

### Purpose of indicator

Dwelling density and section size have a number of impacts on the people who live in the urban area. When areas become densely developed, issues arise such as lack of privacy, noise, shading from other buildings and the need for adequate open spaces to offset the reduction in private outdoor living space. Minimum section sizes are set in certain areas of the district to address these types of considerations.

### Current information and trend

Table 7.2 shows the most common type of consent granted in residential zones is for building closer to a neighbour's boundary or building a house taller than 7.5 m. Although this may seem a minor issue when building a house, the cumulative effect on the look of the neighbourhood needs to be considered. When buildings are close to each other some amenity is compromised, such as privacy, outdoor living space, sunshine and noise.

Additional households (with a floor area greater than 72m<sup>2</sup>) and subsidiary households (less than 72m<sup>2</sup>) contribute to dwelling density, and they are the second and third most common type of land use consents that have been sought from Council.

Consents for offices and childcare facilities are few in number, but over time the cumulative effects will need to be considered. Because these types of activities generate different effects than a normal dwelling, special consideration is given to factors such as traffic generation, parking space, noise, and hours of operation.

Table 7.3 shows that there are fewer lots available for potential development, dwelling density is greater and section sizes are smaller than in 2001. Maximising development potential within the urban area is a desirable outcome as infrastructure required for housing exists and travel distance for people to get to work, school and other amenities is minimised. Figure 7.11 shows areas in the urban environment which have not reached the minimum lot size stated in the district plan.

**Table 7.2 Top five types of land use consents granted in residential zones 2003-2007**

Consent Type	2003-04	2004-05	2005-06	2006-07	Total
Building closer to neighbour/ building over height	174	181	209	193	757
Additional Household Unit	15	28	34	28	105
Subsidiary household unit	6	18	12	17	53
Offices	6	4	9	4	23
Childcare Facility	4	3	4	2	13
TOTAL	205	234	268	244	951

Source: Rotorua District Council, 2007

**Table 7.3 Residential development indicators**

Year	Dwellings density	Median section size	Sections for potential development
2001	8.57	819m <sup>2</sup>	7763
2006	8.78	809.9m <sup>2</sup>	6349

Source: Rotorua District Council, 2007

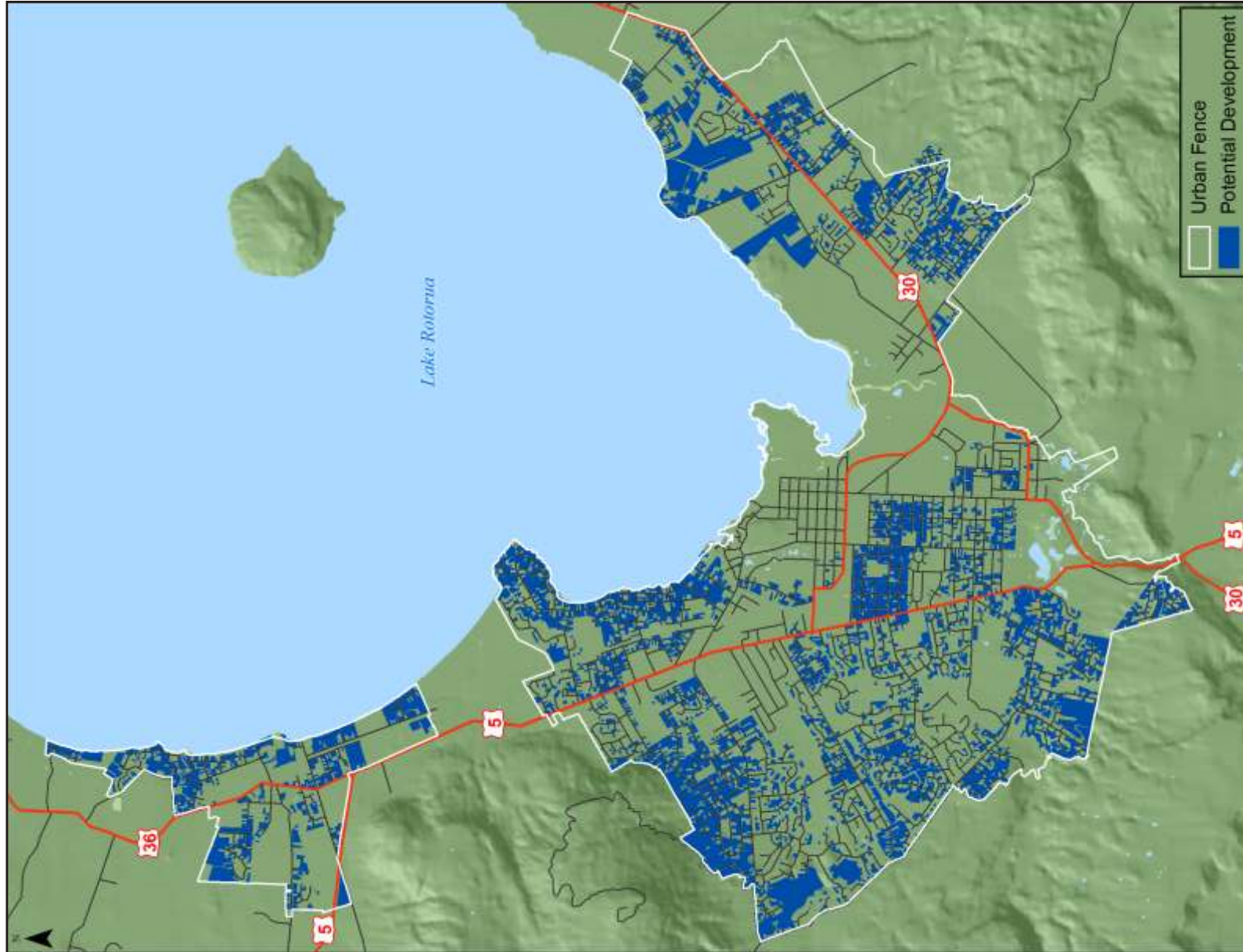
### What the community said

Rotorua residents were asked if they were concerned with subdivision in their area. In 2006 most people (75%) were not concerned with subdivision. Of those who were concerned the most common reasons for concern were fear for loss of character (44%), loss of privacy (31%) and less land available for farming or forestry in the district (22%). A greater number of people have become more concerned about increases in vehicle movements, traffic noise and removal of vegetation in 2006 than in 2002.





Figure 7.11 Potential for development in the urban area



Source: Rotorua District Council, 2007

# Urban design and amenity: industrial and commercial development



## Indicator 7.5 Industrial vacancy rate (%) and commercial vacancy rate (%)

STEADY

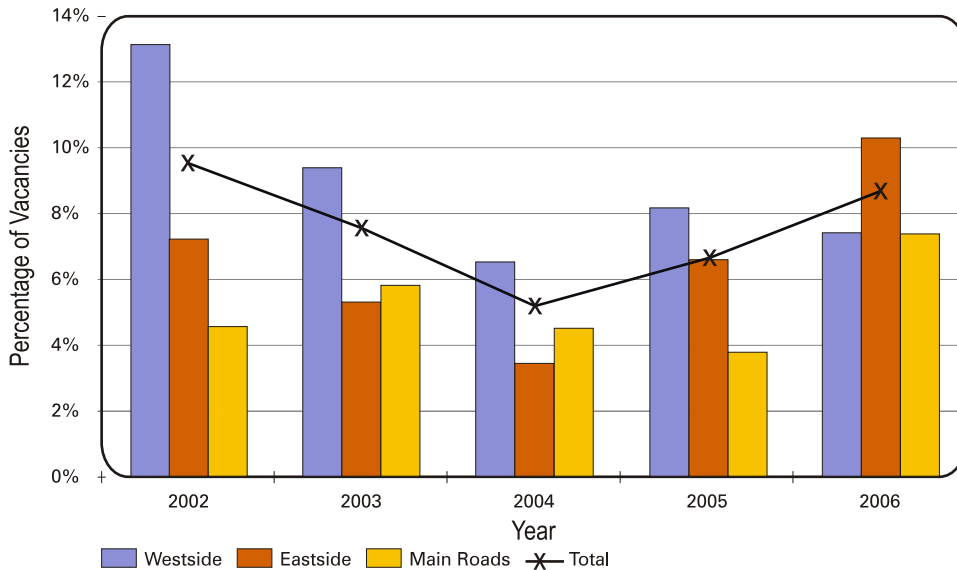
### Purpose of indicator

Monitoring land availability and vacancy rates of industrial and commercial activities helps in planning for future land use in a way that responds to the demand.

### Current information and trend

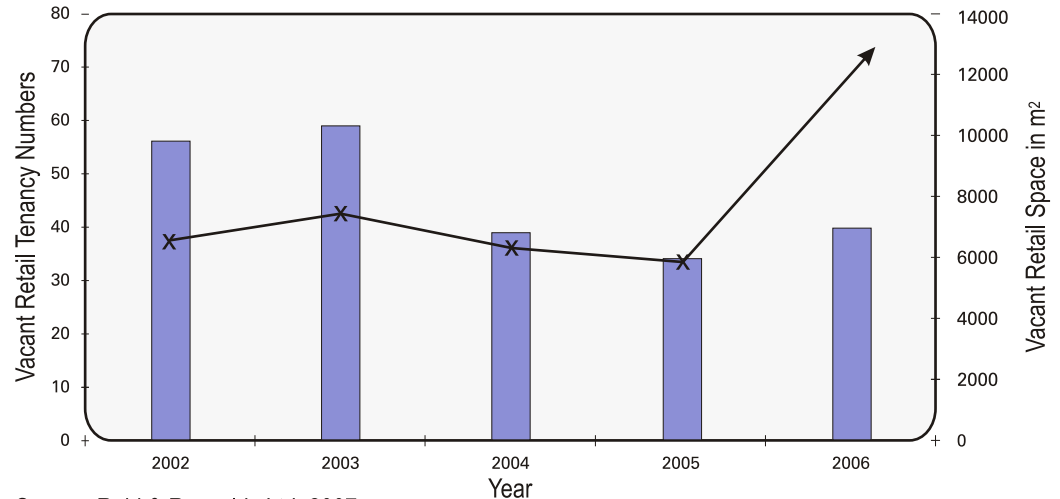
The CBD is a very dynamic place. In the past few years new businesses have opened while other businesses have relocated within the CBD. Vacancy rates can be affected by a number of factors such as quality and location of buildings, business opportunities and rate of development of the CBD. The long term trend from 1997 to 2006 (Figure 7.12) shows some variability, but in general there has been a decline in the number of vacant industrial buildings, which is a desirable outcome. The overall stock of premises available for tenancy has also increased in this time period.

Figure 7.12 Rotorua industrial overall vacancy rates



Source: Reid & Reynolds Ltd, 2007

Figure 7.13 Rotorua retail vacancies



Source: Reid & Reynolds Ltd, 2007

The number of retail vacancies has generally decreased since 2001 (Figure 7.13), which is also a desirable outcome. Although the amount of physical vacant space doubled from 2005 to 2006, the number of vacancies did not alter significantly during that period. This is mainly due to the relocation of businesses, such as Farmers, from the CBD to the Rotorua Central Mall resulting in large areas of floor space becoming vacant. The number of vacant offices has increased from 2002 to 2006 although the period in between shows a greater number of offices were tenanted.

### What the community said

A CBD's design and appearance, and suitability of buildings, contribute to its economic health through consumer appeal. Fifty percent of surveyed residents said the design and appearance of city centre buildings were either good or very good, and 41% believed it had become better or a lot better in the past two years.

