1.0 Introduction

1.1 The front yard rules in Section 13 - Residential and Section 14 - Medium Density Residential only refer to residential dwellings, medium density dwellings and garages. The District Plan does not have a front yard requirement for permitted buildings/structures other than dwellings or garages, for example, a carport or shed. Plan Change 43 amends Rules 13.4.1(c)(i) and 14.4.1(d)(i) to ensure that these buildings/structures have a front yard requirement.

1.2 No submissions or further submissions were received on Plan Change 43.

1.3 For a full background to the Plan Change and the proposed provisions please refer to the Section 32 Report. For a list of the proposed provisions only, please refer to the document titled ‘Summary of Recommendations – All Section 32 Reports’.

2.0 Recommendation

That Rules 13.4.1(c)(i) and 14.4.1(d)(i) be amended as notified.

3.0 Plan Change 43 – Recommended Changes to the District Plan First Review

3.1 The purpose of this part of the report is to show the Proposed Plan Change in full.

3.2 Recommended changes to the District Plan First review are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in red.

3.3 Amend Rule 13.4.1(c)(i) as follows:

Rule 13.4.1(c)(i)

(i) Front Yards shall be no less than the following:
   Residential Dwellings (not including garages) 4m
   Other buildings/structures including all garages (all) 5m
3.4 Amendment 14.4.1(c)(i) as follows:

Rule 14.4.1(d)(i)

(i) Front Yards shall be no less than the following:
   Medium Density Dwellings (not including garages) 3m
   Other buildings/structures including all garages (all) 5m