

From: David Sheppard <DSheppard@sheprout.com>
Sent: Wednesday, September 28, 2016 7:37:07 PM
To: Andrew Henderson
Cc: William Fulton (wfulton@firta.co.nz); 'Graeme McDonald' (Graeme.Mcdonald@ap.jll.com); Tim Church (tim.church@boffamiskell.co.nz) (tim.church@boffamiskell.co.nz)
Subject: FW: Hydro Grand Hotel comments on the final design by the Urban Design panel

Hello Andrew

Further to the above, the members of the Urban Design Panel have conferred as requested on the final plans for the proposed development.

In general the Panel considers the revised proposal is an improvement on the earlier proposal submitted to the Council. The modelling of the forms and the selection of building materials has produced a more harmonious and cohesive scheme for this site.

In broad terms the set out and arrangement of the proposed activities remain where they were. These could be debated further.

The Panel considers the frontage of the development to Sefton Street needs some articulation of the building forms to provide a more friendly walking environment on this frontage. At present there is little relief to the buildings which tend to reinforce the arterial nature of the road to the Port to the disadvantage of pedestrians using the street to gain access to the central shopping area and to Caroline Bay.

The Panel remains interested in further vertical emphasis of the building at the Bay Hill and Sefton Street intersection at this prominent geographic point in Timaru

More detailed comments include:

- * Now three distinct buildings with improved separation for views, light and air.
- * 68 hotel rooms, 25 Apartments, 4 office floors and 64 Carparks. We assume there can be some carpark sharing between hotel and apartment owners not in occupation.
- * Improved linkage and usable outdoor space at ground floor level. Through pedestrian connection from Sefton Street to this space would further improve these.
- * We recommend the first floor Retail be part of Hotel for Dining/Bar as it is unlikely to be effective otherwise.

* We remain concerned about the roof line especially to the office building. It lacks the bold statement encouraged to acknowledge the current Hydro Dome and to anchor the building and development on one of the most prominent and visual points in Timaru.

However, the above said, it is a better balanced overall proposal than the initial and will no doubt operate more successfully with the hotel activities incorporated in the design at this stage.

We thank you for the opportunity to review the final plans and trust our comments are useful in further refinement of the proposed development.

Kind Regards,

David Sheppard | Director | PP N.Z.I.A., F.N.Z.I.A

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