Health Department of the Council.

It is apparent that there is some confusion in that it is suggested that a crosslease plan is required before a Certificate can issue under Section 314. While we are somewhat unfamiliar with the procedure in respect of the deposit of a plan and registration of Company Leases, we believe that they are dealt with separately under Section 314 and should not be considered as crossleases. Section 314 refers to a Company Lease as separate from a crosslease and in our view it is proper for the Council to issue a Section 314 Certificate without requiring anything further. The Building Department has already indicated that the safe guards against fire are adequate and there is therefore compliance with Section 314(1)(a).

If there is anything further you require, please let us know otherwise we would hope that a Certificate may now issue.

Yours faithfully  
PARKS

  
Alastair Boyle  
Partner

Encl. AMB:alg 78/14

PARTNERS: A C Callander, C Eng, MIEE  
W D Howie, LL B  
T H Syddall, B Sc, LL B  
P M Luxford, LL B

C J Woodroffe, B Sc, LL B  
D J Jones, B Sc, LL B  
B L Thompson, LL B  
A J Collins, BA, LL B

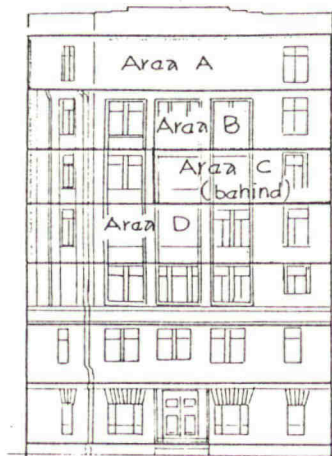
K R Moon, BE(Elec), LL B(Hons)  
A M Boyle, LL B  
D C Calhoun, M Sc, LL B  
A J Harris, BE(Mech), LL B

A A Knowles, LL B  
K C Thomson, BE(Chem), LL B



31.03  
—29.60  
—25.78  
—21.97  
—18.15  
—14.33  
—10.51  
—6.66  
—2.50

31.03  
—29.60  
—25.78  
—21.97  
—18.15  
—14.33  
—10.51  
—6.66  
—2.50

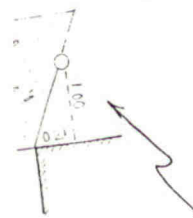


Sixth Floor  
Fifth Floor  
Fourth Floor  
Third Floor  
Second Floor  
First Floor  
Ground Floor

Northern Elevation  
Scale: 1:250



Eastern Elevation  
Scale: 1:250

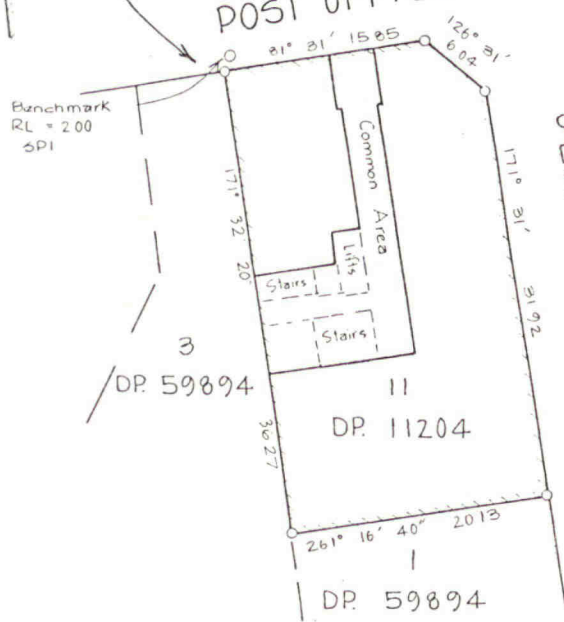


Benchmark: This benchmark is a steel pin, located as shown in the diagram. The reduced level is 2.00 WCC New City Datum. The level is in terms of WCC. BM 894 (RL 2.187)

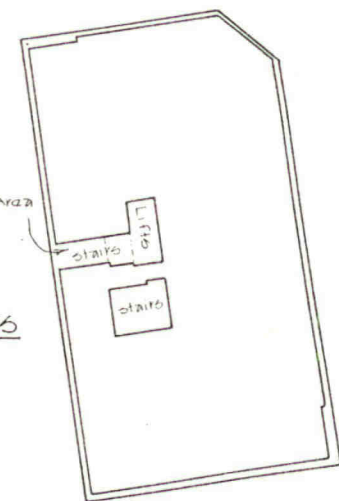
POST OFFICE SQ

SERVOIS QUAY

Site and Ground Floor Plan  
Scale: 1:300



Common Area



Identical Floors  
First Floor  
Second Floor  
Scale: 1:300

HUDDART PARKER BUILDING

SHEET 1 OF 2

AND DISTRICT Wellington  
URVEY BLK. & DIST. VII Port Nicholson  
ZMS 261 SHT RECORD MAP No

OCCUPATION LICENSES  
ON LOT 11 DP. 11204

TERRITORIAL AUTHORITY Wellington City  
Surveyed by Wiglay Wright & Gilkison  
Scale As shown Date September 1990

Total Area .....  
Comprised in CT. 320/660

I, Graham Allan Wiglay of Lower Hut  
Registered Surveyor and holder of an annual practising certificate for  
who may act as a registered surveyor pursuant to section 25 of the  
Survey Act 1986) hereby certify that this plan has been made from  
surveys executed by me or under my directions, that both plan and  
survey are correct and have been made in accordance with the Survey  
Regulations 1972 or any regulations made in substitution thereof.  
Dated at Lower Hut this 2nd day  
of October 1990 Signature Graham Wiglay

Field Book p. Traverse Book p.   
Reference Plans DP 11204, 59894

Examined Correct

Approved as to Survey  
...../...../..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

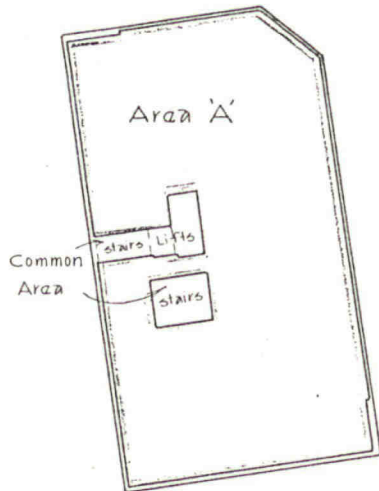
District Land Registrar

File G131  
Received  
Instructions

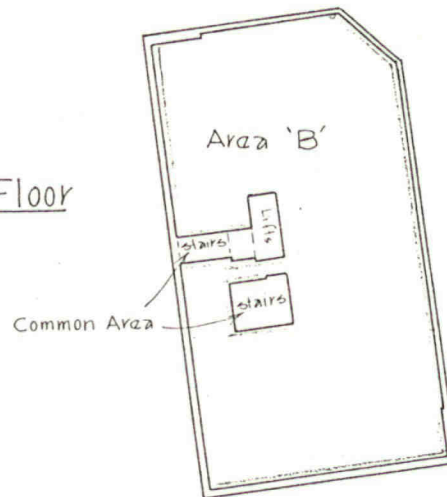
1+2 Servois Quay

8PO Sq.

Sixth Floor Plan

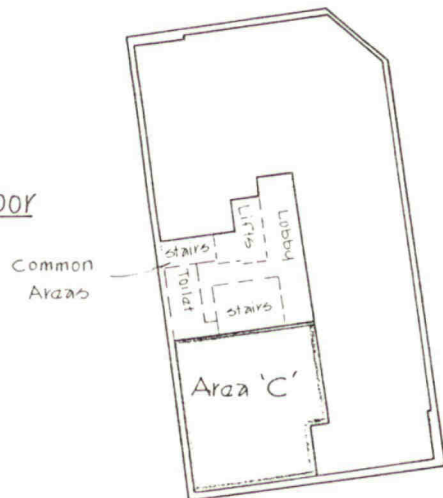


Fifth Floor Plan

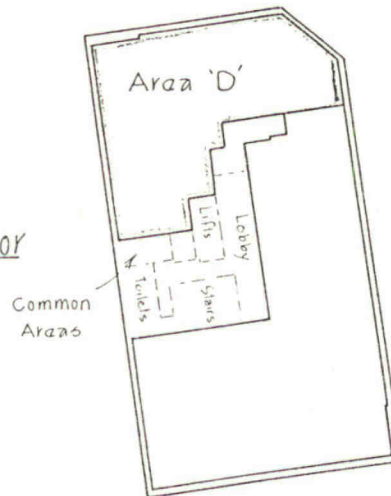


HUDDART PARKER BUILDING

Fourth Floor Plan



Third Floor Plan



SHEET 2 OF 2

LAND DISTRICT Wellington  
 SURVEY BLK. & DIST. VII Port Nicholson  
 NZMS 261 SHT ..... RECORD MAP No .....

OCCUPATION LICENSES  
 ON LOT 11 DP. 11204

TERRITORIAL AUTHORITY Wellington City  
 Surveyed by Wigley Wright & Gilkison  
 Scale 1:300 Date September 1990

Total Area .....  
 Comprised in CT. 330/660

I, Graham Allan Wigley of Lower Hut  
 Registered Surveyor and holder of an annual practising certificate (c  
 who may act as a registered surveyor pursuant to section 25 of the  
 Survey Act 1986) hereby certify that this plan has been made from  
 surveys executed by me or under my directions, that both plan and  
 surveys are correct and have been made in accordance with the Survey  
 Regulations 1972 or any regulations made in substitution thereof.  
 Dated at Lower Hut this 2nd day  
 of October 1990 Signature Graham Allan Wigley

Field Book ..... p. Traverse Book ..... p.  
 Reference Plans DP6 11204, 59294

Examined ..... Correct

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

District Land Registrar

File  
 Received  
 Instructions



# TOWN PLANNING DEPARTMENT

WELLINGTON CITY COUNCIL MUNICIPAL OFFICES, WAKEFIELD STREET, P.O. BOX 2199 WELLINGTON N.Z.

Enquiries to: Mr Spence/VJ  
Telephone 724-599 Ext. 8027

File Reference 20/27  
Fax (04) 724-490

25 May 1990

MEMO TO: Director of Parks  
Attention: D. Rowe

SUBJECT: Post Office Square

-----  
I refer to your memo dated 21 May 1990.

The area is likely to be affected by a proposed foot-bridge connecting across to Lambton Harbour. Final designs have not been received and it may be unwise for you to spend money here.

A handwritten signature in blue ink, appearing to be 'R' followed by a flourish.

R.S. Spence  
CITY TRAFFIC ENGINEER

20/27



**PARKS &  
RECREATION**  
WELLINGTON CITY COUNCIL

Telephone 724-599 Ext. 8099

In reply please quote

DR:LK 6/4

21 May 1990



**MEMORANDUM TO:** TOWN PLANNING DEPARTMENT  
ATTN: TRAFFIC MANAGEMENT

WORKS DEPARTMENT  
ATTN: DESIGN BRANCH

GENERAL MANAGER  
TRANSPORT DEPARTMENT

**SUBJECT:** POST OFFICE SQUARE

I would be grateful if you could advise me if your Department has any development plans in this area - we are keen to install a sprinkler system and increase the planting in the area and need to know if this is not going to be affected by other Department's plans for the area.

David Rowe  
PARKS MANAGER

S. Spence



# TOWN PLANNING DEPARTMENT

WELLINGTON CITY COUNCIL MUNICIPAL OFFICES, WAKEFIELD STREET, P.O. BOX 2199 WELLINGTON N.Z.

Enquiries to: **Mr Sangster/VJ**  
Telephone 724-599 Ext. **8091**

File Reference **20/27**  
Fax (04) 724-490


27 April 1990

MEMO TO: Director of Parks and Recreation  
Attention: Derek Fry

SUBJECT: Post Office Square Land Ownership

Your Ref: 6/4

-----  
As this land is all legal road it is "owned" by the  
City Engineer's Department, Streetworks Division.

  
B.J. Maitland  
CITY SURVEYOR



**PARKS &  
RECREATION**  
WELLINGTON CITY COUNCIL

Telephone 724-599 Ext. 8428

In reply please quote  
CT:HJ 6/4

17 April 1990



**MEMORANDUM FOR:** CITY PLANNER  
Attention: Survey Branch

**SUBJECT:** OLD "POST OFFICE SQUARE" AREA

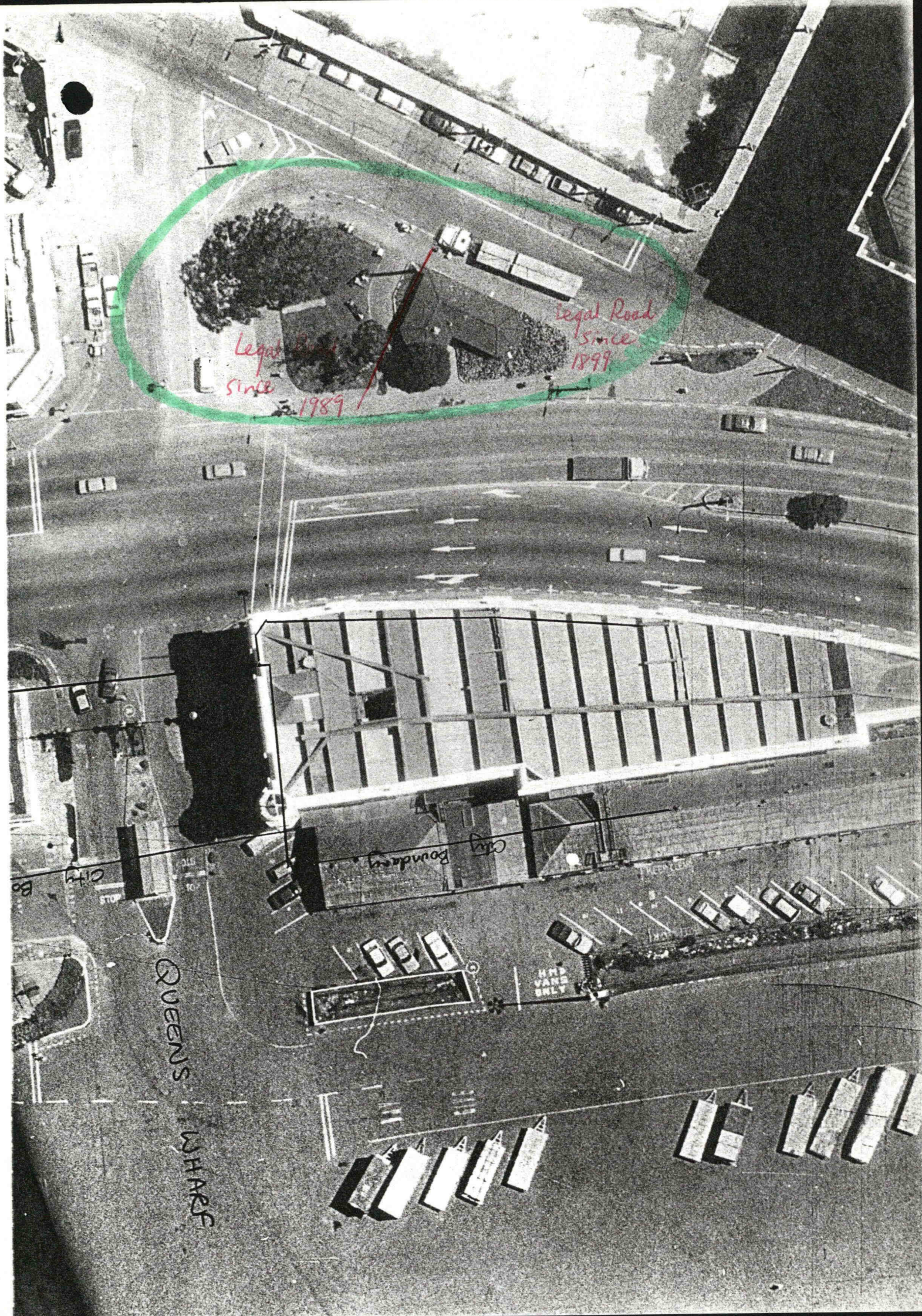
I would be pleased if you could advise me which Council department owns the land within the green circle on the attached aerial.

D.J. Fry  
DEPUTY DIRECTOR OF PARKS & RECREATION

Enc.

Mr Brownie  
24-4-90  
M.A. Brownie  
D. Songster  
Please arrange

B. Matland



Legal Road  
since 1899

1989

Legal Road  
since 1899

City Boundary

QUEENS WHARF

HND VANS ONLY



20/27



# DEPARTMENT OF LANDS

CS 109/83

Level 2, Charles Fergusson Building, Bowen Street, Wellington, New Zealand.  
PO Box 12 448, Wellington. Telephone (04) 732 201. Bureaufax (04) 732 206.

OUR REFERENCE: PL 5/19/7:29900350  
YOUR REFERENCE:  
INQUIRIES PLEASE ASK FOR:

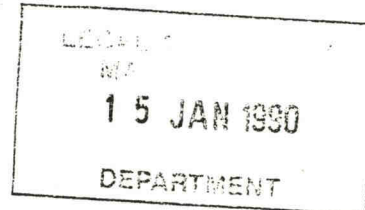
12 December 1989

The City Solicitor  
Wellington City Council  
P O Box 2199  
WELLINGTON

ATTENTION R A Kerr

Dear Sir

**COUNCIL LAND FOR ROAD  
HUNTER STREET**



Enclosed is a copy of New Zealand Gazette dated 30 November 1989, No 212, page 6027 which has been lodged for registration under dealing number B 052184 . 1

Yours faithfully

*F M Pedersen*

F M Pedersen  
for District Manager

*Mr. Brownie MARB*  
*Mr. Sangster. Seen plan annotated 2386*  
*27/11/90*

Copy to { Town Clerk (35/26, 35/667) for file  
City Engineer (20/27) to note  
This legalises a part of Curtainhouse Quay  
and the major part of Post Office Square.  
Completed ✓

*B. Matland*

*[Signature]* 17/1/90

R. A. Kerr  
Sr. Solicitor  
Legal & Property  
Management Dept.

COPY/COPIES SENT

Extract from *N.Z. Gazette*, 30 November 1989, No. 212, p. 6027

**Declaring Land to be Road in the City of Wellington**

Pursuant to section 114 of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Acting District Solicitor, Department of Lands, Wellington hereby declares the land described in the Schedule hereto to be road and shall vest in The Wellington City Council on the 30th day of November 1989.

**Schedule**

***Wellington Land District—City of Wellington***

- | Area<br>m <sup>2</sup> | Being   |
|------------------------|---|
| 1062                   | Part Harbour of Port Nicholson (section 8 W.C. & H.B. Streets and Land Act 1892); marked 'A' on plan. |
| 54                     | Part Harbour of Port Nicholson (part Queens Wharf and Stores Sale Act 1881); marked 'B' on plan.      |

Situated in Block VII, Port Nicholson Survey District; as shown marked as above-mentioned on S.O. Plan 35865, lodged in the office of the Chief Surveyor at Wellington.

Dated at Wellington this 16th day of November 1989.

R. NARAYAN, Acting District Solicitor.

(Lands PL 5/19/7)  
ln22122

ICL

G. No. B. 052184.1

CS 109/83

TP 20/27

TC 35/26 + 35/667

DY  
23/144  
Higgins



17th November 1972

Dear Sirs,

PROPERTY AT 14/16 HUNTER STREET

With reference to your letter of 24 July 1972, I have to advise you that at the meeting held on 15 November 1972, the Council decided that it is not prepared to purchase the property at 14/16 Hunter Street owned by Wellington Plumbing Supplies Ltd., nor is it prepared to uplift the present designation over this land.

The Council is currently promulgating a variation to the District Scheme which will enable this site to be redeveloped, in conjunction with adjoining property, for both car parking and office purposes and the City Planner will be pleased to provide further information on this variation.

Yours faithfully,

(I.A.McCutcheon)  
Town Clerk

Messrs S. George Nathan & Co. Ltd.,  
P.O. Box 5117,  
WELLINGTON

Copy for:- CITY PLANNER )  
CITY VALUER ) For your information



*I Am CC*

Town Clerk - 17/11/72

*Noted -  
F. McC  
20th*

11th December, 1969.

David Lough & Associates,  
Registered Architects,  
P.O. Box 1961,  
WELLINGTON.

Attention: Mr. Lough

Dear Sirs,

14-20 Hunter Street

I refer to your letter dated 28th November, 1969, concerning redevelopment of Nos. 14-20 Hunter Street and the amount of carparking required within this area designated for carparking purposes.

The Council has recently confirmed that the designation of this site for a proposed car parking building should remain. It considers that in due course the complete site should be redeveloped as a parking building with some form of commercial development above.

Recently, a scheme for the development of another site with the designated area was considered but it is apparent that a satisfactory parking building cannot be provided by the development of individual sites within the block. Accordingly, Council refused to grant consent to the development. The same arguments would, I think, apply to the development of the site you have under consideration.

A possible form of development that might be considered appropriate by Council would be the comprehensive development of your client's property together with those fronting Customhouse Quay.

If you have any further queries would you please contact Mr. Hawken of this Department.

Yours faithfully,

*Kne.*

City Planner

*Mr Hawken  
18.12.69*

DAVID R. LOUGH B. ARCH.  
PETER W. HARRISON B. ARCH.



21 EVERTON TERRACE, WELLINGTON.  
P. O. BOX 1961. TELEPHONE 46,394.  
PALMERSTON NORTH OFFICE:  
COLES BUILDING, THE SQUARE.  
P. O. BOX 1010. TELEPHONE 82,023.

28th Nov., 1969.

The Town Planner,  
Wellington City Council,  
P.O. Box 2199,  
WELLINGTON.

Dear Sir,

RE: DEVELOPMENT OF NOS. 14-20 HUNTER STREET:

I understand that the above sites which are owned by the Wellington City Council, are reserved for car parking.

I also understand that redevelopment of these sites would be considered if a certain amount of car parking were provided. Could you please let us know the amount of car parking you would require to be provided within an office building redevelopment scheme?

Attached is a plan showing the sites referred to.

Yours faithfully,  
DAVID LOUGH & ASSOCIATES

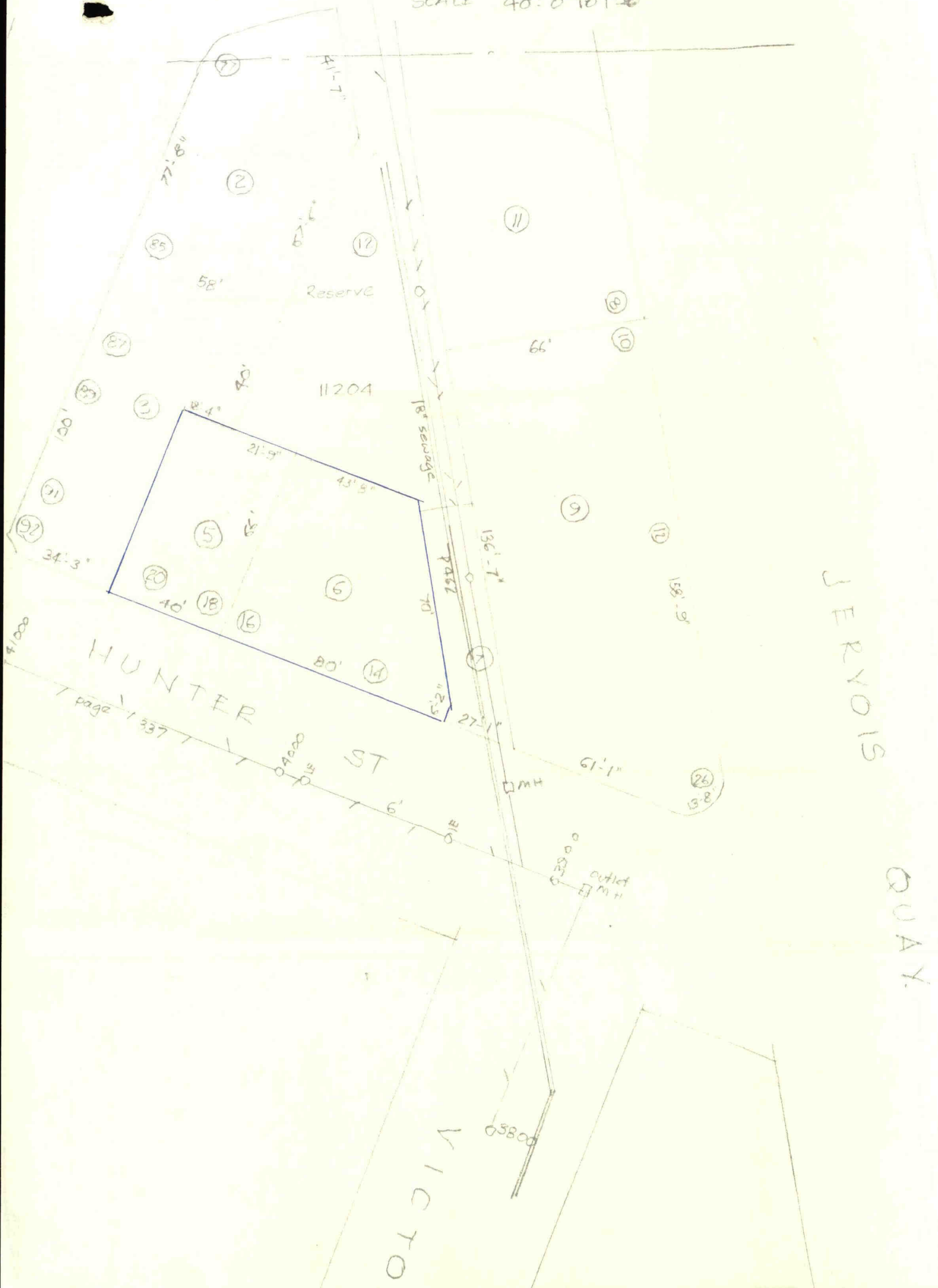
*David Lough*  
D. R. LOUGH

DRL:LCS  
Encl:

ATTENTION : MR. I. HAWKIN

*Mr. Barton*  
*Mr. Hawk*  
*1/12/69*

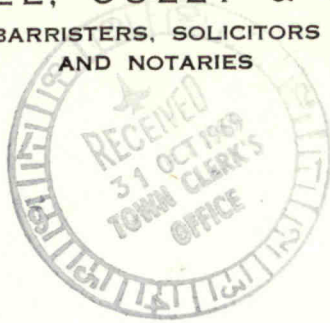
SHEET R29  
SCALE 40' 0" TO 1" 0



# BELL, GULLY & CO

BARRISTERS, SOLICITORS  
AND NOTARIES

SIR DENIS LUNDELL, K.B.E., B.A. (CANTAB.) GRAY'S INN  
R. S. V. SIMPSON, LL.M. NOTARY PUBLIC  
L. M. PAPPS, LL.M.  
COMMISSIONER FOR HIGH COURT OF AUSTRALIA  
ALL AUSTRALIAN STATES AND FIJI  
J. D. DALGETY, LL.B.  
L. M. GREIG, B.A., LL.M.  
I. W. CAIRD, B.A., LL.M. NOTARY PUBLIC  
R. W. RANDELL, LL.B.  
E. H. ABERNETHY, LL.B.  
H. STRAUSS, DR. JUR. (WUERZBURG) LINCOLN'S INN  
R. D. BURNARD, LL.M.  
T. F. FOKES, LL.B.  
D. S. M. CROMBIE, LL.B.  
P. J. WEBB, LL.M.



CABLE ADDRESS: REMORBESCO

P.O. Box 1291

TELEPHONE 49-760

104 FEATHERSTON STREET,  
WELLINGTON, 1, N.Z.

30th October 1969

IF WRITING PLEASE QUOTE  
OUR REFERENCE: 19713/LMG  
IF CALLING PLEASE ASK FOR  
Greig  
MR.....

The Town Clerk  
Wellington City Council  
P.O.Box 2199  
WELLINGTON 1

Dear Sir,

Wellington District Scheme Objection  
7/59

We act for Huddart Parker Building Limited the Lessee and owner of Lot 11 Plan 11204 on the corner of Post Office Square and Jervois Quay.

Our client Company has only just become aware of the apparent result of the City's objection which purports to convert this area from office zone to Car Park designation. Our client Company has sought our advice on this matter and will be considering what further steps it should take having regard to the fact that it had no knowledge of the City Council's objection and was afforded no proper opportunity to consider what steps were available at the objection and appeal stage of the District Scheme.

Yours faithfully,

EK

TC 23/127

Enright



11 September, 1969

Dear Sirs,

With reference to your application to the City Planner on behalf of Huddart Parker Building Limited, I have to inform you that the Council has given approval in principle to the plans submitted for the erection of additions on the roof of the Huddart Parker Building, Jervois Quay-Post Office Square.

The approval now given is subject to -

1. The City Bylaws being complied with in all respects:
2. Your client must enter into an agreement, to be prepared by the Senior Legal Officer, not to claim compensation in respect of the additions when the land concerned is required for Council purposes.

Dispensation has been granted from the provisions of the Code of Ordinances in respect of the off-street parking requirements for the proposed additions.

You are asked to confer with the Building Division of the City Engineer's Department regarding the matter.

Yours faithfully,

Messrs Stephenson & Turner,  
Architects,  
P.O. Box 2590,  
WELLINGTON.

Town Clerk.

CITY PLANNER:

Copy for your information

*M. S. Stephenson*  
*MSS*  
*2/9/69*  
*Enright*  
*2/9/69*

*[Signature]*  
Town Clerk



REPORT FOR TOWN PLANNING COMMITTEE.

22nd August 1969.

PROPOSED ADDITIONS TO THE HUDDART PARKER BUILDING

APPLICANT: Stephenson and Turner, Architects, for Huddart Parker Building Ltd.

SITE: Located at the corner of Jervois Quay and Post Office Square.

ZONING: The site is designated for car parking with an underlying office zoning.

- COMMENTS:
1. It is proposed to erect additions on the roof of the existing Huddart Parker Building. The architects have indicated that these offices will be used for storage purposes.
  2. The site is designated for car parking with an underlying office zoning.
  3. The permitted plot ratio for the site is 5.66. The existing building has a plot ratio of 6.16. The proposed additions will raise this to 6.34.
  4. Under the Code of Ordinances the permitted plot ratio may be raised to 7.54 if, in the opinion of Council, the increase is necessary to maintain a formal relationship with the existing buildings on adjoining sites so as to preserve the character of the neighbourhood.
  5. The proposal provides no car parking for the additions.
  6. The building, with the additions proposed, is under the height requirements of the Code of Ordinances.

- RECOMMENDATIONS:
1. That the additions proposed be approved in principle.
  2. That Council be indemnified against the cost of the additions.
  3. That the City By-Laws must be complied with in all respects.

*KGE.*  
CITY PLANNER.

$$\begin{aligned}
 - & .8' \times 62' && 49.2 \text{ sq}' \\
 & 14' \times 14' &= & 196 \text{ sq}' \\
 - & & \div 2 &= 98 \text{ sq}'
 \end{aligned}$$

$$\begin{aligned}
 + & 1' \times 12.5' &= & 12.5 \text{ sq}' \\
 & & & 12.5 \text{ sq}' \\
 & & & 12.5 \text{ sq}'
 \end{aligned}$$

7964.8 sq'

$$\text{Total } 47,711.2 \text{ sq}'$$

Area of Site

$$1726 / 227$$

28.47 perches

@ 272.25 sq' per perch.

$$7750.9575 \text{ sq}' \quad (7750.96)$$

Existing Plat Ratio

6.1555

New pent house.

$$34.6' \times 38' \quad 1314.8 \text{ sq}'$$

$$14.2' \times 5.6' \quad 79.52 \text{ sq}'$$

$$9.6' \times 6.8' \quad 65.28$$

1459.6 sq'

$$\text{Total floor space } 49170.8 \text{ sq}'$$

P.R. 6.344

Max permitted

P.R. 5.66

+ bonus 7.57 (all applicable)

Review file

Huddat Parker Bldg.

(Post Office Square & Vervain Quay)

General floor plan.

$$66' \times 119' 1'' = 7860.6 \text{ sq}'$$

$$7861 \text{ sq}'$$

less. cor. splay

$$14' \times 14' = 196 \text{ sq}'$$

$$\div 2 = 98 \text{ sq}'$$

less set back (P.O. Square.) (Vervain Quay)

$$13' 6'' \times 6'' = 6' 9'' \text{ sq}'$$

$$6' 9'' \text{ sq}'$$

Grid. floor.

$$7749.5 \text{ sq}'$$

Mezz.

$$14.5' \times 14'$$

$$203.0 \text{ sq}'$$

1st Floor

$$7749.5$$

Over doors,

$$24.0$$

$$24.0$$

$$24.0$$

$$7821.5 \text{ sq}'$$

2nd Floor.

$$7749.5$$

$$36.0$$

$$24.0$$

$$24.0$$

$$7833.5 \text{ sq}'$$

3rd floor

$$7749.5$$

$$- 19.8$$

$$7729.7 \text{ sq}'$$

4th Floor

$$7729.7 \text{ sq}'$$

5th Floor

$$7729.7$$

6th Floor

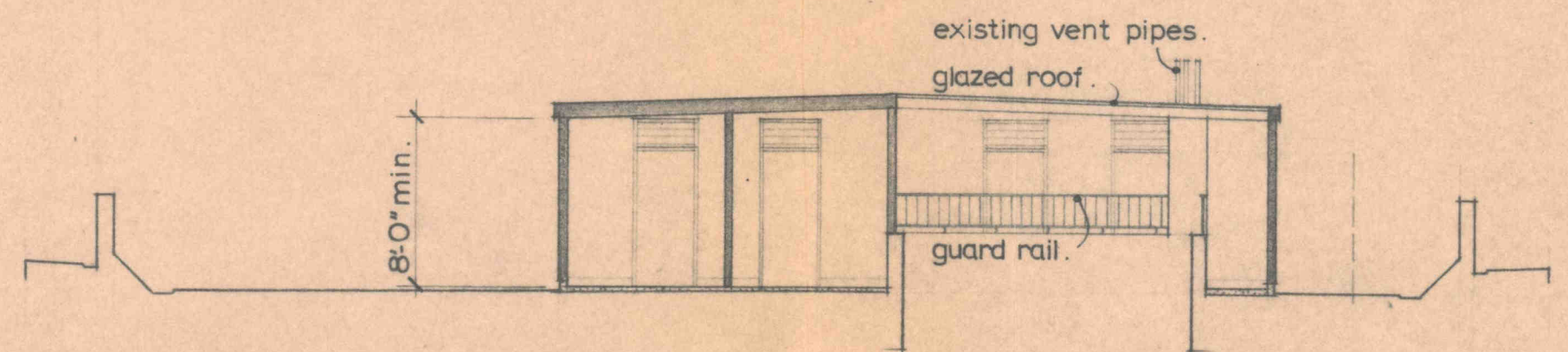
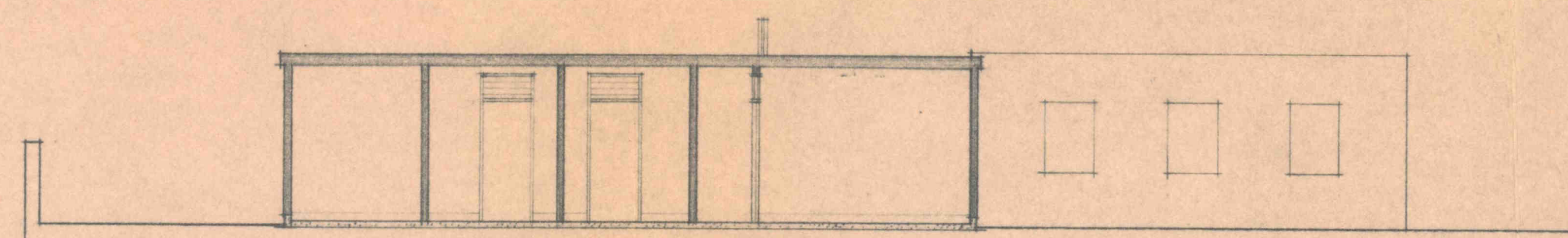
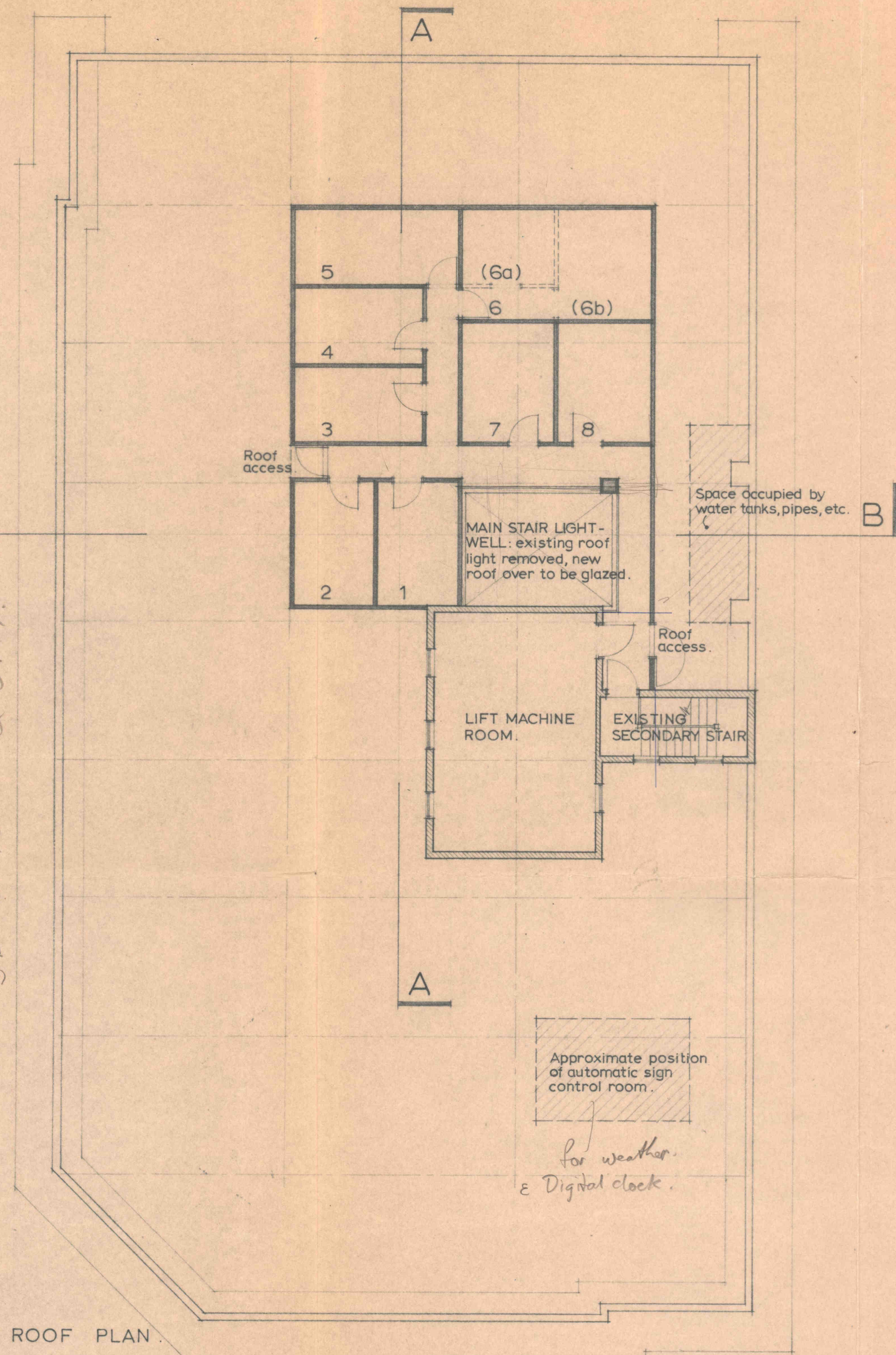
$$7749.5 \text{ sq}'$$

$$119.8' \times 67.4'$$

$$8074.5 \text{ sq}'$$

less.

JERVOIS QUAY.



AREAS OF STORAGE ROOMS ?

Rooms 1 and 2	: 86 Square Feet each.
• 3 and 4	: 84 " " "
Room 5	: 107 " "
• 6	: 183 " "
(6a)	: 61 " "
(6b)	: 90 " "
Rooms 7 and 8	: 96 " " "
TOTAL STORAGE AREA : 822 Square Feet maximum.	
TOTAL NEW ROOFED AREA : 1335 " "	

ALL DIMENSIONS MUST BE VERIFIED AT THE JOB BEFORE MAKING ANY SHOP DRAWINGS OR COMMENCING ANY WORK.

DATE	REVISION	BY	CHECKED	DATE	REVISION	BY	CHECKED	DATE	ISSUED TO	DATE	ISSUED TO	DATE	ISSUED TO

**V1**

**PRELIMINARY ONLY**

JOB No. **863**

**HUDDART PARKER BUILDING LTD.**

DRAWN BY G.S. **PROPOSED STORAGE PENTHOUSE** DRAWING No. **14806**

CHECKED BY **JULY 69** SCALE **1/8" to 1'-0"**

DATE **JULY 69**

WELLINGTON - SHELL HOUSE THE TERRACE  
 AUCKLAND - A.N.Z. HOUSE 203 QUEEN STREET  
 DUNEDIN - OTAGO SAVINGS BANK BUILDING  
 104 GEORGE STREET

STEPHENSON & TURNER  
 REGISTERED ARCHITECTS

*Mr. Turner 11.8.69*

ANY EXTRA ENTAILED IN WORK SHOWN HEREON MUST BE CLAIMED AND APPROVAL OBTAINED BEFORE PROCEEDING OTHERWISE NO EXTRA WILL BE ALLOWED.

COPY FOR

*City Planner.*

SWAN, DAVIES, McKAY & CO.  
BARRISTERS AND SOLICITORS

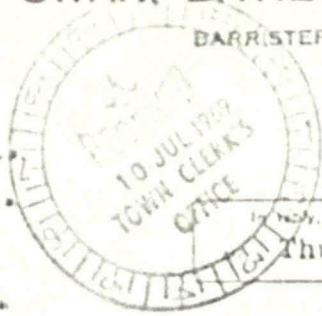
PRINCIPALS

CLIFFORD WILLIAM DAVIES  
IAN LLOYD MCKAY, B.A., LL.B.  
RICHARD ALEXANDER HERON, LL.B.  
PAUL FRANKLIN BARBER, LL.B.  
WILLIAM GEORGE THURSTON, LL.B.

TELEPHONE 50-799 (7 LINES)  
C.P.O. BOX 239  
CABLE & TELEGRAPHIC ADDRESS:  
"GATESHEAD"

9TH FLOOR,  
CHALLENGE HOUSE,  
105-109 THE TERRACE,  
WELLINGTON, 1., N.Z.

LAMBTON QUAY ACCESS  
LIFT FROM WRIGHT STEPHENSON'S STORE



In reply, please refer to:  
Thurston



9th July, 1969.

The Town Clerk,  
Wellington City Corporation,  
P.O. Box 2199,  
WELLINGTON.

Dear Sir,

RE: WELLINGTON PLUMBING SUPPLIES LIMITED *Hunter 21*

We refer to our letter of 28th March last and wish to advise that the offer contained therein has now been withdrawn.

Yours faithfully,  
SWAN, DAVIES, McKAY & CO.

per: *[Signature]*

WGT:VMC

*City Planner,  
City Treasurer,  
City Valuer,*

*To note please:*

*[Signature]*

*10-7-69.*

*[Signature]*

COPY FOR

#7  
#17

*J. Planes* Clerk's File No. 23/144

Kunker Street - Parking Building Designation

Report of Valuer dated 27-5-69

TOWN PLANNING  
COMMITTEE

13 JUN 1969



The report was received, & the Committee resolved to advise the Finance Committee that in the opinion of the Town Planning Committee, the car parking designation should be retained.

The Finance Committee was also advised that the Town Planning Committee envisages a composite building comprising car parking & offices for the sites so designated &c.

HOUSING AND  
PROPERTY COMMITTEE

TRANSPORT & TRAFFIC  
COMMITTEE

14 JUN 1969

5 JUN 1969

The report was approved and referred to Finance etc

The Committee agreed in principle to the recommendations of the Town Planning Committee and requested the City Valuer to bring down a further report on the development of the area

FINANCE  
COMMITTEE  
Received  
6 JUN 1969

City Valuer  
Please report accordingly.  
City Planner  
No note please  
*J. W. P.*  
11/6/69

*M. Darby*

City Planner

KVC:DH

28th May, 1969.

TOWN PLANNING COMMITTEE.

WELLINGTON PLUMBING SUPPLIES

I refer to the City Valuer's report on the possible acquisition by the council of Wellington Plumbing Supplies property in Hunter Street.

The site has been designated for car parking building and I do not consider that this designation should be uplifted even if it is many years before the Council can get round to erecting a parking building.

In a previous report on parking building priorities, I suggested that if the Committee is to make a rational decision on which buildings are to be proceeded with it was necessary for it to have information on when sites were likely to be available.

The Council is committed to the Shell Gully parking building and has advised the Ministry of Works of this decision. The contract for this parking building under the Motorway is due to be let in March 1971 with a contract period of 3½ years. The Council will, presumably, have to meet some of the cost of this building either during the contract period or at the end of it. The original estimated cost of this building was approximately \$1,028,000.

It would seem unlikely that the Council would be able to finance the purchase of Wellington Plumbing Supplies and adjoining sites at the present time or in the near future, but, as the City Valuer suggested, an insurance company might be interested in erecting a car parking building with office accommodation above and would be prepared to sell or lease the parking floors to the Council.

*KVC*

City Planner

28th May, 1969.

TOWN PLANNING COMMITTEE.

WELLINGTON PLUMBING SUPPLIES

I refer to the City Valuer's report on the possible acquisition by the council of Wellington Plumbing Supplies property in Hunter Street.

The site has been designated for car parking building and I do not consider that this designation should be uplifted even if it is many years before the Council can get round to erecting a parking building.

In a previous report on parking building priorities, I suggested that if the Committee is to make a rational decision on which buildings are to be proceeded with it was necessary for it to have information on when sites were likely to be available.

The Council is committed to the Shell Gully parking building and has advised the Ministry of Works of this decision. The contract for this parking building under the Motorway is due to be let in March 1971 with a contract period of 3½ years. The Council will, presumably, have to meet some of the cost of this building either during the contract period or at the end of it. The original estimated cost of this building was approximately \$1,028,000.

It would seem unlikely that the Council would be able to finance the purchase of Wellington Plumbing Supplies and adjoining sites at the present time or in the near future, but, as the City Valuer suggested, an insurance company might be interested in erecting a car parking building with office accommodation above and would be prepared to sell or lease the parking floors to the Council.

*KVC.*  
City Planner



City Planner

KVC:DH

28th May, 1969.

TOWN PLANNING COMMITTEE.

WELLINGTON PLUMBING SUPPLIES

I refer to the City Valuer's report on the possible acquisition by the council of Wellington Plumbing Supplies property in Hunter Street.

The site has been designated for car parking building and I do not consider that this designation should be uplifted even if it is many years before the Council can get round to erecting a parking building.

In a previous report on parking building priorities, I suggested that if the Committee is to make a rational decision on which buildings are to be proceeded with it was necessary for it to have information on when sites were likely to be available.

The Council is committed to the Shell Gully parking building and has advised the Ministry of Works of this decision. The contract for this parking building under the Motorway is due to be let in March 1971 with a contract period of 3½ years. The Council will, presumably, have to meet some of the cost of this building either during the contract period or at the end of it. The original estimated cost of this building was approximately \$1,028,000.

It would seem unlikely that the Council would be able to finance the purchase of Wellington Plumbing Supplies and adjoining sites at the present time or in the near future, but, as the City Valuer suggested, an insurance company might be interested in erecting a car parking building with office accommodation above and would be prepared to sell or lease the parking floors to the Council.

*KVC.*  
City Planner



COPIES FOR J. Plann

Memorandum for THE TOWN CLERK

SUBJECT: WELLINGTON PLUMBING SUPPLIES

T.C. File No.



PLEASE SUBMIT THE FOLLOWING REPORT FOR THE CONSIDERATION OF ..... COMMITTEE

REFERENCE:

REPORT:

Messrs Wellington Plumbing Supplies through their solicitors have requested that the Council either -

- (a) Purchase their property in Hunter Street which is designated for car parking use;
- (b) Remove the designation over the land so that they may sell the property on the open market.

The solicitors claim that the designation has had the effect of completely destroying any possibilities of sale. The purchase price is quoted at \$125,000 of which the sum of \$40,000 can be left in by the vendors by way of second mortgage for a period of 5 years at 8% per annum, payable quarterly. The principle sum being repayable at any time.

The Committee, when considering the priorities for Future Corporation Parking Buildings requested that I report on the value of this particular site together with the adjoining sites as designated on the District Scheme.

The attached plan shows outlined the properties which are now available for purchase in the Hunter Street/ Customhouse Quay area, as under :-

- 1. Plumbing Supplies
- 2. Renee Office Building
- 3. The Nationalist Centre and
- 4. T & W Young Limited

I am advised that the asking prices are as under :-

Plumbing Supplies	\$125,000
Renee Office Building	95,000
T & W Young	190,000
The National Party	225,000
<b>TOTAL:</b>	<b>\$635,000</b>

RGH  
Mr Stroud ①  
Mr Clonkey ②

These are asking prices only and no doubt the best properties could be acquired for approximately \$600,000. All properties are Corporation leaseholds.

I have investigated in detail the offer of Plumbing Supplies and the position is as under :-

The asking price is \$125,000

My valuation of the lessee's interest is \$104,000

The building is occupied as under :-

1. Autocrat Limited 5 years from the 1st August 1965 with a right of renewal for a further 5 years and annual rental of \$7,977.00
2. The Town & Country Planning Appeal Board  
Lease for 2 years from 27th July 1965 with a right of renewal for a further 2 years at a rental of \$1664.00 per annum.
3. Trubridge Callender Beech & Co.  
Lease for 5 years from 1st August 1964 with a right of renewal for a further 5 years at a rental of \$2674.00 per annum. The the rentals being received amount to \$12,325.00 per annum gross.

The ground rental at present being paid by Plumbing Supplies is \$860.00 per annum and the renewal is to be the subject of arbitration in the immediate future. I anticipate that the awarded rental will be in the vicinity of \$4,000.00 per annum. The rates on the property are \$2,250.00 per annum.

The position therefore is that assuming the Council was able to purchase the property for the sum of \$100,000 the income would be \$12,325 per annum. Loan Servicing Charges on a loan of \$100,000 would be \$7,000 per annum. Allowance would have to be made for insurance, cleaning and repairs and maintenance and these are estimated at \$2,000 per annum, this would leave an excess of income over expenditure of approximately \$5,325 per annum but it must be remembered that the Council would not receive rates or rent should it purchase the leasehold interest. These sums will amount to approximately \$6,200 per annum.

Should the property be purchased in the sum of \$125,000 the loan servicing charges will amount of \$8,750 per annum and there will be an estimated nett excess of income over expenditure of approximately \$4,575 per annum, remembering of course that the Council would not receive any payment in respect of rates or ground rental.

In my opinion the Council should not purchase the Plumbing Supplies building in isolation.

If it is decided to proceed with the development of a Parking Building on the site designated on the Town Plan, I consider that options should be obtained on all the properties now available for sale, and endeavours made to achieve a comprehensive development.

In this regard, I am given to understand that a major Insurance Company is interested in the purchase of all the land which is presently on the market. I believe that a joint development could be possible on the whole of the land and that this possibility should be investigated before the Council makes a firm decision either to purchase the lessors interest or remove the car parking designation.

Would you please place this report before the appropriate committee of Council. A copy of this report has been forwarded to the City Planner.

*J. G. Joyce*  
J. G. Joyce  
City Valuer

City Planner: To note and for your comments please in relation both to parking building priorities and the major mid-city development proposals which this report suggests as a possibility.

~~From~~ This report is being submitted to Town Planning, Property and Traffic Committees <sup>for their information</sup> with an indication that further reports have been called for

City Treasurer: To note in relation to the report requested by Finance Committee on 7/3/69

City Valuer: To note

FWP  
2/5/69

T/P  
Proposed  
Transit

SWAN, DAVIES, McKAY & CO.

BARRISTERS AND SOLICITORS

9TH FLOOR,  
CHALLENGE HOUSE,  
105-109 THE TERRACE,  
WELLINGTON, C.1., N.Z.

PRINCIPALS

CLIFFORD WILLIAM DAVIES  
IAN LLOYD MCKAY, B.A., LL.B.  
RICHARD ALEXANDER HERON, LL.B.  
PAUL FRANKLIN BARBER, LL.B.  
WILLIAM GEORGE THURSTON, LL.B.

TELEPHONE 58-799 (7 LINES)  
C.P.O. BOX 236  
CABLE & TELEGRAPHIC ADDRESS:  
"GATESHEAD"

17 APR 1969  
TOWN CLERK'S  
OFFICE

RECEIVED  
28 APR 1969  
TOWN PLANNING  
DEPARTMENT

In reply, please refer to:  
Mr. Thurston

LAMBTON QUAY ACCESS  
LIFT FROM WRIGHT STEPHENSON'S STORE

16th April, 1969.

The Town Clerk,  
Wellington City Council,  
P.O. Box 2199,  
WELLINGTON.

COPY FOR  
*City Planner*

Dear Sir,

RE: WELLINGTON PLUMBING SUPPLIES LIMITED

Further to our letter of 28th March last, we have been instructed by our client company to suggest that, as an alternative to purchasing the Hunter Street building, the Council remove the car parking designation which at present covers the building.

Your early advice in the matter would be appreciated.

Yours faithfully,  
SWAN, DAVIES, McKAY & CO.

per: *[Signature]*

WGT:VMC

City Planner: To note. Please report hereon and forward a copy of your report to the City Valuer who has been asked to report on the offer contained in the Solicitors' letter of 28/3/69, a copy of which is attached. In discussions by phone with Mr. Miss of the company, I was informed they ask to remove the designation.

City Valuer:

D.T.C. 23/4/69

*M. Clarke*

SWAN, DAVIES, McKAY & CO.

BARRISTERS AND SOLICITORS

9TH FLOOR,  
CHALLENGE HOUSE,  
105-109 THE TERRACE,  
WELLINGTON, 1., N.Z.

LAMBTON QUAY ACCESS

LIFT FROM WRIGHT STEPHENSON'S STORE

CLIFFORD WILLIAM DAVIES  
IAN LLOYD MCKAY, B.A., LL.B.  
RICHARD ALEXANDER HERON, LL.B.  
PAUL FRANKLIN BARBER, LL.B.  
WILLIAM GEORGE THURSTON, LL.B.

TELEPHONE 58-799 (7 LINES)  
C.P.O. BOX 236  
CABLE & TELEGRAPHIC ADDRESS:  
"GATESHEAD"

In reply, please refer to:

Mr. Thurston

28th March, 1969.

The Town Clerk,  
Wellington City Council,  
P.O. Box 2199,  
WELLINGTON.

*Induced*

Dear Sir,

RE: WELLINGTON PLUMBING SUPPLIES LIMITED

We are Solicitors for the abovenamed company which for some time has been endeavouring to dispose of its premises at 14-16 Hunter Street, Wellington. Approximately three years ago, the company, because of increased expansion, was forced to purchase premises in Wakefield Street and the Hunter Street premises became surplus to its requirements. The Company recently discovered that the whole of the block bounded by Hunter Street, Customhouse Quay and Jervois Quay has been designated for car parking purposes.

We have been informed by your Town Planner that a car parking building will not be erected for approximately 10 years.

The above designation has had the effect of completely destroying any possibilities of a sale. On a number of occasions negotiations for the sale have been almost concluded when the prospective buyer ascertained details of the new designation. In each case negotiations came to an abrupt halt. The company has now reached the stage where it is convinced that it will be impossible to sell the building under the present conditions and accordingly we have been instructed to enquire from you as to whether or not the Council would now be prepared to purchase the building. Our client company is prepared to sell the property to the Council on the following terms and conditions:

- (a) Purchase price: \$125,000 of which the sum of \$40,000 can be left owing on the security of a second mortgage for 5 years or until such time as the building be demolished whichever be the earlier. Interest would be at the rate of \$8.00 per centum per annum payable quarterly. The principal sum would be repayable at any time.
- (b) Our client company would undertake to comply with any outstanding requisitions.

*City Valuer, For report please.*  
*Sup 1-5-69*  
*1-4-69*

*City Valuer*  
*1-4-69*

(c) Settlement would be 28 days after completion of the Agreement.

Details of the existing leases have already been supplied by Ralph Simpson Limited to Mr. Coyle.

If you require any further information, please contact the writer.

Yours faithfully,  
SWAN, DAVIES, MCKAY & CO.

per: 

WGT:VMC

The City Valuer.

28th April 1969

Divisional Director of Housing and Urban Renewal.

LEASEHOLD RENTALS.

With reference to my memorandum of 28th March in the above connection  
I shall be grateful for an early reply.

A.C. Anderson  
for City Planner.



28th March, 1969

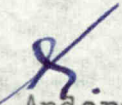
The City Valuer

Divisional Director of Housing and Urban Renewal

LEASEHOLD RENTALS

You will recall that the Council approved the funding of a percentage of the increase in leasehold rentals for the purchase of further property. The Chairman of the Property Committee considers that this fund should be used for the purchase, amalgamation and development of commercial areas in the City, and subsequent disposal by way of lease.

The Chairman of the Housing Committee has asked me to request you to provide a summary of rental increases to the 31st of March 1969 and a forecast for the next 5 years. I understand that the Property Committee has several schemes under consideration for title amalgamation and redevelopment for which it is proposed to use the funds set aside from the increased leasehold rentals.

  
A.C. Anderson  
for City Planner

  
R/C.P.  
28/4/69  


Mrs C/B.  
Pennyfather please  
of 28/4/69.

Property: 14-16 Hunter Street.  
Report dated 24/2/69  
and Traffic Committee  
decision of 6/3/69

COPY FOR  
City Planner.

FINANCE  
COMMITTEE

7 MAR 1969

Following discussion it was decided to ask the City Treasurer and the City Valuer to report on the economics of the purchase of this property while the City Treasurer was asked to report on the question of providing finance for the purchase of leasehold properties which come on the market.

City Treasurer

City Valuer

City Planner

Please report accordingly.

To note please

J. W. P.



~~Mr. L. L. L.~~ 14/3/69  
~~Mr. Anderson~~

11/3/69

TRANSPORT & TRAFFIC  
COMMITTEE

Town Clerk's File No.

6 MAR 1969

LAND - QUARTER STREET:

25/104

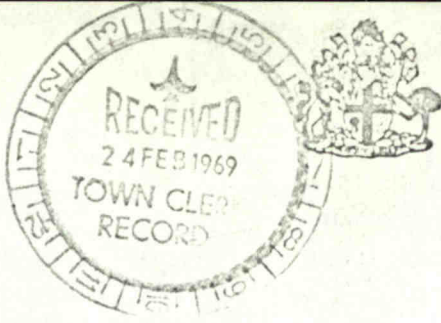
The City Valuer reported that property at 14-16 Bayview Street had been offered to the Council in 1964, sum of \$125,000. The property was on the site zoned for a parking building on the Town Plan which included Rondo House and the National Party Centre. Should the Council decide to proceed with a parking building on this site, then Rondo House could be available for purchase.

The City Valuer also draw attention to the case for a policy decision in respect of property which was leased from the Council and eventually becomes available for sale.

The report was referred for the consideration of the Committee.

The City Valuer tabled a plan of the area ~~and~~ the Committee discussed the matter in relation to other buildings which could be erected in the area.

The report was received and the Committee referred the matter of acquiring buildings in the area ~~for~~ until it was clear which location <sup>on the adjacent area</sup> would be suitable for a parking building.



Memorandum for

THE TOWN CLERK

**SUBJECT:** re: WELLINGTON PLUMBING SUPPLIES LTD.

T.C. File No. 23/144

14-16 HUNTER STREET.

PLEASE SUBMIT THE FOLLOWING REPORT FOR THE CONSIDERATION

OF ..... COMMITTEE

REFERENCE: .....

REPORT:

Messrs Ralph Simpson Ltd., a Real Estate Firm, has offered to the Council the property situated at 14-16 Hunter Street in the sum of \$125,000. The property is one of the Council's Reclamation Leaseholds and the asking price is for the good will of the Lease plus the value of the improvements. I am of the opinion that the price asked is in excess of Current Market Value.

The Site is zoned for a Parking Building on the Town Plan. The area zoned for the Car Parking Building includes this Site, the Roneo Site next door, and the Nationalist Centre Site. I have received information which is yet to be confirmed that the Roneo Building could be available for purchase by the Council if a decision was made to proceed with the Parking Building at this stage. As yet, this information has not been confirmed in writing.

The tenancy position in respect of the Plumbers Building is as follows:-

Ground Floor - Leases expire on the 1st August, 1975.

First Floor - Leases expire 1972.

Top Floor - Leases expire 1974. The Ground rental is payable by the Lessee in respect of this site is at present the subject of Arbitration, and until such time as an award is made, it is not possible to do a complete valuation of the Lessee's interest.

Irrespective of whether the site is to be acquired for a Parking Building, a policy decision could well be made by the Council in respect of a property which is leased from the Council and eventually becomes available for Sale. These leases are for 21 years and are perpetually renewable. The Council has no opportunity of reviewing the rental within the 21 year period of each lease. Consideration

should be given by the Council to purchasing this property as a matter of policy. There is no finance available for the purchase of this particular property at present, but consideration *could* will be given to the provision of an annual sum which would enable these Lessee's interests to be purchased back by the Council as they become available on the Market.

The Traffic Committee of Council will be giving consideration at the March meeting to the provision of the next Parking Building in the City, and this report should be available for the Committee's information.

Would you please arrange for this report to be presented to the next meeting of the Traffic Committee and also for it to be presented to the Finance Committee for the determination of a policy regarding the purchase back of Lessee's interests as they become available.

  
City Valuer.

NMcD:JMB

McDonald  
809

18th February, 1969.

Mr Thurston,  
Swan, Davies, Mackay and Co.,  
Barristers & Solicitors,  
Challenge House,  
WELLINGTON

Dear Sir:

Re: Wellington Plumbing Supplies Ltd  
Car Park, Hunter Street

The entire block bounded by Customhouse Quay, Jervois Quay and Hunter Street, has been designated for car parking purposes.

A firm date for the construction of the parking building has not yet been established. However, at the present time it is considered unlikely that the building will be constructed within the next 10 years.

Yours faithfully,

*K.M.C.*

City Planner

N.N.M 18/2/69.

# SWAN, DAVIES, McKAY & CO.

BARRISTERS AND SOLICITORS

## PRINCIPALS

CLIFFORD WILLIAM DAVIES  
IAN LLOYD MCKAY, B.A., LL.B.  
RICHARD ALEXANDER HERON, LL.B.  
PAUL FRANKLIN BARBER, LL.B.  
WILLIAM GEORGE THURSTON, LL.B.

TELEPHONE 58-799 (7 LINES)  
C.P.O. BOX 236  
CABLE & TELEGRAPHIC ADDRESS:  
"GATESHEAD"

9TH FLOOR,  
CHALLENGE HOUSE,  
105-109 THE TERRACE,  
WELLINGTON, 1., N.Z.

LAMBTON QUAY ACCESS

LIFT FROM WRIGHT STEPHENSON'S STORE

In reply, please refer to:

Mr. Thurston

28th January, 1969.

The Town Planner,  
Wellington City Corporation,  
P.O. Box 2199,  
WELLINGTON.



Dear Sir,

RE: WELLINGTON PLUMBING SUPPLIES LIMITED

The above company is the owner of a property at Hunter Street, Wellington. This property has, we believe, been zoned for car parking purposes. The company is at the present time negotiating for the sale of the property and it would be of some benefit to it if, at this juncture, some indication could be given as to when the Council would require the land for a carpark.

Yours faithfully,  
SWAN, DAVIES, McKAY & CO.

per:

WGT:VMC

*Mr. Stroud*

*not for 10 - more likely  
15-20 -  
not before  
1980  
1975-80?*