

AMENDMENT PROPOSED TO:	EXPLANATION	EVALUATION OF PLANNING EXPERTS
<p><b>Appendix 4. Permitted Building Standards for 320 The Terrace and associated plan/aerial.</b></p>	<ul style="list-style-type: none"> <li>▪ <b>Permitted Height Standard:</b> Amendments make clearer the permitted building heights for specified parts of the site.</li> <li>▪ <b>Coverage Standard:</b> 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%.</li> <li>▪ <b>Yard Standard:</b> Amendment to increase the yard standard along the boundary with 324 The Terrace from 5m to 10m.</li> <li>▪ <b>Building Length Standard:</b> Amend the standard to make it easier to interpret.</li> </ul>	<p><b>Permitted Height Standard:</b> 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><b>Coverage Standard:</b> 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><b>Yard Standard:</b> 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><b>Building Length Standard:</b> The standard has been amended to make it easier to interpret.</p> <p><b>Evaluation Summary:</b> The amendments are efficient and effective in improving environmental outcomes and enhancing the future administration of the Plan provisions.</p>
<p><b>Victoria University Design Guide - General</b></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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<b>Victoria Urban Design Guide - Specific Provisions</b>	<b>Numbering</b>	Objectives and Guidelines have been renumbered throughout the guide to provide sequential numbering. Each Objective and Guideline number is thus unique, reducing opportunities for confusion.
	<b>O6</b>	New Massing objective necessary to ensure a balanced pattern of buildings and spaces emerge for the 320 The Tce. O6 aims to avoid overly dominant clusters of buildings in an area that is a highly visible green backdrop to the city (ie seeks to ensure buildings will be distributed allowing green space to emerge between buildings).
	<b>O6</b>	Edits made following hearing to avoid duplication as the matter of gaps/views is addressed elsewhere at O15, G21 and G22.
	<b>O9</b>	Whilst 'massing' and 'scale' are addressed in the Guide the matter of 'alignment' was not covered and this is especially important for The Tce context. The most appropriate location for 'alignment' is to co-locate it with 'scale'. Alignment (the orientation of form and frontage position) helps to achieve integration with the character of buildings along The Tce. The proposed new objective focuses on complementing adjoining building alignments and also picks up any important landscape patterns (eg mature tree clusters/lines, size and type of open space).
	<b>O15</b>	A new objective here was necessary to define the important view conditions for 320 The Tce which are then more precisely defined as Guidelines G21 and G22.
	<b>O16-O18</b>	Addition of the word 'connections' to the sub-heading to ensure that it is understood that links between the Kelburn Campus and the City are to be achieved (incl on 320 The Tce). This is an important addition to reinforce O17 and to allow a new G25 to be inserted.
	<b>O20</b>	The addition of an entirely new objective category here was necessary as open space/landscape did not feature in the operative Guide. For 320 The Tce the landscape and escarpment is a very important consideration that needed to be addressed and supported by a specific Guideline G29.
	<b>G11</b>	<p>This guideline was initially proposed in the submitted evidence version of the Guide (1st Dec 2015) to address the issue of mitigating overly long / dominant or monotonous façades. That was important to ensure integration and avoid severe juxtaposition with neighbouring smaller residential forms.</p> <p>The guideline was subsequently transferred into a permitted standard in Appendix 4 and thus deleted at G11 and a simpler guideline introduced to support and achieve integration.</p>
	<b>G12</b>	<p>Given the high visibility of the site, its green escarpment character and the need to 'bridge' the smaller scale The Tce forms with the large campus buildings it was proposed that the steep topography of the site could facilitate this by stepping buildings down with the topography.</p> <p>This new guideline was expanded during the hearing to include reference to making visual connections to the escarpment between and over buildings, an outcome of creating stepped building forms.</p>

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	<b>G16</b>	New guideline proposed and agreed with WCC (Lucie) that supports the new objective O9. G16 addresses the frontage position of any new building(s) and any open space along The Tce edge. Whilst the Permitted Standards establish a 0m setback to the street edge, this guideline recognises that a setback along The Terrace is desirable and if a setback is provided that it should take reference from adjoining property setbacks as a minimum depth (that is it could be larger to create a significant forecourt/piazza space) and that the quality of this space should be enhanced, retaining (where practicable) as many mature trees as possible.
	<b>G21</b>	New guideline to support O15. This defines the principle of creating public views onto the escarpment's green open space from the city.  Various minor amendments to wording here during and after the hearing (eg removal of the word 'ridgeline' to broaden the potential scope of views towards the campus and tightening up of the creation of views by deleting 'encouraging glimpsed views' and replacing with 'creating view shafts').
	<b>G22</b>	New guideline to define key view corridors based on public street positions. This recognises the most significant streets where the site is clearly visible from. The guideline also defines the importance of the upper level vegetated areas as the most sensitive (visually) that supports the amended Permitted Standards (re 35% site coverage to upper slopes).  Views are not only onto the site but some views (eg from the top of The Tce looking south) connect across the site onto areas beyond. The guideline now provides for such views.
	<b>G25</b>	A specific guideline to ensure the site delivers the wider connection between the city and the Kelburn campus (ie the site will not be an isolated / inaccessible block between The Tce and the Kelburn campus).
	<b>G28</b>	The operative DG did not specifically address the matter of creating buildings that address or 'front onto' streets with fenestration (doors/windows). This new guideline ensure that outcome will be addressed.
	<b>G29</b>	New guideline G29 to support new objective O20. This to recognise the generally poor quality planting (high proportion of weeds/weeds species trees) cross the site's upper levels and to address the need for quality landscape (re)planting with native species etc.