

Hearing for proposed Moray Place hotel/apartment block

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Speaking to 4 selected points in my written submission:

1. *"The design itself is outdated, and completely out of sympathy with nearby historic buildings...the spoiling of the heritage landscape would diminish the very attraction that brings some tourists to the city"*

This latter point is supported by looking at the Dunedin entry in this year's AA Traveller Accommodation Guide. One of three bolded headline comments at the top of the summary of attractions for visitors to Dunedin, states: *It has often been said that Dunedin is the best-preserved Victorian and Edwardian heritage city in the southern hemisphere.*

2. *"The City of Oxford in UK is a similar size to Dunedin, has a lot of tourists, and does not have high rise hotels."*

I have now discovered that Oxford has operated a 3 storey limit for a very long period. The skyline itself is seen as worthy of protection.

3. *"While developers may stand to gain financially by including apartments (and penthouse apartments [suites]) with the hotel, it would be much easier to design a standalone hotel that would enhance Dunedin and be compliant with the District Plan."*

64 apartments reportedly accommodating 240 people, would be a huge project in Dunedin on its own, independent of any hotel. The proposal is that these apartments would occupy four of 14 above-ground storeys, in a building whose height so very greatly exceeds height in the District Plan. A number of inner-city apartments are becoming available in Dunedin as a result of remodelling of heritage buildings. Is there any evidence of a market demand for more? Should the City's planning process give weight to the developer's reported justification for including apartments – i.e. "paying down the project's debt"?

4. *"The proposal is so seriously non-compliant with the District Plan, that no minor changes to the application could make it conform."*

In the words of a correspondent to the ODT (11/5/17): *The proposed Moray Place Hotel makes a complete mockery of our city plan, which was established with care and consultation with all possible parties.*

I believe we should honour the vision and spirit of our City Plan and decline this proposal.