

PLANNING REQUIREMENTS



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INTRODUCTION

Masterton District Council's Building and Planning team manages the development of the natural and built environment. The team works to ensure that the quality and quantity of the district's resources are maintained and enhanced.

The Wairarapa Combined District Plan consists of maps, objectives, policies and rules which set out the activities permitted in the district. It also determines when resource consents and subdivision consents are required, and under which conditions these can be approved. The District Plan was developed in consultation with the community and aims to minimise the harmful effects that activities may have on the surrounding area and on the environment.

Our online map viewer (available on our website) provides information that relates directly to the District Plan. Here you can find aerial photos, property boundaries, floodplains, fault lines, heritage properties and more. This is a great place to start if you are looking to undertake any work on your property.

This document summarises the most commonly used planning requirements under the Wairarapa Combined District Plan. If any of these requirements are not met, a resource consent may be required. If you have any questions our resource planners are available for enquiries by phone or at the Council office, 161 Queen Street. No appointment is necessary.



RURAL ZONE

MAXIMUM BUILDING HEIGHT

Dwellings: 10 metres.

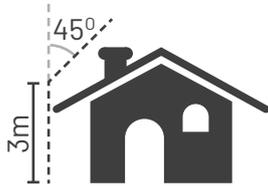


Other Buildings: 15 metres.



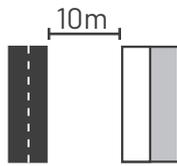
MAXIMUM HEIGHT TO THE BOUNDARY

3 metres height at the boundary with a 45° recession plane.

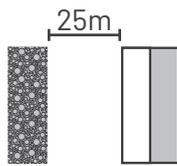


MINIMUM BUILDING SETBACK (EXCLUDING DWELLINGS)

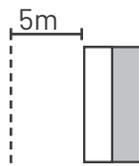
10 metres from the front road boundary of sealed roads.



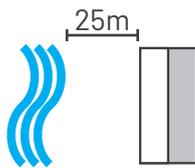
25 metres from the front road boundary of unsealed roads.



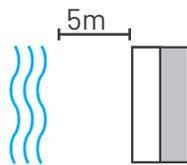
5 metres from all other boundaries.



25 metres from any Significant Waterbody listed in Appendix 1.9.

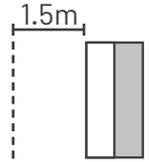


5 metres from any other waterbody.

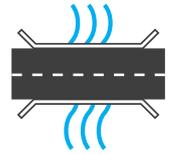


MINIMUM BUILDING SETBACK (EXCLUDING DWELLINGS) EXCEPTIONS

For sites of less than 4,500m², an accessory building may be located up to 1.5 metres from side and rear boundaries.

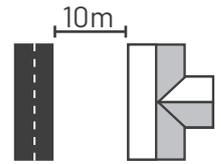


Bridges are excluded from complying with setback standards in relation to a waterbody.

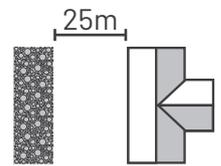


MINIMUM DWELLING SETBACK

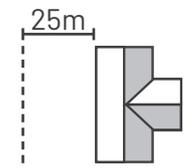
10 metres from the front road boundary of sealed roads.



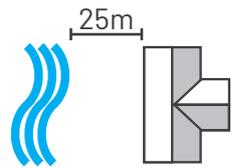
25 metres from the front road boundary of unsealed roads.



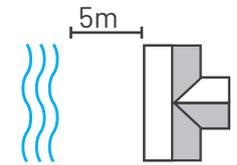
25 metres from all other boundaries except, that if the Certificate of Title for the site was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008 then the setback can be 10 Metres.



25 metres from any Significant Waterbody listed in Appendix 1.9.

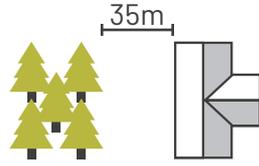


5 metres from any other waterbody.

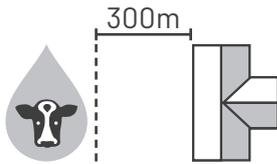


MINIMUM DWELLING SETBACK

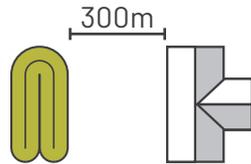
35 metres from the edge of a plantation forest under separate ownership.



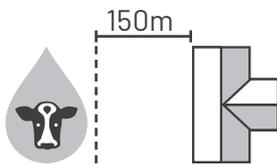
300 metres from a boundary with untreated agricultural effluent disposal areas.



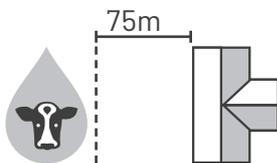
300 metres from an oxidation pond.



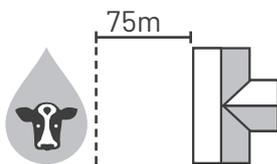
150 metres from the perimeter of a spray disposal area with e-coli concentrations of less than a median of 2,000cfu/100ml.



75 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 2,000cfu/100ml.

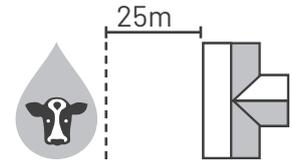


75 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 100cfu/100ml using a low pressure (<1.4bar), low boom (<1.52 metres) sprinkler systems without end guns, at a wind speed of 4 metres per second (14.4km per hour) including sustained gusts.

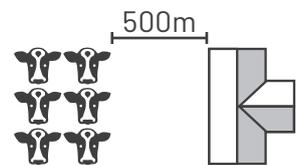


MINIMUM DWELLING SETBACK

25 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 100cfu/100ml.



500 metres from an intensive farming activity under separate ownership.



RESIDENTIAL ZONE

MAXIMUM BUILDING HEIGHT

10 metres.



7 metres for coastal settlements (Castlepoint, Riversdale, Lake Ferry, Whangaimoana, Whatarangi, Ngawi, Mangatoetoe.



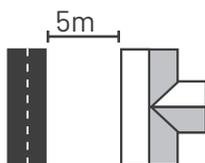
MAXIMUM HEIGHT TO THE BOUNDARY

3 metres height at the boundary with a 45° recession plane.

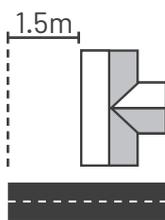


MINIMUM BUILDING SETBACK

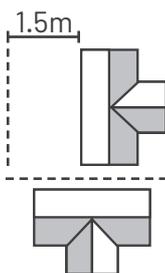
5 metres from the front boundary.



For front sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.



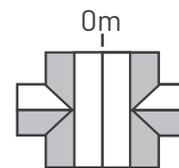
For rear sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.



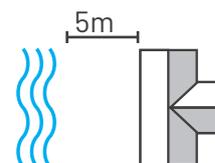
Note: For the purpose of the above rule -
Front site: means a site with a legal road frontage of not less than 10 metres;
Rear site: means a site with a legal road frontage less than 10 metres.

MINIMUM BUILDING SETBACK

0 metres for common wall boundaries.



5 metres from any waterbody.



MINIMUM BUILDING SETBACK EXCEPTIONS

Eaves, porches, balconies and decks or other minor features may occupy any part of a required setback, other than the front yard setback, provided that they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.

ACCESSORY BUILDING SETBACK

No accessory building shall be located in the front yard.



An accessory building may be located within any part of the building setbacks for side and rear boundaries only provided the building does not cover more than 25% of the total yard requirements along any one boundary.



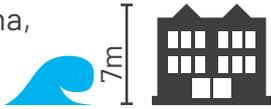
COMMERCIAL ZONE

MAXIMUM BUILDING HEIGHT

15 metres.

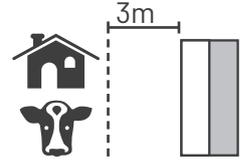


7 metres for coastal settlements (Castlepoint, Riversdale, Lake Ferry, Whangaimoana, Whatarangī, Ngawi, Mangatoetoe.

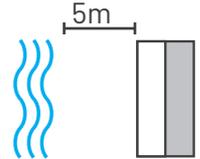


MINIMUM BUILDING SETBACK

3 metres from any boundary with the Residential Zone or Rural Zone.



5 metres from any waterbody.



MAXIMUM HEIGHT TO THE BOUNDARY

For sites adjoining the Residential Zone, the building shall meet the height recession requirement for the Residential Zone in relation to the relevant boundary.

This shall not apply to road boundaries.



INDUSTRIAL ZONE

MAXIMUM BUILDING HEIGHT

15 metres.



MAXIMUM HEIGHT TO THE BOUNDARY

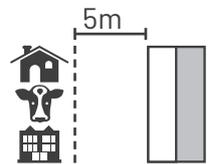
For sites adjoining the Residential Zone, the building shall meet the height recession requirement for the Residential Zone in relation to the relevant boundary.

This shall not apply to road boundaries.

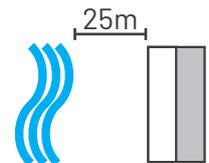


MINIMUM BUILDING SETBACK

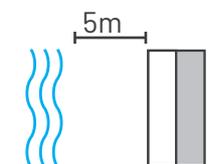
5 metres from all boundaries adjoining another zone.



25 metres from any Significant Waterbody listed in Appendix 1.9.



5 metres from any other waterbody.





PHONE

06 370 6300 - 8am to 5pm
06 378 7752 - 5pm to 8am (after hours)

EMAIL

mdc@mstn.govt.nz
planningadmin@mstn.govt.nz
buildingadmin@mstn.govt.nz

CALL INTO

161 Queen Street, Masterton - 8am to 4.30pm

WRITE TO

Masterton District Council
PO Box 444, Masterton 5840

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