



How many dwellings can I have on my property?



The District Plan sets out the number of dwellings that are a permitted activity and therefore allowed “as of right”.

The rules are different for the residential zone and rural zone and between the various management areas.

The zoning of a property can be found in the District Planning Maps or the Council's GIS Maps [gis.mstn.govt.nz/WairarapaMaps].

Second dwellings (including Minor Dwellings) may trigger an infrastructure and reserve fund contribution to offset increased demand.





Number of dwellings permitted on a rural zone site

RURAL (PRIMARY PRODUCTION) ZONE

LESS THAN 4HA

ONE DWELLING PER TITLE

4HA – 100HA

TWO DWELLINGS PER TITLE

GREATER THAN 100HA

THREE DWELLINGS PER TITLE

ANY SIZED PROPERTY IN THE COASTAL
ENVIRONMENT MANAGEMENT AREA

THREE DWELLINGS PER TITLE

RURAL (SPECIAL) ZONE

ANY SIZED PROPERTY

ONE DWELLING PER TITLE

Check the District Planning Maps for Management Area overlays (such as the Flood Hazard Management Area). These could impact on the number of dwellings permitted on a site.





Rural Zone: Minor Dwellings

In the Rural (Primary Production) zone one Minor Dwelling can be built in addition to the number of dwellings.

A Minor Dwelling is a habitable building (with or without a kitchen) that meets the following criteria:

- Less than 60m²
- No more than 5m tall
- Within 30m at its most distant point from the main house (see diagram below)
- It is not within the Coastal Environment Management Area

In the rural zones, sleepouts that do not contain kitchens are controlled through this rule and must meet the Minor Dwelling requirements to comply.





Residential Zone

The number of dwellings is linked to the number of complying lots the site could be subdivided into.

Therefore, if your site could be subdivided into two lots, you could have two dwellings. There is no requirement to subdivide, the houses can be held within a single title if you choose.

A sleepout that doesn't contain a kitchen is considered an accessory building (rather than a dwelling) in the residential zone.

To help determine how many lots a site can be subdivided into, refer to the District Plan or a guide to the residential subdivision rules in Fact Sheet 2 [*Can I subdivide my residential property?*].

