Appendix A – Recommended Amendments to the Light Industrial Zone Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

LIGHT INDUSTRIAL ZONE - LIZ

Overview and Purpose

The purpose of the Light Industrial Zone is to provide for predominantly *light industrial activities* which do not generate offensive or objectionable levels of *discharges*, odour or *noise* which would create adverse *effects* on the adjoining residential, rural and commercial zones. The Light Industrial Zone will support the economic needs of the local community and fulfil an important role in providing employment opportunities.

The zone is also appropriate for activities which are compatible with *light industrial activities* and which support the local economy and community. Compatible activities may include *retail activities* such as wholesalers and activities where outdoor storage of goods for sale, carparking, loading and manoeuvring areas are generally required. These activities also typically require more *land* due to the bulky nature of the product being sold and so are generally located on the periphery of established centres. Rather than competing with the Town Centre or other Commercial Zones, these types of activities can complement them.

Sensitive activities which may hinder the efficient use and purpose of the Light Industrial Zone are discouraged from establishing in the zone unless they are ancillary to a permitted activity. Encroachment of non-*industrial activities* or incompatible activities into areas zoned for that purpose may threaten the availability and affordability of industrial land.

The Light Industrial Zone is generally an area which has a predominantly working *environment* with lower levels of *amenity value* compared to Commercial zones. Adverse *effects* are anticipated to be managed within the zone *boundaries*, however, *amenity values* at the interface with other zones should be managed to minimise cross *boundary* affects.

Development Area

In order to support economic growth within the District additional *land* is identified for general industrial zoning to the south of Gore. The development of this area will be managed through Outline Development Plans (ODPs) to ensure growth occurs in a coordinated manner with good levels of urban design,

connectivity, integrated servicing *infrastructure* and provision of green corridors. The Development Area Chapter provisions are applicable to this area. It is anticipated this zone will develop in a staged fashion based on the future use of the Racecourse.

Large Format Retail Precinct (PREC1)

Provision of some limited *large format retail activities* is anticipated within the Light Industrial Zone between the railway line and Mersey Street in the *Large Format Retail* precinct (PREC1). Elsewhere in the zone *large format retail* is not encouraged due to the risk of detracting from the Town Centre.

This chapter contains objectives, policies, and rules which apply specifically to the Large Format Retail Precinct in addition to the provisions of the underlying Light Industrial Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Creamoata Precinct (PREC2)

Specific provision is made for the Sargent Dan Stockfood activity which is based in the Creamoata Building (formerly Flemmings). A precinct (PREC2) is provided on this *site* in recognition of the connection and association the activity has with the historic use of the Creamota Building and the regional significance of the activity in terms of economic and employment opportunities.

This chapter contains objectives, policies, and rules which apply specifically to the Creamoata Precinct in addition to the provisions of the underlying Light Industrial Zone. The Precinct provisions shall prevail where there is any conflict between the provisions.

Objectives

LIZ-O1 The Light industrial zone contributes to the economic ~~wellbeing~~ well-being of the community by providing for a range of existing and future *light industrial activities*.

LIZ-O2 The range of activities provided for within the Light Industrial Zone do not detract from the vitality, vibrancy and character of the Commercial and Mixed Use Zones.

LIZ-O3 The purpose of the Light Industrial Zone is not compromised by incompatible activities or built form.

LIZ-O4 The Light Industrial Zone provides for a safe, functional working *environment* with an appropriate and reasonable level of amenity consistent with the purpose of the zone.

Appendix A – Recommended Amendments to the Light Industrial Zone Chapter

LIZ-O5 The adverse environmental *effects*, or impacts on Ngāi Tahu cultural values, generated by activities within the Light Industrial Zone are managed, particularly at zone *boundaries*.

LIZ-PREC1-O1 The *Large Format Retail* precinct enables *large format retail activities* establishing in a location close to the Town Centre Zone to support the purpose and function of that zone.

LIZ-PREC2-O1 The Creamoata Precinct enables the ongoing use of the Creamoata Building and associated *site* by Sargent Dan Stockfoods Limited (or a similar business) to process, package and distribute stockfood and undertake ancillary associated activities which utilise the historic mill and oven facilities on the *site*. The precinct supports the regionally significant activity and historical connection with the Creamoata Building as a milling and processing *site*.

Policies

LIZ-P1 Enable activities to establish which support the purpose of the Light Industrial zone, including *light industrial activities*, *service stations*, *trade and industry training facilities* and *emergency service facilities*.

LIZ-P2 Provide for compatible activities to establish and operate within the Light Industrial Zone where they are:

1. of a similar scale and nature to other permitted activities; or
2. ancillary to the main activity on *site*; or
3. necessary to support the needs of workers within the zone.

LIZ-P3 Avoid activities that may:

1. undermine the viability, vitality and function of the Town Centre and Local Centre Zones.
2. generate significant *discharges* such as odour, *dust*, *contaminants* or *noise*.
3. result in conflict and/or potential *reverse sensitivity effects* with existing or anticipated activities.

LIZ-P4 Require activities and development to maintain a level of on-*site* amenity, particularly at zone interfaces, consistent with the purpose of the zone by:

1. ensuring the bulk, location and scale of *structures* are compatible with the role and function of the zone.
2. requiring outdoor storage and service areas to be screened along *road* and side *boundaries* to protect *amenity values* of adjoining *sites* avoid cross *boundary effects* and maintain or enhance streetscape amenity.

3. requiring appropriate setbacks to waterways to maintain and enhance amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai ~~Ngāi Tahu cultural values~~ and natural character. **[amendment subject to consistency with other amended policies across the PDP]**
4. providing landscaping, particularly along *road* frontages, to maintain *amenity values* within the zone and in streetscapes.
5. responding to the underlying relationship between Ngāi Tahu and the natural *environment*.

LIZ-P5 Manage adverse *effects* of activities within the zone to maintain the character and amenity of adjoining zones.

LIZ-P6 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

LIZ-PREC1-P1 Enable *large format retail activities* to complement the Town Centre Zone whilst ensuring the anticipated *amenity values* of the Light Industrial Zone are maintained.

LIZ-PREC2-P1 Enable the continued use of the Creamoata building for milling, processing, packaging and *ancillary activities* which recognise and utilise the historic function and purpose of the *building*.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Other legislation**
	The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council. The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in *river beds*. In certain circumstances resource consent will be required from Environment Southland.

Appendix A – Recommended Amendments to the Light Industrial Zone Chapter

Rules

LIZ-R1	***Light Industrial Activity***	
LIZ-R2	***Trade and Industrial Training Facility***	
LIZ-R3	***Emergency Services Facility***	
LIZ-R4	***Service Station***	
All areas	**LIZ-R1 to LIZ-R4** **Activity status:** Permitted Where: 1. Any new, relocated, or extended *buildings* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
LIZ-R5	***Retail Activity***	
All areas	**Activity status:** Permitted Where: 1. The *retail activity* is limited to one or more of the following: (a) an *ancillary activity* which is the sale of products generated by the activity undertaken on that *site*; (b) the hire of goods which require outdoor storage; (c) take-away food premises; (d) sale of products that require outdoor storage or are one or more of the following:	**Activity status where compliance is not achieved with:** **LIZ-R5(1):** Non-Complying **LIZ-R5(2):** Restricted Discretionary **Matters of discretion:** The matters of discretion for the relevant infringed standard.

	(i) cars, boats, tractors or other machinery or vehicles; (ii) automotive and marine supplies. (iii) building supplies; (iv) farming and agricultural supplies; (v) garden and landscaping supplies; (vi) office furniture. 2. Any new, relocated, or extended *building* or *structures* comply with all Light Industrial Zone Standards except LIZ-S10.	
PREC1 **Large Format Retail Precinct**	**Activity Status:** Permitted Where: 3. The *retail activity* has a minimum floor area of 450m²; and 4. Any new, relocated, or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved with:** **LIZ-R5(3) and LIZ-R5(4):** Restricted Discretionary **Matters of discretion:** 1. The extent to which locating the activity in the Light Industrial Zone may adversely impact on the role and function of the Town Centre zone. 2. The extent to which the activity may limit or constrain the establishment and use of *land* for activities that are permitted in the zone. 3. Any potential *reverse sensitivity effects* and/or conflict with existing activities and Ngāi Tahu cultural values and the ability to mitigate those *effects*. 4. The ability to service the activity and any associated buildings.

		5. The matters of discretion for the relevant infringed standard.
LIZ-R6	***Food and Beverage Activity***	
	Activity Status: Permitted Where: 1. The activity is a take-away food premises where the maximum area accessible to the public does not exceed 50 square metres; and 2. Any new, relocated, or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved:** Non-Complying
LIZ-R7	***Residential Activity***	
All areas	**Activity status:** Permitted Where:	**Activity status where compliance is not achieved:** Non-Complying

	1. The activity is ancillary to the *light industrial activity* which is undertaken on that *site*; and 2. The *residential unit* or accommodation is occupied by a person(s) in a caretaker and/or security role or used as temporary overnight accommodation for a person(s) associated with the activity undertaken on *site*; and 3. There is a no more than one *residential unit* on the *site*; and 4. There is no more than one bedroom; and 5. The activity complies with NOISE-S3 (*acoustic treatment*). 6. Any new, relocated, or extended *building* or *structure* comply with all Light Industrial Zone Standards.	
LIZ-R8	***Office Activity***	
All areas	**Activity status:** Permitted Where: 1. It is ancillary to the activity permitted under LIZ-R1-R4 which is undertaken on that *site* and does not occupy a floor area greater than 100m². 2. Any new, relocated, or extended *building* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity may limit or constrain the establishment and use of *land* for permitted activities. 2. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects*. 3. The extent to which it is necessary to establish the activity in the Light Industrial Zone. 4. The ability to service the activity and any associated buildings.

		5. The matters of discretion for the relevant infringed standard.
LIZ-R9	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
LIZ-R10	***Industrial Activity***	
Creamoata Precinct (PREC2)	**Activity status:** Permitted Where: 1. The activity involves the following activities: (a) Milling. (b) Processing. (c) Packaging. (d) associated *ancillary activities*. 2. Any new, relocated, or extended *building* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved with:** **LIZ-R10(1) and LIZ-R10(2):** Restricted Discretionary **Matters of discretion:** 1. The extent to which there is a need for the activity to locate within the Precinct. 2. The relationship of the activity and the *historic character* and functional purpose of the Creamoata Mills building. 3. *Effects* on *amenity values* and the character of the zone from *noise* and *discharge*. 4. *Effects* on the *amenity values* of adjoining zones.

		5. *Effects* of traffic generation from the activity. 6. The ability to service the activity and any associated *buildings*. 7. The matters of discretion for the relevant infringed standard.
All areas except the Creamoata Precinct (PREC2)	**Activity status:** Restricted Discretionary Where: 3. The activity complies with NOISE-S1 for the Light Industrial zone. 4. The activity is not a *Significant Hazardous Facility.* 5. Any new, relocated, or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10. **Matters of discretion:** 1. *Effects* on *amenity values* and the character of the zone from *noise* and any other *discharge*. 2. *Effects* on the *amenity values* of adjoining zones. 3. *Effects* of traffic generation from the activity. 4. The extent to which it is necessary to establish the activity within the zone. 5. The ability to service the activity and any associated *buildings*.	**Activity status where compliance is not achieved with:** **LIZ-R10(3):** Discretionary **LIZ-R10(4):** Non-Complying **LIZ-R10(5):** Discretionary

	6. The matters of discretion for any relevant infringed standard, including NOISE-S1.	
LIZ-R11	***Community Facility***	
LIZ-R12	***Community Corrections Activity***	
LIZ-R13	***Entertainment and Hospitality Activities***	
LIZ-R14	***Healthcare Activity***	
All areas	**LIZ-R11 to LIZ-R14** **Activity status:** Restricted Discretionary Where: 1. Any new, relocated, or extended *buildings* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10. 2. The activity is not located within the South Gore Development Area. **Matters of discretion:** 1. The extent to which the activity may limit or constrain the establishment and use of *land* for permitted activities. 2. Any potential *reverse sensitivity effects* and the ability to mitigate these *effects*. 3. The ability to service the activity and any associated *buildings*. 4. The matters of discretion for the relevant infringed standard.	**Activity status where compliance not achieved with:** **LIZ-R11 to LIZ-R14(1):** Discretionary **LIZ-R11 to LIZ-R14(2):** Discretionary

LIZ-R15	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Appendix A – Recommended Amendments to the Light Industrial Zone Chapter

Standards

LIZ-S1	***Height***	
All Activities	1. The *building* must not exceed a maximum *height* of 12 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape, including impacts on views to and between features of importance to Ngāi Tahu. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
LIZ-S2	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 2.6 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned General Residential, Medium Density Residential, Large Lot Residential or Māori Purpose Zone. (b) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	(i) this standard does not apply to boundaries with other sites in the Light Industrial Zone. (ii) this standard does not apply to *road* boundaries; (iii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
LIZ-S3	***Setbacks* to a *road boundary***	
All activities	1. All *Buildings* and *structures* must be *setback* a minimum of 2 metres from a *road boundary*. Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no setback is required for a fence. (c) no setback is required in the Creamoata Precinct.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*.

		4. The reason for the reduced *setback*.
LIZ-S4	***Setbacks* to side and rear *boundaries***	
All activities	1. All *Buildings* and *structures* must be *setback* a minimum of 2 metres from any side or rear *boundary* which adjoins: (a) a *site* within any zone other than General Industrial Zone, Light Industrial Zone or Rural Lifestyle Zone. (b) a scheduled *heritage item*. 2. *Buildings* must be setback a minimum of 10 metres from any boundary which adjoins a Rural Lifestyle Zone. Except that: (i) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (ii) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (iii) no setback is required for a fence. (iv) no setback is required for any structure less than 1.8m in height and 5m² floor area.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
LIZ-S5	***Setbacks* to *streams* and *rivers***	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4)	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

(c) 5m for low order rivers or streams (order 1 and 2).

Except that fences of post and wire construction are permitted within the setback where these are:

(i) not constructed with wire mesh;
(ii) not located within the stream or riverbed;
(iii) not constructed across the stream or river channel; or
(iv) not constructed across or along a stopbank.

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.
2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and ~~/or habitats~~ proposed mitigation measures, including:
   (a) opportunities for enhancement and restoration;
   (b) methods proposed to monitor or inspect the works undertaken;
   (c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
   (d) management of potential adverse effects through a *Council Authorised Biodiversity Management Plan*.
4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
6. The *effects* on public and customary *access* to the stream or *river*.
7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

LIZ-S6	Landscaping	
All activities	1. A landscaping strip with an average width of 2 metres along the frontage of the *site* is provided. 2. Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. Except for any area required for vehicle or *pedestrian access* and for any site within the Creamoata Precinct	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the streetscape and surrounding *environment*. 2. The overall landscaping provided on-site.

LIZ-S7	Screening	
All activities	Screening must be provided for: 1. The *boundary* of a *site* that adjoins a *site*: (a) in the Medium Density Residential, General Residential or Large Lot Residential Zones or the General Rural or Rural Lifestyle Zones; or (b) containing a scheduled *heritage item* The screening must be either: (i) planting and/or landscaping to a minimum depth of 2 metres with species that will grow to at least 2m in *height*; or (ii) a solid, close-boarded enclosed fence made with a minimum *height* of 1.8m and a maximum *height* of 2m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity is able to be screened from the adjoining *site*. 2. The *effect* of the non-compliance on the character and amenity of the adjoining *site*.

	2. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. Except that: This standard does not apply to *buildings* that share a *common wall* along the *boundary*.	
LIZ-S8	***Landscaped permeable area***	
All activities	1. At least 10 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The ability to manage *stormwater* on-*site* and the potential impact on *water* quality. 2. The overall landscaping provided on the *site*. 3. *Effects* on the visual amenity of the surrounding *environment*. 4. *Effects* on the practical use and layout of the *site*.
LIZ-S9	**Screening of outdoor storage area and parking area**	
All activities	1. Any on-*site* service area, including rubbish collection areas, must be fully screened by a solid, close-boarded 1.8m high or landscaping from view of: (a) Public *road* (b) Adjoining *site* (c) Other public space	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the visual amenity and character of the streetscape.

	Except that outdoor storage of goods for sale as part of the activity do not require screening from a public *road*. 2. Any on-*site* parking must be fully screened by a 1.8m fence or landscaping from view of adjoining *sites*. 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 4. Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind.	2. The visual amenity of adjoining Residential zoned *sites* including shading; 3. The service, storage and parking needs of the activity and the size and location of service, storage and parking areas. 4. The time period, type and volume of goods for which the outdoor storage area will be used. 5. The ability to mitigate any adverse visual *effects* resulting from reduced or no screening of the outdoor storage area through alternative means. 6. Any adverse effects on the road network.
LIZ-S10	***Outdoor living space***	
Residential activities	1. Each residential unit must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space*.

Appendix A – Recommended Amendments to the Light Industrial Zone Chapter

LIZ-S11	**Setback from Rail Corridor**	
All activities	1. Any *building* greater than 3m but no greater than 5m in *height* shall be setback at least 1m from the legal *boundary* with the rail corridor of the Main South Line. 2. Any *building* greater than 5m but no greater than 9.5m in *height* shall be setback at least 2.5m from the legal *boundary* with the rail corridor of the Main South Line. 3. Any *building* greater than 9.5m in *height* shall be setback at least 3.5m from the legal *boundary* with the rail corridor of the Main South Line.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding *environment.* 3. The reason for the reduced setback.