PLANNING REQUIREMENTS
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) Exceptions

- For sites of less than 4,500 m², 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 Building Setback (Excluding Dwellings)

- 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.

#### Minimum Dwelling Setback

- 25 metres from any Significant Waterbody listed in Appendix 1.9.
- 5 metres from any other waterbody.

Bridges are excluded from complying with setback standards in relation to a waterbody.
### Minimum Dwelling Setback

- **35 metres from the edge of a plantation forest under separate ownership.**
  ![Tree Icon](image)

- **300 metres from a boundary with untreated agricultural effluent disposal areas.**
  ![Pond Icon](image)

- **300 metres from an oxidation pond.**
  ![Pond Icon](image)

- **150 metres from the perimeter of a spray disposal area with e-coli concentrations of less than a median of 2,000cfu/100ml.**
  ![Spray Area Icon](image)

- **75 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 2,000cfu/100ml.**
  ![Surface Disposal Area Icon](image)

- **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.**
  ![Surface Disposal Area Icon](image)

- **25 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 100cfu/100ml.**
  ![Surface Disposal Area Icon](image)

- **500 metres from an intensive farming activity under separate ownership.**
  ![Farm Icon](image)
# RESIDENTIAL ZONE

### Maximum Building Height

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

### Minimum Building 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 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, Whatarangi, 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.

### 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.

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

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mdc@mstn.govt.nz
planningadmin@mstn.govt.nz
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CALL INTO
161 Queen Street, Masterton - 8am to 4.30pm

WRITE TO
Masterton District Council
PO Box 444, Masterton 5840

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