MUZ - Mixed Use Zone

Areas of Mixed Use Zone are generally located on the edge of the General Industrial Zone or Town Centre Zone and adjacent to residential areas. The purpose of the Mixed Use Zone is to provide for a compatible mixture of *commercial,* light *industrial, residential, recreational,* and *community activities*.

The Mixed Use Zone provides for *trade supplier activities* that may be unsuited to the Town Centre Zone because of the effects they generate or due to the unavailability of sites large enough to accommodate footprint requirements. Limits on the range and scale of activities in the Mixed Use Zone will ensure the viability and vibrancy of the town centres is not compromised.

Existing *residential activities* form a compatible part of the Mixed Use Zone as commercial and light industrial development has taken into account effects on these activities when establishing. However, over time there is expected to be a transition away from separate *residential uses* and new stand-alone residential development is discouraged.

The Hood Aerodrome Development Area (overlay) applies to an area adjacent to the Hood Aerodrome, as detailed in the District Plan Maps. Hood Aerodrome is a strategic and highly valuable asset to the Wairarapa Region. This overlay provides for a range of aviation related activities, including some limited residential, commercial, light industrial, recreational, community, emergency service and educational activities that support the function and operation of the Hood Aerodrome.

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

MUZ-O1	**Purpose of the Mixed Use Zone**
The Mixed Use Zone provides a compatible mixture of *residential, commercial*, light *industrial, recreational*, and *community* activities.	
MUZ-O2	**Character and amenity values of the Mixed Use Zone**
Mixed use areas provide a safe, accessible, and functional working and complementary residential environment with well-designed buildings and sites that reflect the mix of activities in the zone and contribute positively to and integrate well with the surrounding area.	
MUZ-O3	**Protection of the Town Centre Zone**
The type and scale of activities is limited in the Mixed Use Zone to ensure they do not undermine the viability and vibrancy of the Town Centre Zone.	
MUZ-O4	**Interzone management**
The amenity values of any adjacent Residential or Open Space and Recreation Zone are protected from the adverse effects of activities within the Mixed Use Zone.	
MUZ-O5	**Hood Aerodrome Development Area**
The Hood Aerodrome Development Area enables a range of aviation-related activities including *hangar-homes*, community facilities and commercial uses that support and enhance the aviation function, character and visitor experience of the Hood Aerodrome Development Area while ensuring that these activities do not compromise the safe, efficient and ongoing operation of the adjacent Hood Aerodrome.	

Policies

MUZ-P1	Compatible use and development

Allow use and development that is compatible with the purpose, character, and amenity values of the Mixed Use Zone, where:

a. the design and scale of any *buildings* is compatible with the surrounding area;

b. there is adequate existing and/or planned *infrastructure* to service the activity; and

c. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone.

Compatible activities may include the following (where they can meet the above criteria):

d. *residential activities* and *papakāinga* consistent with MUZ-P3;

e. *healthcare activities*;

f. *visitor accommodation*;

g. *industrial activities* (excluding *noxious or offensive industry*);

h. *community facilities*;

i. *trade suppliers*; ~~and~~

j. *recreation activities* ~~.~~; and

k. *community corrections activities.*

MUZ-P2	Incompatible use and development

Avoid activities that are incompatible with the purpose, character, and amenity values of the Mixed Use Zone and/or activities that will result in:

a. the establishment of activities in the Mixed Use Zone if it is more appropriate that they be located in the Town Centre Zone or the General Industrial Zone to achieve the District Plan's objectives and policies;

b. *reverse sensitivity* effects and/or conflict with permitted activities; and/or

c. adverse effects that cannot be avoided, or appropriately remedied or mitigated.

Incompatible activities include *noxious or offensive industry*.

MUZ-P3	Residential activities

Provide for existing legally established *residential activities*, and new *residential activity* where:

a. the *residential unit* and activity are a component of and complementary to commercial or other permitted activities on the site and do not comprise a standalone residential development;

b. the *residential unit* and activity is located entirely above ground floor or at the rear of a commercial or other permitted activity;

c. any *residential unit* is designed to:

   i. ensure that indoor noise and ventilation levels are appropriate for occupants; and
   ii. provide amenity for residents in respect to privacy and residential *outdoor living space*;

d. *reverse sensitivity* effects on commercial and *industrial activities* are minimised; and

e. it is consistent with the Centres Design Guide.

MUZ-P4	Other activities

Only allow for other activities not covered by MUZ-P1, MUZ-P2, or MUZ-P3 where:

a. the commercial viability and vibrancy of the Town Centre Zone is protected by limiting the establishment of out of town centre large-scale commercial development including medium-large-scale retail, *business services*, *entertainment activities*, and *food and beverage activities*;

b. any significant adverse effects on character, amenity, and *reverse sensitivity* effects, can be avoided, remedied, or mitigated;

c. the design, intensity, and scale of the activity is consistent with the anticipated character and amenity values of the Mixed Use Zone and the surrounding area;

d. there is adequate existing and/or planned *infrastructure* to service the activity;

e. the design and location of any parking areas, vehicle access, and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety; and

f. it is consistent with the Centres Design Guide.

MUZ-P5	Managing effects on other areas

Ensure that adverse effects from activities on nearby areas, particularly the Residential and Open Space and Recreation zones, are minimised by requiring:

a. *buildings* and *structures* to be set back from Residential, Rural, and Open Space and Recreation zones; and

b. screening of *industrial activities*, *outdoor storage* areas, and servicing areas.

MUZ-P6	***Relocatable buildings***

Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

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;

c. Requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and

d. Maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.

MUZ-P7	**Compatible use and development within the Hood Aerodrome Development Area**

Allow use and development that is compatible with the purpose, character, and amenity values of the Hood Aerodrome Development Area, where:

a. the design and scale of any *buildings* is compatible with the surrounding area;

b. there is adequate existing and/or planned *infrastructure* to service the activity; and

c. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone.

Compatible activities may include the following:

a. hangar-homes**;** and

b. other aviation related activities.

MUZ-P8	**Incompatible use and development within the Hood Aerodrome Development Area**

Avoid activities that are incompatible with the purpose, character, and amenity values of the Hood Aerodrome Development Area that will result in:

a. Adverse effects on the safe, efficient, and ongoing operation of the Hood Aerodrome;

b. Increased potential for reverse sensitivity conflicts with aviation-related activities; c. loss of the aviation-related character or visitor experience of the area; or d. Incompatibility with the intended mix of aviation-supporting, commercial, or community uses. Incompatible activities include and residential activities, commercial activities and industrial activities that are not aviation related.

Rules

MUZ-R1		***Buildings* and *structures*, including construction, *additions*, and *alterations* (excluding *buildings and structures* within the Hood Aerodrome Development Area*)***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; v. MUZ-S6; vi. MUZ-S8; vii. MUZ-S9; and viii. MUZ-S10; and b. For residential units: i. no more than two *residential units* occupy the site; ii. any *residential unit* is located entirely above ground floor or at the rear of a commercial or other permitted activity; and iii. compliance is achieved with MUZ-S7; and c. Any addition or alteration to a *residential unit* existing at the date of plan notification does not result in an increase in *gross floor area*. Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R1(1)(a) or (b)(iii) . Matters of discretion:

		1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with MUZ-R1(1)(b)(i),(ii) or (c).

MUZ-R2		**Demolition or removal of *buildings* and *structures***
		1. Activity status: **Permitted** Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

MUZ-R3		***Relocatable* buildings (excluding *accessory buildings*, or *any buildings and structures* within the Hood Aerodrome Development Area)**
		1. Activity status: **Permitted** Where: a. For residential units: i. no more than two residential units occupy the site; ii. any residential unit is located entirely above ground floor or at the rear of a commercial or other permitted activity; and b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; v. MUZ-S6; vi. MUZ-S7; vii. MUZ-S8; viii. MUZ-S9; ix. MUZ-S10; and x. MUZ-S11.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R3(1)(b). Matters of discretion:

		1. The effect of non-compliance with any relevant standard and the matters of discretion of any standards that is not met.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with MUZ-R3(1)(a).

MUZ-R4		***Residential activities***
		1. Activity status: **Permitted** Where: a. The *residential activity* is within a *residential unit* that complies with MUZ-R1(1) or MUZ-R3.; or b. In the Hood Aerodrome Development Area, the *residential activity* is within a *hangar home* that complies with MUZ-R5(1)(b).
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with MUZ-R4(1)(a).
		3. Activity status: **Non-Complying** Where: a. Compliance is not achieved with MUZ-R4(1)(b)

MUZ-R5		***Buildings* and *structures*, including construction, *additions*, and *alterations* within the Hood Aerodrome Development Area**
		4. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S3; iii. MUZ-S4; iv. MUZ-S5; v. MUZ-S6; vi. MUZ-S8; vii. MUZ-S9; viii. MUZ-S10; and

		ix. NOISE-S4; and x. TR-R6(1). b. For *hangar homes*, compliance is achieved with: i. MUZ-R5(1)(a). c. For any new *building* to contain a noise sensitive activity, all habitable rooms must comply with the acoustic requirements of NOISE-S4 for the Hood Aerodrome Air Noise Boundary.
		5. Activity status: **Discretionary** Where: a. Compliance is not achieved with MUZ-R5(1)(a).
		6. Activity status: **Non-Complying** Where: a. Compliance is not achieved with: i. MUZ-R5(1)(a)(x); or ii. MUZ-R5(1)(b)

MUZ-R6		***Papakāinga* (except in the Hood Aerodrome Development Area)**
		1. Activity status: **Permitted** Where: a. The *residential* component of the activity is within a *residential unit* that complies with MUZ-R1(1) or MUZ-R3.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with MUZ-R6(1).

MUZ-R7		***Community Corrections Facility (not including buildings and structures)* (except in the Hood Aerodrome Development Area)**
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MUZ-S6.
		2. Activity status: **Restricted discretionary**

	Where: a. Compliance is not achieved with MUZ-R7(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-R8	***Healthcare activities*** **(except in the Hood Aerodrome Development Area)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: ii. MUZ-S6.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R8(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-R9	***Visitor accommodation*** **(except in the Hood Aerodrome Development Area)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MUZ-S6.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R9(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-R10	***Industrial activities*** **excluding** ***noxious or offensive industry*** **(except in the Hood Aerodrome Development Area)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MUZ-S5; and ii. MUZ-S6.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R10(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-R11	***Community facilities*** **not including** ***buildings*** **and** ***structures*** **(except in the Hood Aerodrome Development Area)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MUZ-S6.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R11(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-R12	***Trade suppliers*** **(except in the Hood Aerodrome Development Area)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with:

		i. MUZ-S6.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R12(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-R13		***Recreation activities*** **(except in the Hood Aerodrome Development Area)**
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MUZ-S6.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MUZ-R13(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-R14		***Emergency service facilities*** **(except in the Hood Aerodrome Development Area)**
		1. Activity status: Restricted discretionary Matters of discretion: 1. Effects on the safe and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 2. Operational noise. 3. Amenity effects on adjacent sites and nearby residential zones, and on established residential activities or sensitive activities. 4. Hours of operation. 5. Operational or functional need to locate in the zone.

	6. Compatibility with the existing streetscape amenity values.

MUZ-R15	***Drive-through activities*** **(except in the Hood Aerodrome Development Area)**
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. 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. 2. Operational noise. 3. Amenity effects on nearby residential zones, and on established *residential activities* or *sensitive activities*. 4. Hours of operation. 5. Compatibility with the existing streetscape amenity values.

MUZ-R16	***Aviation-Related Activities*** **within the Hood Aerodrome Development Area**
	1. Activity status: **Restricted Discretionary** Where: a. The activity complies with: i. MUZ-R16(1); and ii. NOISE-S4; and iii. For any new *building* to contain a noise sensitive activity, all habitable rooms must comply with the acoustic requirements of NOISE-S4 for the Hood Aerodrome Air Noise Boundary. Matters of discretion: 1. Effects on the safe and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 2. The effect of non-compliance with any relevant standard that is not met and the matters of discretion of any standard that is not met.

		3. Amenity effects on adjacent sites and nearby residential zones, and on established residential activities or sensitive activities. 4. Hours of operation. 5. Operational or functional need to locate in the Hood Development Area. 6. Compatibility with the Hood Aerodrome.
		2. Activity Status: **Discretionary** Where: a. The activity does not comply with MUZ-R16(1).

MUZ-R17		***Educational facilities*** **(except in the Hood Aerodrome Development Area)**
		1. Activity status: **Discretionary**

MUZ-R18		***Retail activities*** **(except in the Hood Aerodrome Development Area)**
		1. Activity status: **Discretionary**

MUZ-R19		***Food and beverage activities*** **(except in the Hood Aerodrome Development Area)**
		1. Activity status: **Discretionary**

MUZ-R20		***Business services*** **(except in the Hood Aerodrome Development Area)**
		1. Activity status: **Discretionary**

MUZ-R21		**Any activity not otherwise listed in this chapter (except in the Hood Aerodrome Development Area)**
		1. Activity status: **Discretionary**

MUZ-R22	***Entertainment activities*** **(except in the Hood Aerodrome Development Area)**
	1. Activity status: **Discretionary**

MUZ-R23	***Noxious or offensive industry***
All zones	1. Activity status: **Non-complying**

MUZ-R24	**Any other activity within the Hood Aerodrome Development Area, other than *Hangar Homes* and *Aviation-Related Activities***
	1. Activity status: **Non-complying**

Standards

MUZ-S1	Maximum *height*
1. The maximum *height* of any *building* or *structure* shall be: a. 15m above *ground level* in Featherston, Carterton, and Masterton; and b. 12m above *ground level* in Greytown and Martinborough.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 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 *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. 6. The relevant matters contained in the Centres Design Guide.
MUZ-S2	**Maximum *height in relation to boundary***
1. For sites adjoining a Residential or Open Space and Recreation Zone, the *buildings* shall meet the height recession requirement for the Residential Zone or Open Space and Recreation Zone in relation to the relevant boundary. This shall not apply to road boundaries.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 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 *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. Whether an increase in *building height* results from site constraints or a response to *natural hazard* mitigation.

	6. The relevant matters contained in the Centres Design Guide.
MUZ-S3	**Minimum setbacks**
1. *Buildings* or *structures* must not be located within: a. 3m of any boundary with a Residential, Rural, or Open Space and Recreation Zone; b. 5m of any *surface waterbody*; and c. 25m of a *significant waterbody* and d. 5m from any boundary with a rail designation 2. Exceptions to boundary setbacks: a. Unroofed swimming pools no higher than 1m above *ground level*. b. Rainwater tanks not exceeding a height above ground level of 1.8m. 3. This standard MUZ-S3 does not apply to: a. Bridges and river crossings. b. Fences.	Matters of discretion: 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 compliance with the permitted standard impractical. 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. 9. For rail designation boundary setbacks: a. Location of the building or structure; b. Any methods of providing for building maintenance within the site boundaries on a permanent basis; c. The outcome of any consultation with KiwiRail.

MUZ-S4	**Maximum fence *height***
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 *height* above *ground level* of 1.8m.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. The extent to which the additional *height* is necessary due to the physical constraints of the *site* or to mitigate noise (including road noise) if the *site* is located adjacent to a noise-emitting source. 6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
MUZ-S5	**Screening of *industrial activities***
1. An *industrial activity* shall provide screening from any Residential, Open Space and Recreation, Rural, or Commercial and Mixed Use zoned site that is adjoining or opposite (across a road). The screening shall comprise either: a. a densely planted buffer of at least 2m width, reaching a *height* of 1.8m within two years of the industrial activity commencing; or b. a solid fence or wall at least 1.8m in *height*.	Matters of discretion: 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the *industrial activity* on the streetscape and surrounding environment. 3. The overall landscaping provided on the *site*.

MUZ-S6	***Outdoor storage* or servicing area screening**
1. Any *outdoor storage* or servicing area that is: 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 Neighbourhood Centre zoned site or from a formed public road, shall be effectively screened from that site/road. The screening shall comprise either: c. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the activity commencing; or d. a solid fence or wall at least 1.8m in *height*.	Matters of discretion: 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 *site*. 4. The relevant matters contained in the Centres Design Guide.
MUZ-S7	***Outdoor living space* for residential units**
1. Each residential unit must be provided with an outdoor living space that: a. If above ground floor: 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 20m^2; and c. is directly accessible from a *habitable room* in the *residential unit* 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.	Matters of discretion: 1. The amenity and quality of the streetscape. 2. The amenity for the occupiers of the *residential units.* 3. The relevant matters contained in the Centres Design Guide.

MUZ-S8	Water supply
1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with *Council's Engineering Development Standard 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023* and/or Wellington Water standards as applicable.
MUZ-S9	**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 *Council's Engineering Development Standard 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.
MUZ-S10	**Stormwater management**
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 *Council's Engineering Development Standard 2023*. 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 *Council's Engineering Development Standard 2023*. 3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.

discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.	
MUZ-S11	**Relocatable buildings**
1. Building Inspection Report 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	Matters of discretion: 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 need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including: a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe. c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with MUZ-S11(1)(b); d. The appropriate amount of any performance bond, which may be up to 125% of the

be responsible for ensuring this work is completed. 2. 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.	estimated cost of the external reinstatement works; e. The form, timing, release, and refund of any performance bond.