

# Decision Report

## Plan Change 17 – Front Yard Definition

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### Important Note

The Proposed District Plan May 2011 Annotated Version was the current version of the District Plan when Plan Changes 1-27 were notified in November 2011 and this version was therefore used as the base document for preparing the Plan Changes and the Section 32 and Planning Reports.

Since then the District Plan has been made operative (16 June 2012). The Operative District Plan 2012 is now the current version of the District Plan and therefore Plan Changes 1-27 are proposed to change this version only.

For the purpose of understanding how decisions on this Plan Change relate to the Section 32 and Planning Report and to both versions of the District Plan discussed above, this Decision Report is divided into three parts.

Part A contains the decisions made on the topics in the Planning Report and uses the Proposed District Plan May 2011 Annotated Version as the base document.

Part B shows how the full notified Plan Change and subsequent decisions on topics would change the Proposed District Plan May 2011 Annotated Version Base Document.

Part C shows how the full notified Plan Change and subsequent decisions on topics are proposed to change the Operative District Plan 2012.

### Advice to Submitters:

Submitters will be familiar with the rule and map numbers from the Proposed District Plan May 2011 Annotated Version and so should refer to Parts A and B of this report to understand the decisions on their submission points.

However any submitter wishing to make an appeal will need to refer to the rule and map numbers of the Operative District Plan 2012 in Part C and reference these in their appeal.

## Part A: Decisions on Topics in the Planning Report

Any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions on the topics in the Planning Reports in [blue](#).

### Topic 1: Amend the Definition of 'Front Yard' to ensure that it also applies to structure plan roads

#### Decision

That the definition of 'Front Yard' be amended to include both structure plan roads and designated roads. The definition of 'Front Yard' in the District Plan therefore be amended as follows:

“Front Yard” means an area of land between the road boundary (including the boundary of any structure plan road or designated road) and a line parallel thereto, extending across the full width of the lot.”

The following submissions are therefore:

### Accepted in Part

Submission	Point Number	Name
13	4	Aurecon.

### Reason for Decision

By including structure plan roads and designated roads in the definition of ‘Front Yard’ will encourage developers to take these roads into consideration when planning the location and orientation of a house on a specific lot. It will also allow for the planning for possible future effects such as noise, dust, vibration and open space amenity. Due to the additional space (4m opposed to 1.5m which is required for side and rear yard), the planning and construction of structure plan roads will not be compromised.

## Part B: Changes to the Proposed District Plan May 2011 Annotated Version Base Document

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

**That the following amendments to the definition of ‘Front Yard’ be included to read as follows:**

“Front Yard” means an area of land between the road boundary (including the boundary of any structure plan road or designated road) and a line parallel thereto, extending across the full width of the lot.”

## Part C: Changes to the Operative District Plan 2012

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

**That the following amendments to the definition of ‘Front Yard’ be included to read as follows:**

“Front Yard” means an area of land between the road boundary (including the boundary of any Structure Plan road or designated road) and a line parallel thereto, extending across the full width of the lot.”