The Resilient Waterfront

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NZ Institute of Landscape Architects

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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.
4.5 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 heights;
- Establish appropriate waterfront edge conditions;
- Create an appropriate waterfront scale and grain of development;
- Reinforce the Central,滨水，和Point Precincts;
- Reinforce the urban structure and legibility of the Wynyard Quarter;
- Encourage quality built form;
- Provide 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 is defined by the building bulk and gross floor area achievable on a site and will function as the prism 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.

4.5.3 Maximum Height

Maximum Height

- 52m
- 31m
- 27m
- 25m
- 18.5m
- 18m
- 15m
- 12m
- 10m

Note: Height is measured above mean sea level.