



Moray Place Hotel Application

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Summary of Urban Design Evidence





Figure 1: Anticipated view from Filleul Street (*Applicant’s simulation No.3*)

While generally subsumed into the townscape in distant views, the Proposal is prominent and conspicuous in mid-range and local views.

View no. and station point	Effects
No. 1 Andersons Bay Sea Scouts	Less than minor
No. 2 38 Cargill Street	Unacceptable
No. 3 Filleul Street	Unacceptable
No. 4 96 Cargill Street	Unacceptable
No. 5 Harrop Street	Unacceptable
No. 6 Moana Pool	Minor
No. 7 Moray Place	Unacceptable
No. 8 Rattray Street	Minor
No. 9 Stuart Street (high level approach)	Less than minor
No. 10 Stuart Street (York Place)	Unacceptable
No. 11 Moray/Filleul intersection	Unacceptable
No. 12 Lower Stuart Street	Less than minor
No. 13 Moray Place/George Street intersection	Unacceptable
No. 14 York Place/Filleul Street intersection	Unacceptable
No. 15 York Place	Unacceptable
No. 16 Smith Street	Unacceptable
No. 17 Harbour Mouth	Minor
No. 18 Vauxhall Yacht Club	Less than minor
No. 19 Larnach/Scobie intersection	Less than minor
No. 20 Highgate Bridge	Minor
No. 21 Tolcarne Avenue	Minor
No. 22 Octagon, South side	Minor
No. 23 Octagon/Lower Stuart	Minor

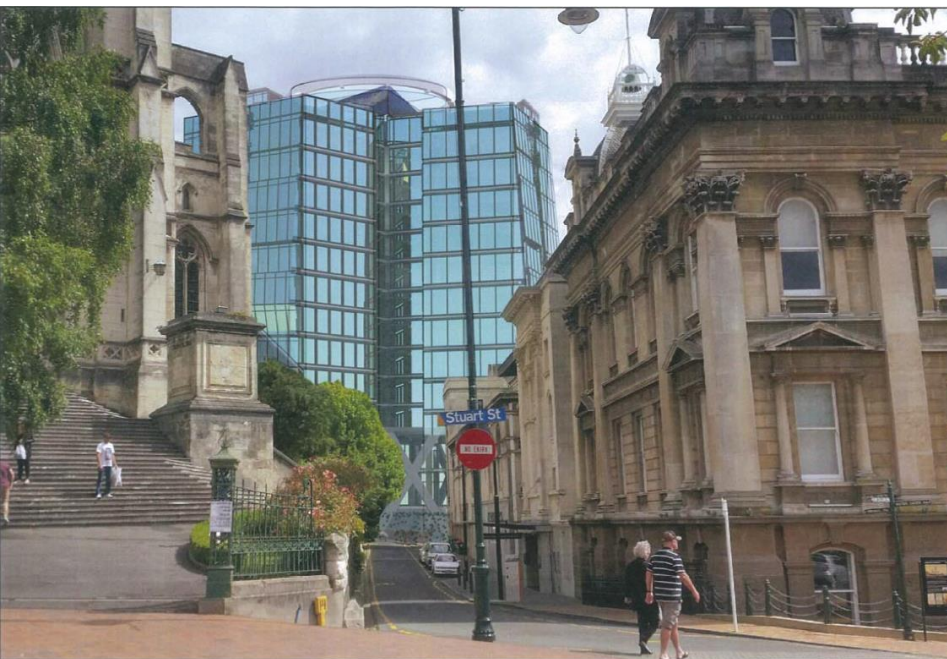
Table 1: Visual Effects Assessment

Significant

Noticeable, and will have a serious adverse impact but could be potentially remedied or mitigated

Unacceptable

Extensive adverse effects that cannot be avoided remedied or mitigated



Application Photomontage No. 5



Figure 2: View up Harrop Street

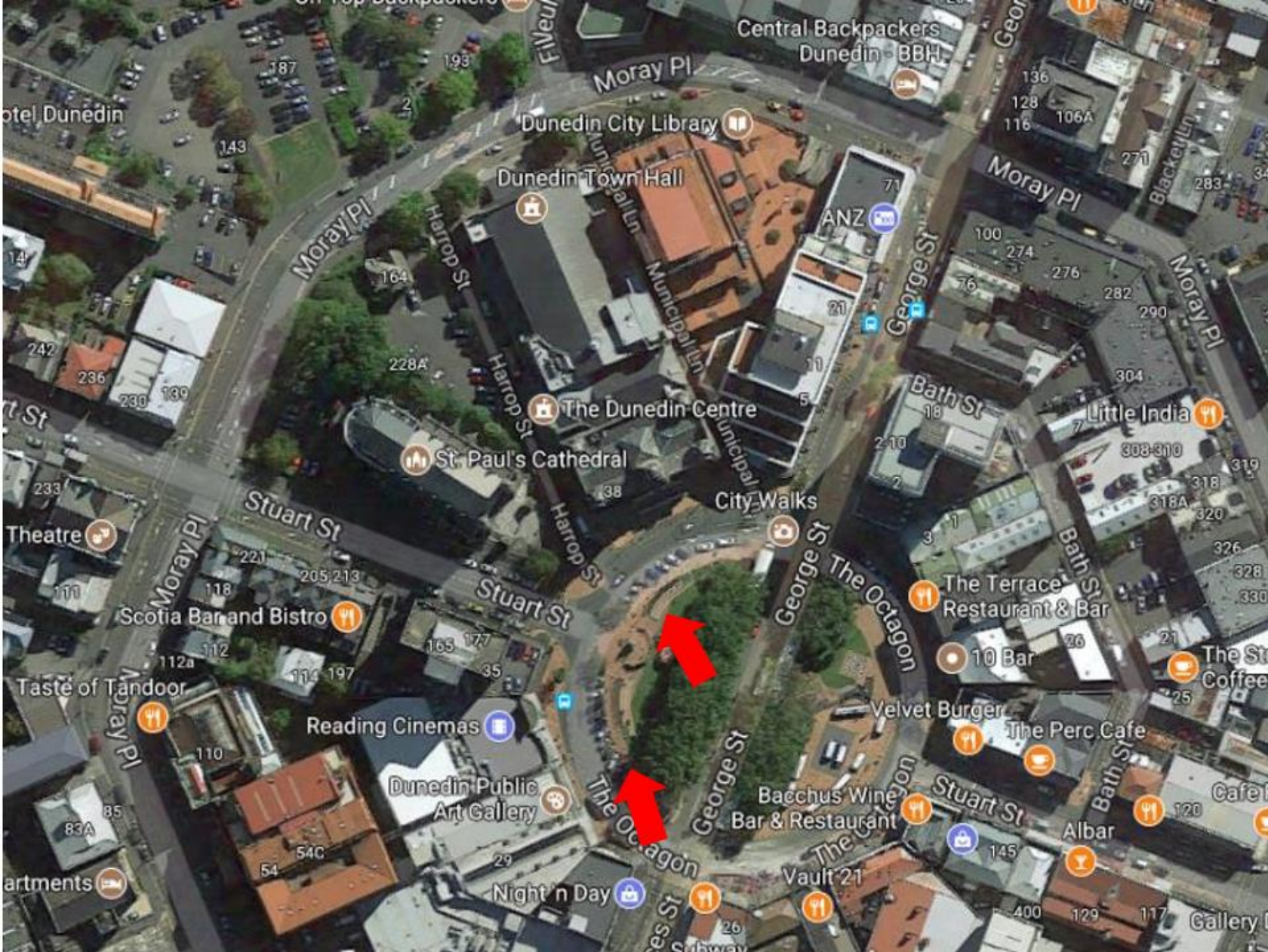


Figure 3: Arrows identifying where additional view simulations are required to describe effects of the Proposal on views of the Cathedral and Town Hall, and from the Octagon



Figure 4: Example of the effect of visual weight of light green tinted vision glazing on a 6 storey building

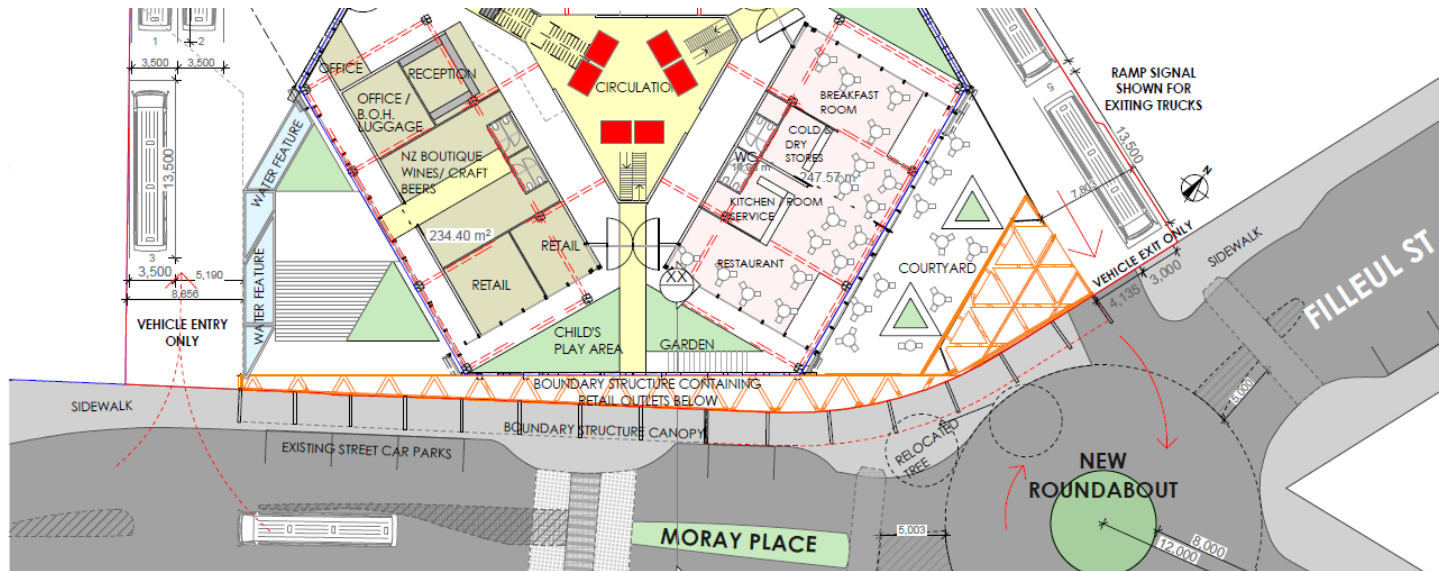
Visual Effects

Location	Shading Effects
Octagon mid-winter, mid-afternoon	Significant
Town Hall main entry and related plaza	Minor
Neighbouring residential to the north-west	Minor / more than minor
Kingsgate Hotel	Severe
Otago Girls' High School	Less than minor
St Paul's Anglican Cathedral	More than minor

The cumulative effects of shade cast by the Proposal are severe, being an accumulation of adverse effects on public and community facilities such as the Octagon, St Paul's Cathedral and the grounds of Otago Girls High, and on private facilities such as the Kingsgate Hotel and some residential properties to the west.



Figure 5: View of the array of tables and chairs placed for outdoor dining along the south-east side of the Octagon (17 July 2017)



Extract from plan, P110, Attachment F

Street edge activation:

- a) Active retail edge is less than half the frontage width (43%)
- b) Entrance and port cochere are distanced and obscured from street edge
- c) Access from external stairs to lobby is unclear
- d) Thin retail frontage on sloping footpath is challenging to plan and occupy
- e) Retail spaces at level 4 will not contribute to street edge activation
- f) Screened carparking at upper level street edge is not as desirable as occupied space

Street edge design

Summary

- 9.1 The multiple adverse effects of the Proposal are severe and are not consistent with an acceptable urban design outcome, nor with District Plan urban design expectations.
- 9.2 The Proposal is over-scaled, leads to major adverse visual and shading effects, and does not fit within its townscape context.
- 9.3 I consider some individual effects to be 'significant', many to be 'unacceptable', and therefore cumulatively, the effects overall to be unacceptable.
- 9.4 The mitigation methods proposed by Mr Compton-Moen will not mitigate the visual domination effects of the proposal.

Conclusion