

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

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

LARGE LOT RESIDENTIAL ZONE - LLRZ

Overview and Purpose

The purpose of the Large Lot Residential zone is to provide for lower density living than the General Residential zone. The Large Lot Residential Zone provides an opportunity for people to enjoy a spacious living *environment* while being close to an urban centre. The Large Lot Residential Zone is typically located on the fringe of *urban areas* and provides a transition to the surrounding *rural area*.

The elements that generally define the District's large lot residential character are:

- large sections that have capacity for large *residential units* and extensive landscaping; and
- low density residential built form and residential land use; and
- high levels of on-site amenity and privacy; and
- where reticulation is not available, on-site servicing is provided.

The Zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring that residential *amenity values* and the low density built *environment* are maintained and enhanced, alongside underlying Ngāi Tahu relationships with the natural *environment*, including those listed in MW2.3. The potential adverse *effects of buildings* are controlled by bulk and location standards.

Home business and other activities that support the social and economic health and ~~wellbeing~~ well-being of the community may occur in the Zone where these are compatible with large lot residential character and *amenity values*. Non-residential activities that are incompatible with residential character and *amenity values*, or which are more appropriately located within the Town Centre Zone, Local Centre, Mixed Use Zone, General Industrial Zone, Light Industrial, or the Neighbourhood Centre Zone are discouraged.

Eversfield Precinct (PREC12)

The location of the Precinct reflects the natural progression of urban development. Nonetheless, the purpose of this precinct is to recognise and protect the existing development pattern of larger lots in this residential area, and to continue to provide for low impact *agricultural activities* employed to maintain the land.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

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

Gore West Development Area

Sporadic and uncoordinated *subdivision*, land use and development can result in ad-hoc urban growth and can give rise to adverse environmental *effects*. Growth utilising greenfield *land* in Gore West will be enabled in line with the West Gore Residential Development Area Chapter. The Development Area will ensure a high level of connectivity with existing communities is established through a network of open space, *pedestrian* paths and vehicle linkages. The Gore West growth area will encompass a variety of residential densities to encourage different housing typologies to meet the needs of the community. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.

Objectives

- LLRZ-O1 Existing and future residential needs are met within the District.
- LLRZ-O2 The character and qualities of the Large Lot Residential Zone comprise:
1. low density *residential activities* on large *sites*;
 2. retention of an open and spacious semi-urban character at the rural interface; and
 3. high amenity living *environments*.
- LLRZ-O3 Non-*residential activities* in the Large Lot Residential Zone are limited to those activities that provide for the health, safety and well-being of the community and preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone.
- LLRZ-O4 Development is provided with appropriate *infrastructure* and adverse effects on *infrastructure* networks are managed so that the operation, maintenance, upgrade and development of the infrastructure is not compromised minimised.
- LLRZ-PREC12-O1 The Eversfield Precinct primarily provides for residential activities and compatible low impact rural activities on larger lots.

Policies

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

- LLRZ-P1 Provide for a low density and spacious residential character.
- LLRZ-P2 Where reticulated services are not available, require activities to be self-sufficient and ensure appropriate on-site service provision is provided, having particular regard to:
1. the method of *sewage* and stormwater treatment and disposal;
 2. the location, capacity and design of the proposed on-site services;
 3. the environmental and cultural *effects* of the proposed on-site services, including minimising adverse *effects* on ecosystems; and
 4. ensuring the location of vehicle accessways, manoeuvring and *stormwater* dispersal areas do not adversely affect the functioning of any on-site *wastewater* system.
- LLRZ-P3 Require development to be of a *height* and bulk, and have sufficient *setbacks* and open space to:
1. maintain the open character and spaciousness of the zone; and
 2. maintain sufficient open space through setbacks and building coverage, to provide for landscaping, outdoor living space, and, where required, on-site water, *wastewater* and *stormwater* disposal; and
 3. protect rivers and streams from inappropriate built form; and
 4. respond to the underlying relationship Ngāi Tahu hold with the natural *environment*, including those listed in MW2.3.
- LLRZ-P4 Enable *home business* activities where:
1. they are compatible with the character and qualities of the surrounding area; and
 2. nuisance *effects* on adjacent *sites* are avoided; and
 3. traffic *effects*, including employee, customer and visitor visits to the *site* are managed; and
 4. the hours of operation are compatible with residential character and do not compromise residential amenity.
- LLRZ-P5 *Visitor Accommodation* and *Homestay* activities are enabled where they are contained within a *residential unit* and adverse *effects* on residential character and amenity is managed through limiting the scale and/or frequency of activity.
- LLRZ-P6 Allow *healthcare activities*, *education**al* *facilities*, *retirement villages* and *community facilities* where they:
1. have a functional and compelling operational need to locate within a Large Lot Residential Zone; ~~or and~~
 2. avoid any adverse *effects* on the residential *amenity values* of adjoining residential properties and the surrounding area; and
 3. contribute to the health and wellbeing well-being of people in the surrounding area; and
 4. are of a scale and design that maintains the character of the surrounding area; and
 5. provide adequate transport provision to maintain *road* safety and efficiency; and

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

6. are adequately serviced.

LLRZ-P7 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

LLRZ-P8 Avoid activities that are incompatible with the character, qualities and purpose of the Large Lot Residential Zone except where the activity is critical infrastructure that has a functional need or operational need for its location.

LLRZ-PREC12-P1 Enable low impact *agricultural, horticultural and pastoral activities* where they are compatible with the amenity and values of the precinct and surrounding residential area.

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

Work or activity of the Crown

Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

Rules

LLRZ-R1 <i>Residential Activity</i>		
All areas	Activity status: Permitted	Activity status where compliance is not achieved with:
	Where:	
	1. For <i>residential units</i> and <i>minor residential units</i> , standard LLRZ-S1 Density is met; and	LLRZ-R1(1) and LLRZ-R1(2): Non-complying
	2. For <i>minor residential units</i> , the maximum floor area shall be 60 square meters; and	LLRZ-R1(3): Restricted Discretionary
	3. For <i>residential units</i> and <i>minor residential units</i> , standard LLRZ-S2 Servicing is met.	Matters of discretion:
		1. The ability to provide suitable on-site alternative services.
	4. Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9 <u>and LLRZ-S10.</u>	LLRZ-R1(4): Restricted Discretionary
		Matters of discretion:
		1. The matters of discretion of any infringed standard.
LLRZ-R2 <i>Home Business</i>		
All areas	Activity status: Permitted	Activity status where compliance is not achieved:
	Where:	Restricted Discretionary
	1. The activity occupies no more than 50 square meters of the <i>gross floor area</i> of the <i>buildings</i> on the <i>site</i> ; and	Matters of discretion:
	2. Goods, materials and/or equipment associated with the activity must be stored within a <i>building</i> ; and	1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i> .
		2. Compatibility with the character and amenity of the surrounding residential area.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site*; and
4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and
5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0730 and 1900 Monday to Saturday; and
6. Any new, relocated or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9 and LLRZ-S10.

3. Transport effects.
4. Hours of operation.
5. Servicing including the positive effects of low impact design.
6. The matters of discretion of any infringed standard.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

LLRZ-R3	Visitor Accommodation	
All areas	Activity status: Permitted Where: 1. The activity is undertaken in a <i>residential unit</i> or minor <i>residential unit</i>; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a <i>site</i> per 12 month period, running January to December inclusively; and 4. The activity is registered with Council prior to commencement, and 5. Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9 <u>and LLRZ-S10</u>.	Activity status where compliance is not achieved with: LLRZ-R3(1): Discretionary LLRZ-R3(2), LLRZ-R3(3) and LLRZ-R3(4): Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. 2. The management of <i>noise</i>, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. LLRZ-R3(5): Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

LLRZ-R4	Homestay
All areas	Activity status: Permitted Where: 1. A person resides at the property full time; and 2. The maximum occupancy does not exceed 5 persons; and 3. Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9 <u>and LLRZ-S10</u>. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of the adjacent <i>sites</i>. 2. Compatibility with the character and amenity of the surrounding residential area. 3. Impacts on street parking and neighbours. 4. Servicing including the positive effects of low impact design. 5. The matters of discretion of any infringed standard.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

LLRZ-R5	Supported Residential Accommodation Activity	
All areas	Activity status: Permitted 1. The maximum occupancy does not exceed 8 residents; and 2. Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9 <u>and LLRZ-S10.</u>	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. 2. The management of <i>noise</i>, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Servicing including the positive effects of low impact design. 5. The matters of discretion of any infringed standard.
LLRZ-R6	Educational facility	
All areas	Activity status: Permitted Where: 1. The <i>educational facility</i> is within a <i>residential unit</i> or <i>minor residential unit</i>; and 2. The activity is for home-based child care services and the maximum number of children on the <i>site</i> does not exceed 8; and 3. The hours of operation are between 7am and 7pm, Monday to Friday; and	Activity status where compliance is not achieved: Discretionary

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

4. Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8, ~~and~~ LLRZ-S9 <u>and LLRZ-S10</u>. <i>Note: these requirements do not apply to children who normally reside at the site.</i>		
LLRZ-R7	Use of Reserve Land	
All areas	Activity status: Permitted Where: 1. All <i>land</i> 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
LLRZ-PREC12-R1	Agricultural, horticultural and pastoral activities	
PREC12 Eversfield Precinct	Activity Status: Permitted Where: 1. Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	Activity Status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

LLRZ-R8	<i>Retirement Village</i>	
LLRZ-R9	<i>Community facility</i>	
LLRZ-R10	<i>Healthcare Activity</i>	
All areas	LLRZ-R8, LLRZ-R9 and LLRZ-R10 Activity status: Discretionary	Activity status where compliance is not achieved: N/A
~~LLRZ-R11~~	~~<i>Sensitive Activity</i>~~	
~~All areas~~	~~Activity status: Discretionary~~ ~~Where:~~ ~~1. Any sensitive activity located within the Water Supply Treatment Facility Buffer Area.~~	~~Activity status where compliance is not achieved: N/A~~
LLRZ-R12	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 is not achieved: N/A

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

Standards

LLRZ-S1 Density		
Residential activities	1. There shall be no more than one <i>residential unit</i> per 2000m ² ; and	Activity status where compliance is not achieved with: LLRZ-S1(1) and LLRZ-S1(2): Non-Complying
except within PREC12	2. There shall be a maximum density of one <i>minor residential unit</i> per <i>residential unit</i> .	
PREC12 Eversfield Precinct	3. There shall be no more than one <i>residential unit</i> per 8000m ² . 4. <u>For sites under 8000m², no more than one <i>residential unit</i> per site; and</u> 5. <u>There shall be a maximum density of one <i>minor residential unit</i> per <i>residential unit</i>.</u>	LLRZ-S1(3): Non-Complying
LLRZ-S2 Servicing		
All activities	1. Where available any <i>residential unit, minor residential unit</i> and <i>buildings</i> for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any <i>residential unit</i> and <i>buildings</i> for non-residential activities shall be connected to a Council reticulated <i>wastewater</i> network. 3. Where Council reticulated water supply is unavailable, any <i>residential unit</i> and <i>buildings</i> for non-residential activities must:	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: The ability to provide suitable on-site alternative services

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

	(a) be connected to a community <i>drinking water</i> supply; or (b) be connected to a private <i>drinking water</i> supply; or (c) provide ~~store 45,000 litres of~~ potable water on-site from another source. 4. Where Council reticulated <i>wastewater</i> is unavailable, any <i>residential unit</i> and <i>buildings</i> for non-residential activities must: (a) be provided with an on-site <i>wastewater</i> treatment and disposal system.	
LLRZ-S3	<i>Height</i>	
All activities	1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> is 8 metres above ground level. Excluding any roof mounted <i>structures</i> such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the <i>height</i> 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 <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and streetscape. 3. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i>. 4. The reason for the increase in <i>height</i>.
LLRZ-S4	<i>Height in Relation to boundary</i>	
All activities	1. No part of any <i>building</i> or <i>structure</i> projects beyond the <i>height in relation to boundary</i> plane measured from points 2.6m above <i>ground level</i> at <i>site</i> boundaries.	Activity status where compliance not achieved: Restricted Discretionary Matters of Discretion:

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

	See Appendix 2 for <i>boundary</i> plane angles. Except that: (a) this standard does not apply to <i>road</i> boundaries; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the <i>boundary</i>, 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 (ii) roof mounted <i>structures</i> such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the <i>structure</i> does not extend more than 1m above <i>height</i> limit specific in LLRZ-S3 and has a maximum width of 1m <i>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</i>	1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i>.
LLRZ-S5	Setback to side and rear boundaries	
All activities	1. Any <i>building</i> or <i>structure</i> is <i>setback</i> a minimum of 4m from any side and rear <i>boundary</i>. Except that the following are permitted within the setback: (a) Fences. (b) water tanks provided they are screened from public views from the road and neighbouring sites. (c) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> ~~by a maximum of 600 mm.~~ a maximum of 350mm without the need	Activity status where compliance is not achieved: Restricted Discretionary Matters of Discretion: 1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse <i>effect</i> on adjoining <i>sites</i> through layout, <i>building</i> design and landscaping.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

	<u>for fire rating, and 600mm where there is a fire rating required under NZBC.</u> (d) an <i>accessory building</i>, either stand alone or attached to the <i>residential unit</i>, may be <i>setback</i> a minimum of 2m from the side or rear <i>boundary</i> provided that the maximum length of the <i>building</i> adjacent to the property <i>boundary</i> does not exceed 10 metres and does not contain any windows or openings.	3. The extent to which the reduction in the <i>setback</i> is necessary due to the shape or natural and physical features of the <i>site</i>.
LLRZ-S6	<i>Setback to roads</i>	
All activities	1. Any <i>building</i> or <i>structure</i> is <i>setback</i> a minimum of 6m from any <i>road boundary</i>. Except that: (a) fences are permitted within the setback (b) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> by a maximum of <u>350mm without the need for fire rating and 600mm where there is a required fire rating under NZBC.</u>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safety and efficiency of the <i>road</i> network. 2. <i>Effects</i> on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding <i>environment</i>. 4. The reason for the reduced <i>setback</i>.
LLRZ-S7	<i>Setback to rivers and streams</i>	
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); and	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Whether there is a <i>functional need</i> for the <i>building</i> or <i>structure</i> to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

	(c) 5m for low order rivers or streams (order 1 and 2). <u>Except that fences of post and wire construction are permitted within the setback where these are:</u> <u>(i) not constructed with wire mesh;</u> <u>(ii) not located within the stream or riverbed;</u> <u>(iii) not constructed across the stream or river channel; or</u> <u>(iv) not constructed across or along a stopbank</u> Refer to Appendix 3 for river and stream orders <u>and guidance on riverbed extents and the location of banks for measuring setbacks.</u>	- The effects on water quality and the stability and health of the stream bed and banks, including erosion and <i>sedimentation control measures</i>. - The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous <i>biodiversity</i> and ~~/or habitats~~ <u>proposed mitigation measures, including:</u> <u>opportunities for enhancement and restoration;</u> <u>methods proposed to monitor or inspect the works undertaken;</u> <u>the timing of works to minimise adverse effects on threatened or at risk indigenous species; and</u> <u>management of potential adverse effects through a Council Authorised Biodiversity Management Plan.</u> - 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 Maitai River. - Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. - The effects on public and customary access to the stream or <i>river</i>. - The potential for flooding and to create new or exacerbate existing <i>natural hazards</i>, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other <i>sites</i>.
LLRZ-S8	Building Coverage	
All activities	The maximum building coverage shall not exceed 35 percent per site.	Activity status where compliance is not achieved: Restricted Discretionary

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

	Except that eaves, gutters and downpipes are not considered within the calculation.	Matters of discretion: 1. The <i>effects</i> on the character and amenity the surrounding area and streetscape. 2. The <i>effects</i> on <i>stormwater</i> management. 3. Adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i> including visual dominance.
LLRZ-S9	<i>Landscaped Permeable Area</i>	
All activities	1. At least 30 percent of the <i>net site area</i> shall comprise <i>landscaped permeable area</i>.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. External appearance, location and visual dominance of the <i>building(s)</i> as viewed from the street(s) and adjacent properties. 2. <i>Stormwater</i> management.
LLRZ-S10	<u>Setback from Rail Corridor</u>	
<u>All activities</u>	1. <u>Any building no greater than 3m in height shall be setback at least 1m from the legal boundary with the rail corridor of the Main South Line.</u> 2. <u>Any building greater than 3m but no greater than 5m in height shall be setback at least 1.5m from the legal boundary with the rail corridor of the Main South Line.</u> 3. <u>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.</u>	<u>Activity status where compliance is not achieved:</u> <u>Restricted Discretionary</u> <u>Matters of discretion:</u> 1. <u>The safe and efficient operation of the rail network.</u> 2. <u>Compatibility with the surrounding environment.</u> 3. <u>The reason for the reduced setback.</u>

Appendix A – Recommended Amendments to the Large Lot Residential Zone Chapter

4. 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.