

## Paerātā train station walkable catchment – analysis of zoning and precinct options

The following provides an evaluation of the precinct and zone options of defining a walkable catchment and enabling building heights of at least six storeys around the Paerātā train station in a manner which gives effect to the NPS-UD and is not reliant on PC78 having legal effect.

**Option 1: Do Nothing** – This option involves retaining the operative MHU zoning within a walkable catchment of the Paerātā train station and operative precinct provisions.

**Option 2: Rezone all land to THAB** – This option involves rezoning all land within a walkable catchment of the Paerātā train station to the THAB zone and amending the precinct provisions to give effect to the NPS-UD by enabling building heights of at least six storeys.

**Option 3: Rezone land to a mixture of LCZ, MUZ and THAB zone** – This option involves rezoning land within a walkable catchment of the Paerātā train station to a mixture of the LCZ, MUZ and THAB zone, and amending the precinct provisions to give effect to the NPS-UD by enabling building heights of at least six storeys.

The table below evaluates the benefits and costs of these options in relation to giving effect to the NPS-UD.

These options are assessed based on a comparison of the operative zoning and does not take into account the changes proposed by PC78.

Option 1: Do Nothing	
Benefits	<ul style="list-style-type: none"> <li>No benefits identified as Option 1 does not give effect to the NPS-UD.</li> </ul>
Costs	<ul style="list-style-type: none"> <li>The purpose of the MHU zone is to provide for development up to three storeys in height. This anticipated outcome and operative precinct provisions do not enable heights of at least six storeys as required by Policy 3(c) of the NPS-UD.</li> <li>The MHU zone enables some variety of housing sizes and forms, including up to three dwellings per site as directed by Policy 1 of the NPS-UD. However, the MHU zone is not the most intense residential zone in the AUP(OP) and is therefore only partially effective in implementing Objective 3 of the NPS-UD which seeks to enable more people to live in areas well-served by public transport, and near a centre zone.</li> <li>The MHU zone would only provide for small-scale commercial and community services in an area well-served by public transport and near a centre zone. As above, this is only partially effective in implementing Objective 3 of the NPS-UD.</li> <li>The walkable catchment is not spatially defined. This is inconsistent with Policy 3(c) and does not provide clarity to plan users.</li> </ul>
Option 2: Rezone all land to THAB	
Benefits	<ul style="list-style-type: none"> <li>The purpose of the THAB zone is to make efficient use of land, increase the capacity of housing choice and ensure that residents have access to services, employment and public transport. The THAB zone also enables the greatest density, height and scale of development of the AUP(OP) residential zones. This operative higher-density residential outcome, alongside amendments to the precinct provisions to enable building heights of up to six storeys, appropriately gives effect to Policy 3(c) of the NPS-UD.</li> <li>The THAB zone would provide for additional residential capacity and a greater variety of housing sizes and forms in an area well-served by public transport and close to a centre zone. This gives effect to the requirements of Objective 3 and</li> </ul>

	<p>contributes to a well-functioning urban environment as sought Policy 1 of the NPS-UD.</p> <ul style="list-style-type: none"> <li>• Spatially defines the spatial extent of the walkable catchment on the precinct plans. This provides clarity to plan users on where building heights of up to six storeys are enabled.</li> </ul>
Costs	<ul style="list-style-type: none"> <li>• The THAB zone would only provide for small-scale commercial and community services in an area well-served by public transport and near a centre zone. This is only partially effective in implementing Objective 3 of the NPS-UD.</li> </ul>
<b>Option 3: Rezone land to a mixture of LCZ, MUZ and THAB</b>	
Benefits	<ul style="list-style-type: none"> <li>• As above, the higher-density residential outcome of the THAB zone, alongside amendments to the precinct provisions to enable building heights up to six storeys, appropriately gives effect to Policy 3 of the NPS-UD. The application of the THAB zone around the LCZ and MUZ also ensures the requirements of both Policy 3(c) and Policy 3(d) are met.</li> <li>• The LCZ, MUZ and THAB zone would provide for additional residential capacity and a greater variety of housing sizes and forms in an area well-served by public transport and close to a centre zone. This gives effect to the requirements of Objective 3 and contributes to a well-functioning urban environment as sought Policy 1 of the NPS-UD.</li> <li>• The LCZ and MUZ enable a range of commercial, community and residential activities to establish in an area well-served by public transport and near a centre zone. This effectively implements the requirements of Objective 3 of the NPS-UD and contributes to a well-functioning urban environment as sought Policy 1 of the NPS-UD.</li> <li>• The proposed precinct provisions would enable heights up to six storeys in the LCZ and MUZ. This appropriately gives effect to Policy 3(c) of the NPS-UD.</li> <li>• Enables greater flexibility in relation to use and development within the Precinct. This enables people and communities to provide for their social, economic and cultural well-being as part of contributing to a well-functioning urban environment as directed by Objective 1 and Policy 1 of the NPS-UD.</li> <li>• Spatially defines the spatial extent of the walkable catchment on the precinct plans. This provides clarity to plan users on where building heights of up to six storeys are enabled.</li> </ul>
Costs	<ul style="list-style-type: none"> <li>• No costs identified as Option 3 gives appropriate effect to the NPS-UD.</li> </ul>