

iv.	<u>Buildings that share a common wall along an internal boundary.</u>	Nil
v.	<u>All other buildings where the internal boundary of the site adjoins an access or part of an access.</u>	1 metre
vi.	<u>Buildings, balconies and decks on sites adjacent or abutting a designated rail corridor.</u>	4 metres from the rail corridor boundary
vii.	<u>Additional setbacks are required from specified internal boundaries in the Prestons Outline Development Plan.</u>	Refer to Prestons Outline Development Plan

- b. The above setbacks do not apply to the sites shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan [Appendix 8.10.28](#), unless a residential unit constructed on these sites is demolished and rebuilt.
- c. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.
- d. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

#### 14.12.2.6 Minimum setback and distance to living area windows and balconies

- a. The minimum setback from an internal boundary for a living area window, including studio units, shall be 3 metres (and 4 metres for living area windows and balconies on floors above ground level).
- b. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.

#### 14.12.2.7 Landscaping

- a. The full length of the road frontage not used as vehicle or pedestrian access, shall be landscaped to a minimum depth of 2 metres measured from the road frontage.
- b. Landscaping shall be provided in specified areas within the:
  - i. Prestons Outline Development Plan area in accordance with [Appendix 8.10.25](#) narrative section 1; and
  - ii. Highfield Outline Development Plan area in accordance with [Appendix 8.10.26](#) narrative section 8.
- c. This rule does not apply to a comprehensive residential development.

#### 14.12.2.8 Fencing in the road boundary setback

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.2 metres.
- b. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
- d. Within the Prestons Outline Development Plan area ([Appendix 8.10.25](#)), clause (a) shall apply except that the maximum height of any fence shall not exceed 2 metres where the fence is at least 50% transparent.
- e. Additional fencing requirements in the Prestons Outline Development Plan area are specified in [Appendix 8.10.25](#) narrative section 1.
- f. This rule does not apply to a comprehensive residential development.