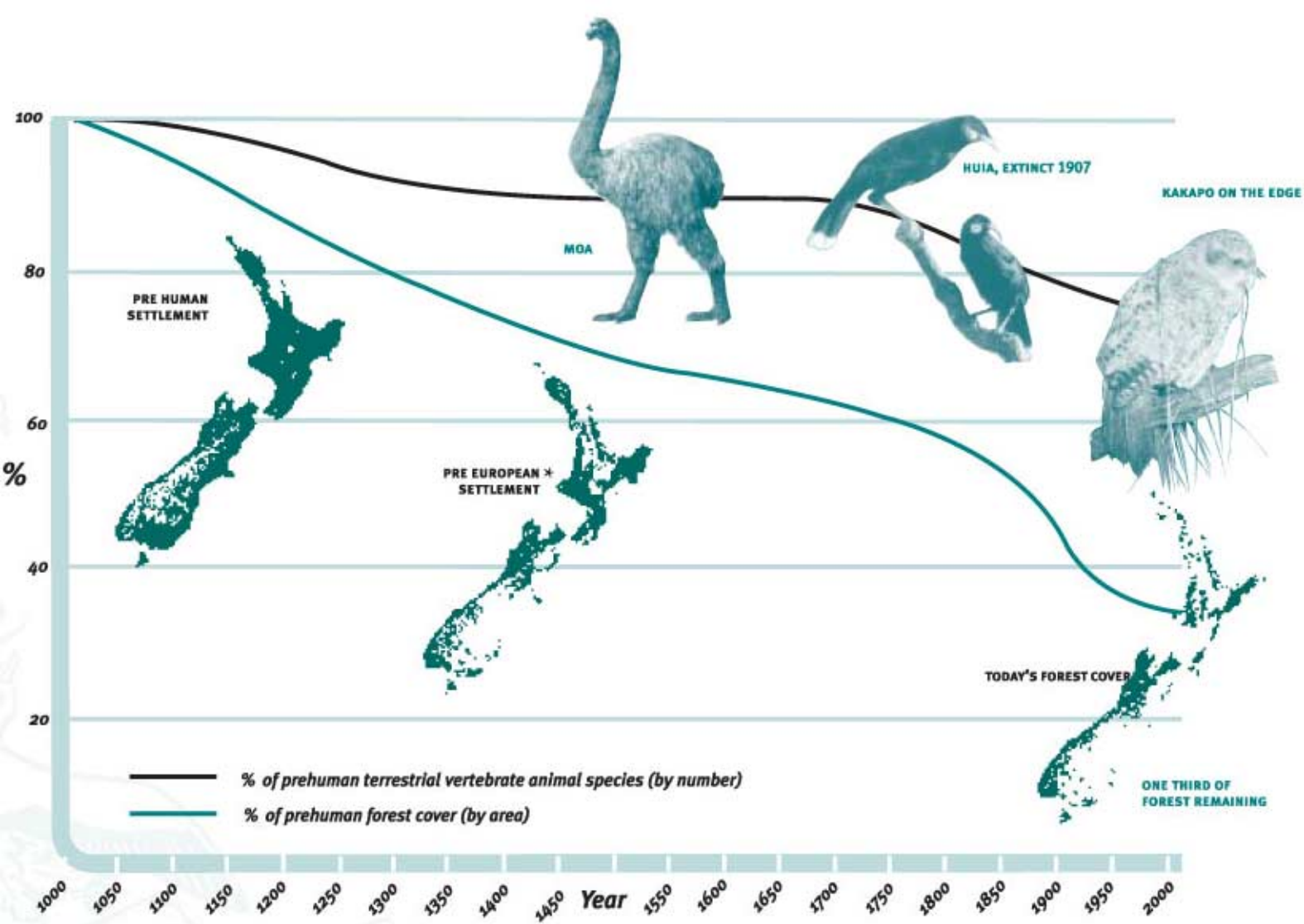


The Resilient Waterfront

City / Taone. 2018 NZILA Firth Conference
NZ Institute of Landscape Architects

Matthew Bradbury
Unitec Institute of Technology





* Changes in forest cover and types from pre-human times were caused by both natural and human induced fires, and also the effects of volcanic eruption.

GROVE PARK DETENTION BASIN





4.5.1 Building Height

The proposed maximum permitted building heights for the Wynyard Quarter will achieve an appropriate scale in relation to the waterfront context and the proposed street and public space networks.

The height plan has been developed in order to:

- Avoid monotonous building height;
- Establish appropriate waterfront edge conditions;
- Create an appropriate waterfront scale and grain of development;
- Reinforce the Central, Jellicoe, and Point Precincts;
- Reinforce the urban structure and legibility of the Wynyard Quarter;
- Encourage quality built form;
- Preserve sight lines between the Wynyard Quarter and adjacent areas.

4.5.2 Floor Area Ratio (FAR)

The proposed maximum permitted FAR for the development sites varies in order to support the creation of precincts within the Wynyard Quarter and to encourage diversity in building form and use. The site intensity rule limits the building bulk and gross total floor area achievable on a site and will function as the prime control of the scale and intensity of development.

Different site intensity ratios apply to land within the Wynyard Quarter with the intention of working in conjunction with the maximum permitted height control to enable development that will achieve sustainable built form.

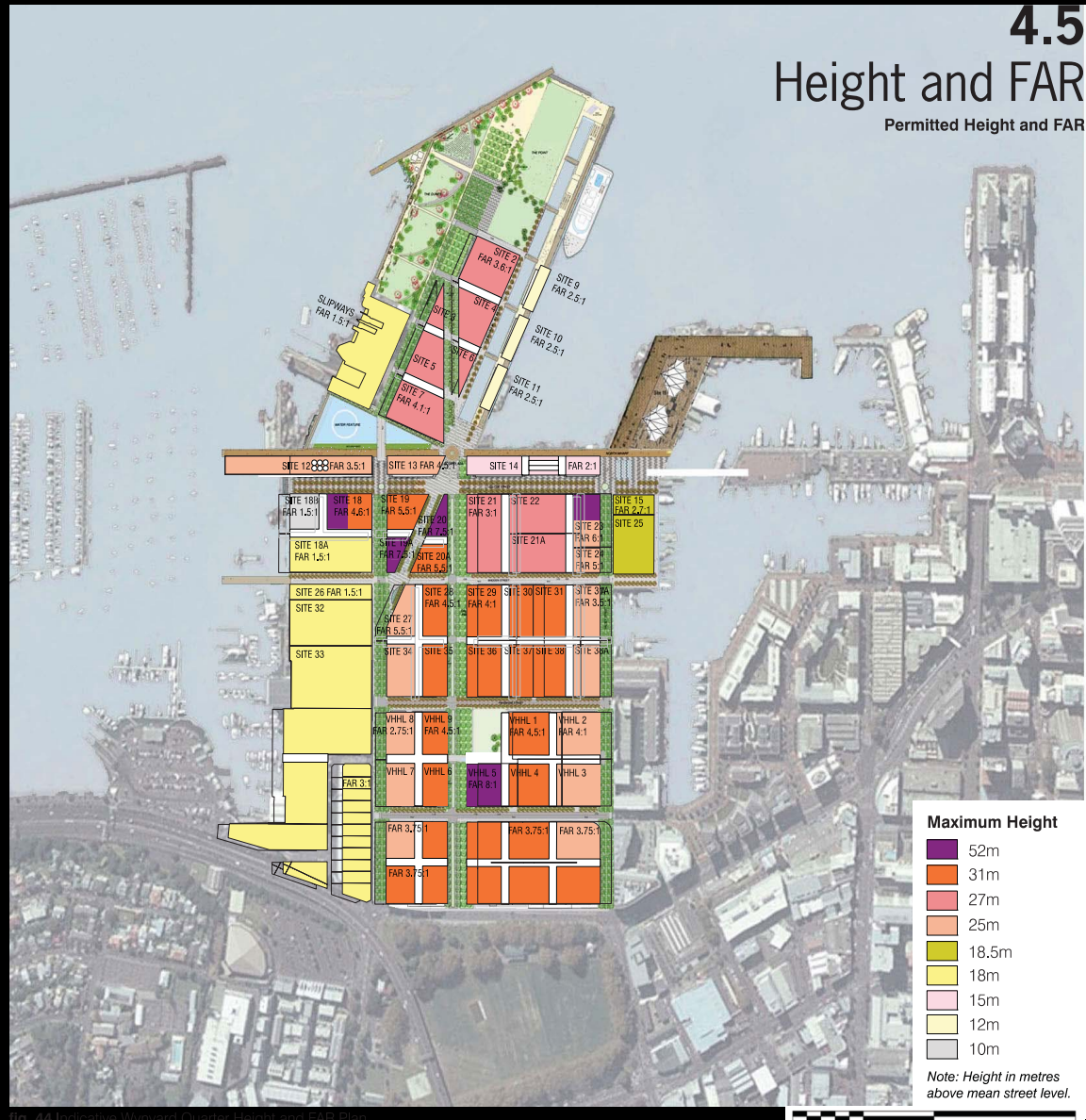


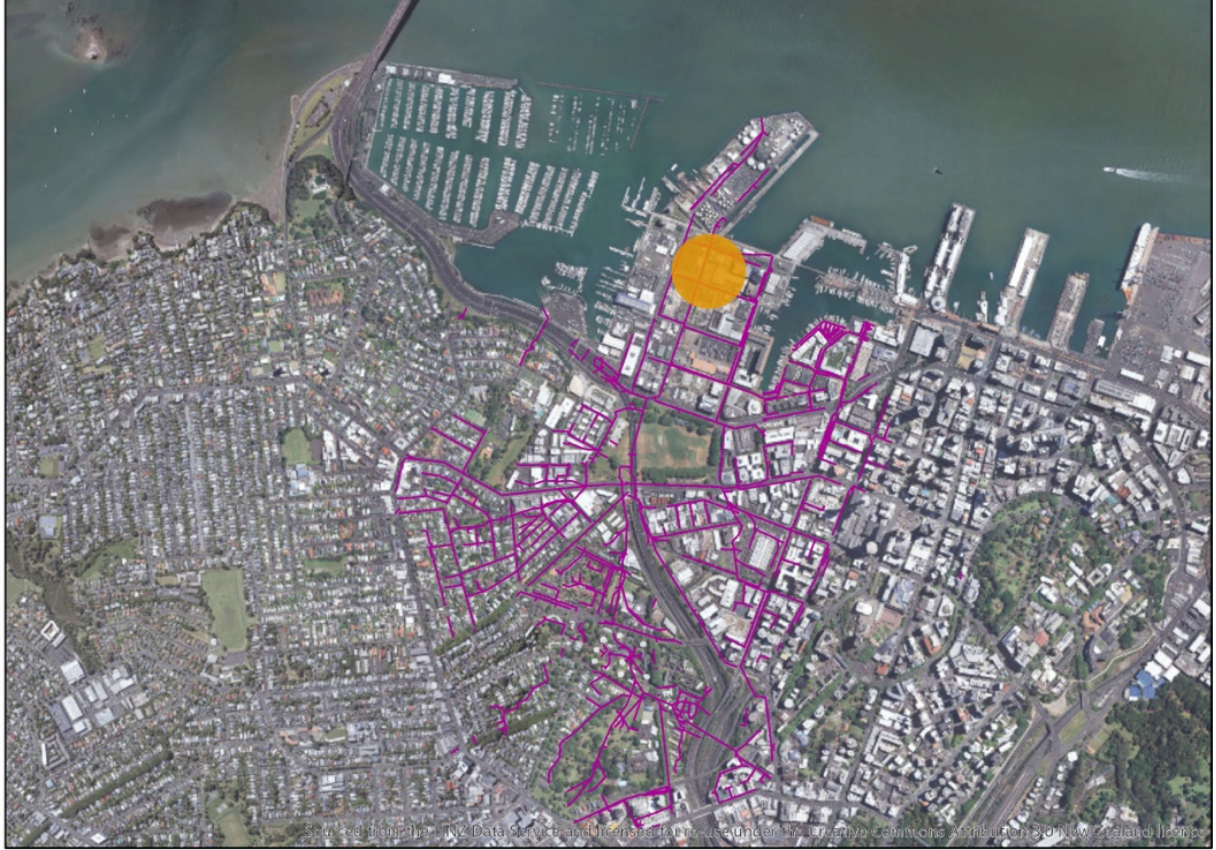
fig. 44 Indicative Wynyard Quarter Height and FAR Plan



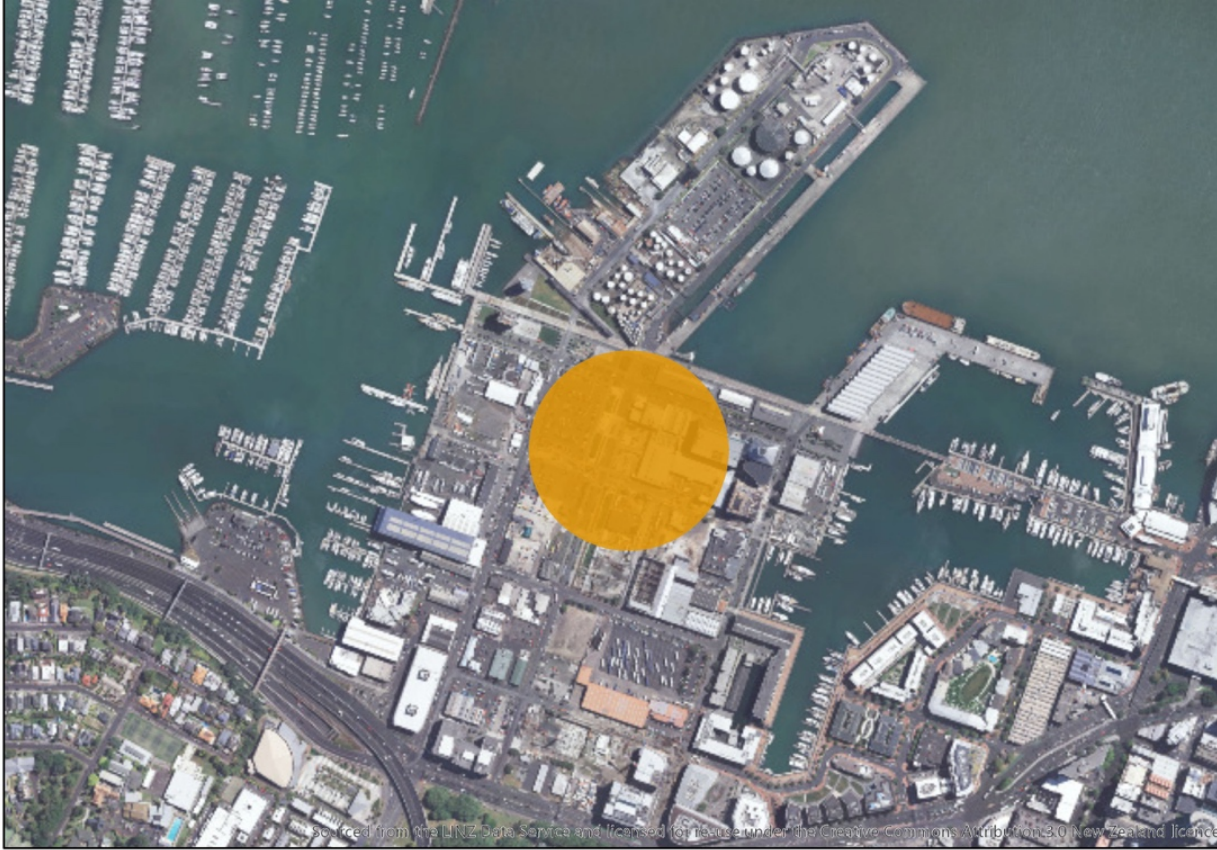
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