



28 March 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.

1.0 Methodology

A total of 22 assessment positions have been identified to provide a range of view representations. Of these, 21 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 developed in accordance with the NZILA 'Visual Simulations BPG 10.2' document. Relevant discussion on this occurs below.

Photographs have been taken from each of the 21 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 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. Calculated vertical angles between existing features were used to determine the correct relationship. Where the vertical perspective of the Hotel was at a steep angle, the calculated vertical angles were verified by physical measurement.

From the measurements described above, an accurate framework outline for the proposed Hotel structure was 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.

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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 images 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 two stages. Those montage plans shown with a date of 31/01/2017 were taken using several 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. The view sizes of these images were checked against 50mm film photographs taken at a later date from the same assessment positions.

The montage plans shown with a date of 28/03/2017 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 suggested by NZILA 'Visual Simulations BPG 10.2', 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.

Assessment report prepared by:

Kurt Bowen

Registered Professional Surveyor
Paterson Pitts Group



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).

To evaluate a 'non-fanciful' structure, I have adopted a building that is stepped across the site, with four different roof levels that are 3.5m apart. Each of the roof levels used by this assessment have then been set at heights of 11m and 16m above a position on the ground that is located at the lowest point on the 'A-A' cross-section shown on the inserted diagram. It is my consideration that a new building constructed to these levels, along the 'A-A' alignment, would comply with the 11m and 16m heights as described by the District Plans and would be non-fanciful in respect of the practical ability to construct such a building.

For interpretation purposes, lines have been plotted on this visualisation sheet that show the profile of the 11m and 16m above ground alignments along the 'A-A' cross-section (these are shown in orange).

The horizontal and vertical shape of the permitted baselines structures have been plotted onto the oblique photograph image using the same method as used for the montage visualisations described above, including field measurements for the observation position.

Please note that this image does not meet the 50mm field of view size due to the intention of this sheet to illustrate the broader picture.

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