



Medium Density Residential Standards & Ōhinemutu

Whakawhanaungatanga / Introductions



Rotorua for Tomorrow

Taking action to create homes and thriving communities

RLC and Te Arawa recognise we need to plan for and build more homes and thriving communities in a way that:

- Is affordable, environmentally sustainable, and good for communities,
- Ensures we have a well-connected and well-functioning city and district.

He Papakāinga, He Hāpori Taurikura (Homes and Thriving Communities Strategy 2020)

Te Arawa Vision 2050

Te Arawa Wellbeing Compass



Rotorua Housing Plan Change

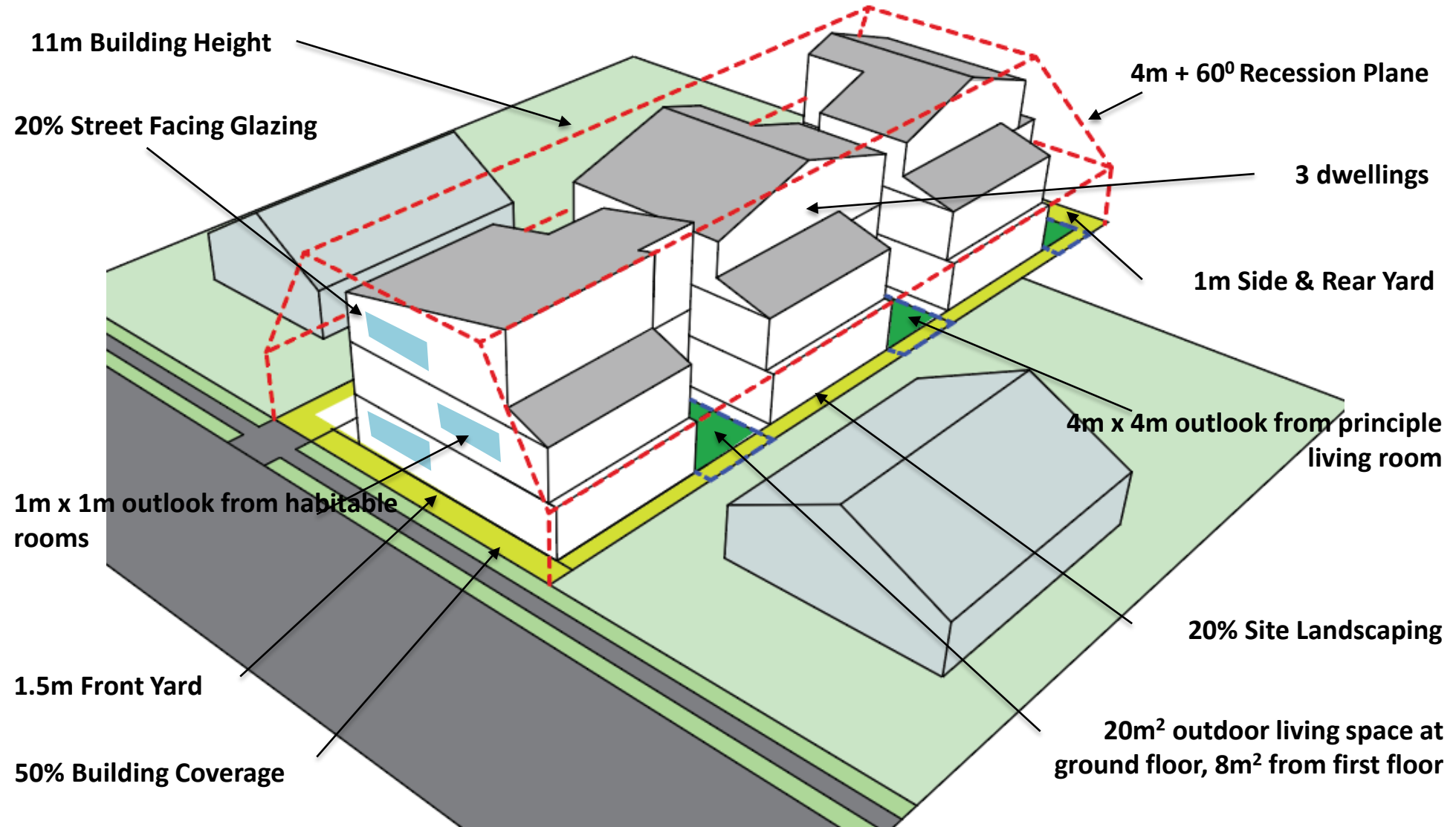
Enabling more homes and more housing options

By August of this year, RLC will introduce a Plan Change for the Rotorua urban area that enables more housing:

- Residential 1 and 2 zones: likely to include medium density rules
- Residential 3 zone (villages): is it appropriate?
- High Density Residential Zone: Possibly central city and Fenton St
- Commercial Zone: Keep the boundaries but allow apartments to be built



Medium Density Residential Standards

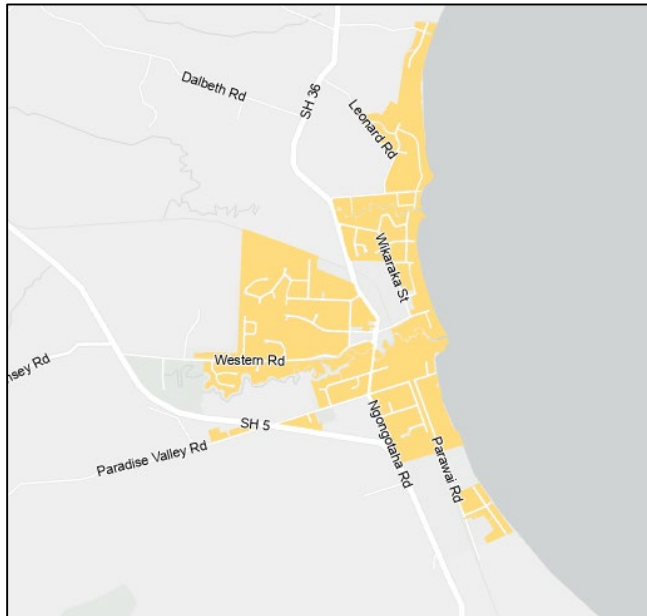


Medium Density Examples

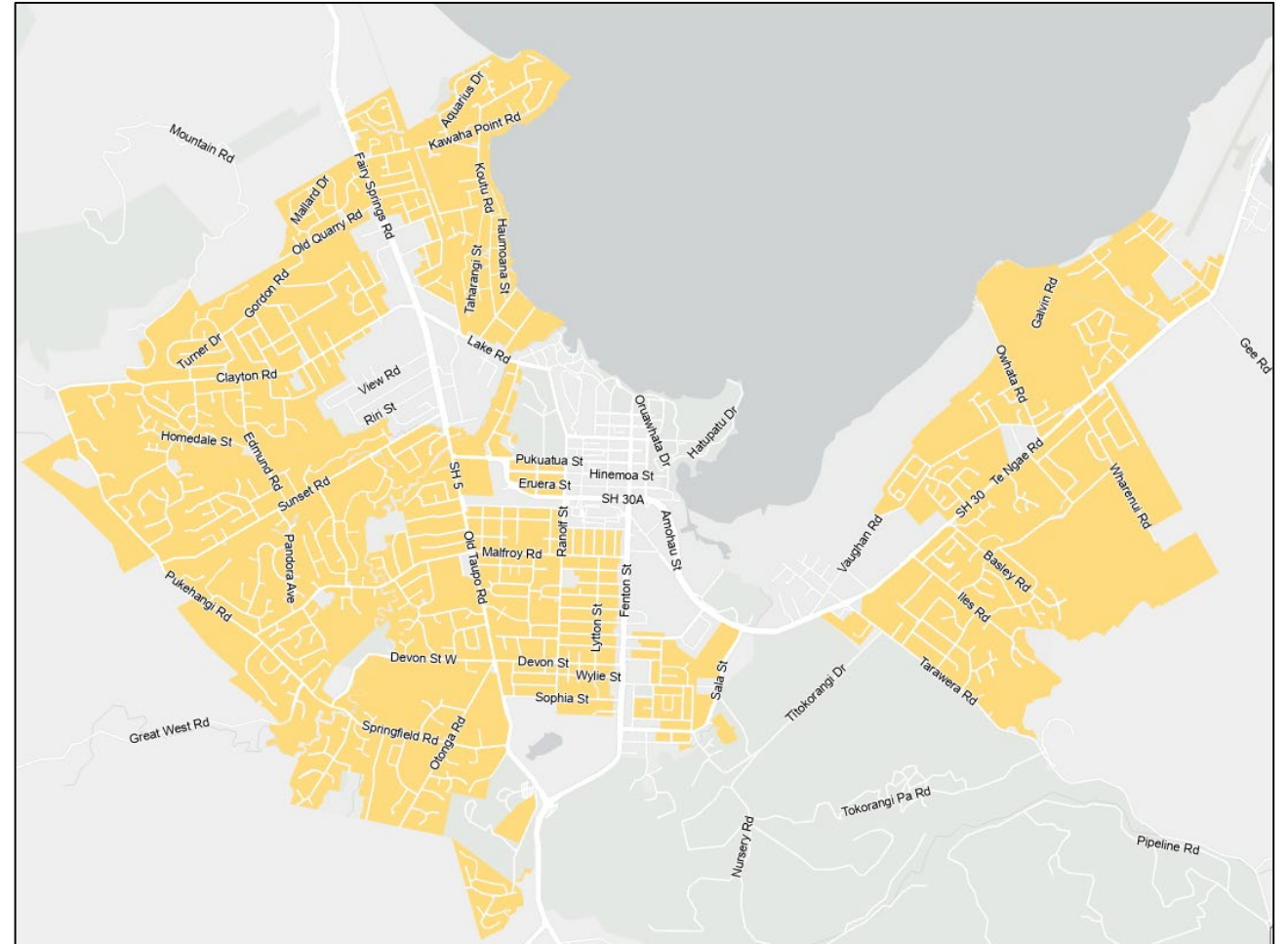
1. Detached townhouses, Waihi Beach.
2. Two-storey walk-up apartments, Palmerston North.
3. Two-storey terraces, Dunedin.
4. Single-level duplexes, Rangiora.
5. Three-storey walk-up apartments, Hamilton.



Residential 1 and 2 Zones



Ngongotahā



Impact of medium density on marae in urban areas

**Do marae have concerns about
medium density housing?**



Residential 3 Zones - Ōhinemutu, Whakarewarewa and Ngāpuna

What development outcomes would you like to see within these zones?

Are the heights and densities in the MDRS appropriate?

	Current	MDRS
Height	7.5m	11m + 1m
Density	1 house / 250m ²	3 houses /site
Front Yards	3m	1.5m
Side and Rear	2.5m	1m
Height envelope	3m +45 degrees	4m + 60 degrees
Building coverage	50%	50%
Glazing, landscaping, outlook space	No controls	Controls

Residential 3 Zones

Are there cultural values associated with Ōhinemutu, Whakarewarewa and Ngāpuna that need to be protected?

	ONFL	SNA	Other
Ōhinemutu	Adjoins	Yes - in some areas	Marae Height Protection, Archaeological Sites, Heritage Sites
Whakarewarewa	Yes	Yes	Marae Height Protection, Heritage buildings
Ngāpuna	Yes – in some areas	No (but nearby)	Marae Height Protection,

Residential 3 Zones

Natural hazards – geothermal activity, and in some areas flooding, will naturally constrain development.



Is it appropriate to enable greater development potential through the Medium Density Residential Standards or leave the zoning as it is?