



The new rules for building houses



The future of housing in the Western Bay

Why are the housing rules changing now?

Central Government has introduced a new law that means we need to replace our local housing rules - with new rules that allow people to build more homes and different kinds of homes. This new law applies to towns around the country that are experiencing a housing shortage. Te Puke and Ōmokoroa fits this brief.

This new law is the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. It directs the councils of high-growth places, including the Western Bay of Plenty District Council and Te Puke and Ōmokoroa town, to change their plans to include new rules called the Medium Density Residential Standards (MDRS).

Council is required by the Act to change our District Plan to include these standards, to help speed up development of new and different houses.

What are the Medium Density Residential Standards?

The standards in the MDRS are much more enabling than the operative District Plan. For example, currently the District Plan allows one dwelling (house) on a Suburban Residential Zone site up to 9 metres in height, with resource consent required for more than this. The MDRS standards below allow people to build up to three dwellings of up to three storeys (a height of 11 metres) on most sections in residential zones, without needing to obtain a resource consent (they will still need a building consent).

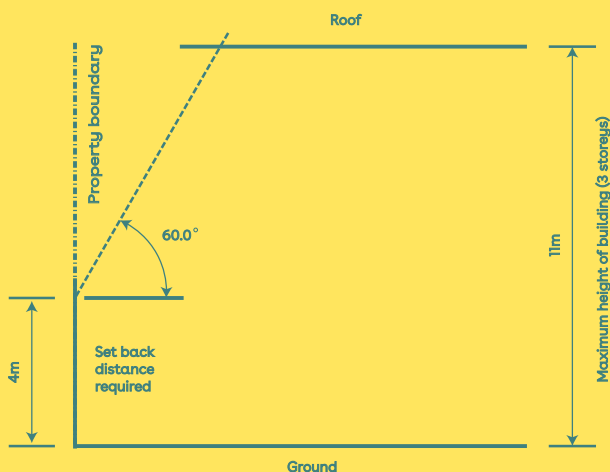
The MDRS has nine rules that must be included to make it 'Permitted Activity' that doesn't need a resource consent.

These rules will apply from 20 August 2022.

The nine rules are (see the diagrams below):

No. of dwellings	up to	3
Height	up to	11 metres (3 storeys)
Overshadowing	up to	4m high and 60° recession
Setbacks	as close as	1.5m on front boundary 1m on side boundaries
Building coverage	up to	50% site coverage
Outdoor Living	of at least	20 square metres
Outlook space	of at least	4m x 4m for a main window (living room)
Windows to Street	of at least	20% street facing windows
Landscaped area	of at least	20% grass, plants, trees

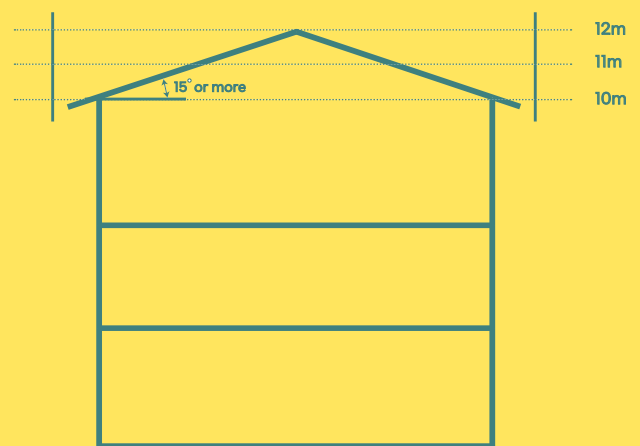
MDRS building size in relation to boundary



Height in relation to boundary:

- The MDRS says buildings must be set back a minimum of 1.5 metres on the front boundary, and minimum 1m on side boundaries.
- This set back will be larger depending on the height of the building, to avoid overshadowing neighbouring properties.
- The MDRS says buildings must be set back from the boundary at a distance where the edge of the roof is on a 60° recession plane measured from 4 metres vertically above ground level from all boundaries (see diagram above).
- This means that taller buildings must be further away from their boundaries.
- The Western Bay of Plenty District Plan currently permits 45° measured from 2.0 metres at the boundary.

MDRS building height rules



Building height:

- Permitted to 11 metres in height (3 storeys), except that 50% of a building's roof may exceed this height by 1 metre, where the entire roof slopes 15° or more. This allows for the multi pitch style roofs, at shallow angles.
- Current District Plan rule for standalone houses 9 metres maximum

For more information, please visit westernbay.govt.nz/housing-rules