

## 2. URBAN FORM

The urban form, or three dimensional shape of a city is the result of the shape of the land, plus the shape of the built environment on it. In this context, the built environment comprises the buildings themselves and the spaces between them, which are both of equal design importance.

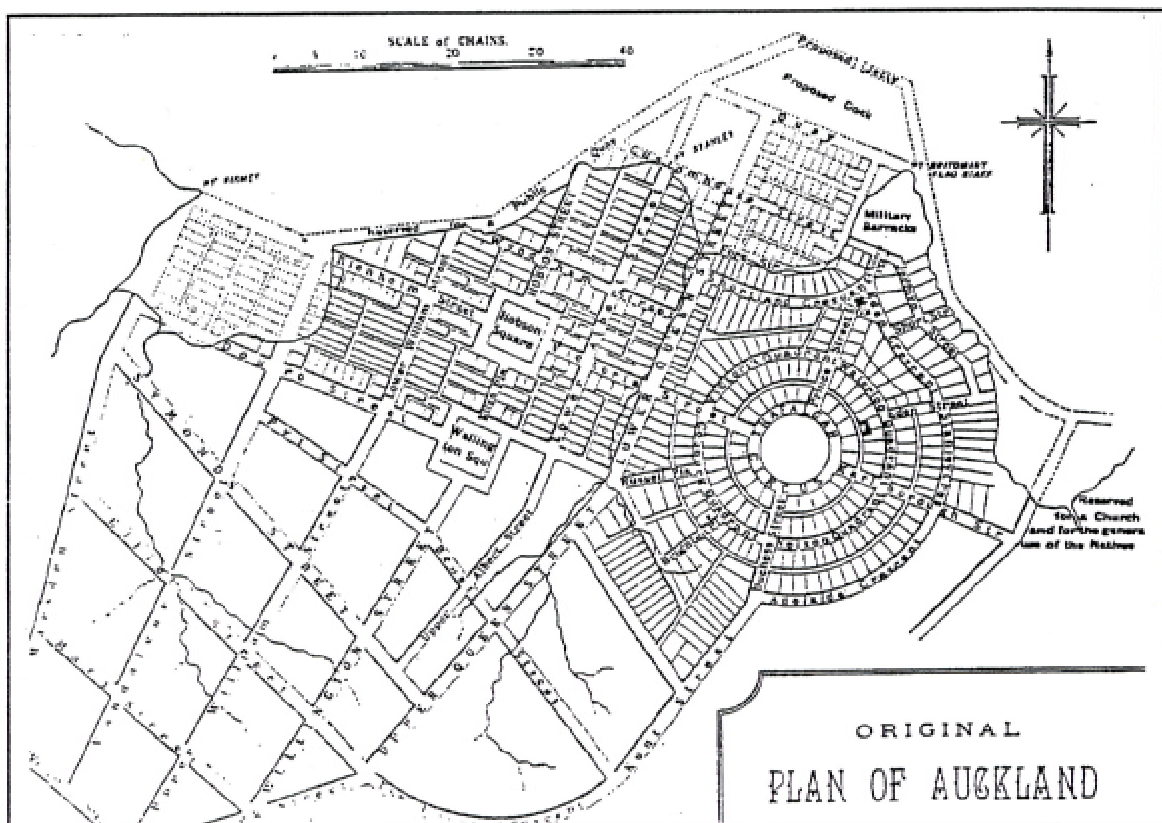
The combined effect of the number, pattern, and scale of streets and squares, and the interval of buildings along the street edge is called its "grain". The precinct, however, has a large number of small 'city blocks' formed by many streets, described as having a 'fine grain'. This fine grain is preferred because it increases city permeability, making it easier, particularly for pedestrians to move around blocks.

For the Britomart Precinct, the urban form is produced by the generally low to medium rise perimeter block development. Buildings are built to the street boundary and clearly identifiable front facades to the major streets (Customs and Quay Streets) and more utilitarian "backs" to the smaller service lanes (Galwya and Tyler Streets).

### Urban Design Guidelines

Development should:

- (i) reinforce the existing perimeter block form of urban development.
- (ii) retain the fine grained grid network of streets defined by perimeter buildings lining the street edge.
- (iii) building heights, as indicated on Plan A, are dimensioned to create a sense of enclosure to the streets and open spaces, and to ensure the new buildings are in scale and do not protrude from behind the heritage buildings when viewed from Customs and Quay streets.
- (iv) produce an urban form which is characterised by public squares, streets, and lanes being spatially well defined by the developments which are built adjacent to them.
- (v) new buildings should align with the boundary lines of the site and the adjoining public spaces.



*The 1841 Felton Mathew Plan for Auckland*