

To evaluate a 'non-fanciful' structure, I have adopted a building that is stepped across the site, with four different roof levels that are 3.5m apart. Each of the roof levels used by this assessment have then been set at heights of 11m and 16m above a position on the ground that is located at the lowest point on the 'A-A' cross-section shown on the inserted diagram. It is my consideration that a new building constructed to these levels, along the 'A-A' alignment, would comply with the 11m and 16m heights as described by the District Plans and would be non-fanciful in respect of the practical ability to construct such a building.

For interpretation purposes, lines have been plotted on this visualisation sheet that show the profile of the 11m and 16m above ground alignments along the 'A-A' cross-section (these are shown in orange).

The horizontal and vertical shape of the permitted baselines structures have been plotted onto the oblique photograph image using the same method as used for the montage visualisations described above, including field measurements for the observation position.

Please note that this image does not meet the 50mm field of view size due to the intention of this sheet to illustrate the broader picture.

Assessment report prepared by:

Kurt Bowen

Registered Professional Surveyor

Paterson Pitts Group



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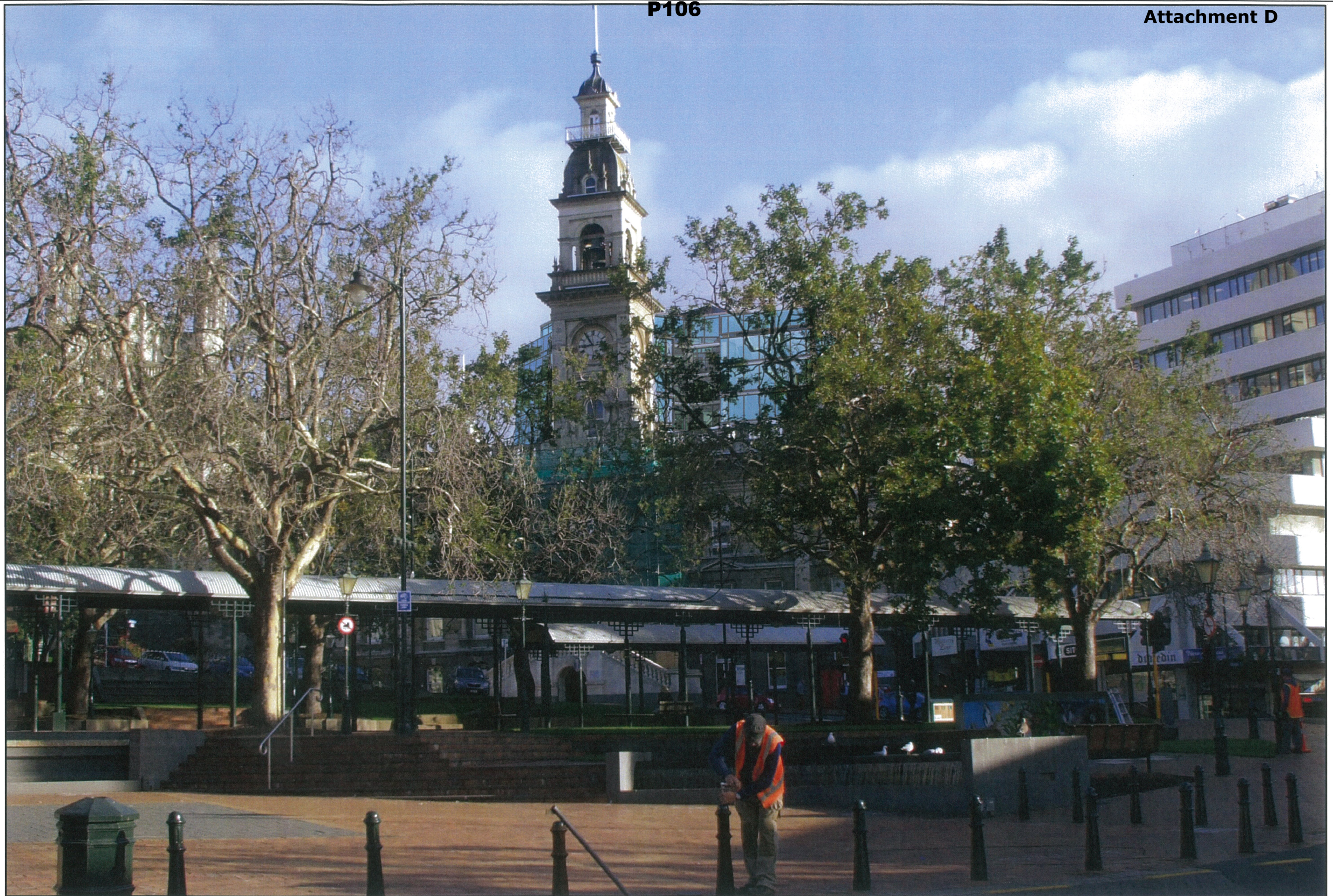
Dunedin Moray Place Hotel

Purpose/Drawing Title

**Anticipated Framework View from
 Octagon (South Side) (No. 22)**

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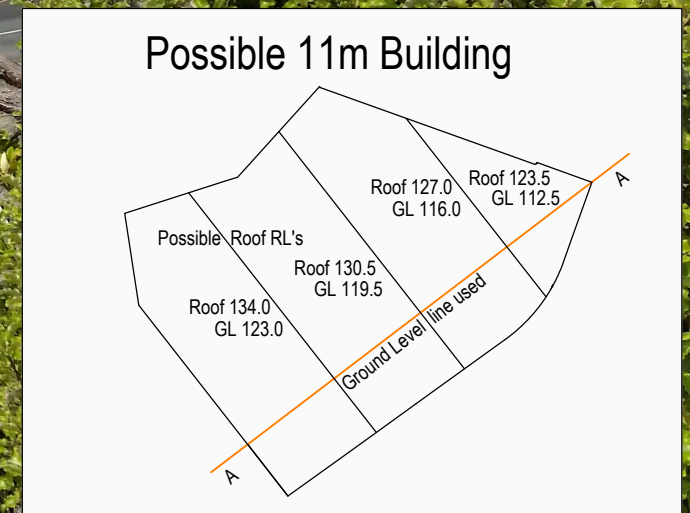
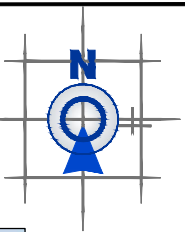
Dunedin Moray Place Hotel

Purpose/Drawing Title

**Anticipated Framework View from
 Octagon / Lower Stuart (No. 23)**

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Photograph taken from outside 96 Cargill Street
(Position 4 from Anticipated View diagrams)

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Client/Location:

Dunedin Moray Place Hotel

**Occupied Space from a Possible
11m and 16m High Building
built to site boundaries**

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DUNEDIN MORAY PLACE HOTEL
MORAY PLACE, DUNEDIN

Perspective

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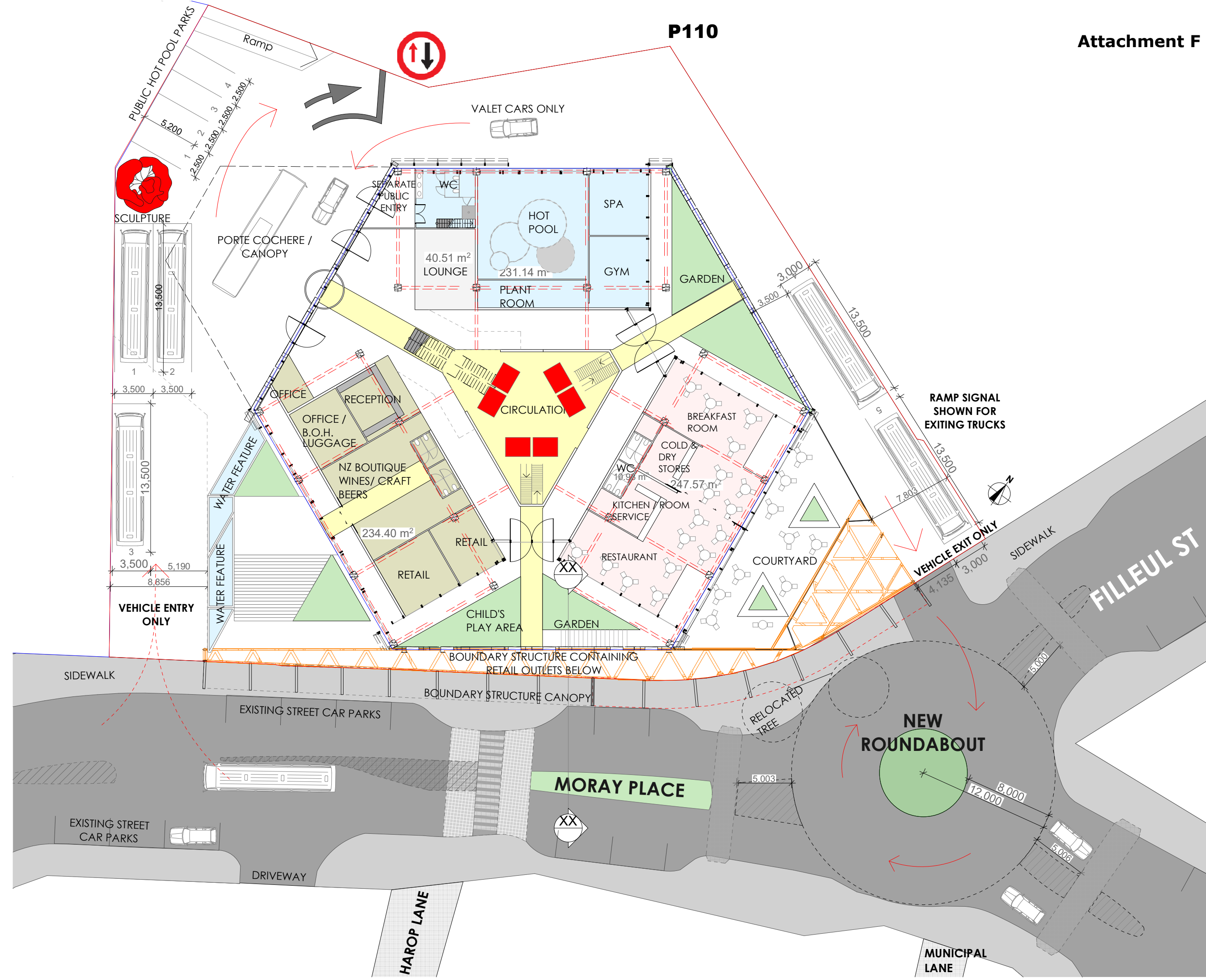
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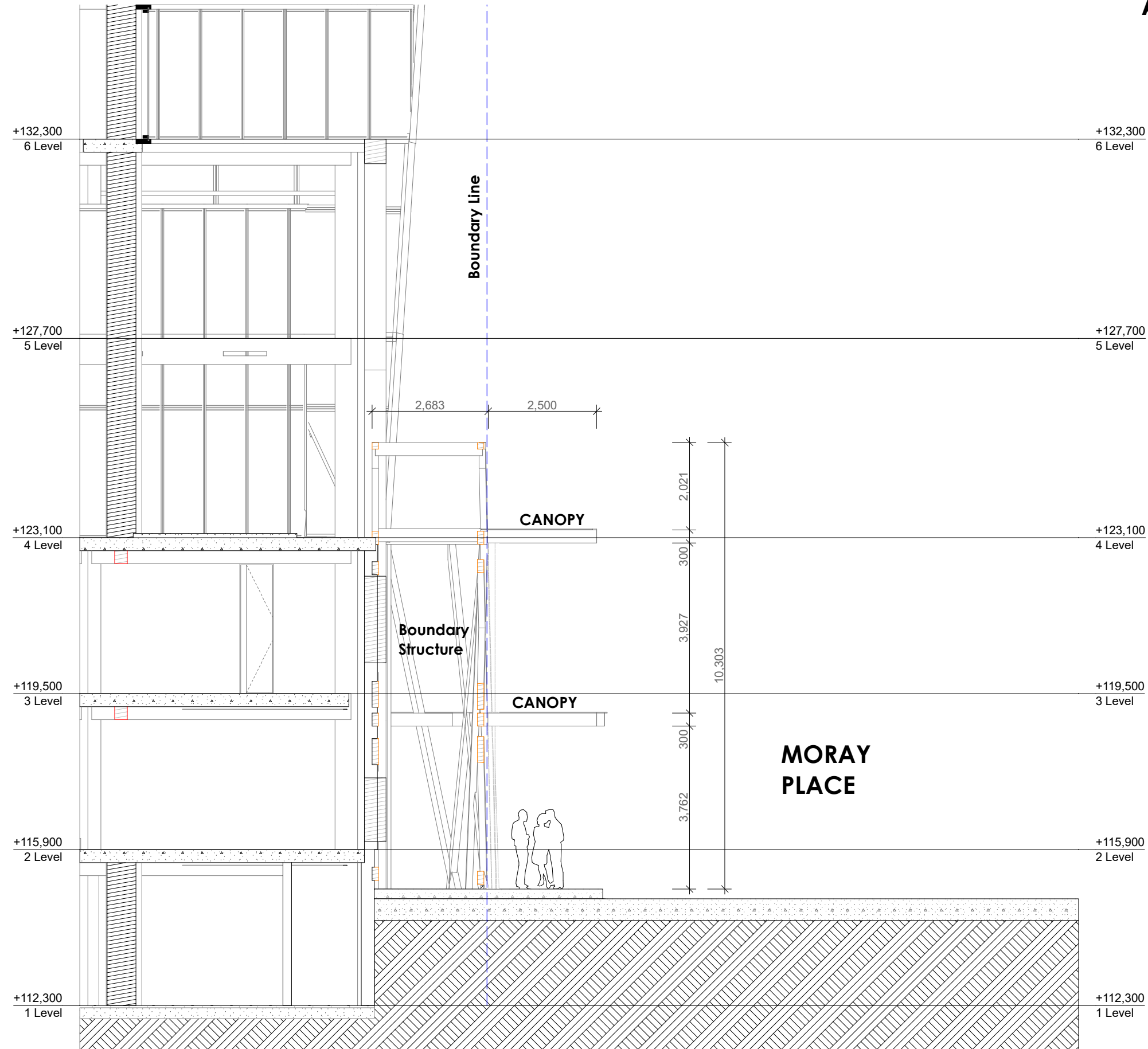
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BOUNDARY STRUCTURE CROSS SECTION X-X

DUNEDIN MORAY PLACE HOTEL
MORAY PLACE, DUNEDIN

SECTION XX

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30 June 2017

SHADING ASSESSMENT PROPOSED MORAY PLACE DUNEDIN HOTEL

These notes accompany the shade diagram plans that form part of the resource consent application for the proposed Dunedin Moray Place Hotel. The purpose of these notes is to describe the methodology used to determine the shading effects and any other relevant matters.

These notes have been updated as at the above date. The updated notes include discussion around the additional set of shading diagrams dated 30 June 2017 (refer section 3.0 below). These notes also address a minor adjustment to sheets 2 and 3 of the shading diagrams that were supplied with the original application documents.

1.0 Methodology

The critical heights of the proposed building have been determined from the architectural concept plans, with a correction applied to convert these levels to Otago Datum.

The critical levels are-

1. Top of main building. This is shown on the architectural plans as having a level of 59.600m (this is the level at the top of the garret/roof terrace). The conversion to Otago Datum is a static +112.500m, which gives a resulting Reduced Level (RL) of 172.100m.
2. Top of ring feature. This has been scaled from the architectural plans as having a level of 64.350. The conversion to Otago Datum is a static +112.500m, which gives a resulting Reduced Level (RL) of 176.850m.

I note that there is a 0.200m difference in the elevation levels between the architectural concept plans and the unit title subdivision plans. This appears to be a rounding difference resulting from independent design processes. While this difference exists, it is not of a size that is considered to either i) materially affect the various assessments that have been undertaken, or ii) materially affect the accurate interpretation of the proposed activity.

The shading assessment has taken into account four principal forms of the proposed Hotel structure, these being-

- The service shaft and ring feature at the top of the building.
- The extent of the structure at its upper level floor (at RL 172.100). Note that this shape ignores the small bite that is shown on Section AA of the architectural plans removed for the left-hand-side of the structure.
- The extent of the structure at its widest 'bulge' point (Level 8).
- The extent of the structure at its various ground level elevations (Levels 1 to 4) as it retracts from the bulge point at Level 8.

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