

Some provisions within this chapter are subject to appeal to the Environment Court. Provisions that are under appeal are identified by a red box around the provision and a footnote identifying the appellant. The appeal documentation, including the scope of the appeal and relief sought, is available on the Council's Appeals webpage on the Wairarapa Plan website.

NCZ - Neighbourhood Centre Zone

The Neighbourhood Centre Zone provides for small-scale convenience-based business and *retail activities* that serve the day to day needs of the local neighbourhood. The zones allow for a limited range of activities at a scale appropriate to the residential neighbourhoods they are located in.

The Neighbourhood Centre Zone applies to small discrete areas located in residential neighbourhoods in Masterton and to the local shops in Riversdale and Castlepoint.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

NCZ-01	Purpose of the Neighbourhood Centre Zone
The Neighbourhood Centre Zone provides for a limited range of small-scale <i>commercial</i> and <i>community activities</i> that service the needs of the immediate residential neighbourhood.	
NCZ-02	Character and amenity values of the Neighbourhood Centre Zone
Development in neighbourhood centres is of a low to medium density and scale and reflects the character of the surrounding residential neighbourhood. The built environment is well-designed and contributes positively to the residential context.	
NCZ-03	Protection of the Town Centre Zone
The type and scale of activities is limited in the Neighbourhood Centre Zone to ensure they do not undermine the viability and vibrancy of the Town Centre Zone.	

NCZ-O4	Interzone management
<p>The effects of use and development within the Neighbourhood Centre Zone are managed within the zone and at the interface with any neighbouring Residential or Open Space and Recreation Zone.</p>	

Policies

NCZ-P1	Compatible use and development
<p>Allow use and development that is compatible with the purpose, character, and amenity values of the Neighbourhood Centre Zone, where:</p> <ul style="list-style-type: none"> a. the activity services the needs of the surrounding neighbourhood; b. the design and scale of any <i>buildings</i> is of a low to medium density and scale, in keeping with the surrounding residential neighbourhood, and enhances the streetscape; c. there is adequate existing and/or planned <i>infrastructure</i> to service the activity; and d. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone. <p>Compatible activities may include the following (where they can meet the above criteria):</p> <ul style="list-style-type: none"> a. <i>Food and beverage activities</i>; b. <i>Retail activities</i>; c. <i>Healthcare activities</i>; and d. <i>Residential activities</i>. 	
NCZ-P2	Incompatible use and development
<p>Avoid activities, including <i>industrial activities</i> and <i>Primary Production</i> activities, that are incompatible with the purpose, character, and amenity values of the Neighbourhood Centre Zone.</p>	
NCZ-P3	Residential activities
<p>Provide for <i>residential activity</i> where:</p> <ul style="list-style-type: none"> a. it is located entirely above ground floor or at the rear of a commercial or other permitted activity; b. it does not interrupt or preclude an ongoing active street frontage that provides a positive interface with the public space; c. any <i>residential unit</i> is designed to: 	

	<ul style="list-style-type: none"> i. ensure that indoor noise and ventilation levels are appropriate for occupants; and provide amenity for residents in respect to privacy and residential <i>outdoor living space</i>; and ii. <i>reverse sensitivity</i> effects on <i>commercial activities</i> are minimised. <p>d. it is consistent with the Centres Design Guide.</p>
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NCZ-P4	Other activities
	<p>a. Only allow for activities not covered by NCZ-P1, NCZ-P2, or NCZ-P3 where:</p> <ul style="list-style-type: none"> i. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone; ii. any significant adverse effects on character, amenity, pedestrian focused spaces, and <i>reverse sensitivity</i> effects, can be avoided, remedied, or mitigated; iii. the intensity and scale of the activity is of a low to medium density and scale, consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding residential neighbourhood; iv. there is adequate existing and/or planned infrastructure to service the activity; v. the design and location of any parking areas, vehicle access, and servicing arrangements maintain streetscape amenity and does not compromise pedestrian safety; and vi. it is consistent with the Centres Design Guide.

NCZ-P5	Managing effects on other areas
	<p>Ensure that adverse effects from activities on nearby areas, particularly the Residential and Open Space and Recreation zones, are minimised by requiring:</p> <ul style="list-style-type: none"> a. buildings and structures to be set back from Residential and Open Space and Recreation Zones; and b. screening of <i>outdoor storage areas</i> and servicing areas.

NCZ-P6¹	Relocatable buildings
	<p>Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:</p> <ul style="list-style-type: none"> a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation; b. Ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;

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- c. Requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and
- d. Maintaining and enhancing the amenity values of areas by ensuring relocatable buildings avoid, remedy or mitigate their adverse effects.

Rules

NCZ-R1	<i>Buildings and structures, including construction, additions, and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. NCZ-S1; ii. NCZ-S2; iii. NCZ-S3; iv. NCZ-S4; v. NCZ-S5 vi. NCZ-S7; vii. NCZ-S8; viii. NCZ-S9; and b. For residential units: <ul style="list-style-type: none"> i. no more than two <i>residential units</i> occupy the site; ii. any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and iii. compliance is achieved with NCZ-S6. <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R1(1)(a) or (b)(iii). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R1(1)(b)(i).

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The relevant matters contained in the Centres Design Guide. 2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and residential amenity of the zone and nearby residential properties. 3. Site layout and design and consideration of topography, site orientation, and planting. 4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure. 5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>. 6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 7. Impervious surfaces and landscaping. 8. Capacity of existing infrastructure to service the activity, including three waters infrastructure. 9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met.
	<p>4. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NCZ-R1(1)(b)(ii).

NCZ-R2	Demolition or removal of <i>buildings</i> and <i>structures</i>
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

NCZ-R3²	<i>Relocatable buildings (excluding accessory buildings)</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. For residential units: <ol style="list-style-type: none"> i. no more than two <i>residential units</i> occupy the site; and

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	<ul style="list-style-type: none"> ii. Any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and <p>b. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. NCZ-S1; ii. NCZ-S2; iii. NCZ-S3; iv. NCZ-S4; v. NCZ-S5; vi. NCZ-S6; vii. NCZ-S7; viii. NCZ-S8; ix. NCZ-S9; and x. NCZ-S10.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R3(1)(b). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R3(1)(a)(i). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The relevant matters contained in the Centres Design Guide. 2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and residential amenity of the zone and nearby residential properties. 3. Site layout and design and consideration of topography, site orientation, and planting. 4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure. 5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>. 6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 7. Impervious surfaces and landscaping.

	<p>8. Capacity of existing infrastructure to service the activity, including three waters infrastructure.</p> <p>9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met.</p>
	<p>4. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R3(1)(a)(ii).</p>

NCZ-R4	<i>Residential activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The <i>residential activity</i> is within a <i>residential unit</i> that complies with NCZ-R1(1) or NCZ-R3(1).</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R4(1).</p>

NCZ-R5	<i>Food and beverage activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. NCZ-S5.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R5(1).</p> <p>Matters of discretion:</p> <p>1. The matters of discretion for NCZ-S5.</p>

NCZ-R6	<i>Retail activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p>

	<p>a. <i>Gross floor area</i> is limited to 100m²; and</p> <p>b. Compliance is achieved with:</p> <p style="padding-left: 20px;">i. NCZ-S5.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with NCZ-R6(1)(b).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with NCZ-R6(1)(a).</p>

NCZ-R7	<i>Healthcare activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is achieved with:</p> <p style="padding-left: 40px;">i. NCZ-S5.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with NCZ-R7(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion for NCZ-S5.</p>

NCZ-R8	<i>Community facilities not including buildings and structures</i>
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The adverse effects on the amenity values of nearby residential properties and public places, including:</p> <p style="padding-left: 80px;">i. privacy and cumulative effects of other nearby non-residential activities;</p> <p style="padding-left: 80px;">ii. noise;</p> <p style="padding-left: 80px;">iii. hours of operation; and</p>

	<ul style="list-style-type: none"> iv. loss of mature trees and landscaping. 2. Whether high quality on-site amenity values can be achieved. 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 4. The extent of impervious surfaces and landscaping. 5. <i>Infrastructure</i> requirements.
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NCZ-R9	<i>Business services</i>
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Intensity and scale of the activity, including hours of operation. 2. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 3. Effects on streetscape and character of the zone and the residential area. 4. Effects on amenity values of nearby residential properties. 5. Whether the activity can be better located in the Town Centre Zone. 6. <i>Infrastructure</i> requirements.

NCZ-R10	<i>Emergency service facilities</i>
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Whether the activity has an operational or functional need to locate in the Neighbourhood Centre Zone. 2. Whether the activity is compatible with the character of the surrounding environment and existing streetscape amenity, 3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, including: <ul style="list-style-type: none"> i. Privacy effects; ii. Operational noise; iii. Hours of operation;

	<ul style="list-style-type: none"> iv. Landscaping; and v. Cumulative effects. <p>4. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</p> <p>5. Infrastructure requirements.</p> <p>6. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</p>
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NCZ-R11	<i>Trade suppliers</i>
	1. Activity status: Discretionary

NCZ-R12	<i>Entertainment activities</i>
	1. Activity status: Discretionary

NCZ-R13	<i>Educational facilities</i>
	1. Activity status: Discretionary

NCZ-R14	<i>Visitor accommodation</i>
	1. Activity status: Discretionary

NCZ-R15	<i>Recreation activities</i>
	1. Activity status: Discretionary

NCZ-R16	<i>Drive through activities</i>
	1. Activity status: Discretionary

NCZ-R17	Any activity not otherwise listed in this chapter
	1. Activity status: Discretionary

NCZ-R18	<i>Industrial activities</i>
	2. Activity status: Non-complying

NCZ-R19	<i>Primary Production activities</i>
	1. Activity status: Non-complying

Standards

NCZ-S1	Maximum <i>height</i>	
1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be 10m above <i>ground level</i> .	Matters of discretion:	<ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>. 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the <i>building</i> or <i>structure</i>. 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area. 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation. 6. The relevant matters contained in the Centres Design Guide.

NCZ-S2	Maximum height in relation to boundary	
<p>1. For sites adjoining a Residential or Open Space and Recreation Zone, the <i>building</i> shall meet the height recession requirement for the Residential or Open Space and Recreation Zone in relation to the relevant boundary. This shall not apply to road boundaries.</p>		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>. 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the <i>building</i> or <i>structure</i>. 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. 5. Whether an increase in building <i>height</i> results from site constraints or a response to <i>natural hazard</i> mitigation. 6. The relevant matters contained in the Centres Design Guide.
NCZ-S3	Minimum setbacks	
<ol style="list-style-type: none"> 1. <i>Buildings</i> or <i>structures</i> must not be located within: <ol style="list-style-type: none"> a. 3m of any boundary with a Residential, Rural, or Open Space and Recreation Zone; or b. 5m of any <i>surface waterbody</i>. 2. Exceptions to boundary setbacks: <ol style="list-style-type: none"> a. Unroofed swimming pools no higher than 1m above <i>ground level</i>. b. Rainwater tanks not exceeding a height above ground level of 1.8m. 3. This standard NCZ-S3 does not apply to: <ol style="list-style-type: none"> a. Bridges and river crossings. b. Fences. 		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure. 2. Effects on streetscape and the character of the area. 3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy. 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. 5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site. 6. Whether there are topographical or other site constraints that make

	<p>compliance with the permitted standard impractical.</p> <ol style="list-style-type: none"> 7. For the surface waterbody setbacks, the effects on the values of the surface waterbody. 8. The relevant matters contained in the Centres Design Guide.
NCZ-S4	Maximum fence <i>height</i>
<ol style="list-style-type: none"> 1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height above ground level</i> of 1.8m. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>. 2. Visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the <i>building</i> or <i>structure</i>. 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area. 3. The extent to which the additional <i>height</i> is necessary due to the physical constraints of the <i>site</i> or to mitigate noise (including road noise) if the <i>site</i> is located adjacent to a noise-emitting source. 4. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
NCZ-S5	Outdoor storage or servicing area screening
<ol style="list-style-type: none"> 1. Any <i>outdoor storage</i> or servicing area that is: <ol style="list-style-type: none"> a. more than 10m²; and b. visible from a Residential, Open Space and Recreation, Māori Purpose Zone, Future Urban Zone, Rural, or Town Centre or 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the activity on the streetscape and surrounding environment. 3. The overall landscaping provided on the <i>site</i>.

<p>Neighbourhood Centre zoned site, or from a formed public road, shall be effectively screened from that site/road. The screening shall comprise either:</p> <ol style="list-style-type: none"> a. a densely planted buffer of at least 2m width, reaching a <i>height</i> of 1.8m within two years of the activity commencing; or b. a solid fence or wall at least 1.8m in <i>height</i>. 	<p>4. The relevant matters contained in the Centres Design Guide.</p>
<p>NCZ-S6 Outdoor living space for residential units</p>	
<ol style="list-style-type: none"> 1. Each <i>residential unit</i> must be provided with an <i>outdoor living space</i> that: <ol style="list-style-type: none"> a. If above ground floor: <ol style="list-style-type: none"> i. has a minimum area of 8m²; ii. has a minimum dimension of 1.8m; and b. If at ground floor, has a minimum area of 20m²; and c. is directly accessible from a habitable room in the <i>residential unit</i> to which it relates. 2. For multi-unit housing, at or above ground floor, outdoor living spaces may be grouped cumulatively by area in one communally accessible location in which case it may be located at ground floor or located directly adjacent to a unit. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The amenity and quality of the streetscape. 2. The amenity for the occupiers of the <i>residential units</i>. 3. The relevant matters contained in the Centres Design Guide.
<p>NCZ-S7 Water supply</p>	
<ol style="list-style-type: none"> 1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council's Engineering Development Standard 2023</i>. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard 2023</i> and/or

		Wellington Water standards as applicable.
NCZ-S8	Wastewater disposal	
1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council's Engineering Development Standard 2023</i> .	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard 2023</i>, and/or Wellington Water standards as applicable. 	
NCZ-S9	Stormwater management	
<ol style="list-style-type: none"> 1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with <i>Council's Engineering Development Standard 2023</i>. 2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council's Engineering Development Standard 2023</i>. 3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard 2023</i>, and/or Wellington Water standards as applicable. 	

NCZ-S10 ³	<i>Relocatable buildings</i>
<p>4. Building Inspection Report</p> <ul style="list-style-type: none"> a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the building in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. 5. The imposition of a performance bond to ensure compliance with the consent conditions.

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5. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.

6. Previous Use

- a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.

7. Where the cost of the reinstatement works identified in accordance with Performance Standard NCZ-S10(1)(b) is greater than \$10,000 (excluding GST), a Performance Bond is required that meets the following:

- a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard NCZ-S10(1)(b) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
- b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).