

**APPENDIX 2:
Additional Information Request and
Amendments to Application Post
Notification**

List of Appendix 2 (A to H) – Additional Information Request, Additional Information Response and Amended Drawings

The Applicant has provided for a number of amendments to the Application as notified. These amendments are set out in a memo attached Appendix 2 to this report titled “Proposed Moray Place Hotel -Amended /Additional Information” and include:

- Appendix 2-A – Council's Further Information Request seeking revised Shading Analysis and updates to Anticipated Framework Views 22 and 23.
- Appendix 2-B - Memorandum dated 3rd July 2017 and titled “Proposed Moray Place Hotel-Glazing” and attached letter from Viridian Glass;
- Appendix 2 – C - Paterson Pitts Group Anticipated View Assessment, dated 30 June 2017, and provided an overview of updated information including ‘Permitted Structure Methodology’;
- Appendix 2 – D - Amended Anticipated Framework Views 22 and 23 dated 27th June 2017 (amended to articulate similar finishing to the other photomontages prepared by Paterson Pitts);
- Appendix 2 – E - Diagram of the ‘Occupied Space from a Possible 11m and 16m High Building built to the site boundaries’, dated 30/06/2017;
- Appendix 2 – F - Revised Drawing Level 4, page 13 which includes a veranda canopy (that extends the full length of the Development fronting Moray Place and part of the Filleul Street frontage of the property). Also includes newly proposed Perspective and looking towards the lobby of the Hotel shows a newly proposed windbreak on the southern boundary.
- Appendix 2- G – Aerial Plan showing Lot 1 (development site) and Lot 2 (remaining Council owned carpark);
- Appendix 2- H – Revised Shading Analysis and response to a further information request by Council. Includes additional Shading Diagrams, dated 30/06/2017, numbers 1 to 13. Both the further information request and associated response are attached as Appendix 2G to this report; and
- Appendix 2- I – Revised cross-section AA (page 16 of original plans), showing the maximum building height above existing ground level, dated 04/07/2017.
- Appendix 2 – J - Level 1 showing the enlarged retail space



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8th June 2017

New Zealand Horizon Hospitality Group Limited
C/- Anderson & Co Resource Management
PO Box 5933
DUNEDIN

Attention: Mr Conrad Anderson

Dear Conrad,

LUC-2017-48- 193 & SUB-2017-26 to 143 Moray Place, Dunedin - Request for further information

We write in response to the above application which has been publicly notified and submissions received. The issues set out below reflect the discussion points that we discussed over the telephone dated 6th June 2017.

As discussed, after consideration of the issues raised by submitters and further assessments of the information submitted with the Application, a number of deficiencies have been identified with the technical information supporting the application. In particular, the Shading Analysis prepared by the Paterson Pitts Group on behalf of the Applicant does not include a consideration of (i) shading effects from a maximum 11-metre high development on site, or (ii) shading effects of the existing built environment or existing topographical features.

We note that this issue has been identified by a range of submitters including that the owners of the Kingsgate Hotel, Millennium and Copthorne Hotels New Zealand Limited (Submitter 110). It is considered that without this information it is difficult to see how the shading effects of this development can be accurately quantified. This is because it is not possible to clearly establish the effects of the 11 metre maximum height limit provided for within the Central Activity Zone and existing development, as a starting point for analysis of shading that can be attributed to the proposal. This is especially the case for areas like the Octagon, which is bounded by large buildings to the north and west and which have the potential to already reduce access to sunlight over this urban space. The Shading Analysis submitted with the application identifies that the development will cast a shadow from 2pm onwards during the Winter Solstice, and therefore a more detailed understanding of the shading effects of the existing built environment and trees is required.

Based on the information provided within the application, Mr Falconer's (the Council's Urban Design Consultant) initial assessment is that the shading effects on the Kingsgate Hotel during the Winter Solstice and Equinox and the adjoining Octagon during the Winter Solstice are more than minor and cannot be mitigated, unless the development is reduced in height. Further, Mr Falconer's initial assessment raises specific concerns relating to the visual dominance of the development, particularly when viewed from the north, and west and when viewing the proposal from within the Octagon (and in context of the Octagon Townscape Precinct under the Operative Plan (and Heritage Precinct under the 2GP)), where the building is considered to have visual effects that are more than minor. The suggested lighter tinting of the glass cladding to reduce the perceived bulk of the building as recommended within the DCM report is considered by Mr Falconer to have a very small mitigating effect, and in his opinion, will not mitigate the visual dominance to a level where the proposal will have a minor effect on the receiving environment.

To determine the height threshold at which point the effects of shading of the adjoining Kingsgate Hotel are reduced to an acceptable level during both the Winter Solstice and Equinox periods, and over the Octagon during the Winter Solstice, as well as responding to issues of over-dominance, Mr Falconer is currently considering a range of development heights as part of this assessment. Using Section AA, page 19 of the Architectural drawings, this includes considering the development at Level 10 (146,700)+Lift Core; Level 14 (161,100)+Lift Core; and Level 16 (168,300)+Lift Core). To assist with this assessment, we would like the Shading Analysis to be updated to also include the identification of shading effects from a development provided at the three additional heights set out above. This will enable a better appreciation for all parties of the potential variation in shading effects in relation to height, and consequences of any change to the building if it is subsequently considered to be necessary.

Lastly, the Applicant prepared two Anticipated Views (Views 22 and 23) of the development viewed from the Octagon, however neither image provides the floor levels or associated graphics provided with the other photomontages. The lack of detail with both Anticipated Views 22 and 23 make it difficult to quantify the precise extent of development that is visible from the Octagon, and is required in order to assist our assessment of the development.

The above further information is required pursuant to section 92(1) of the Resource Management Act 1991 and is requested before the completion of the section 42A reports. The Council is finalising the timeframes for the hearing, however, we are working towards a hearing date commencing 31st July 2017, which means that the section 42A reports are due on 7th July 2017. The timeframe set out below requests this information within 15 working days or 28th June 2017, which will enable officers to consider this information before completion of the section 42A reports.

Requested information:

The further information required is detailed below. It will help the Council to better understand your proposed activity, the actual and potential effects on the environment and the ways any adverse effects on the environment might be mitigated. It may also address issues raised in the submissions by reducing uncertainty about the effects of concern to submitters.

1. Updated Shading Analysis – The Council requests that the Shading Analysis prepared by Paterson Pitts Group is amended (for the Winter Solstice, Summer Solstice and Equinox) to provide for the following key matters:

- i) Identify the shading effects from a maximum 11-metre high development on site;
- ii) Identify the shading effects of the existing built environment and existing topographical features (including trees located within the Octagon);
- iii) Identify the shading effects of a development with a maximum height established at Level 10 (+146,700)+Lift Core; Level 14 (+161,100)+Lift Core; and Level 16 (+168,300)+Lift Core) using the height identified on Section AA, page 19 of the Architectural drawings.*

**Please note that the three additional development heights that we would like considered in the Shading Analysis are to be taken from the specified levels and include the height of the lift core (identified as 17 and 18 Level on Section AA, page 19 of the Architectural drawings.*

2. Amendments Required to the Photomontage Information – The Council's urban design consultant has requested that Anticipated Views (Views 22 and 23) of the development viewed from the Octagon are amended to include enhance graphics that enables a consideration of the floor levels and details of the development that will be visible to the rear of the Municipal Chambers.

Responding to this request:

Within 15 working days from the date of this letter you must either:

- provide the requested information; or

- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

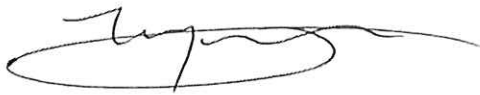
If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- written confirmation that you can provide it; and
- the likely date that you will be able to provide it by; and
- any constraints that you may have on not being able to provide it within the set timeframe.

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided to date.

Please do not hesitate to contact the writer on 0220478500 if you have any questions or concerns regarding the above request or the further processing of the application.

Yours faithfully

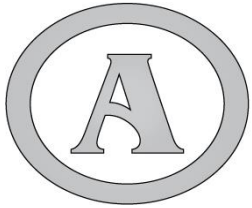


Nigel Bryce
Consultant Planner

Approved for Issue under delegated authority



Campbell Thomson
Senior Planner



Paterson Pitts Resource Management Limited
Trading As **Anderson & Co**
Advising on Planning & Resource Management

MEMORANDUM TO: Nigel Bryce

DATE: 3 July 2017

SUBJECT: Proposed Moray Place Hotel
Amended/Additional Information

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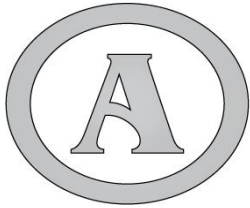
Nigel,

The purpose of this memo is to confirm the information provided subsequent to the submission of the original resource consent application:

1. Glazing – memo from myself dated 3 July 2017 providing additional information.
2. Photomontages/Anticipated Views
 - a. Paterson Pitts Anticipated View Assessment, dated 30 June 2017. Updated Information.
 - b. Views #22 and #23, dated 27/06/2017. Updated information
 - c. Diagram of the 'Occupied Space from a Possible 11m and 16m High Building built to the site boundaries', dated 30/06/2017. Additional Information.
3. Verandah / Windbreak. Four diagrams, dated 7/06/2017, with covering email of 28/06/2017. Additional Information.
4. Aerial plan with site overlay. One diagram, dated 31/01/2017. Additional Information.
5. Shading Assessment:
 - a. Paterson Pitts Shading Assessment, dated 30 June 2017. Updated Information.
 - b. Additional Shading Diagrams, dated 30/06/2017, numbers 1 to 13. Additional information.
6. Revised cross-section AA (page 16 of original plans), showing the maximum building height above existing ground level, dated 04/07/2017. Amended information.

Kind regards

Conrad Anderson
Anderson & Co Resource Management



Paterson Pitts Resource Management Limited
Trading As **Anderson & Co**
Advising on Planning & Resource Management

MEMORANDUM TO: Nigel Bryce

DATE: 3 July 2017

SUBJECT: Proposed Moray Place Hotel - Glazing

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Nigel,
With regards to the proposed window treatment, please see the following:

The glass treatment to the building is proposed to have the lightest tint of green, while still maintaining its transparency, thus providing partial views into the building. This is seen as beneficial to reduce the overall visual mass of the building, as well as providing a greater level of interest to the building façade. In addition, the slightly tinted glass provides a good level of natural visibility in both directions without being unduly 'open'.

In terms of the performance values of the intended glazing, please see the following:

LT = 70%

LRe = 13%

LRi = 15%

Shading coefficient = 0.38

U-Value in W/m²K Air = 1.3

In relation to the performance values, the glass supplier has provided the following interpretation:

The glazing has almost the same reflectance value as a basic double glazed unit you would see in the everyday home (14%), however it would let in slightly less daylight (standard glazing lets in about 78% compared to Performatech with 70%). If we were looking at glazing specifically for a reflection ability we would go for reflective grey – this lets in about 17% of the available light while reflecting 34%.

As far as the spandrel panels go they would have a similar amount as standard double glazing. We would be looking to use a digital print design that would dampen the amount of reflection as it is and we are trying to replicate the Performatech as much as possible to keep the façade as uniform as we can.

Kind regards

Conrad Anderson
Anderson & Co Resource Management

Moray Place Hotel Glazing Specification

The façade will incorporate two main styles of glazing; standard windows and spandrel panels.

Standard windows, used for the bulk of the façade, will be specified with a glass type ensuring they are high performing thermally whilst allowing for high light transmission. Glass will have the slightest of green tinge to it, giving the glass a slight reflective ability but not too dark as to prevent the view of the cityscape from the inside and reflecting like a mirror on the outside.

Spandrel panels will be used to keep the uniformity of the façade cladding and to hide any structural elements of the building. The intention will be to select a digital print design that compliments the standard window type for colour and reflectivity.

Standard Windows

Performatech 206 Insulating Glass Units; utilising clear glass as the exterior pane, argon gas in the cavity between panes, and Performatech 206 as the interior pane. The Low E coating will be on surface 3.

Expressed as;

Outer Pane: 6mm Viridian VTough™ Clear Glass
Air Cavity: 16mm spacer (where possible, window frame may dictate)
Argon gas filled
Inner Pane: 6mm Viridian PerformaTech 206 ® Toughened Glass, Low E to surface 3

Spandrel Panels

Digitally printed Insulating Glass Units; utilising clear glass the exterior pane, an air cavity between panes, and clear glass as the interior pane. The digital print will be applied to surface 3, the colour, design and opacity of which is yet to be determined.

Expressed as;

Outer Pane: 6mm Viridian VTough™ Clear Glass
Air Cavity: 16mm spacer (where possible, window frame may dictate)
Inner Pane: 6mm Viridian VTough™ Clear Glass, digital print to surface 3

Regards

Jamie Waller | Branch Manager

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30 June 2017

ANTICIPATED VIEWS ASSESSMENT PROPOSED MORAY PLACE DUNEDIN HOTEL

These notes accompany the anticipated view assessment diagrams 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 anticipated appearance of the proposed Hotel.

These notes have been updated as at the above date to include additional view diagrams and considerations. The additional diagrams include a replacement for sheet 17 (named 17a) dated 4 April 17, replacements for sheets 22 and 23 dated 27 June 2017, and the additional diagram depicting the occupied space from a permitted baseline structure when viewed from outside 96 Cargill Street, dated 30 June 17 (this is discussed under section 2.0 below).

I note that the replacement sheet 17a has been previously supplied to more accurately reflect the inclusion of part of an existing structure that is located in front of the proposed Hotel.

I note that the replacement sheets 22 and 23 have been previously supplied to include the Hotel montage image into the framework shape (the sheets for 22 and 23 that were supplied with the original application data only showed the framework shape due to difficulties at that time in illustrating the Hotel montage behind the foreground vegetation).

1.0 Montage Methodology

A total of 24 assessment positions have been identified to provide a range of view representations. Of these, 23 visual montages have been developed. One position, shown with 'Note 1' reference on the Map Index B plan, was not montaged after it became apparent that the hotel would not be visible at all from this position.

The montages have been constructed in such a manner as to provide visual representations that are consistent with the NZILA 'Visual Simulations BPG 10.2' document. Relevant discussion on this occurs below.

Photographs have been taken from each of the 23 assessment positions indicated by the plans provided. Accurate positions and levels have been measured at each of the photograph locations (these have also been obtained for the Hotel site).

The width of the Hotel has been determined in each view through comparison of the horizontal extents of the Hotel against photographic lines-of-sight to relatable structures located near to the Hotel site. The width of the Hotel, as it is expected to appear, has

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therefore been interpreted from the location of various relevant existing as-built structures. More than one existing structure has been used in this regard to provide verification of this method.

The height of the Hotel has been determined in a similar manner as described above, i.e. by determining a relative relationship to existing structures that appear within the image. Where the vertical perspective of the Hotel was at a steep angle, the angle to the top of the Hotel perspective was verified by physical measurement.

From the measurements described above, an accurate framework outline for the proposed Hotel structure was able to be plotted onto the photographic images. The architectural design of the Hotel has then been added to the images using the framework outline as means of calibration to ensure that the correct perspective is achieved (this process was undertaken by Thom Craig Architects). Each resulting image has been checked by Paterson Pitts Group against its parent framework outline to confirm accuracy.

The quality of the photographs was considered. Several initial photographs were re-taken due to poor conditions. Note that the montage from the Andersons Bay Sea Scouts car park (No. 1) has two view assessment diagrams supplied. The first of these is slightly dark while the second is overly light. Both images have been supplied in lieu of a single image taken during ideal photographic conditions.

The photographs have been taken in several stages. The montage view positions numbered 1-10 and 23 were taken using various digital cameras. The Hotel form has been added to the image and the image has then been cropped in size to achieve an equivalent 50mm lens field of view (to achieve consistency with the 'Visual Simulations BPG 10.2' manual). The view sizes of these images have been checked against subsequent photographs taken from the same assessment positions using a film camera with a 50mm lens to confirm accuracy.

The montage view positions numbered 11-22 were taken using a film camera with a 50mm lens. In these instances, the Hotel form has simply been added and no image cropping has been needed.

As recommended by 'Visual Simulations BPG 10.2' manual, the 50mm field of view images have been supplied A3 size. Accordingly, by printing these montage plans on A3 paper, and holding the prints at a distance of 500mm from the eye, the images are expected to replicate what will become the 'real' scene if the Hotel is built.

2.0 Permitted Structure Methodology

An additional perspective plan has supplied to Council with these notes showing the upper height of permitted non-fanciful structures on the application land (built to 11m and 16m above existing ground level, representing the operative District Plan and proposed District Plan provisions respectively).