

AMENDMENT PROPOSED TO:	EXPLANATION	EVALUATION
<p>Appendix 4. Permitted Building Standards for 320 The Terrace and associated plan/aerial.</p>	<ul style="list-style-type: none"> ▪ Permitted Height Standard: Amendments make clearer the permitted building heights for specified parts of the site. ▪ Coverage Standard: Amendment to identify the vegetated escarpment sub-area area of the site and include a limitation that the maximum permitted coverage of the escarpment sub-area with buildings is 35%. ▪ Yard Standard: Amendment to increase the yard standard along the boundary with 324 The Terrace from 5m to 10m. ▪ Building Length Standard: Amend the standard to make it easier to interpret. 	<p>Permitted Height Standard: The Hearing Panel expressed a preference that the Appendix 4 permitted height standard and the associated plan/aerial be amended to make it clearer what are the permitted building heights for specified parts of the site. The Applicant has therefore amended the building height standard and the associated plan/aerial to improve clarity and legibility.</p> <p>Coverage Standard: There was interest expressed by the Hearing Panel in increasing the level of certainty regarding the coverage of the existing vegetated escarpment area of the site in order to encourage the retention of existing vegetation in this sub-area. In response VUW has carefully investigated the implications for appropriate site development and has concluded that greater certainty can be accommodated. The amendment introduces a 35% coverage limit to the vegetated escarpment sub-area identified on the amended plan/aerial. The outcome will be that only 35% of the vegetated escarpment area will be permitted to be occupied by buildings and structures instead of 50%.</p> <p>Yard Standard: There was interest expressed by the Hearing Panel (following the advice of the Council's urban design adviser) as to whether the 5m yard standard proposed along the south boundary of the site (the boundary with 324 The Terrace) could be increased in order to enhance the public's view of the vegetated escarpment from Ghuznee Street. In response VUW has carefully investigated the implications for appropriate site development and has concluded that an increased yard can be accommodated to 10m. This will significantly enhance the public's view into the site from Ghuznee Street and provide a significantly enhanced level of amenity for 324 The Terrace.</p> <p>Building Length Standard: The standard has been amended to make it easier to interpret.</p> <p>Evaluation Summary: The amendments are efficient and effective in improving environmental outcomes and enhancing the future administration of the Plan provisions.</p>
<p>Victoria University Design Guide</p>	<p>Amendments to the Design Guide to improve the level of design guidance.</p>	<p>The amendments to the Design Guide have been discussed and agreed between the two urban design experts who gave evidence at the hearing (Andrew Burns for VUW and Lucie Desrosiers for WCC). The amendments refine and extend the level of guidance and therefore will enhance the future administration of the Plan provisions relating to the design and appearance of future buildings on the site. In this way, the amendments will be efficient and effective.</p>

		<p>Note: The above assessment of the efficiency and effectiveness of the proposed amendments is made at the level of detail that corresponds to the scale and significance of the proposed amendments. The proposed amendments are minor refinements that will enhance environmental outcomes and the administration of the District Plan.</p>
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