

Resource Consent Application LUC-2017-48 Moray Place Hotel

My name is Campbell Shaw and I was born in Dunedin 80 years ago.

I have spent my entire working life in this city and I am the fourth generation descended from my ancestors, who arrived here in 1852. (165 yrs)

I oppose this application on four grounds.

1. The height.

At more than 60m the height of the proposed structure is over 5 1/2 times greater than the permitted maximum.

This is not a request for relief from the letter of the law, it is an assault on the entire district scheme.

The application makes mock of the district scheme, and if it is allowed, we may as well scrap the scheme in it's entirety. I cannot understand why it is even being considered.

Have we one law for the ordinary citizen, who lives here and enjoys this city, and another law for the wealthy who do not live here, and want only to exploit our city for financial gain?

A building of this height and bulk will throw a massive shadow, denying the Octagon and the adjacent streets and properties of sunlight and space.

For justice, for integrity and in consideration for the citizens of Dunedin, this application must fail.

2. The appearance.

The proposed building is a big, bold, harsh phallic symbol. An overpowering presence of glittering glass that would force its massive presence over the centre of our city. It is big and it is ugly.

It will dominate the existing buildings, clashing with their architecture and diverting the eyes of the onlooker from their beauty and the harmony that exists between them to its huge bulk, its angular lines, its shiny, sterile facade.

It is intrusive, detracting from the surroundings. It destroys the existing street scape.

Surely there are other less sensitive, more acceptable sites for a hotel.

3. The impact on the surroundings.

Dunedin has spent a lot of effort and money to restore and preserve many of our fine Victorian, early 20th century and Art Deco buildings. We have a priceless heritage of magnificent architecture, fine lines and often beautiful ornamentation in these treasures. Many later structures have been designed to blend and harmonise with their historic neighbours.

Our city has many features that attract visitors, many of them unique.

Our heritage buildings.

Abundant wildlife, often in uniquely accessible locations.

The natural beauty of the city and its surrounding countryside.

We are a City of Literature, of Art, of Music.

People are drawn here to enjoy these features.

They come here from all over the world to study and train at our

University, our Polytechnic, our Medical and Dental Schools

They do not travel to Dunedin to see an ugly glass tower, there are plenty of those where they have come from.

This big glass box will reduce the appeal of our city, not enhance it and once the heritage street scape has been lost, it can never be recovered.

What a tragedy if we allow this monstrosity to intrude and destroy some of the unique, graceful and beautiful features that exist in Dunedin.

To preserve our heritage and the character of our beautiful city, this application must fail.

4. The loss of carpark

I reside in Mosgiel.

I frequently travel into the city to attend to business at the Town Hall, to attend concerts at the Town Hall and the Regent theatre, to attend cinemas adjacent to the Octagon and to shop around the area.

The Town Hall boasts the largest auditorium in the country, but it is of little use without vehicle access and adjacent car parking.

The loss of the Filluel St car park will jeopardize my attendance at these venues.

(NB Buses no longer stop at the Octagon)

Am I to be denied the opportunity to attend these events so that an out of town company can use the facility for their own profit?

What is the priority here?

Heritage or glitz?

People or out of town investors?

The citizens of Dunedin or the grandiose schemes of a few wealthy individuals.

I urge you - Uphold the District Scheme

- Keep the Octagon as an open, sunny space

- Protect our heritage

- Put the citizens of our city first

Do not uphold this application.