

	DO NOTHING – RETAIN RESIDENTIAL PROVISIONS	CHANGE TO INSTITUTIONAL PRECINCT PROVISIONS
COSTS	<ul style="list-style-type: none"> ▪ Retaining the zoning as Residential would not reflect the intention of Victoria University to develop and use the site for university purposes. ▪ The residential objectives, policies and rules framework are not tailored to meeting the needs of the community for university services. ▪ There would be costs, delay and risks associated with Victoria University having to use the resource consent process, most likely multiple times, to obtain resource consents for educational services and development of the site under the Residential provisions of the District Plan. ▪ Residential zoning will not promote the “highest and best use” of the site. 	<ul style="list-style-type: none"> ▪ The area of land for residential development and use will be reduced by 7139m². The cost/disadvantage of this reduction will be negligible in relation to the large Residential Area remaining.
BENEFITS	<ul style="list-style-type: none"> ▪ Enables every non-residential proposal for the site to be assessed by way of the resource consent process. 	<ul style="list-style-type: none"> ▪ The Institutional Precinct provisions are specifically tailored to recognise the importance of Victoria University to the City and to provide for Victoria University’s activities and facilities under the District Plan. ▪ The site adjoins the existing Institutional Precinct zone that covers the Kelburn Campus and thus will provide for the future growth of Victoria University. ▪ It is intended by Victoria University that the site is developed and used as an extension to the Campus. The Institutional Precinct provisions will be consistent with and will promote this desirable outcome. ▪ Integrated resource management will be promoted by having the same or similar provisions covering the whole of the Kelburn Campus. ▪ The amended Planning Map showing the expanded Campus will best communicate to people the intended site use by Victoria University. ▪ Institutional Precinct provisions will facilitate improved physical connection between the existing Campus and The Terrace, Te Aro and the City.
EFFICIENCY AND EFFECTIVENESS	<ul style="list-style-type: none"> ▪ Residential provisions do not contain policies that support the efficient and effective operation of Victoria University. 	<ul style="list-style-type: none"> ▪ The Institutional Precinct provides for the effective and efficient operation of Victoria University, specifically policy 8.2.1.1.
MOST APPROPRIATE FOR ACHIEVING OBJECTIVES	<ul style="list-style-type: none"> ▪ Residential provisions for 320 The Terrace do not appropriately provide for the sustainable management of the site for university purposes. 	<ul style="list-style-type: none"> ▪ The Institutional Precinct provisions for 320 The Terrace is the most appropriate way to achieve the sustainable management of the site for university purposes.