

Rural Zone

4.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Rural Zone:

a) Maximum Building Height

- (i) Dwellings: 10 metres.
- (ii) Other Buildings: 15 metres

b) Maximum Height to Boundary

- (i) 3 metres height at the boundary with a 45° recession plane

c) Minimum Building Setback (excluding dwellings)

- (i) 10 metres from the front road boundary of sealed roads.
- (ii) 25 metres from the front road boundary of unsealed roads.
- (iii) 5 metres from all other boundaries.
- (iv) 25 metres from any Significant Waterbody listed in [Appendix 1.9](#) of the district plan
- (v) 5 metres from any other waterbody.
- (vi) In the South Wairarapa District, 20 metres of the banks of any river and stream whose bed which has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).

Exception:

- (i) For sites of less than 4,500m², an accessory building may be located up to 1.5 metres from side and rear boundaries.
- (ii) Bridges are excluded from complying with setback standards in relation to a waterbody.

(d) Minimum Dwelling Setback

- (i) 10 metres from the front road boundary of sealed roads.
- (ii) 25 metres from the front road boundary of unsealed roads.
- (iii) 25 metres from all other boundaries.
- (iv) 25 metres from any Significant Waterbody listed in [Appendix 1.9](#) of the district plan
- (v) In the South Wairarapa District, 20 metres of the banks of any river and stream whose bed which has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).
- (vi) 5 metres from any other waterbody.
- (vii) 35 metres from the edge of a plantation forest under separate ownership. 300 metres from an effluent distribution area, effluent holding pond or oxidation pond (excluding waste disposal areas associated with domestic septic tanks located on an adjacent site). 500 metres from any intensive farming activity under separate ownership.

Exception:

- (i) 10m from all other boundaries 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.

(e) Number of Dwellings

- (i) In the Rural (Primary Production) Zone, one dwelling per Certificate of Title under 4 hectares, two dwellings per Certificate of Title between 4 – 100 hectares, and three dwellings per Certificate of Title over 100 hectares in size.
- (ii) In the Rural (Special) Zone, one dwelling per Certificate of Title.
- (iii) In the Coastal Environment Management Area within the Rural (Primary Production) Zone, one dwelling per Certificate of Title.

5.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Residential Zone:

(a) Maximum Building Height

- (i) 10 metres.
- (ii) 7 metres for coastal settlements (Castlepoint, Riversdale, Lake Ferry, Whangaimoana, Whatarangi, Ngawi, Mangatoetoe).
- (iii) Maximum Height to Boundary
- (iv) 3 metres height at the boundary with a 45-degree recession plane.

(b) Minimum Building Setback

- (i) 5 metres from the front boundary.
- (ii) 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.
- (iii) 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.
- (iv) 0 metres for common wall boundaries.

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.

Exceptions:

- (i) An accessory building may be located within any part of the above building setbacks for side and rear boundaries, provided:
- (ii) The building does not cover more than 25% of the total yard requirements along any one boundary; and
- (iii) The building is not located between an existing building and the front boundary; and
- (iv) The building does not encroach the minimum front yard setback.
- (v) 5 metres from any waterbody.
- (vi) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).
- (vii) Eaves, porches, balconies and decks or other minor features may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.

(c) Maximum Fence Height

- (i) 1.8 metres for fences, walls and screens, except at road intersections of Strategic Arterial roads identified on the Roading Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5 of the district plan).

(d) Number of Dwellings

The total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site

Commercial Zone

6.52 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Commercial Zone.

(a) Maximum Building Height

- (i) 15 metres;
- (ii) 7 metres for coastal settlements

(b) Maximum Height to Boundary

- (i) 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.
- (ii) Minimum Building Setback
- (iii) 3 metres from any boundary with the Residential Zone or Rural Zone;
- (iv) 5 metres from any waterbody

(c) Maximum Fence Height

- (i) 1.8 metres for fences, walls and screens on any boundary with the Residential Zone or Rural Zone, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer to [Figure 32.1](#) in Appendix 5 of the district plan).

Industrial Zone

7.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Industrial Zone, except for those within the Opaki Special Management Area that are subject to the standards

(a) Maximum Building Height

- (i) 15 metres.
- (ii) Maximum Height to Boundary
- (iii) 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.

(b) Minimum Building Setback

- (i) 5 metres from all boundaries adjoining another zone;
- (ii) 5 metres from any waterbody;
- (iii) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).

(c) Maximum Fence Height

- (i) 1.8 metres for fences, walls and screens on any boundary with the Residential Zone or Rural Zone, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5 of the district plan).