



Residential Development

Number of resource consents granted in residential zones
Types of resource consents granted in residential zones



Purpose of indicator

This indicator monitors numbers and types of resource consents to provide an understanding of the effects on amenity and what types of activities take place in the residential environment above and beyond what is permitted by the Operative Rotorua District Plan.

Current information and trend

The trend in the number of consents granted shown in figure 1 has been decreasing from 2006/07 to 2011/12. This trend is not exclusive to the residential zones, but rather appears to be attributed to the global economic climate which has seen less consent applications.

Most consents applied for and granted were located in the Residential B Zone while a small number were in Residential A, C and D zones (figure 1). This is expected as the Residential B Zone is the most extensive of the residential zones. Table 1 shows residential zones of the Operative Rotorua District Plan and a description of their intent.

Residential zone*	Description
Residential A	Kainga Maori Zone
Residential B	Low Density Zone
Residential C	High Density Zone
Residential D	Residential/Office Zone
Residential Lifestyle Zone	Large lot residential living

Table 1

* These are residential zones of the Operative Rotorua District Plan.

The greatest number of consents was granted during 2006/07 and 2007/08. Of the most common 'living' type consents during 2006/07 to 2011/12, most were granted for 'garage/ carport/ sleep-out' (471), followed by 'additional household unit' (99), 'addition/ alteration to dwelling' (86) and 'new dwelling' (79) (figure 2). Garages are a permitted activity in residential zones, however the most common consent type over all was for garage/carport/sleep out because these most commonly located encroaching on the side, front or rear buffer which triggers a need for resource consent.

Of the less common 'living' type consents, the most common consent granted was for 'deck/ pergola/ sunshade', followed by 'fence'.

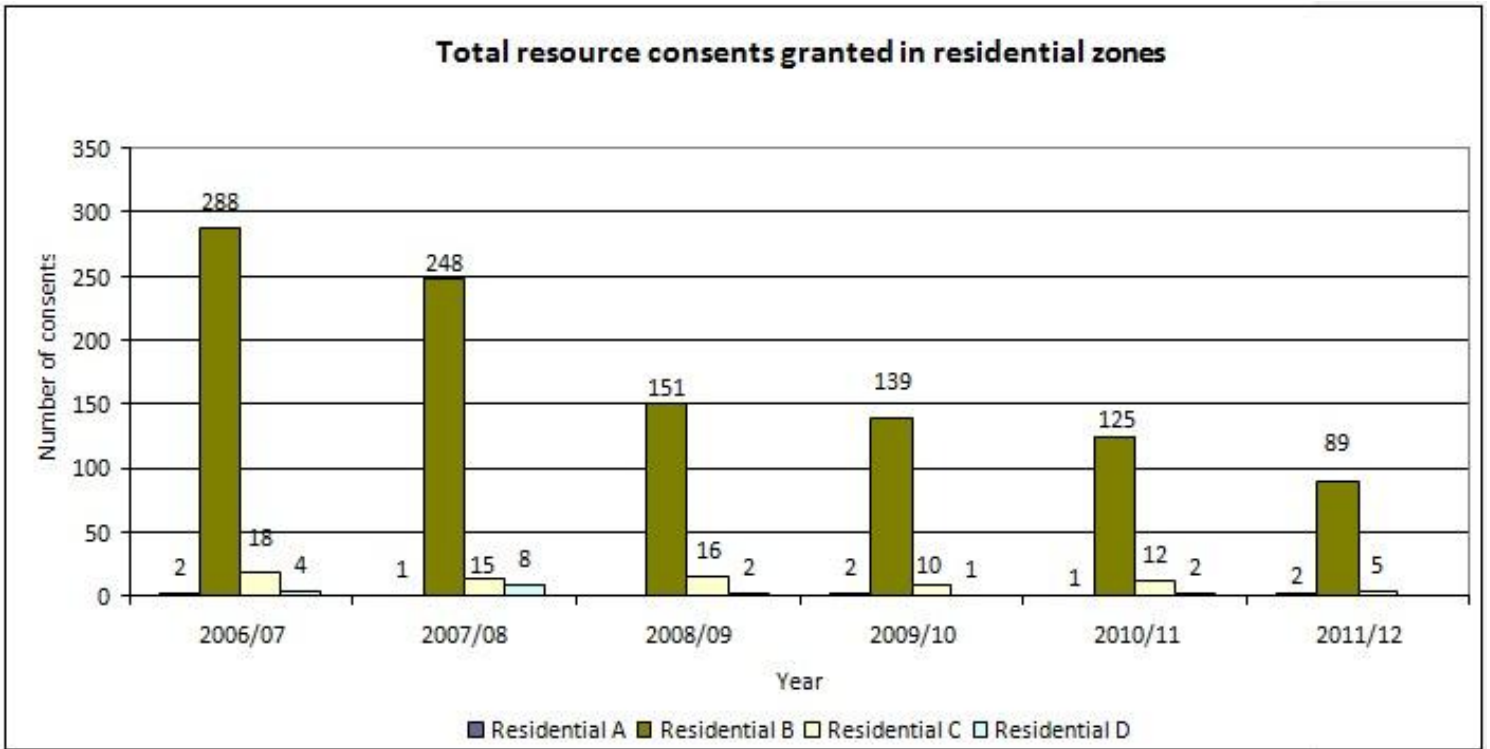


Figure 1
Source: Rotorua District Council

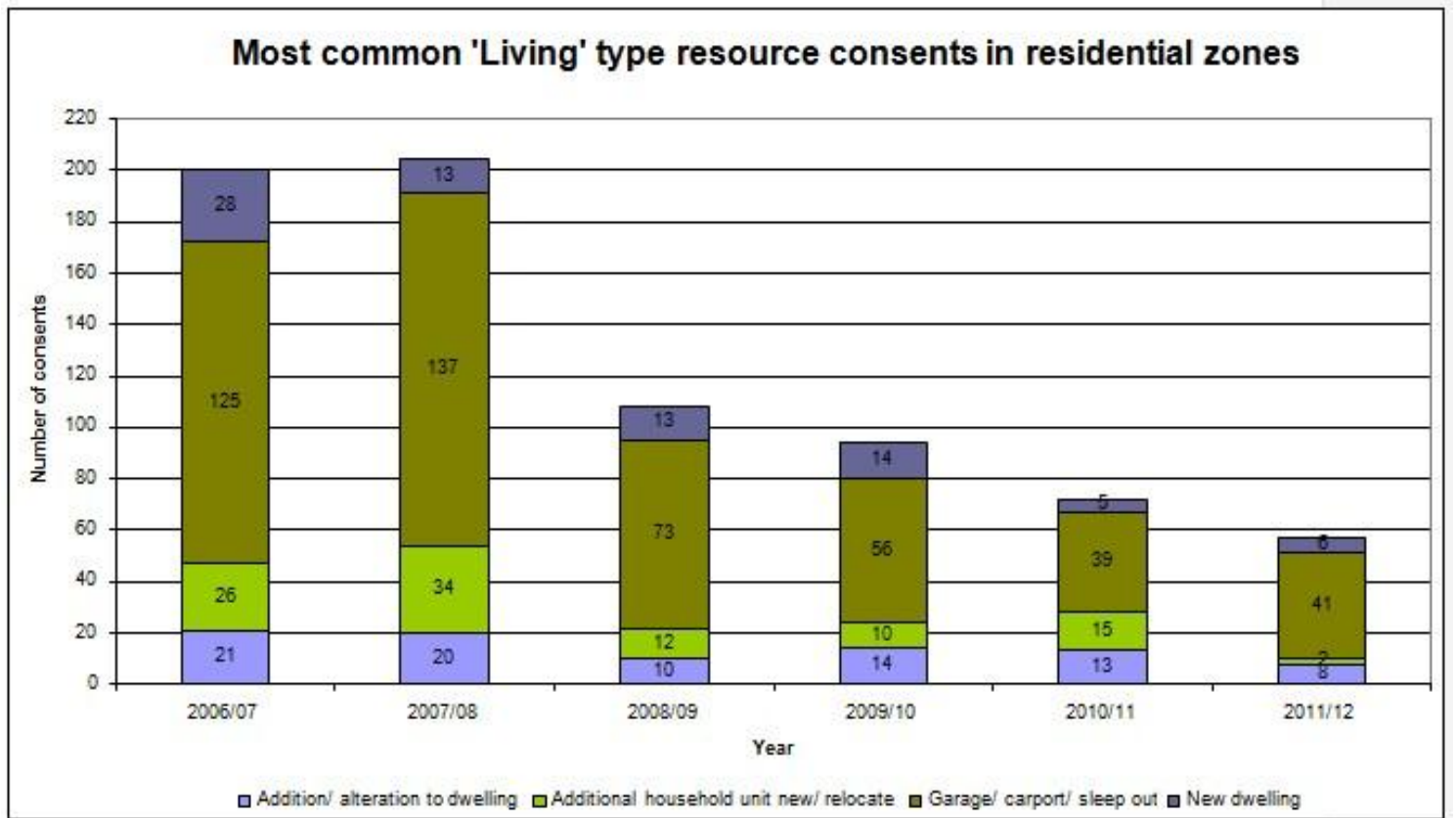


Figure 2
Source: Rotorua District Council

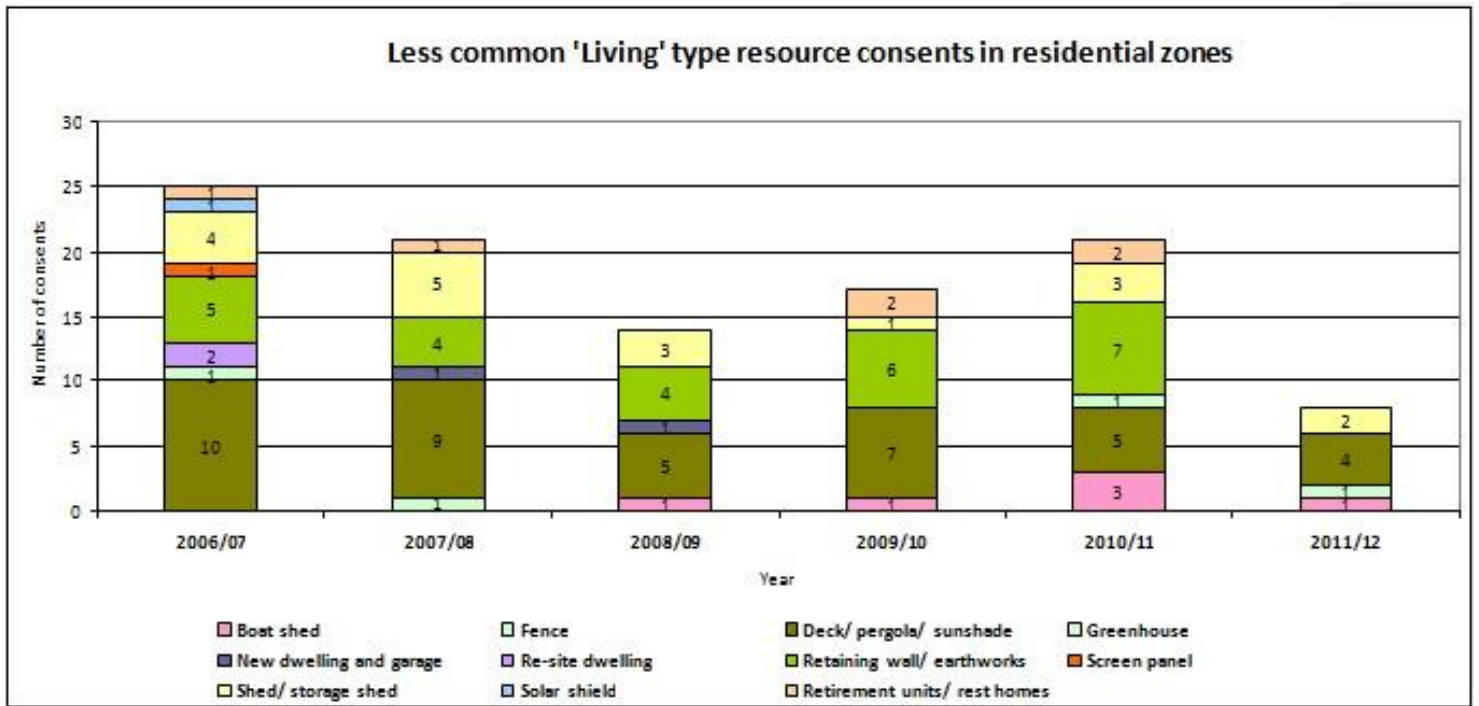


Figure 3
Source: Rotorua District Council

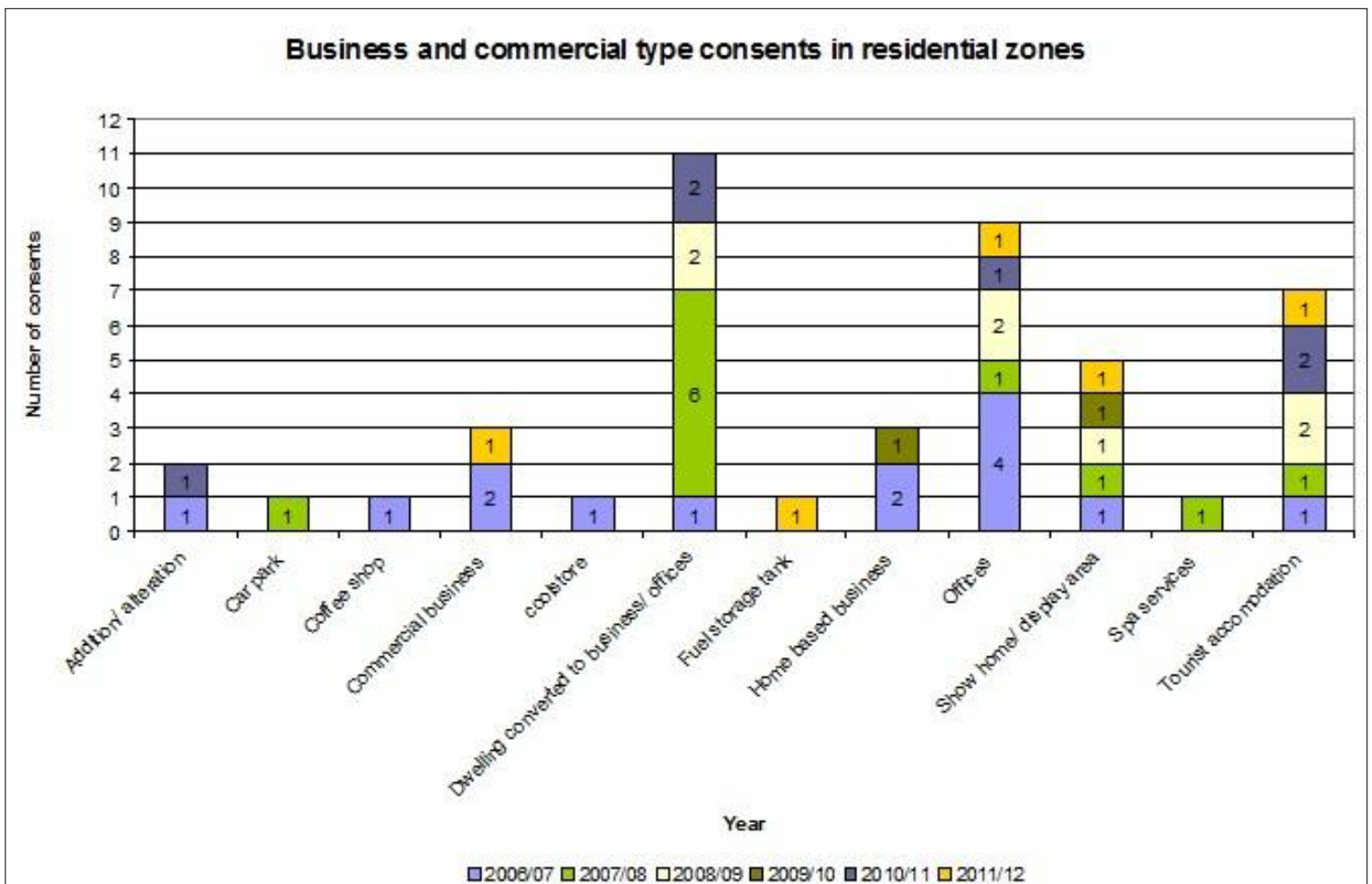


Figure 4
Source: Rotorua District Council

Whilst there is provision in the Operative District Plan for some home-based business and neighbourhood commercial centres, it was identified that commercial activities that should be located with the CBD were locating in other zones of the district, in particular the residential and industrial zones. Figure 4 shows consents for business and commercial type consents in the residential zones. The most common type of consent granted was for 'dwelling converted to business/ office', 'office', and 'tourist accommodation'. Figure 5 shows which zone the business/offices are located in. There is an almost equal number of consents granted for offices in Residential B and D zones, with a small number in Residential C. While offices are to be expected in the Residential D Zone (Office/ residential living zone) the intention of the Residential B and C zones is for residential living, rather than business/office activities.

The Proposed District Plan includes policies and rules that aim to keep the CBD as the heart of commercial and business activities. One strategy to action this intent is the rezoning of Residential D to Residential 2. The purpose of the proposed Residential 2 zone is for residential living, rather than a mix of office activities and residential living; which is the purpose of Residential D in the Operative District Plan. Ultimately this is to encourage offices to relocate into the city centre.

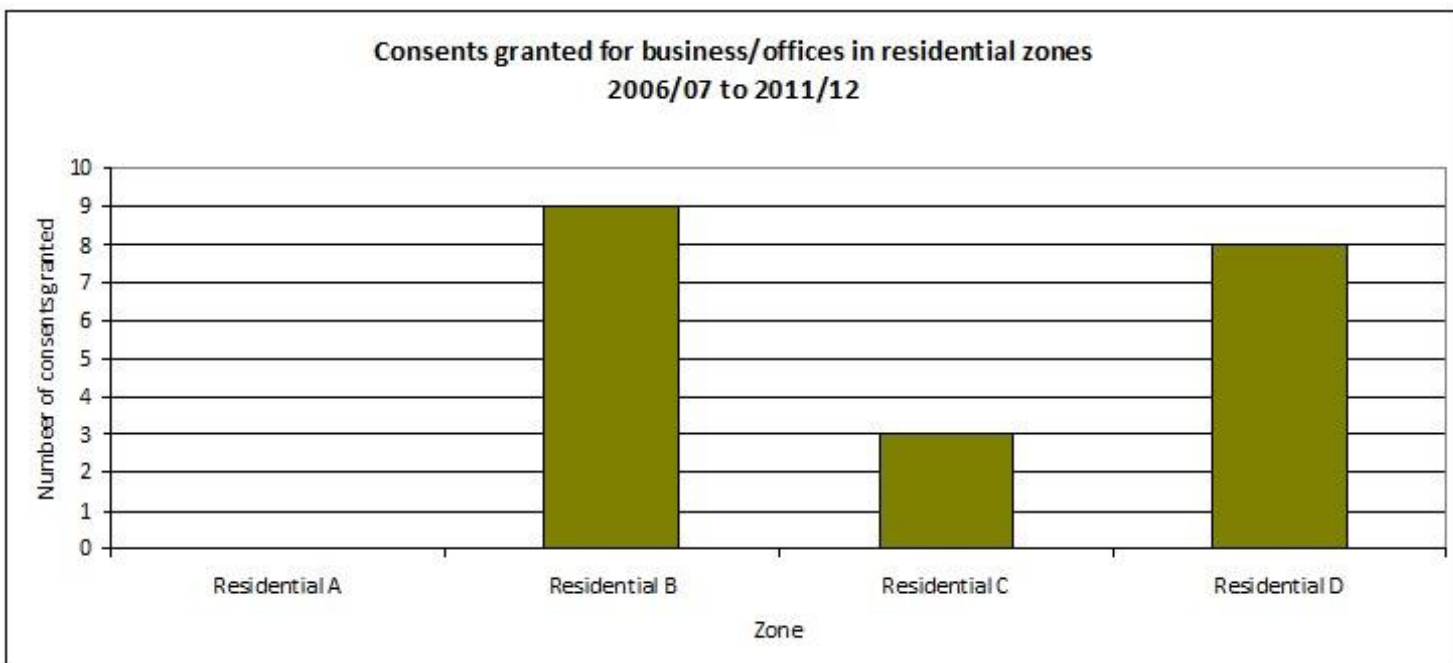


Figure 5
Source: Rotorua District Council

Table 2 below shows issues identified for residential zones that were addressed in reviewing the Operative Rotorua District Plan and writing the Proposed Rotorua District Plan.

Issue identified (Operative District Plan)	Issue addressed (Proposed District Plan)
Maintenance and certainty of residential amenity	Design criteria in the draft district plan was perceived as too prescriptive was excluded from the Proposed Plan. New performance standards for front fence heights and requirements for on-site open space are proposed.
Non-residential activities in residential zones	Proposed rezoning of Residential D to Residential 2 which excludes offices as a permitted activity.
Minimum residential lot sizes	Retained lot sizes are proposed as they were considered to be effective.
Infill housing balance	A framework has been adapted to address and acknowledge potential cumulative effects of infill.
Recreation and provision of public space in residential areas	No changes to operative plan provisions were considered necessary. It is proposed to continue status quo.
Clarity on secondary household units	The "Subsidiary" definition has been omitted and all additional houses are proposed to be considered under the same criteria as they create the same effects.

Table 2

Figure 5 shows activities that support residential living in providing healthcare and education. The most common consent granted was for a childcare facility, followed by 'school improvements/classroom' and 'healthcare/ medical services'. Two consents were granted for kohanga reo in the residential zones.

Most subdivision related consents resulted in potential lots (figure 6). The number of subdivision related consents peaked in 2006/07 with a total of 50 consents granted. The number of consents applied for and granted in 2006/07 was influenced by the introduction of the development contributions levy which took effect in July 2006. This meant a large number of consents received prior to this date, and subsequent years also show a lesser number of subdivision consents. Figure 1 shows that there was a slow recovery/ increase in numbers of subdivision consents granted from 2007/08 to 2010/11, then a decline in 2011/12. This decline is believed to be caused by the current economic climate and resulting market forces. A total of 15 subdivision consents were granted for the residential zones in 2011/12 which is an unusually low number.

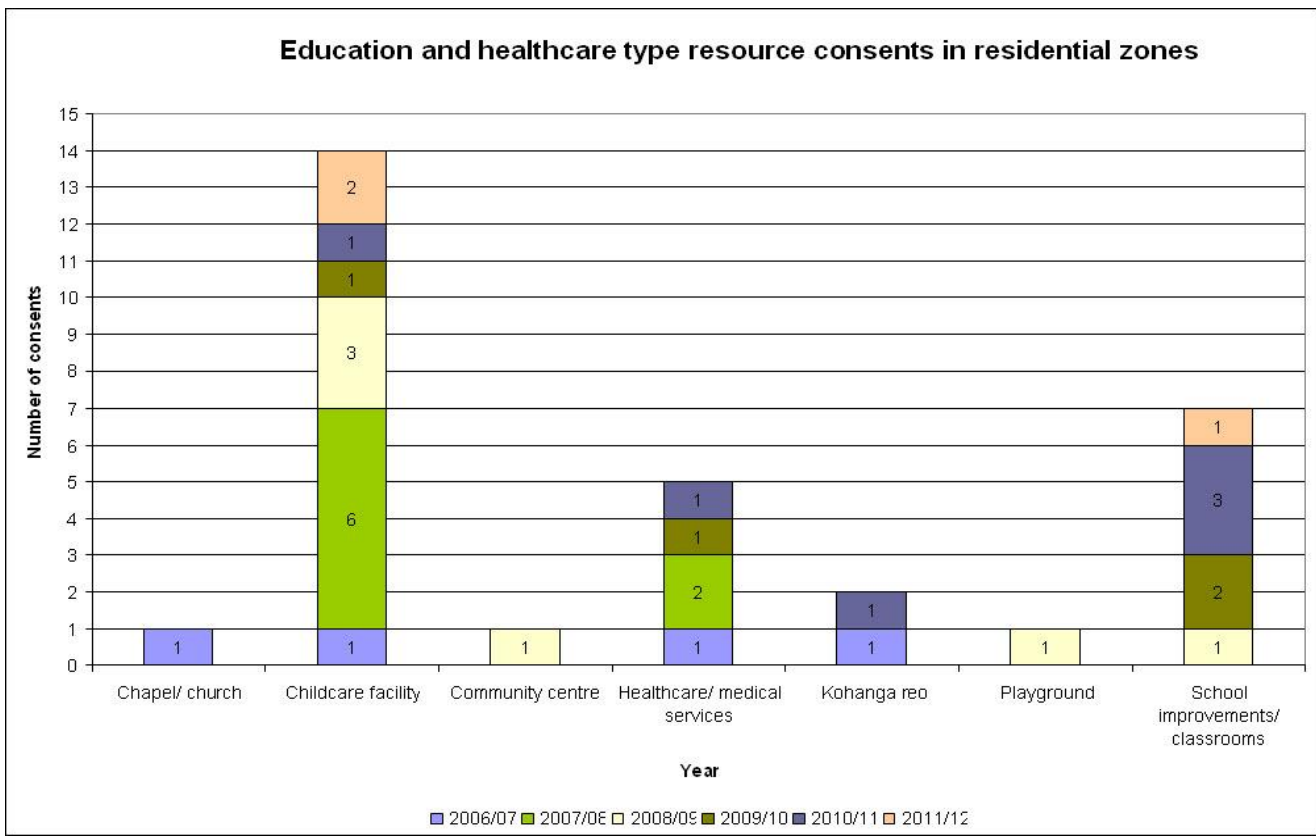


Figure 6
Source: Rotorua District Council

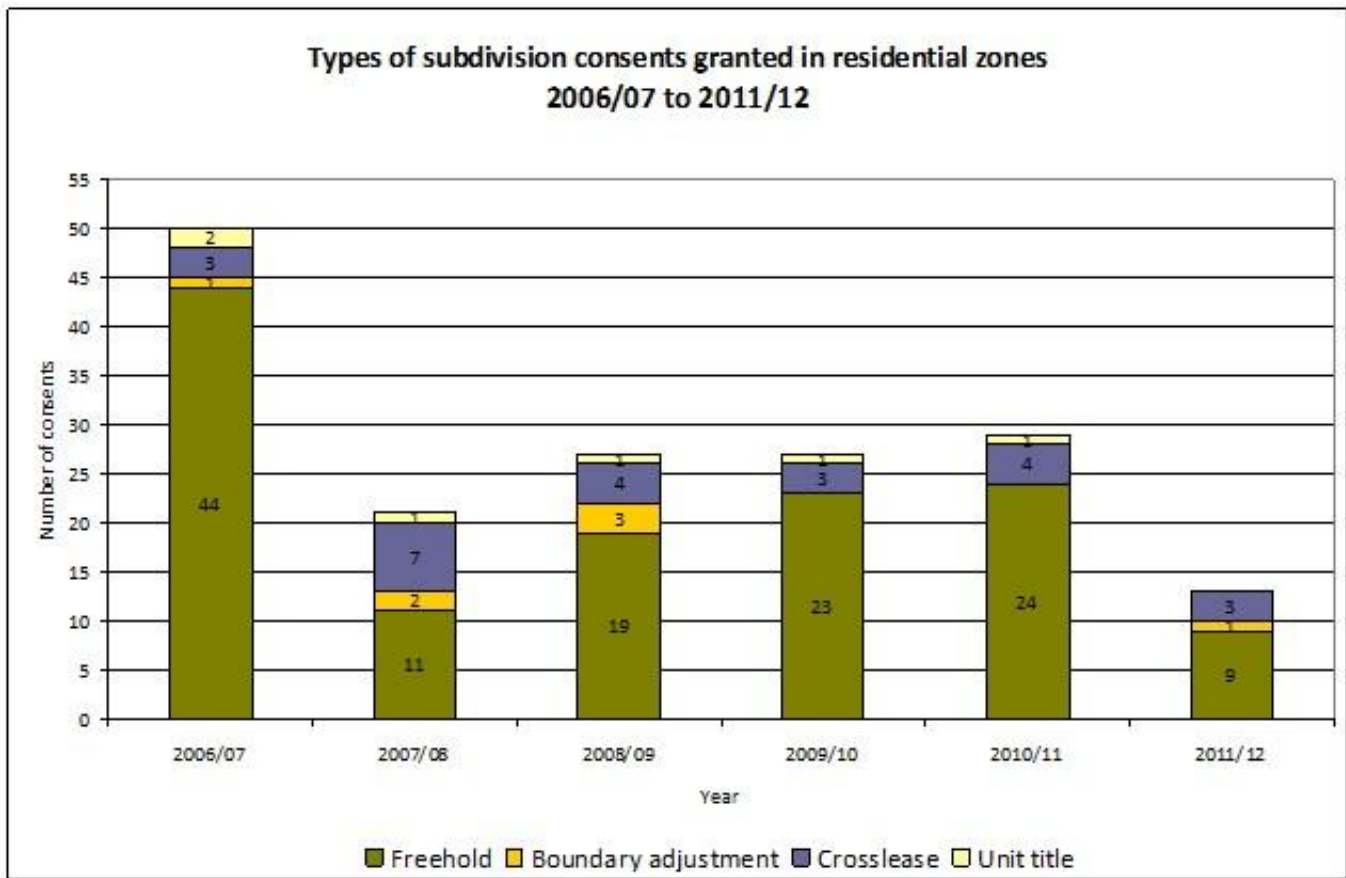


Figure 7
Source: Rotorua District Council

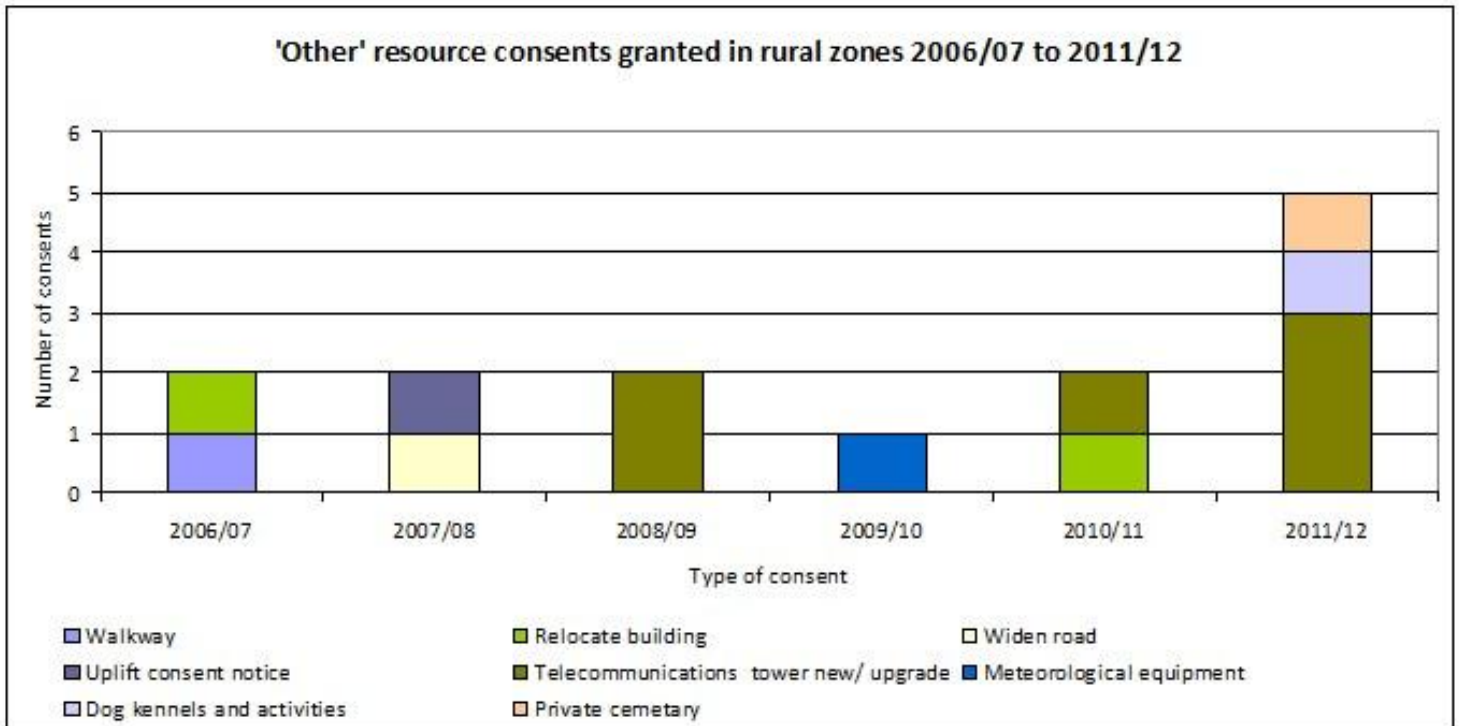


Figure 8
Source: Rotorua District Council

In Summary

- The economic climate has influenced the number of consent applications and consequently consents granted.
- The number of consents granted shows a decreasing trend from 2006/07 to 2011/12.
- Most consents applied for and granted were located in the Residential B Zone while a small number were in residential zones A, C and D.
- Of the most common 'living' type consents during 2006/07 to 2011/12, most consents granted were for 'garage/ carport/ sleep-out' in yards
- The most common type of consent granted for business and commercial type activities was for 'dwelling converted to business/ office', 'office', and 'tourist accommodation'.
- The Proposed District Plan includes policies and rules that aim to keep the CBD as the heart of commercial and business activities.
- The most common resource consent granted for education and health care type consents was for a 'childcare facility', followed by 'school improvements/classroom' and 'healthcare/ medical services'
- Most of the subdivision related consents resulted in potential additional lots.

Further information sources

www.boprc.govt.nz
www.mfe.govt.nz