

Nicholas Bollen 4.8.17 submission to hearing on LUC-2017-48 and SUB-2017-26

If you know Dunedin you will know that half the existing buildings are under-utilised. Over-development in one location steals life from another. In Dunedin there are any number of potential sites for five star accommodation or apartments. Rather than 16 or 27 storey towers, Dunedin needs smaller scale initiatives, especially those that revitalise south of the Octagon, or fronting the harbour, or in the Warehouse Precinct, or utilizing our many grand old houses.

Ten or so years ago the Dunedin City Hotel set a great example on the corner of Dowling St, turning a large building that Inland Revenue had vacated into something better, helping re-start development south of the Octagon. Recently that's been followed by the Distinction Hotel in the old Chief Post Office, and we got a well integrated car park building out of it too. The Victoria Hotel has recently built a new block that has a good scale relationship to its neighbours, and the Quest apartments are similarly respectful.

[Show drawings and photomontages with mitigation options mapped by the consultant urban designer. Start with page 4]

This photomontage (without the coloured lines) is one I attached to my submission, saying that the visual mass of the tower is grossly out of scale with everything in view.

Needless to say, I was disappointed when I heard that the planner's report recommended removing just the four apartment floors for this to be "acceptable".

It is too convenient to recommend a compromise that allows all 210 hotel rooms to be built, exceeding the 11m height limit by a whole 34m (would you believe). That is instead of exceeding it by 46m. The Council's consultant planner and urban designer say the ill-effects of 210 rooms would be "acceptable". In paragraph [98] the planner praises the "vibrancy and vitality" that the hotel will add to this "underdeveloped area of the City", but actually this area already has its share of life.

The planner refers to the National Policy Statement on ~~Urban Development Capacity~~, but this oversize building is for little old Dunedin, not Auckland. It will be 50 years before we need development of this intensity.

Here a new house in Mosgiel is what most people aspire to here currently, not apartments. Maybe we do need more hotel rooms. But the problem is that this intensity of development will make hotel and apartment projects less viable elsewhere in the city, and likewise projects to provide shops etc that benefit from being near to such developments.

Surely visitors attending Town Hall events could travel more than five minutes to the venue. They may not want five star accommodation anyway.

The Town Hall quadrant of Moray Place might currently lack a “continuous built edge” where the hotel is to go, but it has useful car parking, made attractive with planting and the city views uphill.

Also there is little uphill to block the sun. Public seating in the area is popular for that reason. In Dunedin it is not often that we seek the shade. A low rise development, or no development at all, is preferable for that reason. Instead, I suggest that developers breathe life into one of our under-utilised heritage buildings. The shadow cast by that would be much more “acceptable”.

The coloured lines on this photomontage were added by the Council’s consultant urban designer. The yellow line would be the top of the building if the four apartment floors were removed. This is the compromise recommended as “acceptable”.

[Show page 5]

This makes use of the other photomontage from my submission. The planner and urban designer agree that the proposed building is out of scale in this and the previous photomontage, but lowering the height to the yellow line does not improve the appearance much. ~~In paragraph 8.10~~ the urban designer explains that the proposed building is at the edge of the commercial zoning, and buildings complying with the 11m height limit would be “a comfortable step in transition from the residential”. However he still says the yellow line would be “acceptable”, at 34m above the height limit.

Note also the scale difference to the Kingsgate Hotel, the Forsyth Barr building, and the Public Library that are inside the commercial zoning.

[Show page 4 again]

The scale difference is especially striking in this view. If you are determined to be generous with this developer, the green line is a much better compromise.

[Show page 1]

The 11m height limit is shown in this cross section, low down on the diagonal, quite close to the ground. The yellow line is 34m above it. Even the green line is well above it.

[Show page 2]

You can see here that the yellow line still dwarfs the Kingsgate Hotel.

[Show page 3]

Here's another view from outside the commercial zoning. Green is definitely better than the other options. If the yellow line is approved, or higher than that, we are going to see far too much of this hotel, spoiling everyday views of the city from up the hill.

[Show pages 4, 5, 6]

Green is definitely better than the other options.

In summary, the planner and urban designer prefer 210 hotel rooms for the "vibrancy and vitality" they will bring. They say that the ill-effects of a building that large are worth it. I say Dunedin needs smaller scale initiatives, shared around the town. Limit the height of this development to the green line. That still gives around 120 hotel rooms.

Thank you

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DUNEDIN MORAY PLACE HOTEL

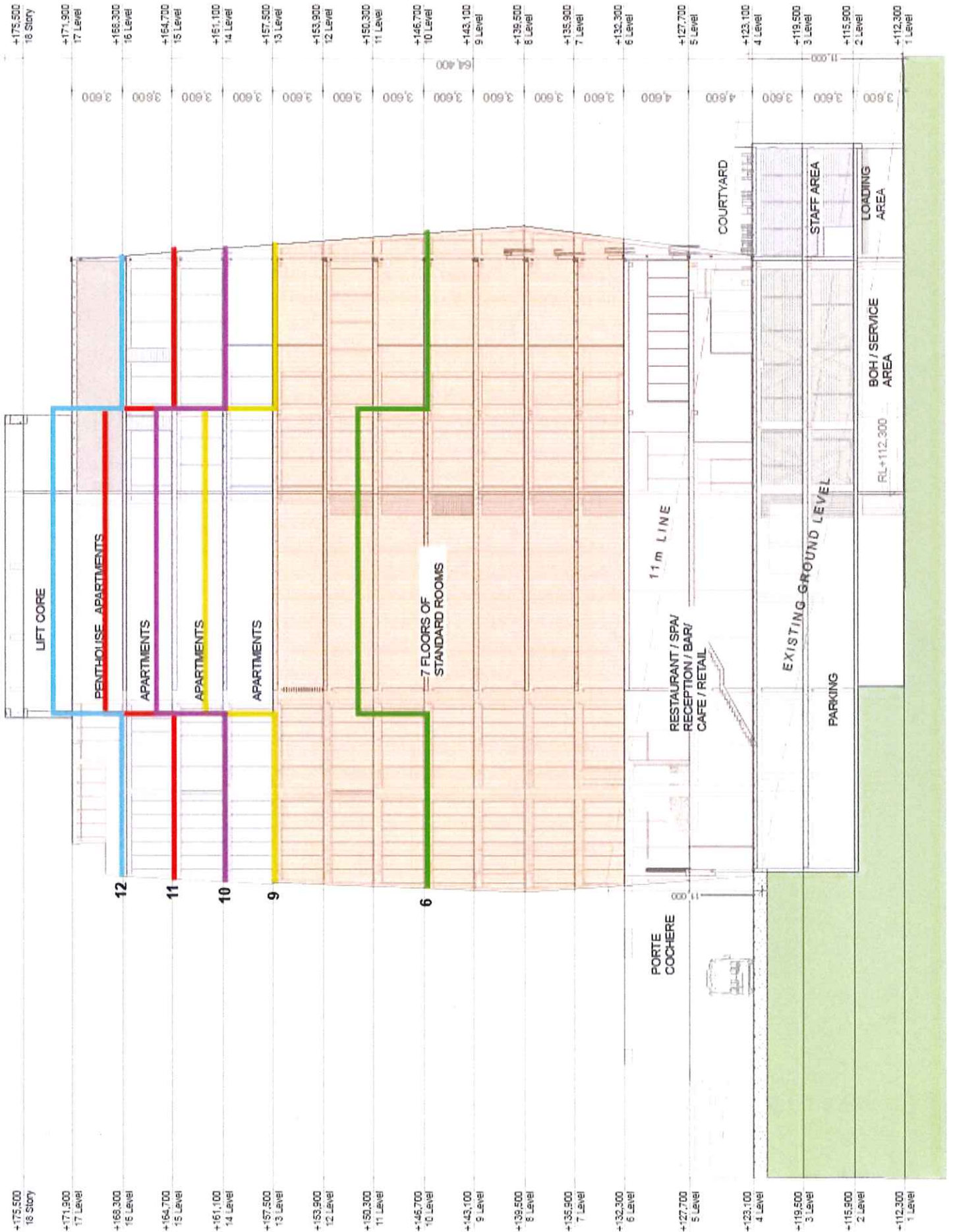
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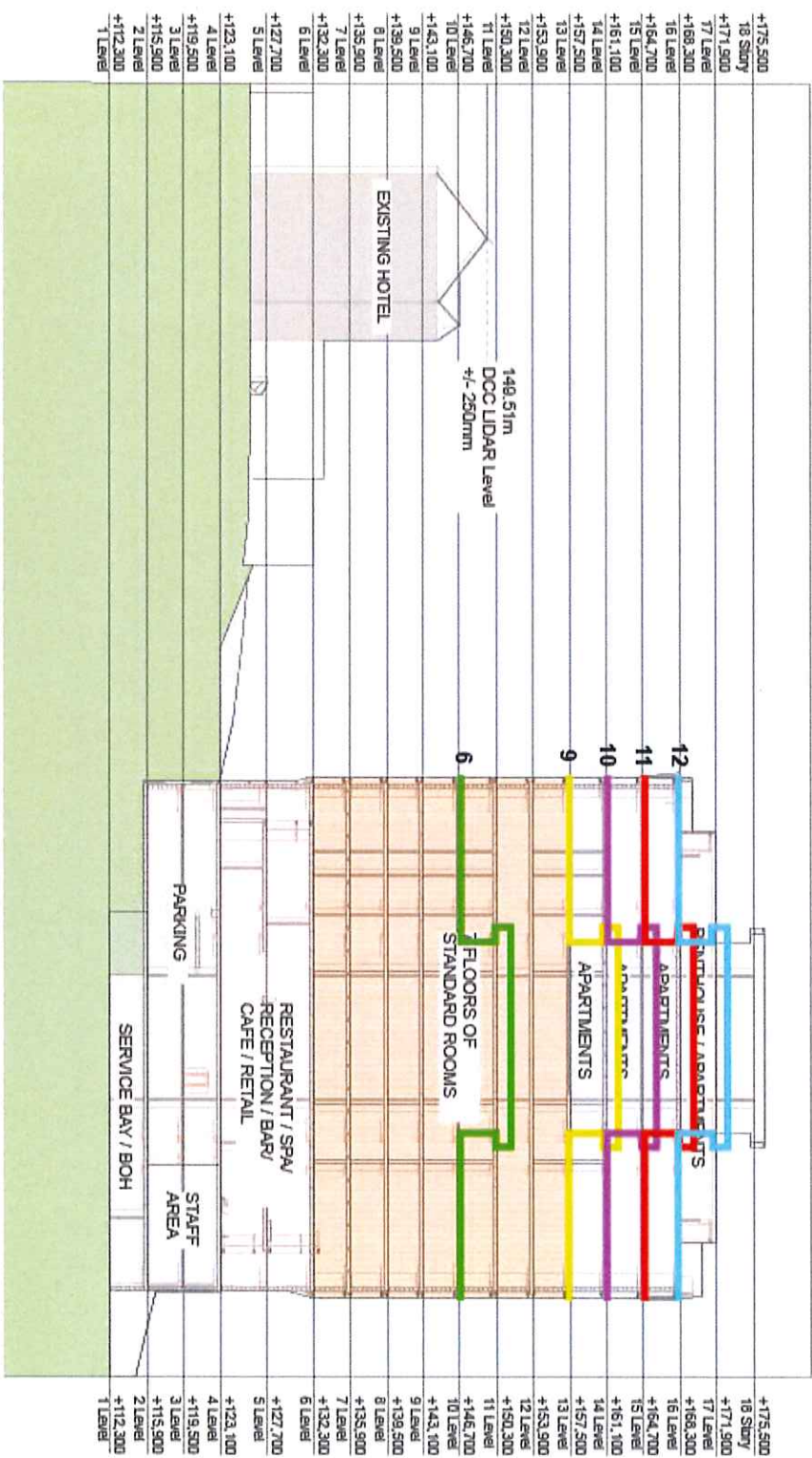
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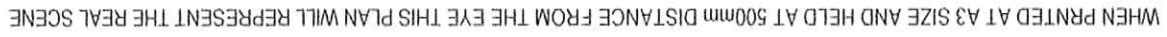
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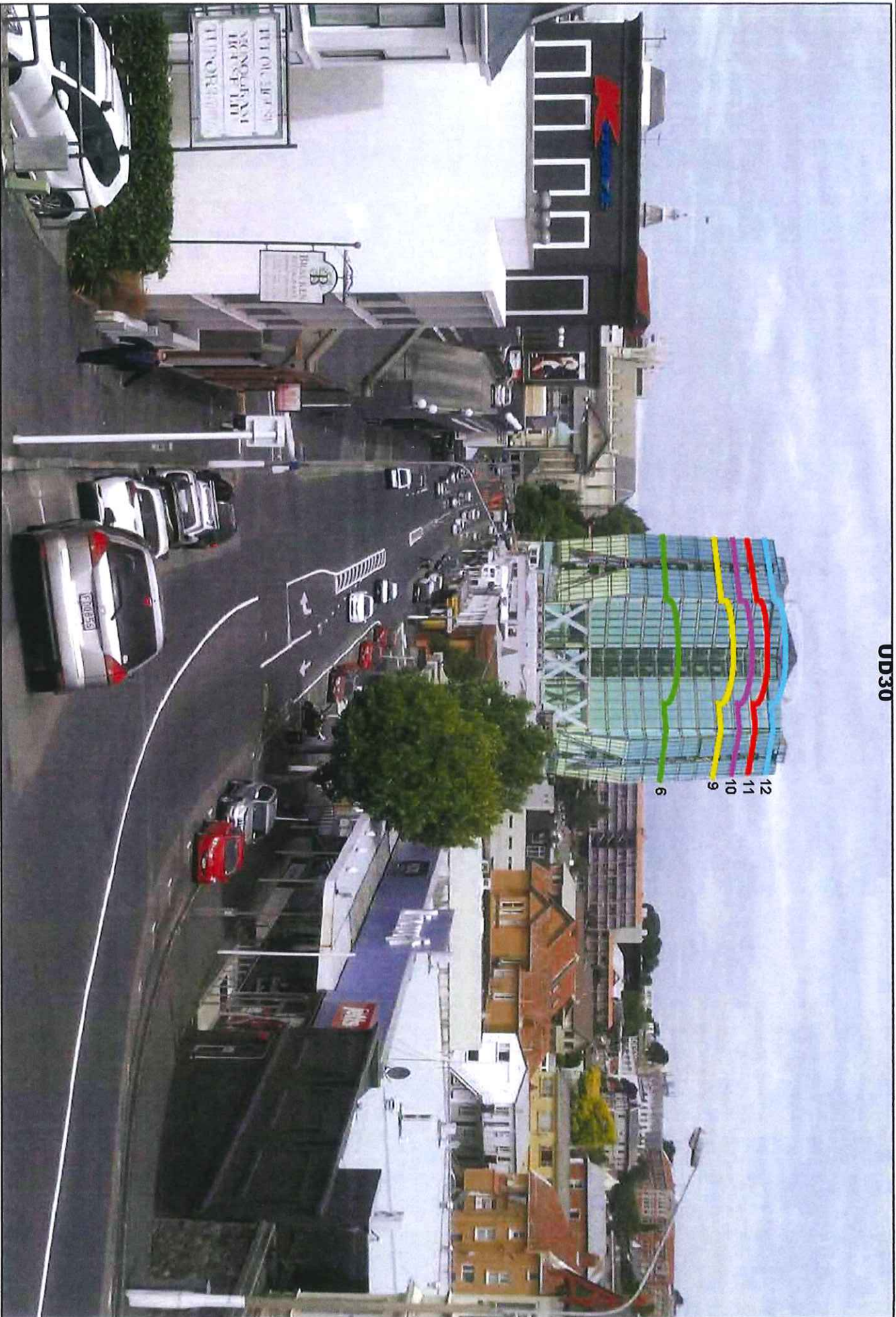
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Dunedin Moray Place Hotel

Anticipated View from
38 Cargill Street (No. 2)

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**Anticipated View from
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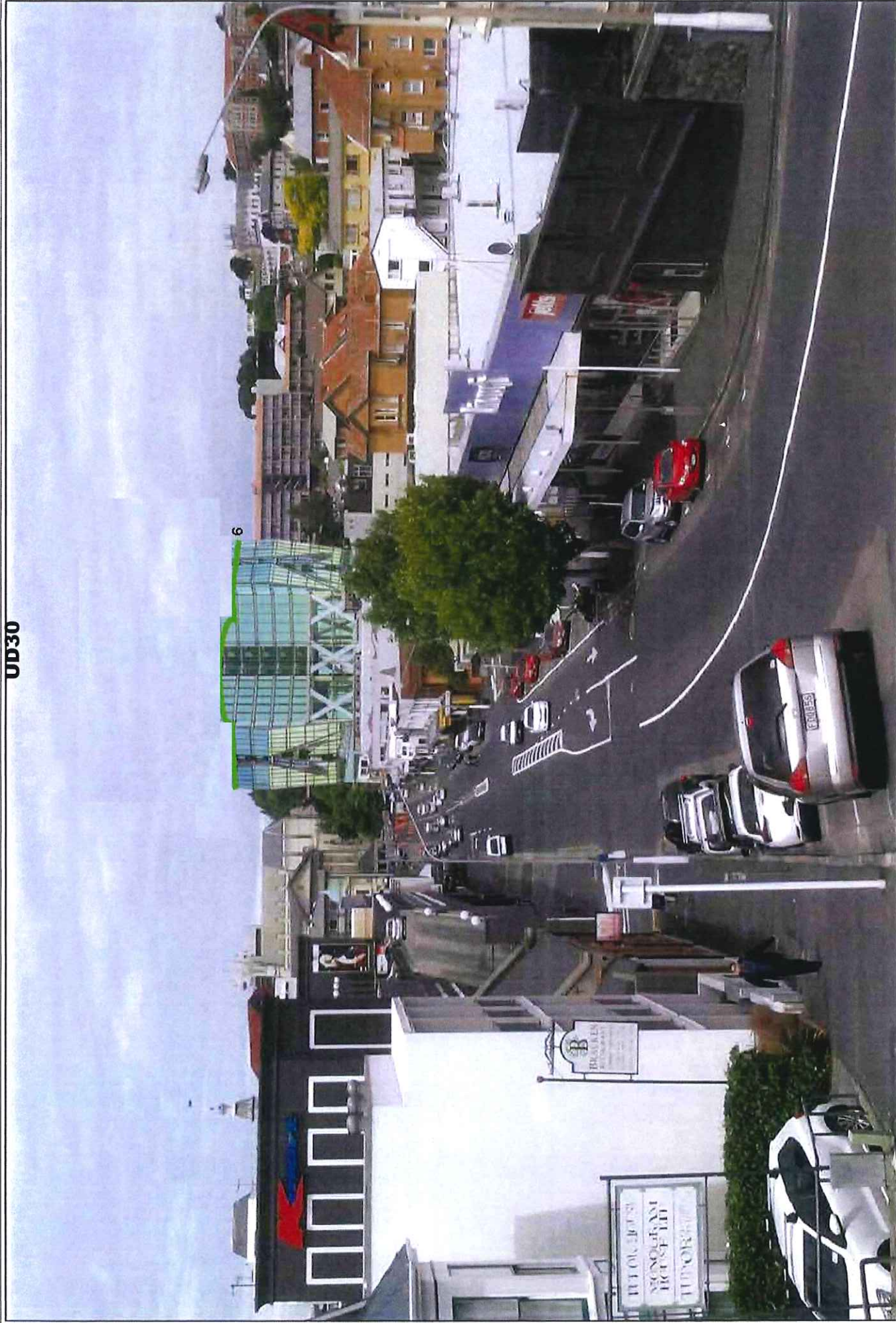
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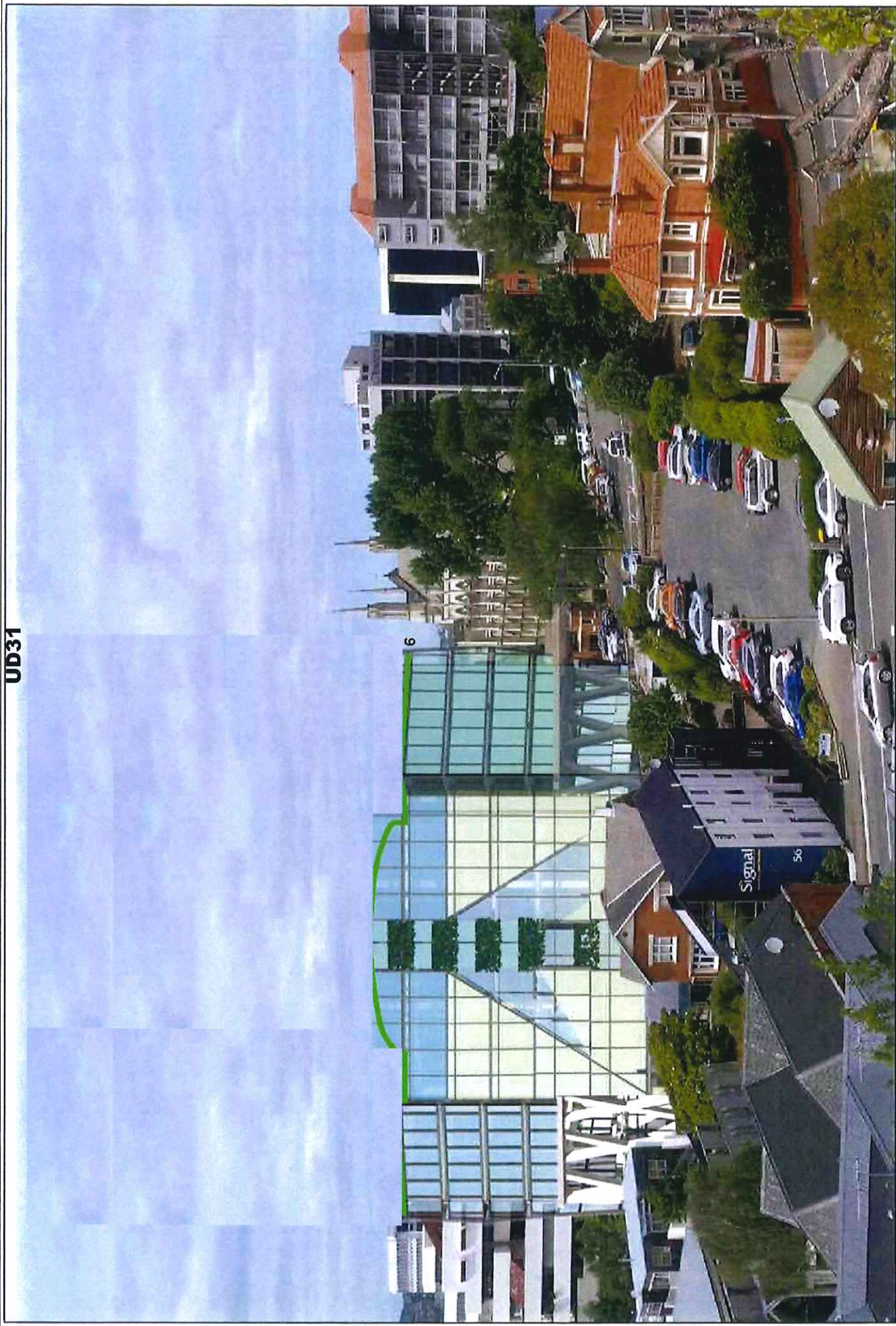


Dunedin Moray Place Hotel

**Anticipated View from
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Dunedin Moray Place Hotel

**Anticipated View from
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