

RULE B7 – FLOOD CHANNEL ZONES

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RULE B7 – FLOOD CHANNEL ZONES

(Refer Part 8 - Natural Hazards)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions). Some of the activities listed below, particularly those marked ^{MWRC}, may also require consent from the **Regional Council**.

B7.1 Permitted Activities

B7.1.1 List of Activities

- A) The following are **permitted activities** in the Flood Channel **Zone** provided that they comply with the standards in Rule 7.3 below:
- i) Reserves
 - ii) **Farming**
 - iii) Mineral exploration, prospecting or extraction activities, provided that the amount of material does not exceed 1,000 cubic metres per calendar year
 - iv) Extraction of more than 1,000 cubic metres of sand and/or gravel per year from a river beach, provided the **site** of the extraction is further than 500 metres from the nearest **dwelling** MWRC
 - v) **Pig Farming**, provided the activity does not involve:
 - a) More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or
 - b) More than 12 growing pigs only, up to the bacon weight age
 - vi) **Signs** which comply with Rules 3E.4.1 and 3E.4.2
 - vii) Formation of vehicle crossings onto **roads**. NB: Consent from the **road** controlling authority is required for vehicle crossings onto Limited Access **Roads**
 - viii) **Earthworks** ancillary to **permitted activities** or to approved controlled, restricted discretionary or **discretionary activities**
 - ix) Planting, tending or removing shelter belts
 - x) Within the Flood Channel **Zone 2** only, planting, tending and harvesting forests, woodlots, or specialised tree crops. ^{MWRC}
 - xi) Clearance, modification or harvesting of **indigenous vegetation** if it qualifies as a permitted activity under Appendix 1J. ^{MWRC}

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2.3.

B7.2 Controlled Activities

B7.2.1 List of Activities

- A) The following shall be **controlled activities** in the Flood Channel 1 **Zone** and Flood Channel 2 **Zone**, provided that they comply with the standards in Rule 7.3 below:
- i) **Accessory buildings** ^{MWRC}
 - ii) **Farm buildings** ^{MWRC}
 - iii) Other **buildings** ancillary to the primary permitted use of the **site** ^{MWRC}
 - iv) **Milking sheds**
 - v) **Pens housing animals.**

B7.2.2 Extent of Control

- A) The matters over which **Council** has reserved control and in respect of which conditions may be imposed are set out in Rule A1.3.1.

B7.3 Standards For Permitted and Controlled Activities

B7.3.1 Performance Standards

For the Flood Channel **Zone**, the permitted and **controlled activities** specified above must comply with the following standards:

- A) **Height**
- i) Maximum **height** – 10m
 - ii) No part of any **building** shall exceed a **height** equal to 3.0 metres plus three quarters of the shortest horizontal distance between that part of the **building** and the nearest **site** boundary. (Refer Diagram B)
 - iii) No part of any **building**, structure, **mast**, tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Milson Airport or Feilding Aerodrome. These surfaces are shown in Appendix 3B and Appendix 3C. Where two or more surfaces intersect, the lower shall apply.

B) Floor Area

Maximum **gross floor area** – 55m²

C) Yards

i) **Accessory buildings** - **Front yards** 10m; Other **yards** 1.5m

ii) **Milking sheds** and **pens housing animals** (either permanently or temporarily), including **pig farming**:

a) From any Residential **Zone** or Village **Zone** – 100m

b) **Front yards** – 10m

c) Other **yards** – 30m

iii) All other **buildings** (including **Farm buildings**)

iv) **Buildings** shall be kept at least 10m clear of the top edge of any public drain or watercourse

D) Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

E) Access

Compliance with Rule 3B.4.3.

F) Farm Loading Ramps

i) Farm loading ramps shall be designed so that vehicles using the ramp do not have to reverse onto or off an **arterial route**, or park on any part of the carriageway of any **arterial route** while loading or unloading.

ii) The minimum sight distance from any farm loading ramp which is designed so that vehicles using it have to park on any part of a non-**arterial route**, shall be 110m. If this sight distance is not available, the landowner shall provide advance warning to approaching traffic that the loading or unloading is taking place.

G) Noise

Compliance with Rule 3C.4.1.

H) [DELETED PC 55]I) [DELETED PC 55]

J) Shelter Belts and Tree Planting

- i) Without the written consent of the adjoining landowner concerned, no shelter belt, woodlot or tree plantation shall be permitted to grow to over 4 metres in **height**:
 - a) Within 5m of any **northerly boundary** of the **site**, or within 10m of any other boundary of the **site** except a **road** boundary, or
 - b) Within 30m of any rural **dwelling** on another property, or
 - c) Within 30m of any property zoned Residential or Village
- ii) Without the consent of the roading authority, no vegetation which might obstruct vehicle lines shall be permitted to grow within 30 metres of the centre of any intersection.
- iii) No plantation forest shall be permitted to grow within 50 metres of the edge of any **wetland** listed in Appendix 1A, if that **wetland** is in the coastal area shown on the planning maps.

K) Fencing of Properties

- i) Where any activity involves keeping male entire adult cattle or male entire horses in a paddock or enclosure which adjoins another property, those boundaries shall have a live electric wire in addition to, or attached to, the boundary fence, e.g. on outriggers. For the purposes of this rule “adult cattle” are defined as those which are at least one year old.
- ii) The rule shall not apply to **road** boundaries or to situations where the adjoining landowner concerned has given their written consent to a different standard or fence (or to no fence) being provided.

L) Roading Impacts

- i) Suitable areas shall be provided on the **site** for stockpiling, logging and loading operations associated with forest harvesting. No such operations shall be undertaken on the **road** reserve without the consent of the roading authority. No stockpiling areas shall be located within the Flood Channel Zones
- ii) No activity shall result in the generation of heavy traffic movements which involve:
 - a) The weight of the loads concerned exceeding any weight restrictions on the bridge or culverts which are to be used
 - b) The length of the loads concerned requiring the vehicle to utilise the **road** shoulder, water table or **road** verge when negotiating bends
 - c) The timing of the vehicle movements in relation to prevailing ground conditions resulting in damage to the structural integrity of the **road** carriageway, or

- d) The frequency of loads and spacing between them resulting in damage to the structural integrity of the **road** carriageway.

NB: The onus will be on the landowner and operator of the activity to consult with the roading authority at an early stage to determine whether their proposals are compatible with the roading network in terms of the above. **Council** is not obliged to upgrade any **road** and may seek contributions from the landowner in such cases (Refer Chapter 7.4).

M) Glare

Compliance with Rule 3B.4.4

B7.4 Restricted Discretionary Activities

B7.4.1 List of Activities

- A) The following are **restricted discretionary activities** in the Flood Channel Zones:
 - i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rule B7.3
 - ii) Clearance, modification or harvesting of **indigenous vegetation** if it qualifies as a restricted discretionary activity under Appendix 1J

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2.3.

B7.4.2 Criteria for Assessment

- A) Applications for **restricted discretionary activities** shall be assessed against the matters set out in Rule A1.3.3.

B7.5 Discretionary Activities

B7.5.1 List of Activities

- A) The following shall be **discretionary activities** in the Flood Channel Zones:
 - i) Mineral exploration, prospecting or extraction activities ^{MWRC}
 - ii) Crushing, screening or processing sand or gravel ^{MWRC}
 - iii) **Dwelling units** in the Flood Channel 2 **zone** only, except if sited in the Air Nosie Area (Refer Appendix 3A) ^{MWRC}

- iv) **Signs** on private property which provide advance warning to motorists of retail sales outlets, **restaurants** or **tourist facilities** in the Rural **zone**, provided that:
 - a) The signs are located no further than 1km from the same business concerned if both are located on the same **road**
 - b) The signs are located no further than 5km from the business concerned if the business is down a side **road**.
- v) Coastal protection / river control structures located within 50m of Mean High Water Springs. ^{MWRC}
- vi) [DELETED PC 55]

B7.5.2 Criteria for Assessment

- A) The criteria by which applications will be assessed are set out in Rule A1.3.4.

B7.6 Prohibited Activities

B7.6.1 List of Activities

- A) The following shall be prohibited activities in the Flood Channel 2 **Zone**, if sited in the Air Noise Area (Refer Appendix 3A):
 - i) Veterinary Clinics and Veterinary Hospitals
 - ii) **Dwelling units** and **residential accommodation**, including relocated **dwellings**
 - iii) **Family flats**
 - iv) Craft Workshops and Studios
 - v) **Home occupations**
 - vi) Retail sales from craft and workshop studios, from **home occupations**, and of farm produce
 - vii) **Education Facilities** and **Day Care Centres**
 - viii) Cemeteries and Crematoria
 - ix) Parks, reserves, open space and scenic reserves
 - x) Hospitals and **homes for the aged**
 - xi) Hotels and Taverns

- xii) Lodges, hunting, tour party and recreational bases
- xiii) **Marae**
- xiv) **Places of assembly** and libraries
- xv) **Restaurants**, reception rooms and **tourist facilities**
- xvi) **Travellers' accommodation**
- xvii) **Communal activities**
- xviii) Motor Caravan Rallies
- xix) **Motor Caravan Sites**

NB: These activities have been expressly prohibited and no resource consent shall be granted.