

Rural Zone – Farm Buildings

The existing situation

Farm buildings are managed under the District Plan primarily to protect the landscape. It does so by requiring a controlled activity resource consent where certain standards are met, and a restricted discretionary resource consent if the standards are not met.

The Council can decline a restricted discretionary type of resource consent. However a controlled activity consent must be granted.

Under the existing rules, if the following standards are met a farm building will require resource consent as a controlled activity:

- The landholding must be at least 100 hectares in area;
- The density of buildings on the landholding must not be more than one farm building per 50 hectares;
- The land must be below 600 metres above sea level;
- The land must not be located within an outstanding natural landscape or feature - Wakatipu Basin as identified in the District Plan;
- The land must not be located on an outstanding natural feature outside of the Wakatipu Basin as identified in the District Plan, if:
 - o there is already a farm building within that holding or if there is land within that holding that is not on an Outstanding Natural Feature; or
 - o the site containing all or part of the Outstanding Natural Feature was not contained in a separate certificate of title prior to 10 June 2005.

What are we trying to achieve?

It is proposed to make farm buildings a permitted activity if the following standards are met:

- The landholding is greater than 100ha;
- The density of buildings on the site, inclusive of the proposed building(s) will be less than one farm building per 25 hectares on the site;
- It is not located within an outstanding natural feature;
- If located within an outstanding natural landscape, is less than 4 metres in height and the ground floor area is not greater than 100m²;
- Is less than 600 metres above sea level;
- If located within the rural landscapes, is less than 5m in height and the ground floor area is not greater than 300m²;
- Buildings shall not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building;
- The building is finished in a recessive colour;
- Buildings are set back from water bodies at least 20 metres;
- Milking sheds or buildings used to house or feed milking stock are located at least 300m from any formed road or boundary.

It is recognised that the rules provide only for relatively small farm buildings, particularly within the outstanding natural landscapes. The changes are not intended to make all farm buildings limited to a specific size. The intention is to provide the opportunity for small to moderate sized farm buildings on large landholdings without the need for a resource consent.

Larger farm buildings such as wool sheds and covered yards, or milking sheds would be likely to need a resource consent.

Identifying the District's outstanding natural landscapes within the District Plan will help provide more certainty for rural landowners who wish to construct farm buildings.

What will stay the same?

A farm building that does not comply with the above standards will require a restricted discretionary resource consent.

Existing rules relating to housing of animals and factory farming will be retained.

Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.