

320 The Terrace

Explanatory text to proposed Design Guide Revisions

Ref: Justification / Explanation:

	Numbering: Both Objectives and Guidelines have been renumbered throughout to provide sequential numbering. Each Objective and Guideline number is thus unique, reducing opportunities for confusion.
O6	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).
O6	O6 text removed to avoid duplication as the matter of gaps/views is addressed elsewhere at O15, G21 and G22.
O9	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).
O15	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.
O16- O18	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.
O20	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.
G11	This guideline was initially proposed in the submitted evidence version of the Guide (1 st 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.
G11 G11	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.
G12	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.
G12	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.
G16	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.
G21	New guideline to support O15. This defines the principle of creating public views onto the escarpment's green open space from the city.
G21	Various minor amendments to wording here (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').
G22	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).
G22	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.
G25	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).
G28	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.
G29	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.

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