

Application by New Zealand Hospitality Group Ltd to construct a commercial residential development at 143– 193 Moray Place, Dunedin.

Hearing Submission by Rod Macleod, August 2017.

1. I am a retired Civil Engineer. My wife and I own a residential unit at 19 Haddon Place, City Rise. I am opposed to the proposed 17 storey commercial residential development at Moray Place.
2. Building conservation in Dunedin. The Railway Station, the Law Courts and the 'warehouse precinct' have all been the subject of conservation works to extend the life of our older buildings.
3. During the 1980's and 1990's I undertook structural design for upgrades to the Municipal Chambers (including reinstatement of the clock tower), the Concert Chamber (now Glenroy Auditorium), and the Town Hall (including its Moray Place foyer extension).
4. My Council colleagues and our consultants respected the heritage value of these civic buildings during the upgrades.
5. Proposed hotel exterior. The applicant, Mr Tosswill proposes a multi-storey glass curtain wall clad building, directly across Moray Place from the above civic building precinct. Glass curtain wall cladding has been incorporated in other Dunedin buildings, notably Otago House at the corner of Princes Street and Moray Place, and 258 Stuart Street (Smith Street corner). When constructed neither of these buildings complimented their surroundings. Their black glass facades remain an eyesore to this day. I am concerned that the proposed glass clad hotel will remain a similar long term imposition on our built heritage.
6. Elevations. The applicant proposes three storeys will be below ground level but clearly intends building some 60 metres height above the 20 metre contour, resulting in a substantial impact upon views between hillside and City. The top of Haddon Place at 45 meters above sea level, will be some 35 metres below the top of the proposed hotel. (Photographic montages from 38 and 96 Cargill Street indicate the visual impact from City Rise)
7. Bulk of proposed hotel. The applicant (ref. Mr Tosswill's paragraph 30) intends incorporating with the travellers accommodation (200 plus hotel units) a significant number of long term lease or ownership apartments (50 plus). Mr Tosswill submits that the economic viability of the project will depend upon inclusion of the apartments in the project. The inference is that the viability of the project should carry greater weight than the visual impact faced daily by City Rise residents.
8. The project location is clearly ideal for travellers' accommodation and the proposed project timely. However the bulk of the proposed commercial building has been identified (ref: Nigel Bryce's Report) as a concern. Deletion of those apartments not associated with the business of travellers' accommodation would surely reduce the bulk, mitigating some of that criticism.
9. Summary: I consider the proposed glass curtain wall facades to be inappropriate in Dunedin where masonry, plaster, and concrete exteriors have precedence; I consider the bulk of the proposed building to be excessive, given its topographical setting; I consider the inclusion of apartments, unrelated to the core business of travellers' accommodation, an unnecessary addition to its bulk; I oppose the proposed development in its present form.

Thank you for the opportunity to submit to this hearing.