

Overview

The district's Light Industrial zone complements the Heavy Industrial zone and facilitates a range of activities which contribute to the district's economic well being. The Light Industrial zone provides for a range of light¹ industrial activities that are unlikely to produce offensive or objectionable environmental effects but may generate some adverse effects but do not generate objectionable odour, dust or noise or elevated risk to people's health and safety, including those associated with odour, dust or noise.²

Activities within this zone may include light manufacturing, contractor depots, automotive and marine repair, service industries, trade suppliers³ and some compatible commercial activities. Unlike the Mixed Use zone, the Light Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces.⁴ It may also serve as a buffer between the Heavy Industrial zone and General Residential or Mixed Use zones.

Council has a responsibility under the RMA, the National Policy Statement on Urban Development and the RPS to ensure that there is sufficient business land available to meet the future demands of the district, so⁵ that development occurs in the right location and that it⁶ is appropriately serviced.

Objectives	
LIZ-01	The Light Industrial zone is utilised for the efficient operation of light industrial activities and is managed to ensure its long-term protection, including from: <ul style="list-style-type: none"> a. land fragmentation; b. land sterilisation; and c. reverse sensitivity effects.
LIZ-02	The Light Industrial zone accommodates a range of light industrial activities that: <ul style="list-style-type: none"> a. efficiently use the physical resources of the zone; b. include, but are not limited to, warehouse storage, automotive repairs, minor <u>engineering and light manufacturing activities, product assembly.⁷</u> <u>are characterised largely by light manufacturing, contractor depots, automotive and marine repair and service industries;</u> c. are not unreasonably constrained by surrounding activities, and d. avoid compromising the operation of future light industrial activities within the zone.
LIZ-03	Enable land use and subdivision in the Light Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it.
LIZ-04	The adverse environmental effects generated by light industrial activities are managed, in particular at zone boundaries.
LIZ-05	The Light Industrial zone <u>accommodates provides for⁸</u> a limited range of commercial activities which either support light industrial activities or are not anticipated in the Mixed Use zone.
Policies	
LIZ-P1	Enable development and operation of light industrial activities in the Light Industrial zone.

¹ Consequential amendments

² S432.003 and others - consequential amendments

³ Consequential amendments

⁴ S371.016 and others

⁵ Clause 16 amendment

⁶ Clause 16 amendment

⁷ S509.002

⁸ S371.017

LIZ-P2	<p>Require all subdivision in the Light Industrial zone to provide the following reticulated <u>wastewater, stormwater and potable water services and local electricity distribution network</u> to the boundary of each lot <u>(where available)</u> and encourage all subdivision to provide the following reticulated services to the boundary of each lot:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment.⁹ b. local electricity distribution network; and c. wastewater, potable water supply and stormwater where they are available.¹⁰
LIZ-P3	<p>Avoid the establishment of activities that do not support the function of the Light Industrial zone, including:</p> <ul style="list-style-type: none"> a. heavy industrial activities; offensive trade (excluding waste management facility);¹¹ b. residential activities <u>(where they are not ancillary to a Light Industrial activity)</u>,¹² c. community facilities; d. retirement villages; e. education facilities <u>(excluding trades training)</u>,¹³ and f. sport and recreation facilities.
LIZ-P4	<p>Allow commercial activities in the Light Industrial zone that:</p> <ul style="list-style-type: none"> a. are complementary to and support light industrial activities; or b. require larger sites and may not accommodate amenity values anticipated in the Mixed Use zone.
LIZ-P5	<p>Ensure that built form is of a scale and design that is:</p> <ul style="list-style-type: none"> a. consistent with the amenity of the Light Industrial zone; and b. complementary to the character and amenity of adjoining zones.
LIZ-P6	<p><u>Consider the following matters where relevant when assessing and managing the effects of</u> Manage land use and subdivision in the Light Industrial Zone:¹⁴ <u>to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</u></p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the light industrial environment and purpose of the zone; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. <u>opportunities for connectivity, within and between developments, public open space, services and facilities;</u>¹⁵ d. for non-<u>light</u>¹⁶ industrial activities: <ul style="list-style-type: none"> i. scale and compatibility with <u>light</u>¹⁷ industrial activities; ii. potential reverse sensitivity effects on <u>light</u>¹⁸ industrial activities. e. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones.

⁹ Consequential amendments

¹⁰ Consequential amendments

¹¹ Consequential amendments

¹² Consequential amendments

¹³ S331.086 Consequential amendments

¹⁴ Clause 16 corrections

¹⁵ S271.037 and others

¹⁶ Consequential amendments

¹⁷ Consequential amendments

¹⁸ Consequential amendments

	<ul style="list-style-type: none"> f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste such as industrial by-products. g. managing natural hazards; h. the adequacy of roading infrastructure to service the proposed activity; i. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
Rules	

Notes:

1. There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetlands, lakes and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

LIZ-R1	New buildings or structures, <u>relocated buildings or</u>¹⁹ and extensions or alterations to existing buildings or structures	
Light Industrial zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure on the site does not exceed a GBA of 450m².²⁰ <u>The new building or structure, relocated buildings²¹ or extension or alteration to an existing building or structure, will accommodate a permitted, restricted discretionary or discretionary activity.</u>²²</p> <p>PER-2 Any ancillary activity (including residential activity) occupies no more than 15% of the GFA of the industrial building, and is located within or is attached to the same building as the industrial activity.</p>	<p>Activity status where compliance not achieved with <u>PER -2</u> or <u>PER-3</u>: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard; b. the extent of the necessity to locate the ancillary activity with the industrial activity; c. the extent to which the ancillary activity may result in trade distribution effects, or impact on the function of the Light Industrial zone; and d. the extent to which the ancillary activity adversely impacts on the transport network and road

¹⁹ S482.007²⁰ S360.012 and others²¹ S482.007²² S368.011

	<p>PER-32 The new building or structure, or extension or alteration to an existing building or structure <u>that increases the existing building footprint</u>, complies with standards: LIZ-S1 Maximum height; LIZ-S2 Height in relation to boundary; LIZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); LIZ-S4 Setback from MHWS;²³ LIZ-S5 Outdoor storage; LIZ-S6 Landscaping and screening on road boundaries; LIZ-S7 Landscaping for sites that adjoin any sites other than mixed use or industrial; and LIZ-S8 Coverage-; and <u>LIZ-SX Pedestrian frontages</u>²⁴</p> <p>PER-3 <u>Extension or alteration to an existing building or structure that does not increase the building footprint, complies with standards:</u> <u>LIZ-S1 Maximum height; and</u> <u>LIZ-S2 Height in relation to boundary.</u>²⁵</p>	<p>safety-</p> <p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
LIZ-RX	Light Industrial Activity	
Light Industrial zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 <u>Any ancillary activity (excluding residential activity) is located within or is attached to the same building and occupies no more than 15% of the GFA or 180m² whichever is lesser.</u></p> <p>Or</p> <p>PER-2 <u>Any residential ancillary activity is located within or is attached to the same building and occupies no more than 15% of the GFA or 180m² whichever is lesser.</u></p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>the necessity to locate the ancillary activity in the Light Industrial Zone;</u> b. <u>whether the ancillary activity is more appropriate to be located in another zone;</u> c. <u>the extent to which the ancillary activity may result in trade distribution effects, or impact on the function of the Light Industrial zone; and</u> d. <u>the extent to which the ancillary activity adversely impacts on the roading network and road</u>

²³ Consequential amendments

²⁴ S368.011

²⁵ S509.004

		<u>safety.</u> ²⁶
		<u>Activity status where compliance not achieved with PER-2: Non-complying</u>
LIZ-R2	Trade supplier	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
LIZ-R3	Emergency service facility	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
LIZ-R4	Public toilet	
Light Industrial zone	Activity status: Permitted Where: PER-1 The building or structure complies with standards: LIZ-S1 Maximum height; LIZ-S2 Height in relation to boundary; LIZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); LIZ-S4 Setback from MHWS; and LIZ-S8 Coverage.	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.

²⁶ S371.018 and others

LIZ-R5	Convenience stores, restaurants, cafés and takeaway food outlets	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Discretionary
	Where: PER-1 The convenience store, restaurant, café or takeaway food outlet does not exceed a GFA of 2300m ² . ²⁷	
LIZ-R6	Conservation activity	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
LIZ-RXX	Trades training²⁸	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable²⁹
LIZ-RXY	Waste management facility	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable³⁰
LIZ-R7	Commercial activity	
Light Industrial zone - Waipapa control area	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
Light Industrial zone excluding the Waipapa control area³¹	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
LIZ-RYY³²	Supermarkets	
Light Industrial zone – Waipapa	Activity status: Permitted	Activity status where compliance not achieved: Not applicable

²⁷ S432.013²⁸ S331.086²⁹ S331.086³⁰ S360.008³¹ S432.015³² S363.030

<u>control area</u>		
<u>Light Industrial zone – excluding the Waipapa control area</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>LIZ-RXZ</u>	<u>Large format retail activity</u>	
<u>Light Industrial zone - Waipapa control area</u>	<u>Activity status: Permitted</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>Light Industrial zone excluding the Waipapa control area</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable³³</u>
<u>LIZ-R8</u>	<u>Sport and active³⁴ recreation activity</u>	
<u>Light Industrial zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>LIZ-RY</u>	<u>Industrial activity (excluding offensive trade)</u>	
<u>Light Industrial zone</u>	<u>Activity status: Discretionary</u> Note: This rule does not apply to <u>Light industrial activities assessed under LIZ-RX Light industrial activity</u>	<u>Activity status where compliance not achieved: Not applicable³⁵</u>
<u>LIZ-R9</u>	<u>Activities not otherwise listed in this chapter</u>	
<u>Light Industrial zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>LIZ-R10</u>	<u>Community facility</u>	
<u>Light Industrial zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>

³³ S432.015³⁴ Clause 16 amendment³⁵ S371.018

LIZ-R11	Residential activity	
Light Industrial zone	Activity status: Non-complying <u>Note: Applies to residential activities not provided for in LIZ-RX Light industrial activity³⁶</u>	Activity status where compliance not achieved: Not applicable
LIZ-R12	Retirement village	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R13	Visitor accommodation	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R14	Cleanfill area or landfill, including managed fill	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R15	Offensive trade (excluding waste management facility)³⁷	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R16	Community corrections activity	
Light Industrial zone	Activity status: <u>Permitted</u> Non-complying³⁸ <u>PER-1</u> <u>The number of people onsite does not exceed twelve.</u>	Activity status where compliance not achieved <u>with PER-1: Discretionary</u> <u>Not applicable</u>
LIZ-R17	Commercial composting	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R18	Primary production <u>Farming</u>	
Light Industrial zone	Activity status: Non-complying <u>Permitted</u>³⁹	Activity status where compliance not achieved: Not applicable
LIZ-RZ	<u>Mining and quarrying</u>	
<u>Light</u>	<u>Activity status: Non-complying</u> ⁴⁰	<u>Activity status where compliance not</u>

³⁶ Consequential amendments³⁷ S360.008 consequential amendments³⁸ S432.026 and others³⁹ S432.025⁴⁰ S432.025

Industrial zone		achieved: Not applicable
LIZ-R19	Educational facility (excluding trades training)⁴¹	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
LIZ-S1	Maximum height	
Light Industrial zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level, except that any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Rural-Residential, Māori Purpose, Open Space, Natural Open Space, or Sport and Active Recreation does not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; or iii. lift overruns provided these do not exceed the height by more than 1m above the building envelope on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.
LIZ-S2	Height in relation to boundary	
Light Industrial zone	<p>Any building or structure, or extension or alteration to an existing building or structure, adjoining a site zoned General Residential, Rural-Residential, Māori Purpose, Open Space, Natural Open Space, or Sport and Active Recreation must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site. 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site. 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard mitigation and site constraints.

⁴¹ S331.086

	<p>exceeding 0.5m in height on any elevation;</p> <p>ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or</p> <p>iii. lift overruns provided these do not exceed the height by more than 1m on any elevation.</p>	
LIZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Light Industrial zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from the boundary of any site zoned General Residential, Rural-Residential, Māori Purpose, Open Space, Natural Open Space, or Sport and Active Recreation or any KHR designation boundary.⁴²</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. fences or walls no more than 2m in height above ground level; or iii. uncovered decks no more than 1m above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; and g. the impacts on existing and planned public walkways. h. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> i. <u>The safe and efficient operation of the rail network.</u>⁴³
LIZ-S4	Setback from MHWS⁴⁴	
Light Industrial zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.</p> <p>-</p>	<p>Where the standard is not met, matters of discretion are restricted to:-</p> <p>-</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect

⁴² S416.057⁴³ S416.063⁴⁴ Clause 16 update

		to dominance on adjoining public space; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impact on existing and planned roads, public walkways, reserves and esplanades.
LIZ-S5	Outdoor storage	
Light Industrial zone	<p>Where a site adjoins another site that is not <u>zoned light industrial or heavy industrial</u> ⁴⁵ Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land.</p> <p>This standard does not apply to construction materials to be used on-site for a maximum period of 12 months; <u>and aboveground fuel tanks at truck stops.</u> ⁴⁶</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping measures proposed; d. topographical or other site constraints making compliance with the standard impractical; e. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and f. the design, layout and use of the site which may compensate for reduced, alternative or no screening.
LIZ-S6	Landscaping and screening on road boundaries	
Light Industrial zone	<ol style="list-style-type: none"> 1. Where a site adjoins a road boundary, at least 50% of that road boundary not occupied by buildings or driveways <u>or pedestrian accessways</u> shall be landscaped with plants or trees <u>within a strip that is at least 2m in width.</u> 2. The landscaping shall <u>reach a minimum height of 1m within two years after planting.</u> ⁴⁷ be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the streetscape and surrounding area; b. topographical, or other site constraints, <u>or functional requirements</u> ⁴⁸ making compliance with this standard impractical; and c. health and safety implications

⁴⁵ S134.003 and others

⁴⁶ S336.027

⁴⁷ S360.013 and others

⁴⁸ S336.028

		for pedestrians and the transport network.
LIZ-S7	Landscaping for sites that adjoin any sites other than mixed use or industrial	
Light Industrial zone	<p>Side Site⁴⁹ boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must:</p> <ol style="list-style-type: none"> 1. be fenced with a solid fence or wall of a minimum height of 1.8m; or 2. be landscaped with plants or trees of a minimum height of 1m at installation which will achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or 3. be screened with a combination of (1) and (2) above. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the outlook, character, and amenity of adjoining sites in any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; b. the scale of the building and its distance from the boundary with any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; c. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and d. the design, layout and use of the site which may compensate for reduced, alternative or no screening.
LIZ-S8	Coverage	
Light Industrial zone	<ol style="list-style-type: none"> 1. At least 10% of the site area shall be planted in grass, vegetation or landscaped with permeable material; and 2. <u>Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of within the site.</u> <p><u>An engineering / site suitability report is required to determine compliance with this standard⁵⁰</u></p> <ol style="list-style-type: none"> 3. The stormwater collection system is designed in accordance with Far North District Council Engineering Standards April 2022. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. whether the activity is within an existing consented urban stormwater management plan or discharge consent; c. the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment; d. the extent to which low impact design principles have been used to reduce site impermeability; e. natural hazard mitigation and site constraints;

⁴⁹ S368.096

⁵⁰ S516.034 and others. Plan wide consistency

		<p>f. the effectiveness of the proposed method for controlling stormwater <u>without adverse effects on adjoining waterbodies (including groundwater and aquifers) on adjoining or downstream properties</u>⁵¹;</p> <p>g. the extent to which existing grass, vegetation or landscaping provided on site can mitigate the adverse effects resulting from reduced, alternative or no permeable surface; and</p> <p>h. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</p>
LIZ-SX	<u>Pedestrian frontages</u>	
<u>Light Industrial zone</u>	<p>For sites with pedestrian frontage identified on the planning maps:</p> <ol style="list-style-type: none"> 1. <u>At least 65% of the building frontage at ground floor must be clear glazing; and</u> 2. <u>The principal public entrance to the building must be located on the front boundary.</u>⁵² 	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <p>-</p> <ol style="list-style-type: none"> a. <u>the character and amenity of the streetscape; and</u> b. <u>the ability to reuse and adapt the building for a variety of activities.</u>

⁵¹ S418 plan wide consistency

⁵² S368.011