

PDP Rural Zone Rule Framework for Farming Activities:

Rule reference	Standard	Standard description	Activity status if not complied with and matters of discretion <i>Note: only the matters of discretion relevant to Variation are listed</i>	Rule triggers consideration of the Schedule? ¹
Farming activities², Factory farming (limited to pigs and poultry)³ Permitted, if complies with the following standards				
Factory farming (other than pigs and poultry) Non-complying				
21.5.1	Setback from internal boundaries	15m Not applicable to Rural Industrial Subzone	RD Discretion restricted to Rural amenity and landscape character	Yes
21.5.2	Setback from roads	20m (in Upper Clutha)	RD Discretion restricted to Rural amenity and landscape character	Yes
21.5.3	Setback from neighbours of buildings housing animals	Setback from internal boundaries for any building housing animals shall be 30m	RD Discretion not restricted to rural amenity and landscape character	No
21.5.4	Setback from buildings from waterbodies	20m minimum from bed of wetland, lake or river	RD - Visual amenity values - Landscape and natural character	Yes
21.5.5	Airport Noise – Wānaka Airport	Alternations to existing buildings pre-2010 with ASANS in OCB must have 40dB Ldn internal design sound level	NC	Yes
21.5.6	Airport Noise within the Queenstown Airport Noise Boundaries	N/A	N/A	No

¹ 21.21.2 Assessment Matters (Landscape), Rural Character Landscape, 'in considering a subdivision or development proposal, the Council will have regard to the landscape character and visual amenity values identified in Schedule 21.23 where relevant...' See also 21.21.2.5.

² Means the use of land and [buildings](#) for the primary purpose of the production of vegetative matters and/or [commercial livestock](#). Excludes [residential activity](#), home occupations, [factory farming](#) and [forestry activity](#). Means the use of [lakes](#) and [rivers](#) for [access](#) for [farming activities](#).

³ Includes:

- (a) the use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned;
- (b) boarding of animals;
- (c) mushroom farming.

Upper Clutha Landscape Schedules Variation Hearing – 1-4 September 2026

21.5.7	Lighting and Glare	- All fixed exterior lighting must be directed away from adjoining sites and roads - No activity on any site will result in greater than 3.0 lux spill (horizontal and vertical) onto any other point inside the boundary of other site, except where the design of adjacent buildings adequately mitigates such effects - no upward light spill	NC	Yes
21.6.1	Dairy farming (milking herds, dry grazing and calf rearing)	All effluent holding tanks, treatment and storage points located at least 300m from any formed road or adjoining property	RD landscape character	Yes
21.6.2	Factory farming (excluding the boarding of animals)	Min location of 2km from residential, rural lifestyle, resort or town centre zones	D	Yes
21.6.3	Factory farming of pigs	Standards relate to numbers, location to property boundary and stocking rate per hectare	C	No
21.6.4	Factory farming of poultry	Standards relate to number of birds and location from site boundary	C	No
Construction of or addition to farm buildings⁴ Permitted if complies with the following standards				
21.8.1	Construction, extension or replacement of a farm building	Permitted subject to the following standards - Located on landholdings greater than 100ha - Density <1 building per 50ha - Must not be located on an ONF - If located on an ONL, max height of 4m, and 100m² max GFA - Located at 600 masl max - If in RCL, max height is 5m and 300m² max GFA - Must not protrude into skyline or above terrace edge when viewed from adjoining sites, formed roads within 2km of proposed building - Min distance of 10m either side from Electricity sub-	RD - Landscape character - Rural amenity values	Yes

⁴ Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes:
 (a) buildings for the purposes of residential activities, home occupations, factory farming and forestry activities;
 (b) visitor accommodation and temporary accommodation.

Upper Clutha Landscape Schedules Variation Hearing – 1-4 September 2026

		transmission lines or 5m from Significant Electricity Distribution Infrastructure		
21.8.2	Exterior colours of farm buildings	• Must be range of browns, greens, greys, except for schist • Pre-painted steel reflectance value <20% • Surface finishes, except for schist <30%	RD • Landscape character • Visual amenity	Yes
21.8.3	Building height	Must not exceed 10m	RD • Landscape character • Rural amenity values	Yes
21.8.4	Dairy farming	Milking sheds or buildings must be located min 300m from adjoining property, lake, river or formed road	D	Yes