

Planning Report

Plan Change 43 – Front Yards for Buildings/Structures in the Residential and Medium Density Residential Zones

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 <i>Dwellings</i> (not including garages) | 4m |
| <u>Other buildings/structures including all</u> garages (all) | 5m |

3.4 Amend Rule 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 <i>Dwellings</i> (not including garages) | 3m |
| <u>Other <i>buildings/structures</i> including all</u> garages (all) | 5m |