

Summary

TO: Hearings Committee

FROM: Garth Falconer, Consultant Urban Designer

DATE: 31st July 2017

SUBJECT: **RESOURCE CONSENT APPLICATION**
LUC-2017-48 & SUB-2017-26
193 to 143 Moray Place, Dunedin
NZ Horizon Hospitality Group Limited

INTRODUCTION

1. My name is Garth Falconer and I am the author of the independent urban design assessment commissioned by the Council for the abovementioned application. The following provides a brief summary of the key issues identified within my report.

SUMMARY

2. There have been few large buildings erected in central Dunedin in recent years. I believe the proposal for a 17 level building (13 level from the uphill side) to be constructed on a sloping vacant car park site of 3,668m² behind the central Octagon on the northern ring of Moray Place, potentially offers to produce a bold contemporary design and high quality built form. In addition, as a 5 star hotel the proposal would bring much needed activity and vibrancy to the central city particularly in this weaker area north of the Octagon.

3. This is a significant development proposal for the central city which crosses a number of urban design areas such as: sheer bulk, streetscape activity, façade treatment, townscape character and not least of which is that it greatly exceeds current central city height controls. Though the applicant has in my view, not been thorough in providing comprehensive information in all of these areas.

4. I have accepted the approach taken by the applicant that the building does not need to replicate other surrounding heritage buildings and that the glass sheaving combined with a highly modulated form can be spatially strong and interesting.

5. In my view, the major effects of the proposal will be those created by its spatial envelope, primarily those of visual dominance. The proposed 17 storey building with an additional 4.5m for a lift well would make it significantly the tallest building in the central city and create significant adverse effects to its north and west where there is a sharp transition into a low rise commercial and residential area.

6. Also due mainly to its height the proposal will create significant shading of adjoining properties and public open space. In particular shading will extend over the neighbouring Kingsgate Hotel for most of the morning during the Equinox and Winter periods (which is roughly ¾ of the year) and will also produce additional shading of the highly valued Octagon open space. These shading effects are considered to be significant adverse effects, they will be permanent and will be extremely difficult to mitigate, unless the scale of the development was reduced in height.

6. I believe that the reduction of the proposed building height by four levels to bring the total height down to 9 storeys from existing ground level (or 13 level +157,500 which provides for a total height of approximately 45.6 metres from existing ground level (including lift core)) would provide greater mitigation of the visual dominance and shading issues identified in my assessment particularly with regards to effects on the Kingsgate Hotel and the Octagon urban space. I agree with some of the submitters that reducing the height of the building may well require its redesign.

7.. Due to gaps in certain areas of the assessments, a requirement for more information as the application proceeds into detail design is needed. These areas are the following:

- (a) Streetscape – the inclusion of 3 Pin Oak trees and the extension of the footpath treatment across the vehicle access to the site from Filleul St.
- (b) Detail is required on the building frontage and proposed retail shops.
- (c) Podium level – detail on the proposed facilities as well as detail on the vegetation planned for the building façade and on the podium.
- (d) Wind effects should be modelled and mitigation measures detailed.
- (e) Signage requires detail information.
- (f) External lighting requires detail information.

8. In my evidence I have stated that I believe with all this information satisfactorily supplied, and the building being reduced by four levels through the removal of the upper floors of penthouses and apartments, the proposal can be confidently supported.

9. I have read the applicants revised information and that of other submitters. I am happy to take further questions and expand on various points.

Garth Falconer