

INTERPRETATION NOTE: YARD SETBACKS

WAIKATO DISTRICT PLAN (FRANKLIN SECTION)

VERSION 1 - 01/05/17



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DOES THIS AFFECT ME?

This Interpretation Note is relevant to anyone with land subject to the Franklin Section of the District Plan who is proposing to build and is interested to know which boundary setbacks apply.

WHAT DOES IT MEAN FOR ME?

The Franklin Section includes building setbacks which differ in each zone and also differ depending on the type of boundary you are measuring from. This note will help you establish the types of boundaries you have and therefore which setbacks apply. Failing to meet a setback means resource consent is required.

1. What is a Yard?

YARD means a part of a site which, except as otherwise provided by this plan, is to be unoccupied and unobstructed by buildings from the ground upwards provided that eaves may overhang by up to 650mm.

2. What are the Yard Types?

The common yard types are defined as follows;

1. *FRONT YARD means a yard between the street boundary and a line parallel thereto and extending across the full width of the site provided that where any building line is shown on the plan maps this line shall be substituted for the existing street boundary for the purpose of ascertaining the commencement position of any front yard depth;*
2. *REAR YARD means a yard in any site other than a corner site, between the rear boundary of the site and a line parallel to that boundary extending across the full width of the site, provided that a rear yard in respect of any rear site means a continuous yard bounded by all the boundaries of the net site area;*
3. *SIDE YARD means a yard which, except for any portion of the site comprised in a front or rear yard, lies between the full-length of a side boundary and a line parallel thereto, provided that in respect of a corner site, every boundary not being a street frontage shall be deemed to be a side boundary.*

There are other zone-specific yard types that are not covered in this Interpretation Note.

3. Site Types

There are four types of sites listed under the Franklin Section:

- Front Site,
- Corner Site,
- Through Site,
- Rear Site.

These, along with interpretation notes regarding setbacks, are discussed below.

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7 Bow Street,
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Te Kauwhata Office
1 Main Road,
Te Kauwhata

Tuakau Office
2 Dominion Road,
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4. Front Site

What is a Front Site?

FRONT SITE means either:

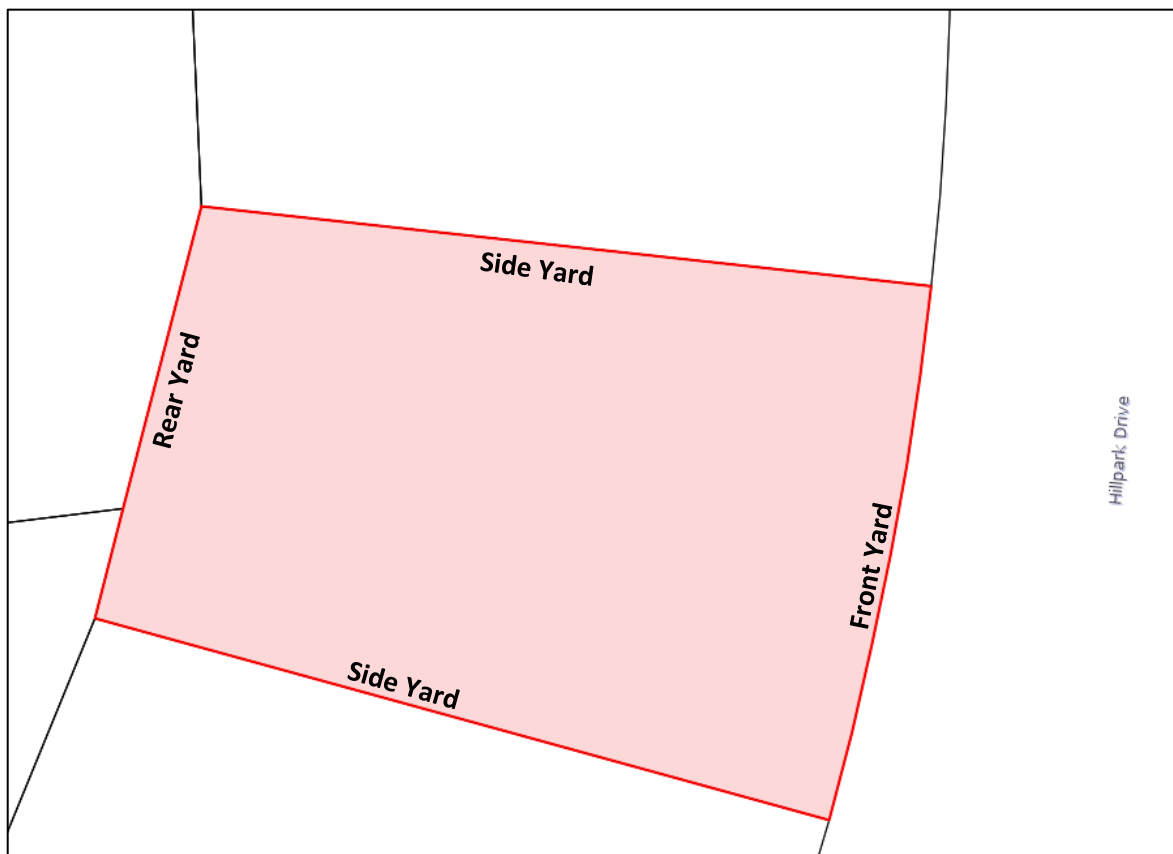
- (i) A site whose frontage is not less than two-thirds the maximum width of the site, measured parallel to its street frontage, or
- (ii) In any Zone where a minimum frontage is not prescribed or indirectly determined by a shape factor Rule, any site with a frontage not less than 10 metres;

Provided that front site shall exclude any corner site as defined below.

Interpretation of yard setback rules for front sites:

Front sites are subject to the following yard setbacks (see diagram below);

- (a) Front yard setbacks apply along all road boundaries
- (b) Side yard setbacks apply to all other boundaries except front and rear boundaries
- (c) Rear yard setbacks apply to the boundary that is parallel to the road boundary



5. Corner site

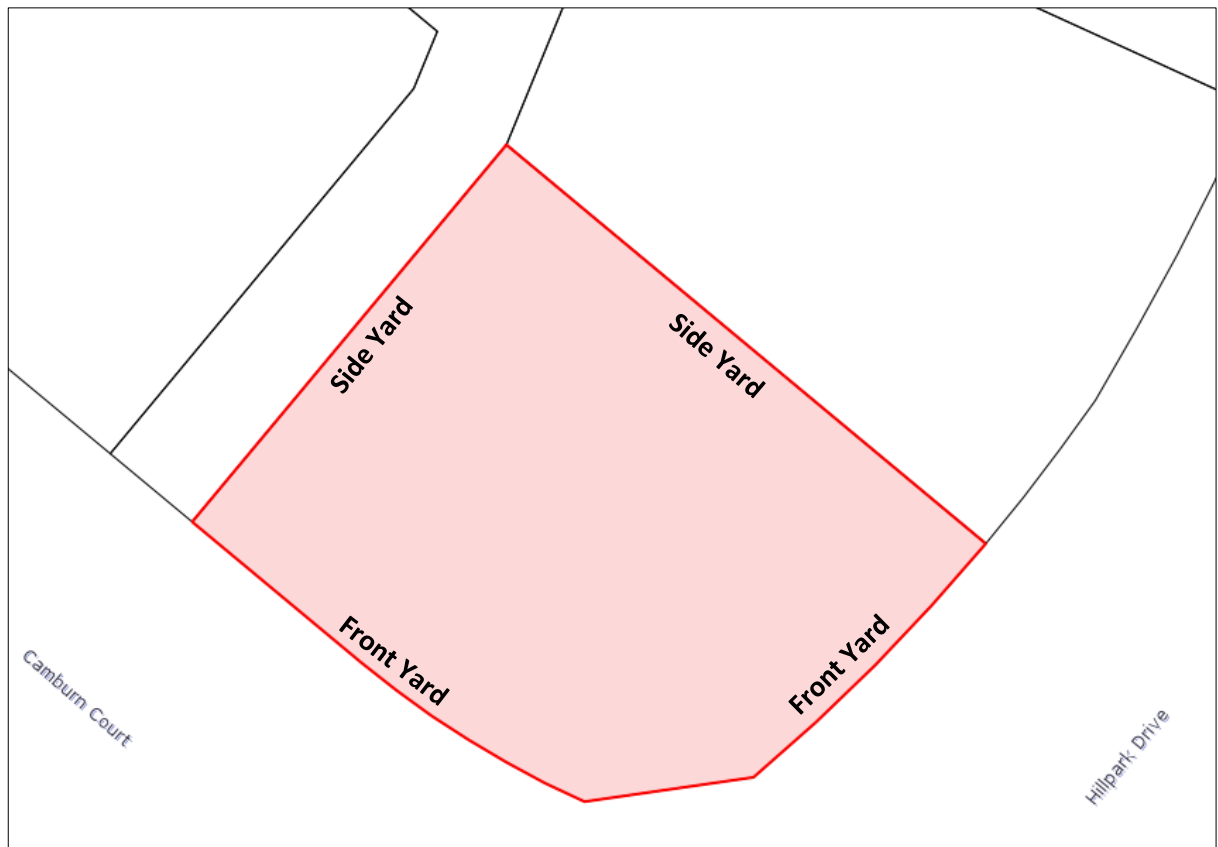
What is a Corner Site?

CORNER SITE means a site which lies within a general change of direction of the abutting street or streets.

Interpretation of yard setback rules for corner sites:

Corner sites are subject to the following yard setbacks (see diagram below);

- (a) Front yard setbacks apply along all road boundaries
- (b) Side yard setbacks apply to the remaining boundaries adjoining to other sites
- (c) Rear yard setbacks do not apply



6. Through Site

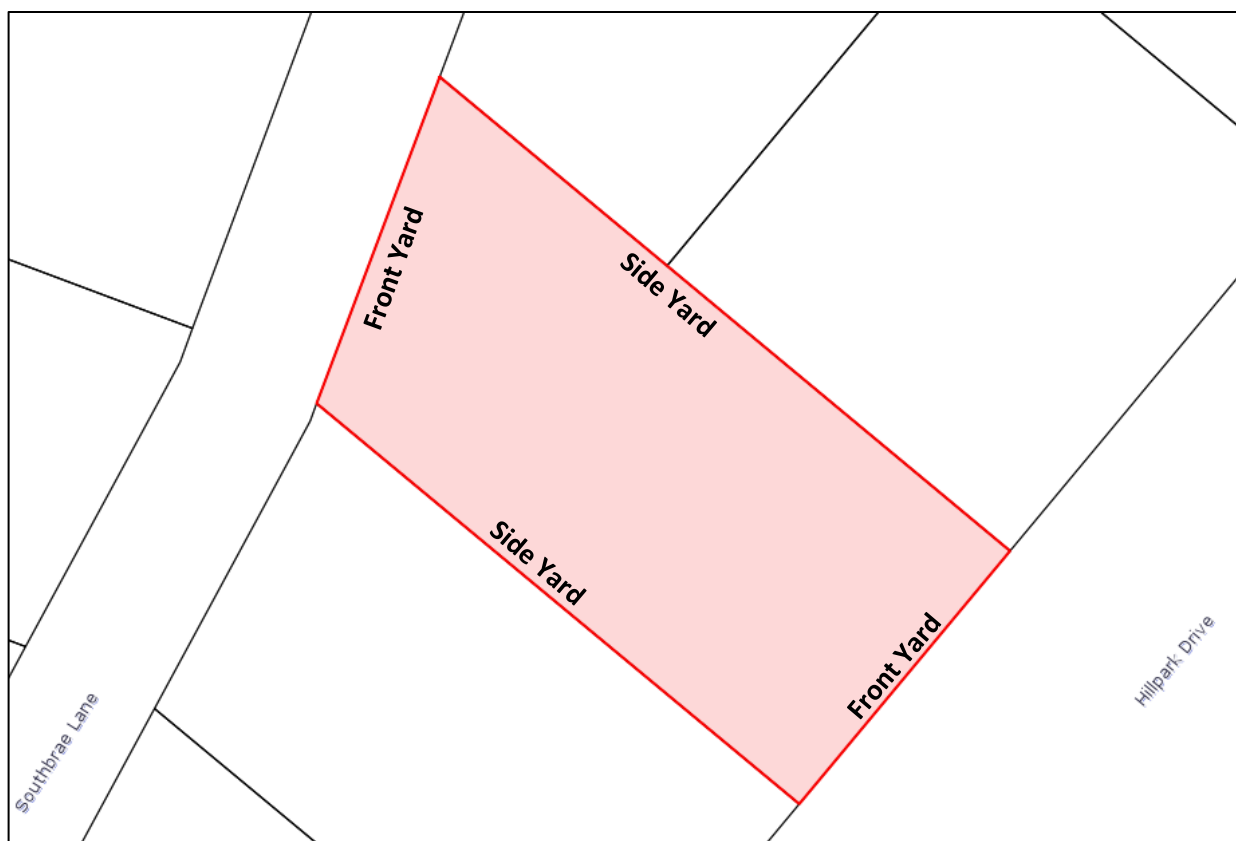
What is a Through Site?

THROUGH SITE means any site having two or more street frontages that are not contiguous.

Interpretation of yard setback rules for through sites:

Through sites are subject to the following yard setbacks (see diagram below);

- (a) Front yard setbacks apply to each boundary adjoining to a street
- (b) Side yard setbacks apply to the remaining boundaries adjacent to other properties
- (c) Rear yard setbacks do not apply



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7. Rear Site

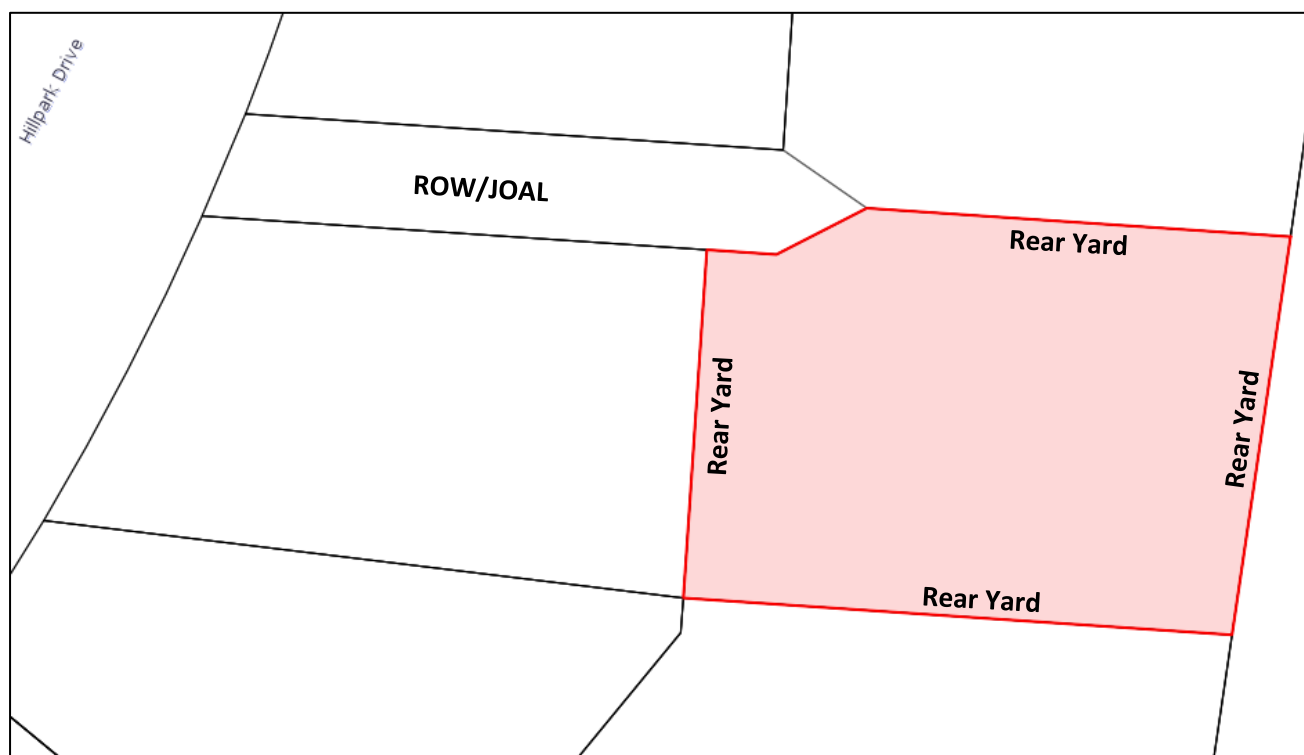
What is a Rear Site?

REAR SITE means any site other than a front, corner or through site as defined above.

8. Interpretation of yard setback rules for rear sites:

Rear sites are subject to the following yard setbacks (see diagram below);

- (a) Front yard setbacks do not apply
- (b) Side yard setbacks do not apply
- (c) Rear yard setbacks apply to the whole site



NOTE: Right of Ways (ROW) and Jointly Owned Access Lots (JOAL) are not considered to be roads under the Franklin Section.

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