

Ian Leary

From: Stephanie Steadman <Stephanie.Steadman@wcc.govt.nz>
Sent: Friday, 13 September 2019 12:52 p.m.
To: Dennis Parbhu
Cc: info@planheritage.co.nz; 'Chintan Shah'
Subject: RE: 114 Adelaide Road SR380422 - where to from here?

Hi Dennis,

I've had the opportunity to meet with Moira Smith and Mark Lindsay (Heritage team), Sarah Duffell (Urban Design), Phil Becker (Build Wellington), Hayley Moselen and Bree Graczyk (Resilience). From here I feel that I am informed enough to proceed into this next phase with you.

In an ideal world, the proposal you put forward would be one that all the WCC advisors support, but sometimes this is not the case.

From a heritage perspective Moira has given a lot of thought to what she considers is an appropriate maximum level of development on the site (based on the criteria specified within the District Plan). I believe from Phil Becker that you have seen the drawing that Moira created with the recessed single storey addition, setback from the road but which almost doubles the existing floor area. I have included the images below for your information. Moira is clear that this would only be supportable subject to the choice of the right materials and design details, and the retention of substantial parts of the original hotel including its external walls. Phil has informed me that you have previously commented that this would not allow enough gross floor area for a Quest Hotel type business model to work / be feasible.

In terms of urban design, up to a two storey addition may be considered supportable, again dependent on design.

The fundamental issue here is that you want / need a higher gross floor area than what is likely to be supported by WCC on heritage or urban design grounds. However, this is where you need to get a good team on board. You need an experienced planner, architect and heritage advisor to put together a proposal and application which supports what you want to do on the site. The WCC planner processing the application will weigh up the advice provided by your experts as well as the WCC internal specialist advice. The planner will choose which advice to rely on in recommending whether or not the consent should be granted. I cannot overstate the importance of you engaging a solid and experienced team.

Your planner (who preferably will be familiar with the recent case law in Wellington and the Centres rules) needs to put together your application and provide an argument as to why the proposal is acceptable. Depending on what proposal you come up with, there is a fairly high chance that it would be subject to public notification. This means that it will probably go to a hearing and an independent commissioner will make the decision on whether the consent should be granted. In a hearing situation, the WCC advisors will provide evidence and your advisors will provide evidence. If submitters become involved they also have the opportunity to provide expert evidence. In simple terms, the commissioner then decides who makes a stronger case (where there is disagreement).

Once again, this site is not a simple site to develop. The planning and heritage components are complex and we cannot design your proposal for you. I think we have provided as much conceptual advice as we can. The work Moira has done is above and beyond what would normally happen within the resource consenting process, and as such, I suggest you and your experts consider it carefully.

In terms of your email below, the question about the basement parking level was aimed at possibly reducing the costs for you. The Newtown area has great public transport options, which are likely to only improve. However, this is obviously a decision for you rather than us.

We are happy to meet with you, however, I'm not sure what benefit that would be until you have an appropriate team on board. If your bottom line is to at least double the height of the existing building, then the meeting will most likely follow the format of previous discussions. In my view, this will be of limited use.

Phil has asked me to reinforce that he is keen to work with you on supporting development of the site. However, based on the previous discussions you have had, he would like to emphasise that you need to be realistic about the likely levels of investment required to implement a project of this nature.

Please let me know how you wish to proceed.

Many thanks

Stephanie Steadman

Programme Delivery Manager | Wellington City Council
P +6448013866 | M +6421713048

E Stephanie.Steadman@wcc.govt.nz | W Wellington.govt.nz |  

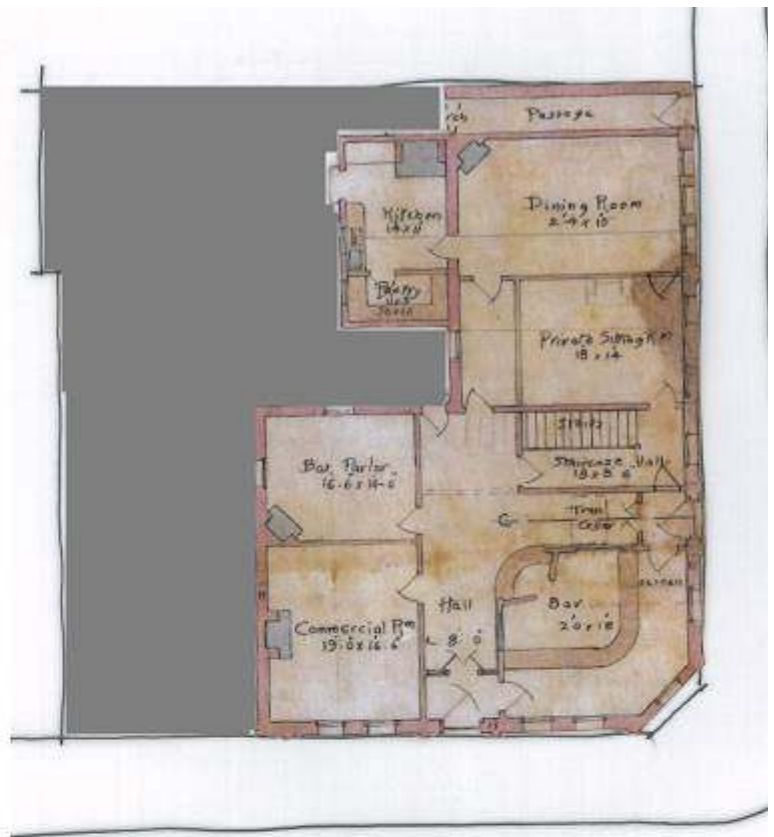
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Option 1: Retain existing hotel and reconstruct the original parapet

This option would be supported on heritage grounds

- The retention of the original “L” shaped hotel + roof + any significant outbuildings
- The reinstatement of the original parapet
- Strengthening
- Sensitive adaptive re-use



ADELAIDE ROAD / PLAN - NTS



Sketch drawing of option 1

Examples of this kind of development include

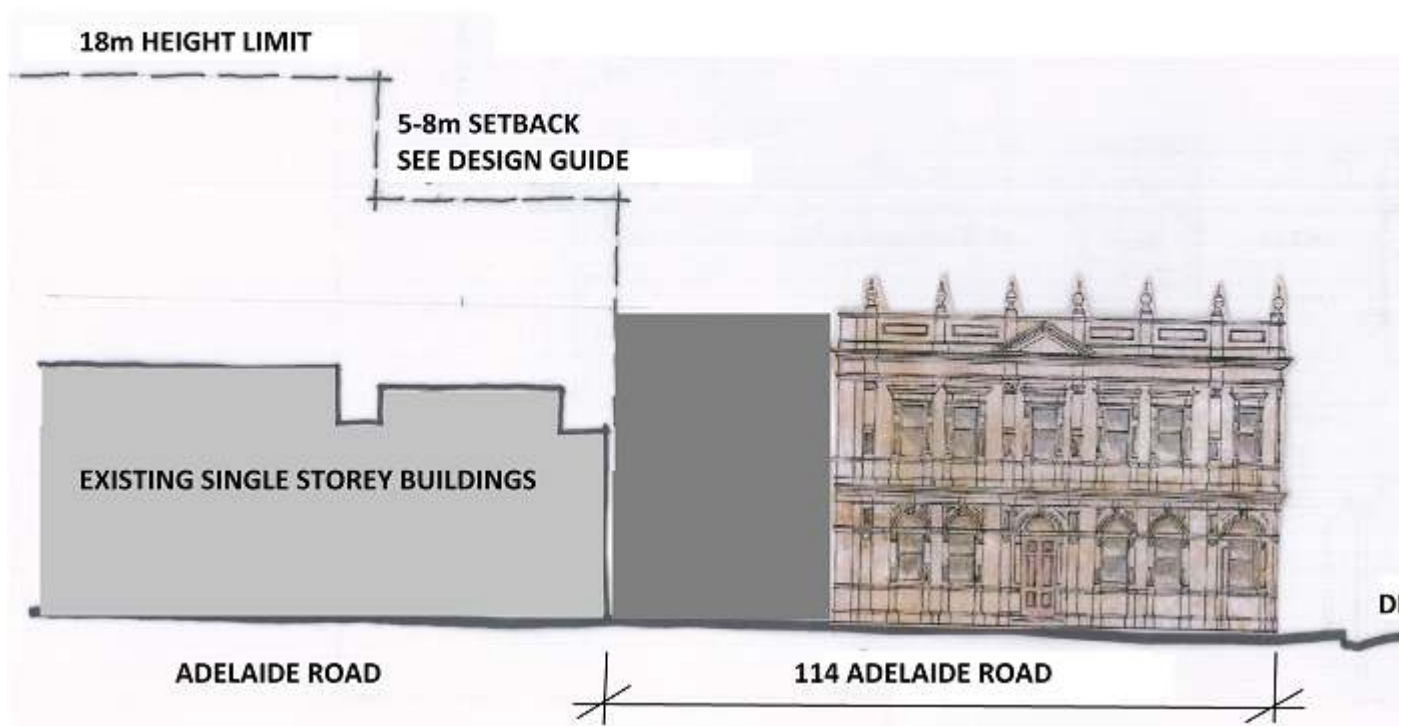
- Thistle Inn on Mulgrave Street
- Bresolin on Willis Street.



Both of these bar/restaurants have a two-storey heritage building + simple single storey addition / outdoor space / "beer garden"

Option 2: construct a building in the courtyard of the existing hotel

It would be possible to support a well-designed infill to the rear-courtyard that did all of the above and met the District Plan requirements for heritage and urban design



Sketch drawing of option 2

An example of this kind of development is the former Rob Roy Hotel in Auckland, now known as the "Birdcage"



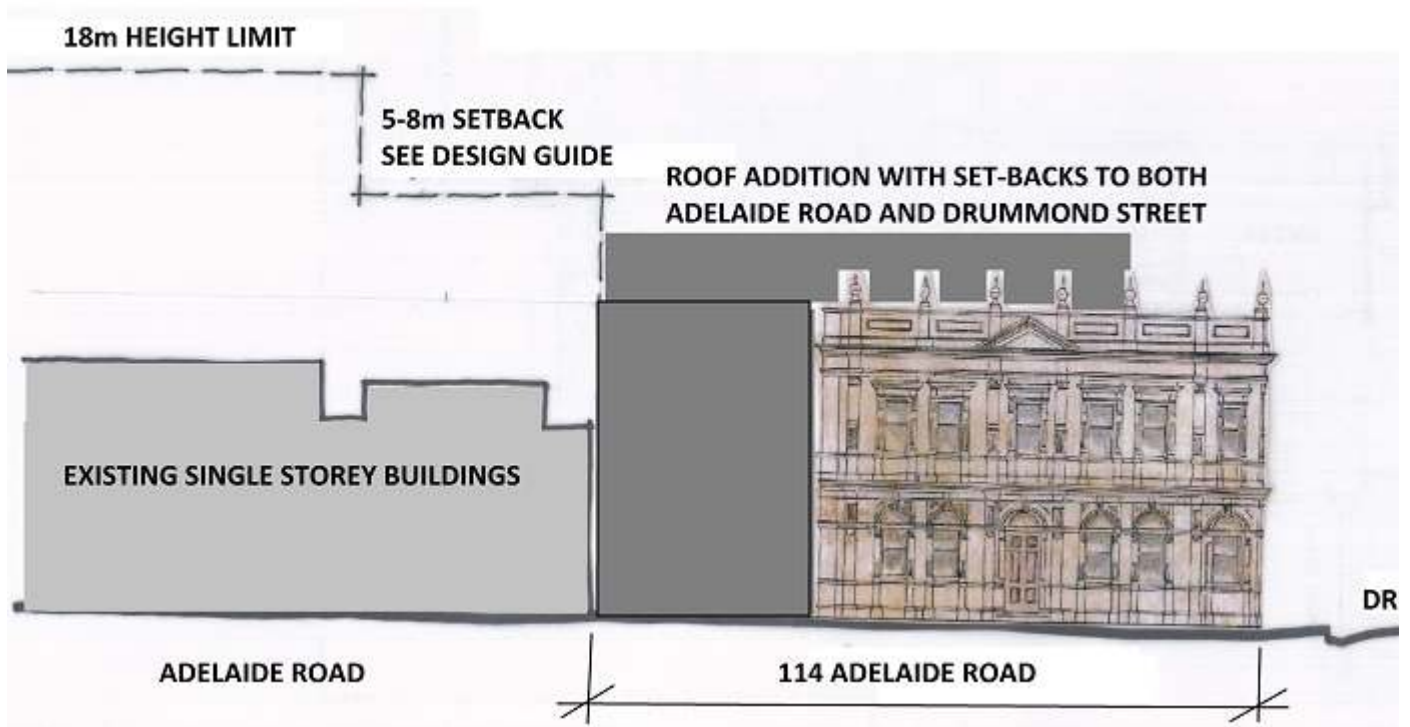
133 Franklin Rd, Victoria Park, Freemans Bay, Auckland

Option 3: All of the above plus an additional part-third floor

It may be possible to support an additional part third floor to the original hotel that was difficult to see from Adelaide Road and Drummond Street, subject to design. The things that would influence a heritage assessment would be:

- Does the work detract from the heritage values of the building?
- Does the work meet the Centres Design Guide?
- Does the work meet the Heritage New Zealand guidance for partial demolition? [Partial demolition of historic buildings](#)
- How visible is the addition from the street?
- Is the scheme relatively sympathetic to the existing building (21A.2.1.5)

- What is the minimum work required to strengthen the building (21A.2.1.8) and enable the continued use of the building (21A.2.1.10)?



Option 3: view from Adelaide Road



Option 3: view from Drummond Street

From: Stephanie Steadman
Sent: Tuesday, 10 September 2019 1:08 PM
To: 'Dennis Parbhu'
Cc: info@planheritage.co.nz; 'Chintan Shah'
Subject: RE: 114 Adelaide Road SR380422 - where to from here?

Hi Dennis,
I'm just pulling together some initial information. I'll be in touch with you shortly to organise a time to meet.
Thanks
Steph

From: Dennis Parbhu [mailto:dennis@cpcnz.com]
Sent: Friday, 6 September 2019 2:37 PM
To: Stephanie Steadman
Cc: info@planheritage.co.nz; 'Chintan Shah'
Subject: RE: 114 Adelaide Road SR380422 - where to from here?

Hello Stephanie

Thanks for email

This is the type of help I need , when you talk about the issues of our design, i.e.: dominance and bulk concerns, and appreciating that we need to make things feasible.

We are completely flexible in creating a design that covers these matters , but I need help like you have done here to correct designs we put to you ; So far we have just experienced straight out rejection , without providing us some guidance on suggestions of what we can do to make our design concepts more appealing to council .

As you say this site is difficult but indeed you will agree is a very special building that needs some care, which I am wanting to resolve as soon as possible

If I could kindly refer you back to my last email to you , where I refer to staged strategy to move forward, can we work to this type of strategy;

To make the project viable we need to get at least 45- 50 rooms , which we feel can be provided with a 50/50 height treatment of the building

Happy to pay the fee for council input , but I only want to pay for time focused on helping me with the design of the building first up , with a clear mandate that to make this project economic we need to be able to match the height limits on a equal bases at the very least, so that we can accommodate some 45-50 rooms

Once we pass this mark, I believe we will be able to provide you some solutions for design once you confirm if you would like a modern addition or Dated addition- I personally prefer a modern addition.

Can we please set up a meeting between us , to have a conceptual discussion on what design will tick the box, I am happy to bring with me our Heritage adviser to assist once we get past the conceptual issues I am happy to engage a planner from there, as well as our in house designer

If we can get past this part , I am sure we could get a resource consent processed before the year and construction started sometime the following year , this would be a really good result for all.

I would appreciate your help here.

While I am not familiar with the logistics of how council work , I am hopeful that you will assist me work through the gaps I don't understand and assist me to get the project underway as quickly as possible, helping me move forward and managing my costs will ensure success here.

I am not sure why the basement carparking is an issue, this is underground and is not seen from outside; For a hotel to be viable we need carparking , without carparking the business would not work ; This is a busy corner site with absolutely no parking at any time ; Predominately guests will be from the Hospital , we will have sick people, family members staying in the hotel which have driven from all regions , that would need onsite carparking. – This is a matter of viability for the hotel business; The return on the carpark is very much negative I don't want to add the carpark , but without it the project will fail.

Please come back to me with your thoughts;

Thanks



Dennis Parbhu
Managing Director
IPG Corporation Ltd
M : +64 21 876434
Email: Dennis@cpcnz.com
121 Eastern Hutt Road, Wingate, Lower Hutt.

From: Stephanie Steadman
Sent: Wednesday, September 4, 2019 1:23 PM
To: Dennis Parbhu <dennis@cpcnz.com>
Cc: info@planheritage.co.nz; 'Chintan Shah' <designer@cpcnz.com>
Subject: RE: 114 Adelaide Road SR380422 - where to from here?

Hi Dennis,

As you know, this is a difficult site due to the heritage building status. Development within the Centres zone also has no permitted baseline (i.e. a development that can be undertaken without the need to seek resource consent). As such, I need to give you a heads up that there can be no reliance on the District Plan for height and density. This does not mean that no development can occur on the site, but it does mean that any development needs to be carefully thought through.

I think from here it would be best to enter into a fresh 'pre-application' process. You will need to apply through our website through the following link <https://wellington.govt.nz/services/consents-and-licences/resource-consents/pre-application-meetings>.

This will be allocated to a planner who will have heritage and urban design input from specialist advisors. I'd suggest the best way forward is to discuss possible development at a conceptual level, so as you say, you don't get into the real detail of design features until 'Stage 2'.

For this to be a useful exercise, I think all parties need to come in with open minds. The hotel model you have in mind is not going to get support in its current format, but maybe the possibility of removing the basement parking could be explored, or some other options we haven't yet considered in order to reduce the dominance and bulk concerns, coupled with making the project feasible for you?

It would be helpful for us to know who you have on your team. i.e. do you have a planner and heritage advisor? If you don't I would strongly recommend that you engage these specialists prior to this initial meeting. It would be really beneficial if these specialists have a good track record and experience in dealing with the complexities that a site such as this presents.

I won't be the planner allocated to this, but I will be able to provide support to them. I also need to advise that when you start engaging with us again, that you will be charged for this service at the standard hourly rate of \$155/hour/specialist.

Kind regards

Stephanie Steadman

Programme Delivery Manager | | Wellington City Council
P +6448013866 | M +6421713048

E Stephanie.Steadman@wcc.govt.nz | W Wellington.govt.nz |  

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From: Dennis Parbhu [<mailto:dennis@cpcnz.com>]
Sent: Friday, 30 August 2019 4:01 PM
To: Stephanie Steadman
Cc: info@planheritage.co.nz; 'Chintan Shah'
Subject: RE: 114 Adelaide Road SR380422 - where to from here?

Hello Stephanie

Thank you so much for your email – appreciated

I think the best approach is to break the issue up into two stages

Stage one

Acknowledge that the viability of this site requires the full ability to rely on the District plan for height and density

Stage two

A focus on the elements required in a design that makes everyone happy- With this information my internal design team can work out as many concepts as required as options. We cannot leave this for my team or architects to do this lone as we have tried this and have failed and the risk of likely success is too high.

Once the above two stages are complete I believe the remaining resource consent components are very mechanical.

I would like all our preapp meetings to only focus on design issues , then once we have successfully past this matter then , cover of any remaining issues.

If you can assist with this approach then it will allow for significant progress to happen and possibly for the resource consent to be issued this year and building work to start in the second half of next year , on the bases of all obstacles are removed.

Thanks



Dennis Parbhu
Managing Director
IPG Corporation Ltd
M : +64 21 876434
Email: Dennis@cpcnz.com
121 Eastern Hutt Road, Wingate, Lower Hutt.

From: Stephanie Steadman
Sent: Friday, August 30, 2019 1:24 PM
To: Dennis Parbhu <dennis@cpcnz.com>
Subject: 114 Adelaide Road SR380422 - where to from here?

Hi Dennis,

Thank you for your email. We have now withdrawn your resource consent application.

I think the best bet from here is that I talk to the other people you have talked to within Council and figure out who is best to attend a pre-app meeting with you and your new architect. I don't want to comment on the merits (or otherwise) of the revised drawings as it would require the relevant experts to have a look at them.

I'm on leave on Monday, but I'll be in touch early next week to figure out a plan going forward.

Many thanks

Steph

From: Dennis Parbhu [<mailto:dennis@cpcnz.com>]
Sent: Friday, 30 August 2019 11:45 AM
To: Mark Pattermore
Cc: Stephanie Steadman; Julianne Toft
Subject: RE: 114 Adelaide Road SR380422

Hello Mark

Okay please just cancel the application.

My core issue is I need a solution from council to show me how I can build 45-50 hotel rooms to provide us a viable passage to restore this building and to maintain it for the next 50 odd years

Telling me that I need to sort all this out is not helping , as it is a guessing game for me that costs a lot of money .

I would appreciate some acceptance of the reality of the site and for us to work together to get a successful outcome.

We should be working together , but from my perspective , I feel like I am a criminal in front of council.

By any chance were the new designs I sent you appealing? – They were not for me but it was what we were advised what be acceptable.

Thanks



Dennis Parbhu
Managing Director
IPG Corporation Ltd
M : +64 21 876434
Email: Dennis@cpcnz.com
121 Eastern Hutt Road, Wingate, Lower Hutt.

From: Mark Pattermore
Sent: Friday, August 30, 2019 9:24 AM
To: dennis@cpcnz.com
Cc: Stephanie Steadman <Stephanie.Steadman@wcc.govt.nz>; Julianne Toft <Julianne.Toft@wcc.govt.nz>
Subject: 114 Adelaide Road SR380422

Hi Dennis

Thanks for your email and I acknowledge your comments. We do try to have productive conversations and find solutions to allow development to proceed. However, in this instance, we cannot support the proposed development (for reasons stated previously).

Further to earlier discussions, I need to advise that if you have not withdrawn the application by mid next week (Wednesday 4th September) we will proceed with public notification. This will incur additional costs to yourself, so you may wish to withdraw the application (as you mention below) and then start fresh.

We would like to see development occur on this site, and would encourage you to enter into a new pre-application process involving yourself and your new architect. Through the pre-application process we do routinely provide advice and make suggestions, but we cannot design your proposal for you.

I have asked Stephanie Steadman to manage this matter moving forward. Please contact Stephanie at stephanie.steadman2@wcc.govt.nz or on 021 713 048 if you wish to discuss or clarify further.

Kind regards
Mark

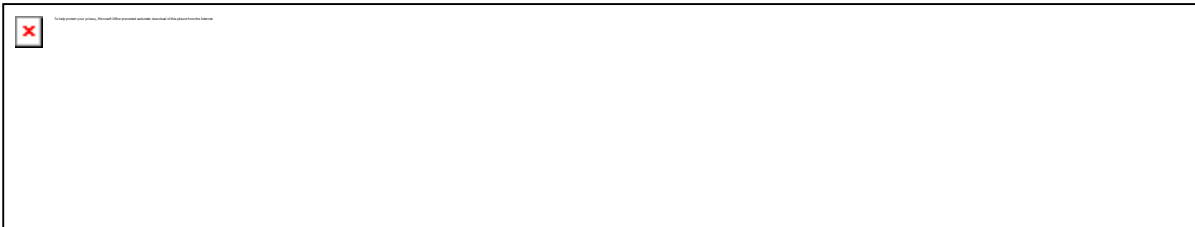
Mark Pattemore

Manager City Consenting & Compliance | | Wellington City Council

P +6448013472

E Mark.Pattemore@wcc.govt.nz | W Wellington.govt.nz |  

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From: Dennis Parbhu [<mailto:dennis@cpcnz.com>]
Sent: Wednesday, 28 August 2019 5:37 PM
To: Mark Pattemore
Cc: Stephanie Steadman; Julianne Toft; info@planheritage.co.nz
Subject: RE: 114 Adelaide Road SR380422

Hello Mark

Thank you for your email

I am stressed but read this email with some delight that there is some hope to try and fix things.

I comment in green below to your email to me.

You will see that we have spent a significant amount of time and money trying to resolve the issues with this building, we have endured a lot, as at certain times we have been made to feel like criminals!

You will see two structural engineers saying that significant piling work is required to save the building which physically is not possible without removing all the internal parts of the building to allow for machinery to enter the building and of course the cost of this well exceeds any possible economics for just restoring the two floors there currently.

The key matter to appreciate is that to be able to largely restore this building we need to spend significant money to achieve this which unless we can develop a viable hotel on the site leaves very little other economic options; i.e. , offices, retail , apartments , do not work in this economic environment and of course extra accommodate and of course in a location of the wellington Hospital should be logical for everyone to appreciate.

I have been in communication with Phil Becker, Stephen Cody, cambel Robins, Bree grucuk , who all have tried there very best to help me but all have come to the same dead end I get to; I have attached one sample email from Phil Becker, I had come to Wellington specially to have a meeting to work on a solution , but in the end no progress was achieved.

We have a major issue here and it will not get resolved unless council assist me with a workable resolution process , I am happy to do all the work and follow the desired outcomes but with anything there needs to be a factor of viability, efficiency and longevity of what is being created in terms of a development

We have also been working with Mr. John Brown who is an Auckland based Heritage planner to advise us.

I appreciate that council cannot advise or suggest things to us but in this case I think we need the help , we are happy to sign a document that we take on board the suggestions on our own risk and liability if that helps.

I look forward to your response.



Dennis Parbhu
Managing Director
IPG Corporation Ltd
M : +64 21 876434
Email: Dennis@cpcnz.com
Level 3, 185 Hobson Street, Auckland.

From: Mark Pattermore
Sent: Monday, August 26, 2019 4:51 PM
To: dennis@cpcnz.com
Cc: Stephanie Steadman <Stephanie.Steadman@wcc.govt.nz>; Julianne Toft <Julianne.Toft@wcc.govt.nz>
Subject: 114 Adelaide Road SR380422

Hi Dennis,

Thank you for your email. For clarity, the information requested in the letter of 31 March 2017 (s92 Request) has not been provided in its entirety.

We did receive a Traffic Assessment on 19.5.2017 via email from Stephen White. The Traffic Assessment was prepared by TDG, dated 12 May 2017 and responded to points 1-11 in the s92 Request.

In Stephen's email of 12 May 2017 he noted that Silvester Clark were preparing a structural report (point 15 on the information request) and that this would be included in the Resource Consent information as an update.

We have not received this document in relation to this resource consent.

We have done significant work around all of these matters and Silvester Clark have been holding our hands on this; The long and short of it is that significant structural work needs to be carried out which includes significant earthworks;

The reason we have not tabled all this information and sent it on to you is because we do not see these as issues, our focus is about the approval around Urban Design and the heritage issues we have, once this main obstacle is resolved then we can make significant progress; We have tried very hard to resolve this, but we have struggled to deal with this road block. You will appreciate that there is no point in dealing with the matters such as traffic and the like if the main issue cannot be resolved.

To confirm the outstanding matters of the s92 request, we have not received adequate responses to points 12, 13, 14, 15, 16 or 17 relating to Urban Design, Heritage and a Condition Report/Structural Assessment. I refer you to the attached email dated 3rd April 2017; I also attach a letter from Silvester Clark that answers question 17

Attached is also an email from the Director of Soil and Rock Mr. Andrew Irvine who we got to peer review Silvester Clarks opinion of the required foundation works, which confirm that new piling is required to a minimum of 7 meters into the ground is required;

We have received some feasibility information around reducing the number of proposed rooms from 50 down to 35 (point 18). We did provide this information, we identified at the time that 45 not 35 rooms perhaps could work

It is possible that some of the information requested in points 12, 13, 14, 15, 16 and 17 has been provided through other applications and dealings with Council, however, nothing has been provided in direct response to these points. If you think you have provided this information, can you please either provide it again or direct us to where it was sent and the approximate dates so we can find it within our files. I am still looking for this but as my dead line for Wednesday to get you a response is closing in on me; Our architect was communicating directly at the time who no longer works for me so a lot of the information is absent from my records.

In relation to your comment *"The main issue is we are not clearly understanding the issues with our designs and so we are confused as to why we cannot get on with developing this property"*. We have clearly stated that we think the negative effects on the heritage value of the building will be significant due to the scale and dominance of the additions you are proposing and how it responds to the heritage features of the existing building. It is the design, scale and dominance of the proposed additions which are the primary concern. This was raised prior to lodgement of the application (pre-application stage) and again when the application was lodged. We have also said that whilst we are unlikely to support the proposal, ultimately, if it goes to a hearing through a notified process then the decision will lie with an independent commissioner. Thank you for this point; We would like to go to an independent commissioner, but we feel there is not point if we do not have council support. We were prepared to compromise from 50 rooms to 45, but the end result that we believe was being communicated was that absolutely **no floors were allowed**. What we were hoping for was for council to show us how we could do a economic development on the site with the most rooms possible, we demonstrated that we could work on a 50/50 bases of new and old and we believe there are many other examples in Wellington of this scenario, but what were understanding that absolutely no more development was supported on this site.

As stated in our letter of 6 August, we do not consider this resource consent can remain on hold. As such, please confirm whether you wish to withdraw this resource consent application by **Wednesday**.

If you do withdraw the application, we can commence discussions again on different proposals which are more likely to be supported, or alternatively, if you do not withdraw the application we will continue to notify this application and any costs incurred will be payable. I like what you say here, if you are keen on helping me with alternatives then I do not see any issue with withdrawing the application.

Please advise me on the best strategy to adopt, should I come to wellington and have a face to face meeting to try and resolve things; There is nothing more I would like than to get on with sorting this property out. Attached also is an alternative design we recently have worked with on, is there any appeal with it- **I personally don t like it**;

I am confused do you want "old with more old" or do you want Old with new on top;

The Design that we put forward in our resource consent application was new on top of old.

I am confused about the dominance factor , dominance means much more than 50% of the existing we are happy to stay within the definition of not being dominant.

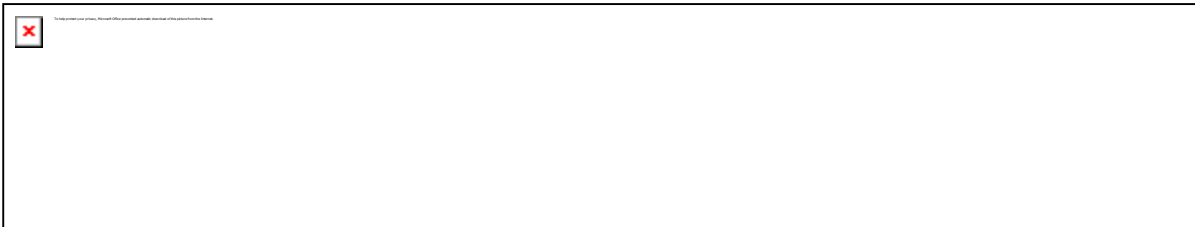
In the interests of speed, please contact Stephanie Steadman at Stephanie.steadman@wcc.govt.nz or 021713048 if you have any further queries about this resource consent and Stephanie will be able to assist with your enquiry.

Kind regards
Mark

Mark Pattemore

Manager City Consenting & Compliance | | Wellington City Council
P +6448013472
E Mark.Pattemore@wcc.govt.nz | W Wellington.govt.nz |  

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From: Dennis Parbhu [<mailto:dennis@cpcnz.com>]
Sent: Thursday, 15 August 2019 11:20 a.m.
To: Mark Pattemore
Cc: stephani.steadman2@wcc.govt.nz
Subject: 114 Adelaide Road

Hello Mark

Sorry for the delay in responding, it took some effort to get your contact details

RE: Your letter dated 6th August, reference 1031616

You will find all the information you have requested has actually been provided;

You will find significant amount of work has been done as well as a number of face to face meetings with wellington council staff

All the matters you mention in your letter are either resolved or are very minor in context

The main issue is we are not clearly understanding the issues with our designs and so we are confused as to why we cannot get on with developing this property.

We have over a series of meetings requested clarity around this but to date have not got this;

You will understand that without specific guidance it is very difficult to satisfy any potential issue.

If you could assist in any way with this it would be really appreciated, getting a solution to our issues will allow us to immediately start to get on with developing this property and I am sure you will agree that the community at large is desperate for this.

We have exhausted all our energy over this , but the council is actually our largest obstacle with not assisting us with the precise details we need.

Your communications are addressed to Design club , please remove all reference to this as we have terminated his employment with our company.

Thanking you



Dennis Parbhu
Managing Director
IPG Corporation Ltd
M : +64 21 876434
Email: Dennis@cpcnz.com
121 Eastern Hutt Road, Wingate, Lower Hutt.