

Attachment 1126

Insert the following as new assessment criteria for K.3.1 Britomart 4.2 assessment criteria

2. Restricted discretionary activities within the public open spaces identified on Precinct Plan D

a. Location, design and external appearance of temporary or permanent buildings, structures and signs

Buildings and structures within Britomart public open space should be consistent with the purpose and function of the open space as follows:

Station Plaza

i. Station plaza is intended to complement the ground level transport focus of the surrounding streets and the use of the plaza as a primary taxi drop-off/collection point for passengers. Given the potential mix of traffic and pedestrians in the area, emphasis is primarily on ensuring clarity for pathways, visibility of different transport modes, and safety and convenience for users.

Te Ara Tahuu ('walking street')

ii. The walking street is intended to provide for an attractive, safe, convenient and unrestricted pedestrian through-traffic while stimulating lively and interactive private development on adjacent sites. Features of the walking street include a central row of light cones providing light to the tunnel below, a glazed atrium and other connections linking the upper floors of the adjacent buildings.

Takutai Square

iii. All four sides of Takutai Square have sheltered active edges, with the focus of adjoining tenancies being retail and food and beverage related. Takutai Square is intended to be a dynamic and pedestrian-filled open space at the heart of the precinct, maximising lunch time sunshine and providing for regular informal use by shoppers and passers-by, while being of a sufficient size to allow for reasonable sized crowds for events.

iv. Activities within the public open space should enhance the precinct as a 'people place' and promote pedestrian flows through the precinct while integrating with adjacent land uses.

v. Temporary buildings and structures should show design sensitivity, be located in areas that will not compromise pedestrian access, and be simple in colour, form and materials and not conflict with the architectural style of adjacent permanent buildings, including heritage buildings.

vi. Buildings and structures should be compatible in height and scale to adjoining buildings and should not compromise or dominate the use of the open space for public recreational use.

vii. Signage proposed as part of a resource consent application should be designed to a high standard and should complement the architectural qualities, materials, details and colours of the buildings, facilities or open space to which it relates.