

In the matter of the Land Use Consent application to
construct and operate a commercial residential development
by NZ Horizons Hospitality Group Limited

Moray Place Hotel Application Expert Design Conferencing

Held at Thom Craig Architects Offices, Coleridge Street, Christchurch.
14 August 2017 (1.00-2.15pm)

ATTENDEES

David Compton-Moen (until 1.15pm)
Thom Craig
Garth Falconer (from 1.15pm)
Graeme McIndoe

AGREED FACTS

1. The Proposal is as described in the Application information, with amendments to the amended design dated 11 August 2017.

PROPOSED ACTIVITY

2. The experts agree a five star hotel is, in principle, well located on this site, subject to its form, massing and design.
3. Mr Craig notes that the hotel has taken its current form and massing in response to his client's brief and consultation with a potential 5-star hotel operator.

STREET EDGE

4. The experts agree the latest changes to the street edge (drawings dated 11 August 2017) will provide an appropriate main entry connection to the street and edge definition and activation along much of this edge, that is from the new main street entrance, north-east towards Filleul Street.
5. The experts agree that a street edge can include breaks for lanes and vehicle access and still retain street successful edge definition.

BUILDING HEIGHT

6. The experts agree principles for determining appropriate building height on any site above the permitted threshold include:
 - a. Relationship and degree of fit with the existing and anticipated character of the setting.
 - b. Presence of nearby heritage buildings and relationship to these.
 - c. Shading of the public realm, and in particular any space that the public may occupy rather than predominantly move through.
 - d. Shading to residential neighbours and public/community facilities.
 - e. Visual effects including impact on view connections and visual dominance.

ARCHITECTURAL APPROACH

7. The experts agree that the architectural approach can allow new buildings to sit comfortably adjacent of close to heritage buildings. We consider that scale, form, alignment, material and façade composition are all relevant to an appropriate

architectural approach. We note that there have been many examples of contemporary buildings that respond in this way but that are architecturally in contrast with surrounding heritage fabric, and which celebrate contemporary technologies and respond to city growth imperatives.

Following Mr Compton-Moen's departure:

STREET EDGE

8. The experts agreed that the alignment of the entry on Harrop Lane and the lowering of the public lobby down a level strengthens the connection with the street and the public realm. The space provided for retail in the amended drawings (north-east of the new main entrance) appears to be spatially practicable for a retail operation.

VISUAL EFFECTS

9. The experts agree that the reduction in height of parts of the top of the building will have minimal effect on reducing the visual effects of the building. Because the core and western tower remain at the original height, the mass of the building will appear very much the same, however, the stepped tower forms will contribute to a more interesting skyline.

SHADING EFFECTS

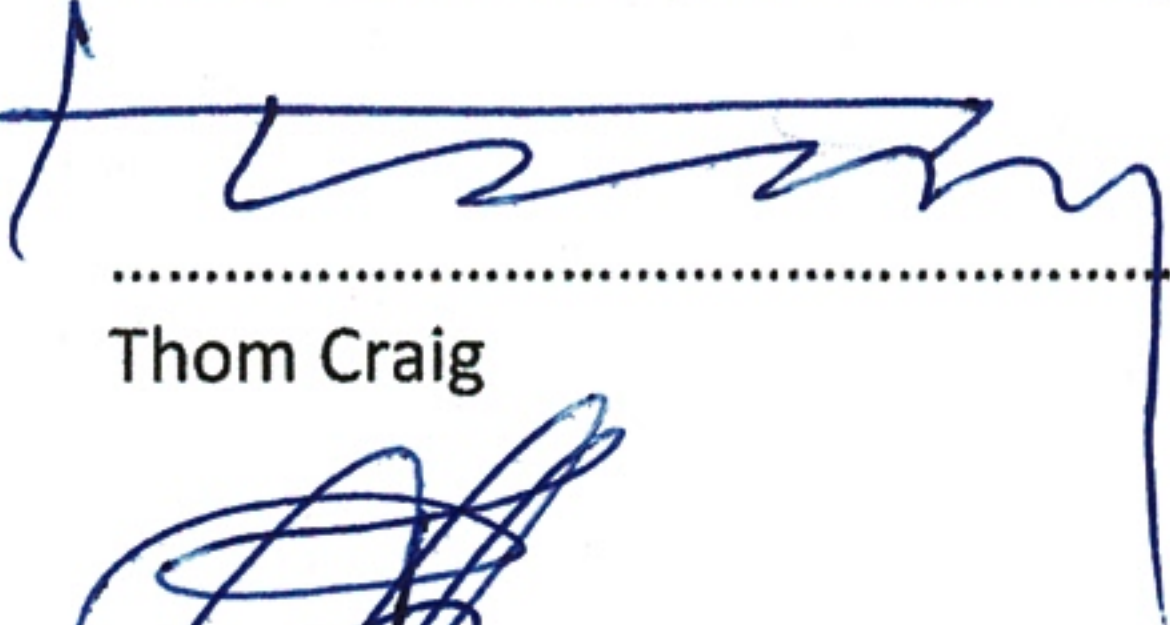
10. We believe the updated diagrams dated 9 August do not show the changes to shading effects from the amended proposal.
11. Winter sun to the Octagon is important for comfort, amenity and to support occupation.
12. The experts consider that it is likely that the degree of alteration to the top of the building in the amended design will only marginally reduce the extent of shading to the Octagon.
13. Generally, the shading effects on other adjacent sites can be expected to be only marginally reduced.

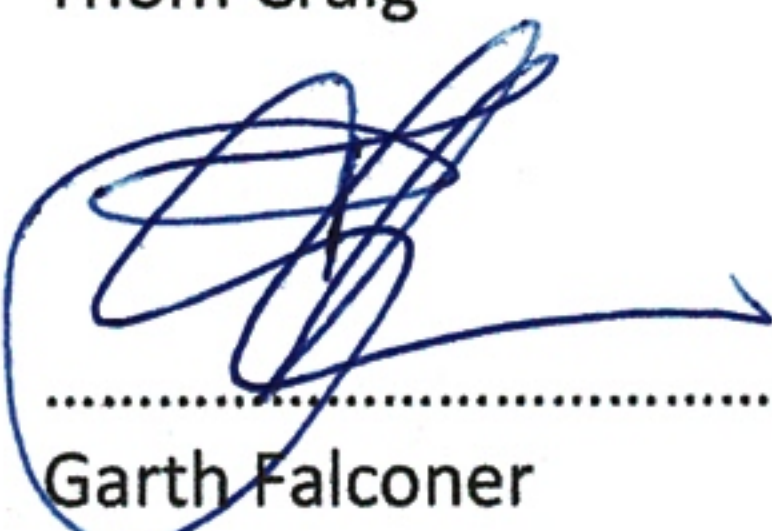


Signed

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David Compton-Moen

Note: David Compton-Moen departed at 1.15pm up to and including point 7.


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Thom Craig


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Garth Falconer


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Graeme McIndoe