

Appendix 3. Walkable Catchment and Height Variation Control Methodology

Walkable Catchment and Height Variation Control Methodology				
Parameter	Distance (from edge of zone or RTS/FTS)	Kāinga Ora Proposed Residential Zone	Kāinga Ora Proposed Height Variation Control (HVC)	Comments
Business - City Centre Zone	Between 0 and 1200m	THAB	12 storeys (43m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 43m HVC
	Between 1200 and 2000m	THAB	10 storeys (37m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 37m HVC
	Between 2000 and 2400m	MHU	5 storeys (18m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 18m HVC
Business - Metro Centre Zone where it spatially intersects with (or is generally adjacent to) RTS location	Between 0 and 800m	THAB	12 storeys (43m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 43m HVC
	Between 800 and 1200m	THAB	10 storeys (37m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 37m HVC
	Between 1200 and 1600m	MHU	5 storeys (18m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 18m HVC
Business - Town or Local Centre where it spatially intersects with (or is generally adjacent to) RTS location	Between 0 and 600m	THAB	8 storeys (29m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 29m HVC
	Between 600 and 1200m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 22m HVC
Business - Metro Centre Zone only	Between 0 and 1200m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 22m HVC
RTS only	Between 0 and 1200m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 22m HVC

Business - Town Centre only	Between 0 and 800m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC
Business - Local Centre only	Between 0 and 400m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC
FTS only (where FTS provides connectivity between Metro Centre zone)	Between 0 and 400m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC
FTS only (where FTS provides connectivity direct to City Centre zone)	Between 0 and 400m-800m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC