

BEFORE THE HEARINGS PANEL OF THE DUNEDIN CITY COUNCIL

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of the PROPOSAL TO
CONSTRUCT AND OPERATE
A HOTEL IN 143-193 MORAY
PLACE, DUNEDIN

**SUMMARY OF EVIDENCE OF DAVID JOHN COMPTON-MOEN
ON BEHALF OF NEW ZEALAND HORIZON HOSPITALITY GROUP**

URBAN DESIGN, VISUAL AMENITY

31 JULY 2017

Introduction

1. My full name is David John Compton-Moen. I hold the position of Urban Designer / Registered Landscape Architect at DCM URBAN DESIGN LIMITED where I am the Director. I started DCM Urban in August 2016 where we focus on urban development, design and assessment work. Our office is based in Christchurch but we work throughout New Zealand including having recently completed a major design project with the University of Otago for their central campus.
2. I have been engaged by NZ Horizon Hospitality to give urban design and visual evidence in response to the hotel proposal for 143-193 Moray Place. In the preparation of this summary I have read the Council's Section 42A report, the report prepared by Garth Falconer for the Dunedin City Council, the submissions received and the submissions prepared by the Kingsgate Hotel (Mr McIntosh and Mr Taylor) and Earl Hageman (Ms Rebecca Skidmore).
3. I have read the Environment Court Code of Conduct for expert witnesses and agree to comply with it. I confirm that the topics and opinions addressed in this statement are within my area of expertise except where I state that I have relied on the evidence of other persons. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions I have expressed.
4. The built form in the area varies greatly with buildings ranging from single and double storey buildings to multi storey office blocks to heritage buildings and churches. There is a precedence for taller buildings within the commercial centre of Dunedin with the Westpac Building (~34m); Anglican Cathedral (~35m); First Church top of Spire (50m); Kingsgate Hotel (~30m), John Wickliffe (~42m), Burns House (~35m), Town Hall (~32m) and Forsyth Barr Building on the Octagon (~35m). In this regard the proposed built form including the proposed height is not out of context, albeit constructed of different materials and taller. The podium and proposed courtyard on Level 4 is considered a positive aspect where people will be visible from the street (transparent balustrade), looking up Moray Place.
5. The proposal will have a Minor (positive) effect on the built form of the receiving environment by providing a well-defined edge to the street. Mr Falconer's report is in agreement with my initial assessment, that the surface carpark *'is one of the lowest forms of development and can only be seen as (a) temporary use awaiting development'* and I am in agreement with his description. Albeit taller than surrounding buildings, the development is considered a considerable improvement on the current carpark which is a 'gap' in the urban pattern and weakens the overall legibility of Moray Place.

6. After reading Mr Falconer's report for council, I agree that the 5-star hotel and apartments will *'add much needed activity and vibrancy to the central city'*. This is due to two elements being: active frontages; and increased activity, which combine to improve overall vibrancy. At present the site does not have an active edge, being a carpark, and forms a low value gap in built development. Active frontages around Moray Place and along Filleul Street vary considerably with little cohesion which is highlighted by the Council carpark directly to the west and the Kingsgate Hotel carpark/service area to create a large gap in built development. In comparison to the existing situation, the proposal will have a significant positive effect by providing an active edge along this portion of Moray Place, creating a destination. Hotels, restaurants and supporting retail add significantly to the vibrancy and activity of an urban environment. This has been observed with the development of the Distinction Hotel in the old post office where the vibrancy of the area has lifted compared to the previous situation. While there is still room to improve, the Distinction has also helped provide the catalyst for other businesses to establish in the area. I do consider that the proposed design will provide significant positive activation of this edge. I do not consider calculating the percentage of each part of any value and it is better to look at the proposal as a whole. In 'theory' there maybe a perceived magic number but in reality it comes down to the detailing and the activities which occupy the tenancies. The movie theatre under the town hall shows how a small space can successfully activate an edge, even with a small opening, when in comparison providing a large amount of retail space could be detrimental when there is already a surplus of space available in the city, notably along Princes Street. Small, full tenancies is preferable to large empty stores. Verandahs are proposed in the design which will provide amenity during inclement conditions.
7. There were a number of locations where the residual adverse visual effects were described as "indiscernible". This does not mean that the building is not visible, but simply that I do not consider that the building will have any adverse effect on the current view. Examples of this are views from Vauxhall and the Kitchener Drive. With the recent development of illustrations 22 and 23, by Paterson Pitts, from the south side of the Octagon and Lower Stuart Street I am of the opinion that any effects from these viewpoints are also Indiscernible. There is a change in the view, but there is no loss of view with the views largely characterised by the plane trees in the Octagon, the Civic building and the Town Hall. I have further reviewed the proposed view along Harrop St and acknowledge a small section of the town belt will still be possible above a 16m height limit but Figure 2 in Mr McIndoe's evidence is misleading and incorrect. The figure below was prepared by Paterson Pitts, surveyors as an accurate representation of the height limits from the Operative and 2G plans. It is worth noting that this view is

not protected under the Operative Plan, but views southeast to the First Church spire from Moray place are.

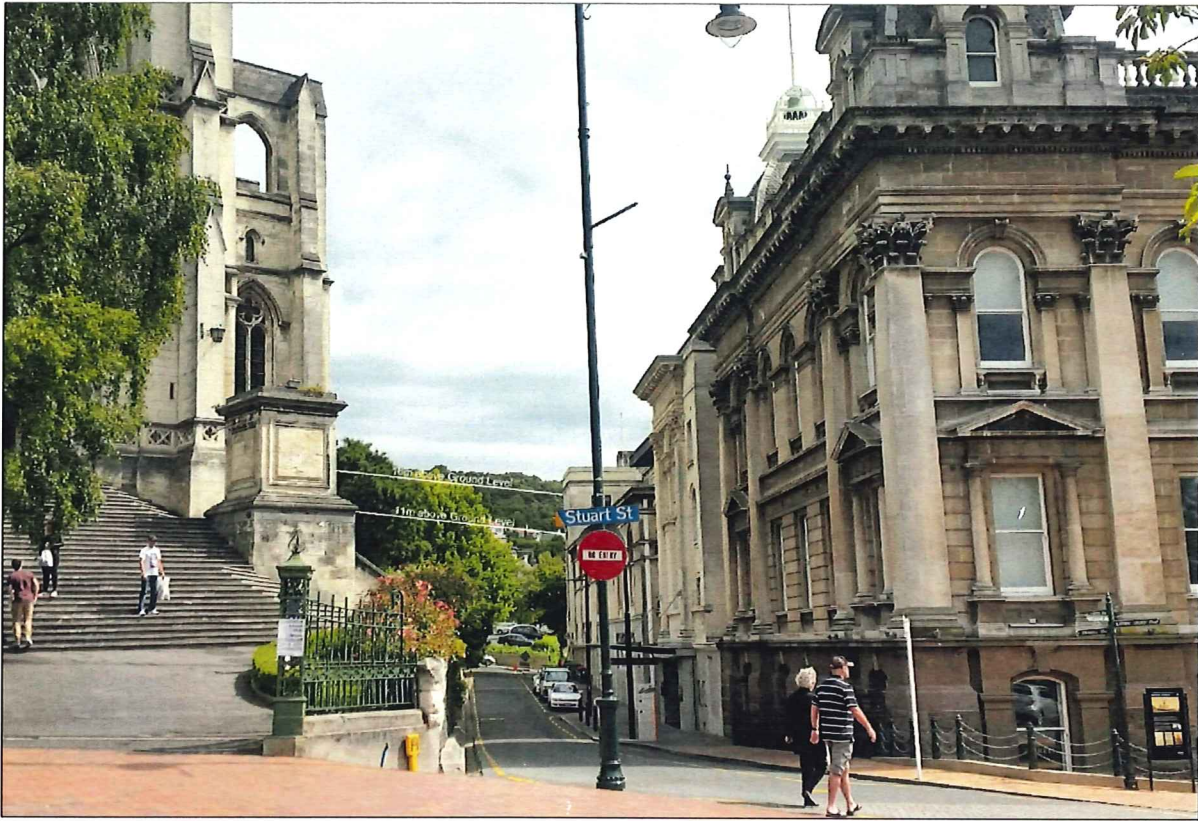


Figure 1: View northwest along Harrop Street to Moray Place with height limits superimposed (prepared by Paterson Pitts).

8. When summarising the effects on visual amenity and views of the proposal, it is considered that the proposal could have a 'More than Minor' adverse effect for residents living in houses at the upper ends of Cargill and London Streets where the building will partially interrupt views of the harbour and peninsula. Other nearby visually sensitive receptors, including travelling and workers, are considered likely to experience a 'Small' magnitude of change, resulting in effects ranging from Less than Minor to Minor. In most locations, views of the harbour and peninsula will be maintained, or are already blocked by existing urban development, as in the case of York Place, Haddon Place and the lower sections of Cargill and London Streets where the skyline is formed by a built cityscape. I have revised my original assessment of the residual effects likely to be experienced for these visually sensitive receptors (the upper sections of Cargill, London and York Place) having revisited the area following receipt of submissions. For all other viewpoints I consider my original assessment correct.
9. Overall, I consider that the surrounding receiving environment has a medium sensitivity to shading due to its location to the southeast of the nearest residential areas and the amount of existing shading in commercial /open space areas. The effects on the Octagon are measurable to a degree but should take into account the existing Plane

trees. Shading from the proposal is limited to a relatively small window of the day and year. I do not think the impact on the public amenity is significant with the potential year round benefits in terms of vibrancy and activity outweighing the slight additional shading. From personal experience of the area, the use of outdoor seating tends to relate more to the venue than whether the tables are in the sun. Albar on Lower Stuart St regularly has outdoor patrons while other outdoor tables are empty. Albar is a small bar, only 4m wide but is regularly busy due to its service, food and beer selection. It is worth noting that none of the 35 reviews on trip advisor mention the sun as a reason to visit. I consider the effects of the proposed hotel on the Kingsgate hotel rooms to be less than minor. This is because that shading of these buildings would occur under the permitted baseline, and is generally accepted as common situation in most inner-city situations. I also consider that 'accumulating' effects on different receptors to create a higher level of effects is an incorrect approach. The effects of shading are temporal and if a single property/receptor/space were to be shaded for an entire day or an extended period the effects could be considered significant. This is not the case in this proposal.

10. Current pedestrian connectivity across Moray Place is often difficult with the pedestrian desire for the library plaza down and across to Filleul Street being at wide section of the street and conflicts with both traffic turning out of Filleul Street or traffic descending quickly down Moray Place. The proposed roundabout will assist with slowing vehicles coming down the hill but could be improved further with crossing facilities (traffic refuge) added on the downhill section to provide direct access to Filleul Street when walking from the library. There is an opportunity to create a shared street in Harrop Street which would greatly improve accessibility in the area. I have recently completed a similar project in Castle Street and Castle Walk for the University which has had a significant positive impact on vehicle and pedestrian behaviour. The linkages with the Town Hall and the Octagon via Harrop Street offer a similar excellent opportunity to enhance the function of the Octagon as the City's social heart and create a vibrant civic hub within the city.

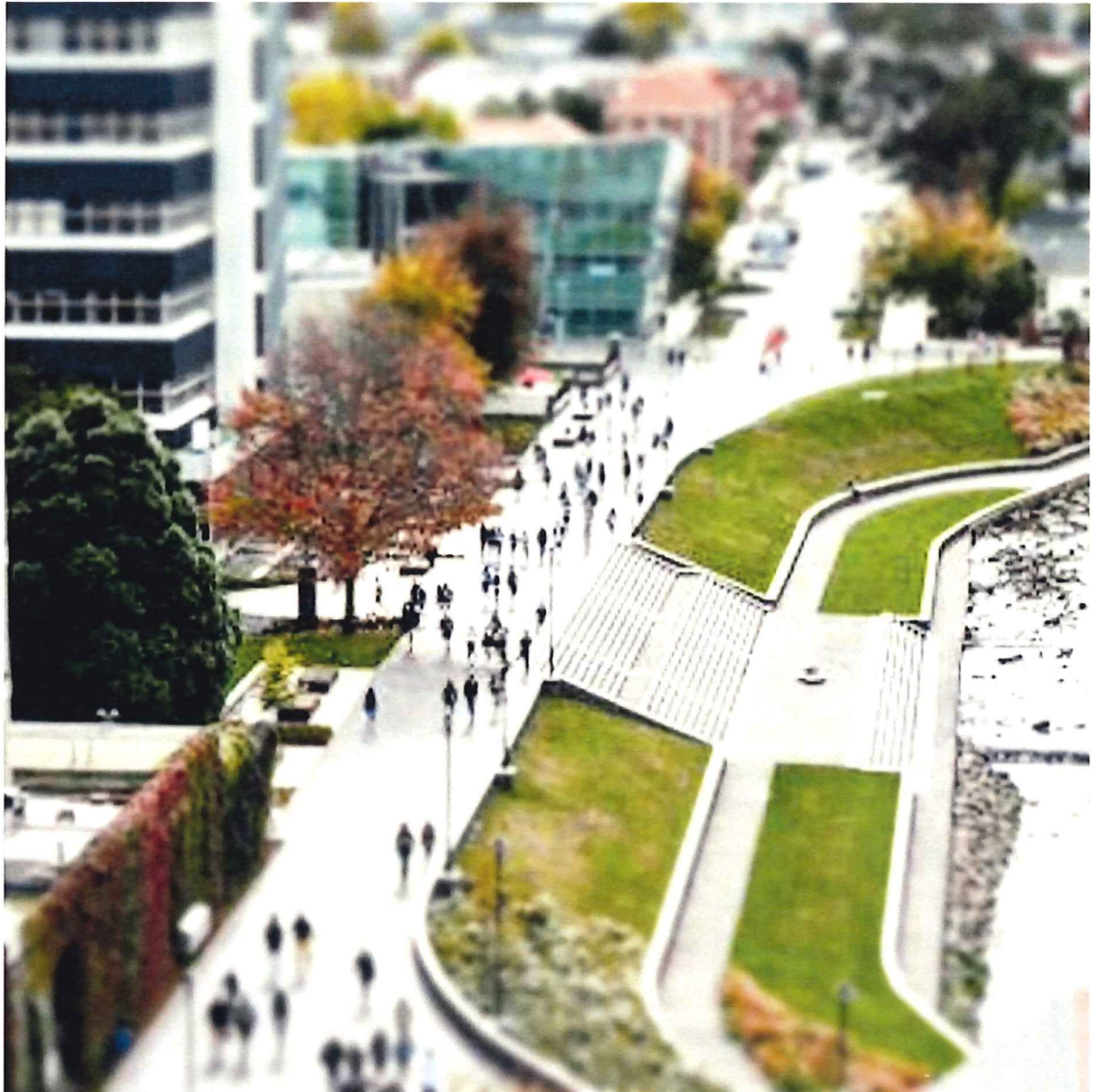


Figure 2: Castle Walk and Castle Street, University of Otago