

## REZONING REQUESTS – GENERAL RURAL

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## **1 Scope of Report**

- [1] This Recommendation Report relates to the the submissions and further submissions that were received in relation to requests to rezone land in the General Rural Zone (GRUZ) and which were not addressed in other rezoning hearings.
- [2] The Hearing Panel members were:
- Andrew Willis
  - Debra Hasson
  - Raewyn Solomon
  - Rob van Voorthuysen (Chair)
- [3] The Section 42A Reports<sup>1</sup> were:
- Section 42A Report, Report on submissions and further submissions, Rezoning: Rural and Miscellaneous, Jon Trewin, 24 November 2022
  - Addendum to the Section 42A Report for Hearing 30.3 Rezone – General Rural, Jon Trewin, 20 February 2023
- [4] Our recommended amendments to the notified zonings are set out in Appendix 1.

## **2 Our Approach**

- [5] The Section 42A Report helpfully outlined relevant background information on a number of matters:
- Resource Management Act 1991;
  - Rezoning Framework Section 42A Report, which sets out the higher order planning framework, including the relationship between the NPS-UD and the CRPS with respect rezoning land for urban purposes;
  - Variation 1 to the PDP, which is the Council’s Intensification Planning Instrument (IPI) prepared in response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021; and
  - National Policy Statement on Highly Productive Land 2022.
- [6] We adopt that background information without repeating it here.
- [7] Mr Trewin provided a description of each submitter’s rezoning request. We adopt those descriptions without repeating them here. It is therefore imperative that readers of this Recommendation Report also read Mr Trewin’s Section 42A Report.
- [8] Further submitters are not generally referred to in this Recommendation Report, because further submissions are either accepted or rejected in conformance with our recommendations on the primary submissions to which they relate.

## **3 Hearing and Parties Heard**

- [9] No hearing was held as we had no questions arising from the precirculated evidence and legal submissions. That material is listed in Appendix 2 and copies of it are held by the Council. We

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<sup>1</sup> No Section 42A Reply Reports were provided for the rezoning request hearings.

do not separately summarise that material here, but we refer to or quote from some of it in the remainder of this Recommendation Report. We record that we considered all submissions and further submissions, regardless of whether the submitter or further submitter provided written evidence or legal submissions.

#### 4 General Submissions

- [10] For the following submissions we adopt the reasons and recommendations of the Section 42A Reporting officer. This results in no change to the notified PDP zones. We note that no submitter evidence was provided in support of the submissions.

Sub #	Submitter	Submission Points
DPR-0017	Christina McLachlan	002
DPR-0028	Tony Stewart	001
DPR-0057	Road Metals Co Ltd	001, 004
DPR-0068	MetroPort	037
DPR-0165	Seo Jung	001
DPR-0186	Malcolm Douglas <sup>2</sup>	001, 002, 003
DPR-0215	Winstone Aggregates	001, 005.
DPR-0248	Michele and Regan Beight	002
DPR-0266	Richard Graham	003
DPR-0363	IRHL	336
DPR-0370	Fonterra	001, 002
DPR-0397	Survus	001
DPR-0420	Synlait	012

#### 5 Rural Lifestyle Zone

- [11] HortNZ requested that the GRUZ Specific Control Areas in the Plan, specifically those with smaller densities (SCA-RD8 – SCA-RD18) be rezoned as rural living zones (essentially a ‘Rural Lifestyle Zone’ under the National Planning Standards). Mr Trewin advised that rezoning the identified SCAs to a Rural Lifestyle Zone would not materially change how they are managed as density would still be the primary matter to be controlled. Within the SCAs residential use already exists to a large degree and is limited to one dwelling per site, therefore the potential for new residential development is limited.
- [12] NCFE sought a new chapter for ‘rural lifestyle blocks’ which cater for sections that are smaller than 4ha in size but greater in size than that provided for by LLRZ. Mr Trewin advised that the ability to have sections smaller than 4ha in Greater Christchurch outside of existing urban areas, identified greenfield priority areas or land identified in a rural residential strategy was extremely limited. Outside of Greater Christchurch the PDP’s LLRZ provides for ‘rural residential development’.
- [13] Importantly, for LUC 1, 2 and 3 land, under Policy 3.7 of the NPS-HPL the rezoning of that land as rural residential must be avoided unless at least one of the matters listed in clause 3.10(1) of the NPS-HPL applies.
- [14] We note that no evidence was provided by these two submitters and neither requested to be heard.

<sup>2</sup> Commissioner Hasson recused herself from the consideration of this submission due to a conflict of interest.

- [15] For the above reasons, we adopt Mr Trewin’s recommendation to reject the following submissions. This results in no change to the notified PDP zones.

Sub #	Submitter	Submission Points
DPR-0353	Hort NZ	139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 184, 187, 192, 302
DPR-0422	Federated Farmers	014, 147

## 6 DPR-0350 Hōhepa Homes Trust Proposed Special Purpose Zone

- [16] The submitter sought a special purpose zone over 19.8ha of land located on the corner of Trices Road and Sabys Road very close to the boundary of the Christchurch district. The site provides a specific service that is not readily available elsewhere in the region, being a permanent residential collective for intellectually disabled people in a rural setting. The land is located in the Inner Plains part of the rural zone (SCA-RD1 in GRUZ in the PDP) and is outside of the UGO.
- [17] Further submitter Transpower requested that if the submission was allowed, it was important to ensure that the site can be subdivided and developed in a manner that complies with the relevant rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid. The National Grid Yard (as recommended to be amended by the EI hearings Panel) is defined as:

The area measured:

- 12m in any direction from the outer visible edge of a foundation of a National Grid support structure; and
  - 12m either side of the centreline of an above ground 220kV or 350kV National Grid transmission line; and
  - 10m either side of the centreline of an above ground 66kV National Grid transmission line on single poles, pi poles, triple poles or towers
- [18] Having assessed the proposal against the criteria in the Rezoning Framework Report, Mr Trewin was essentially of the view that the submitter’s request could be considered favourably subject to the provision of further information<sup>3</sup> along with an updated Outline Development Plan.
- [19] Legal submissions were provided by Lloyds Scully. Submitter evidence was provided by Arnah Trelease<sup>4</sup> and Ewan Chapman<sup>5</sup>.
- [20] Ms Scully submitted that:
- The proposed General Rural Zone (GRUZ) does not accurately reflect the existing use of the site or the visions for the future that Hōhepa has for the site<sup>6</sup>;
  - The NPS-UD did not apply as the Hōhepa site was a unique development purposely built for its residents, and not one providing general residential capacity<sup>7</sup>;

<sup>3</sup> Including the effect of the NPS-HPL, confirmation of the rules and rule requirements that would apply to the site, transportation effects, geotechnical risks and wastewater disposal.

<sup>4</sup> General Manager of Hōhepa Canterbury

<sup>5</sup> Regional Chair of Hōhepa Canterbury, and a board member on the national Hōhepa Homes Trust Board

<sup>6</sup> Paragraph 3.

<sup>7</sup> Paragraph 7.2.

- Any new buildings and earthworks would be outside the setback area of the SASM37 Overlay as proposed in the rules package<sup>8</sup>; and
- The proposed provisions (policies, rules, methods) of the Special Purpose (Hōhepa Homes Trust) Zone are the most efficient and effective, and therefore appropriate way to achieve the zone objectives, compared to those for the GRUZ, under section 32(1)(b) of the RMA<sup>9</sup>.

[21] We accept those submissions.

[22] Ms Trelease advised that Hōhepa currently had a waitlist in excess of 90 people with an intellectual disability seeking support. Hōhepa's major limitation was space, with all the beds available at the Halswell campus in use. She advised that Hōhepa wished to add three to four more dwellings to the boundary where land is leased to Untamed Earth. No more dwellings than that were sought in order to preserve the existing greenspace.

[23] In terms of transport issues Ms Trelease advised that, based on November 2022 vehicle counts, there were currently 53 Hōhepa fleet movements a day, 48 staff vehicle movements a day, 23 Untamed Earth movements a day and 7 other vehicle movements per day, giving a total of 131 vehicle movements per day. Peak times were between 9.00am - 9.30am and 3.30pm - 4.00pm and most vehicles used Sabys Road as Hōhepa's other operations were towards Christchurch. She had never noticed any congestion or other issues at the Hōhepa access on Trices Road. Ms Trelease estimated an additional four dwellings would add a maximum of 40 extra staff movements per day (10 per dwelling).

[24] We are satisfied that the rezoning request will not result in adverse transportation effects on the Selwyn roading network because the likely increase in vehicle movements over and above the current usage is modest and most of the vehicle traffic immediately exits the Selwyn roading network and travels along Sabys Road.

[25] Mr Chapman advised:

- the existing site is zoned GRUZ. The GRUZ objectives and policies do not support further residential development at the site (residential density for 20ha site is already reached);
- the current use of the site will have no impact on the use and availability of highly productive land;
- the ODP proposes a 'cluster' of housing at the eastern extent of the site, in line with existing campus development. Any further development would occur within this area on land that is already removed from being able to be used for productive purposes;
- any alternative zoning (other than a Special Purpose Zone) or combination of spatial layers was impractical under the National Planning Standards;
- post-earthquake development throughout Christchurch had shown that development on TC2 and TC3 land was possible and any geotechnical assessments would be complied with by Hōhepa at building consent stage;
- the campus is serviced by bore water authorised under CRC010680. The bore water is tested and is potable. Volumes are more than sufficient;

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<sup>8</sup> Paragraph 7.12.

<sup>9</sup> Paragraph 30.

- Hōhepa intends to connect to the SDC wastewater system and SDC have approved a location point for the connection. Rule requirements are proposed such that that no additional development can occur on the site until the wastewater connection is completed; and
- the proposed development area sits approximately 60 metres from the Transpower dual circuit line Bromley – Islington A line and therefore the line will not be affected by any future development.

[26] We find that the above evidence addresses the concerns raised in the Section 42A Report.

[27] In particular we find that:

- the Hōhepa complex provides important care for disabled people and it would be unduly burdensome to manage the site through any other zone or combination of spatial layers. In that regard we are satisfied that National Planning Standard Chapter 8 clause 3 criteria for a special purpose zone are met;
- with regard to the NPS-HPL, we are satisfied that the reasonably unique residential land use activities proposed for this particular site are either small-scale or temporary such that they would have no impact on the productive capacity of the land. Consequently, in accordance with clause 3.9(2)(g) of the NPS-HPL, the use and development that will occur under the provisions of the special purpose zone are not inappropriate. In that regard we note that the layout of the Hōhepa ODP shows the site being predominantly categorised as ‘rural’ and Hōhepa’s intention is to restrict the provision of new residential activities to the area that is already developed (categorised as Development Area in the ODP);
- the 60m buffer from the Bromley – Islington A line is adequate to protect the National Grid Yard; and
- the evidence of Mr Chapman comprises a suitable section 32AA assessment and we adopt it for that purpose.

[28] For the above reasons we recommend that submissions DPR-0350.001 002 Hōhepa are accepted and Lot 1 DP 47349 BLK II HALSWELL SD is zoned as Special Purpose Zone Hōhepa Home Trust Zone to replace the GRUZ that currently applies to the site.

[29] The zone provisions are set on in Appendix 1. These also include consequential amendments in each district-wide chapter, so that the same provisions that applied to the GRUZ continue to apply to new zone.

[30] In this regard, at our direction the SDC officers have assessed the remainder of the PDP chapters and have advised us that consequential amendments are required to the following chapters:

- Energy and Infrastructure;
- Transport;
- Ecosystems and Indigenous Biodiversity;
- Natural Character;
- Natural features and Landscapes;
- Subdivision;
- Earthworks;
- Light;
- Noise; and

- Signs.

[31] Ideally, had time permitted, we would have sought the submitter's comments on the amendments to those chapters, especially since the amendments to them were not contained in the Section 42A Report and the hearing process did not include the provision of an officer's 'Reply Report'. We have reviewed the consequential amendments recommended by the officers and have endeavoured to ensure that those amendments do not nullify the intent of the new zone.

## **7 DPR-0300 Ara Poutama Proposed Special Purpose Zone**

[32] Ara Poutama, the Department of Corrections (DPR-0300.016, 017 and 018), sought a rezoning from GRUZ to a Special Purpose Corrections Zone for the Rolleston Prison site. That site is subject to a designation MCOR-1, rolled over from the Operative District Plan, the purpose of which is a prison. There are no conditions attached to MCOR-1.

[33] There were no further submissions on the Ara Poutama submission.

[34] The description of the Special Purpose Corrections Zone and the rationale for it was comprehensively set out the evidence of Maurice Dale and in Mr Trewin's Section 42A Report. We adopt that material, but do not repeat it here for the sake of brevity.

[35] Having assessed the proposal against the criteria in the Rezoning Framework Report, Mr Trewin concluded that the submitter's request could be accepted, subject to the provision of further information on the performance and safety of the road network. He also considered that it would be useful for the submitter to supply the relevant servicing reports undertaken for the water and wastewater networks and any geotechnical assessment as part of the Prison Expansion Project.

[36] Mr Trewin supported his conclusion with a Section 32AA assessment<sup>10</sup> which we adopt.

[37] For the reasons set out by Mr Dale and Mr Trewin we agree that it would be appropriate to introduce the Special Purpose Corrections Zone into the PDP.

[38] Appendix 2 to the Section 42A Report included the Special Purpose Corrections Zone provisions (comprising an Overview, objectives and policies, rules, rule requirements and matters of control or discretion) together with a new definition of 'Non-Custodial Rehabilitation Activity'. Consequential minor amendments were also set out for other PDP chapters including Subdivision, Earthworks, Light, Noise and Signs.

[39] We received rebuttal evidence from Andrew Leckie and Maurice Dale. Mr Dale advised that the servicing and geotechnical report that was prepared by OPUS (now WSP) for the prison expansion project has been provided to the Selwyn District Council as requested by Mr Trewin.

[40] Mr Dale did not suggest any amendments to Mr Trewin's Appendix 2 provisions.

[41] Mr Leckie advised that:

- for his transportation assessment he adopted the forecast traffic volumes reported in the PC80 ITA rather than those from the latest version of the Rolleston Simulation Model since

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<sup>10</sup> Section 42A Report, paragraphs 10.19 to 10.21.

the PC80 ITA volumes are higher and therefore represented a more conservative basis for assessment;

- the evening peak was the critical period for the performance of the Walkers Road/Runners Road intersection, given passing traffic volumes are higher and the majority of prison traffic is turning out of Runners Road;
- with the forecast future peak passing traffic volumes on Walkers Road, and the volume of traffic turning into and out of Runners Road with the prison operating at its current capacity, a basic T-intersection will continue to be able to operate with acceptable delays and low amounts of queuing;
- a roundabout is proposed at the SH1/Walkers Road intersection through the Waka Kotahi SH1 Rolleston Improvements project; and
- even if the prison traffic volume doubles as a result of additional non-custodial activities occurring on the site, the overall volume from the prison will remain low during peak hours, and would not have a noticeable impact on the performance of the Walkers Road/Runners Road intersection, the proposed SH1/Walkers Road roundabout or the wider road network.

[42] On the basis of Mr Leckie’s evidence we are satisfied that the rezoning sought will not adversely affect the performance and safety of the roading network.

[43] For the above reasons we recommend that the Department of Corrections submissions (DPR-0300.016, 017 and 018) are accepted and that a new Special Purpose Zone: Corrections Zone is inserted for Rolleston Prison to replace the GRUZ that currently applies to the site.

[44] Having said that, we do not consider that subdivision in the new Special Purpose Zone: Corrections Zone needs to be subject to SUB-REQ11 or SUB-REQ12, because those provisions are recommended to be omitted from the PDP as a result of other Subdivision Hearing Panel’s recommendations.

[45] We also recommend that CORZ-REQ2 should require buildings and structures in the new Special Purpose Zone comply with the Height in Relation to Boundary C requirement in APP3 – Height in Relation to Boundary. We note that to be the provision that applies in the CMUZ, which we find to be the most appropriate comparative zone.

[46] The relevant zone provisions are set out in Appendix 1. These also include consequential amendments in each district-wide chapter, so that the same provisions that applied to the GRUZ continue to apply to new zone.

[47] In this regard, at our direction the SDC officers have assessed the remainder of the PDP chapters and have advised us that consequential amendments are required to the following chapters:

- Energy and Infrastructure;
- Transport;
- Ecosystems and Indigenous Biodiversity;
- Natural Character;
- Natural features and Landscapes;
- Subdivision;
- Earthworks;
- Light;



- Noise; and
- Signs.

[48] Ideally, had time permitted, we would have sought the submitter's comments on the amendments to those chapters, especially since the amendments to them were not contained in the Section 42A Report and the hearing process did not include the provision of an officer's 'Reply Report'. We have reviewed the consequential amendments recommended by the officers and have endeavoured to ensure that those amendments do not nullify the intent of the new zone.

## 8 Other Matters

[49] In his Addendum Report Mr Trewin addressed the submissions of:

- DPR-0028 Tony Stewart
- DPR-0397 Survus Consultants Limited

[50] These two primary submissions, and the further submissions associated with them, were omitted from the November 2022 Section 42A Report in error. Mr Trewin recommended that both submissions be rejected.

[51] Regarding the Tony Stewart submission, as noted by Mr Trewin, the Claremont area is within the CIAL 50dBA noise contour and none of the exemptions listed in CRPS Policy 6.3.5.4 apply to it. We addressed allowable development within the CIAL noise contour in our Noise (Hearing 17) and GRUZ (Hearing 24) Recommendation Reports. We note that enabling subdivision down to 0.25ha as sought by Mr Stewart would be inconsistent with relevant provisions in both the Noise and GRUZ chapters of the PDP.

[52] Regarding the Survus Consultants Limited submission, we note that although the Malvern and Ellesmere Area Plans that were adopted by SDC in 2016 identified 'Preferred Future Development Areas', both Area Plans also concluded that there was sufficient development capacity within each township out to 2031, namely within at least the short to medium term. Furthermore, while the 'Preferred Future Development Areas' have been included in the PDP's UGO, the submitter did not provide any evidence that would demonstrate to us why those UGO areas should be zoned for 'urban development' (presumably with GRZ, LRZ or LLRZ) now.

[53] For the above reasons, we adopt Mr Trewin's recommendation to reject the following submissions. This results in no change to the notified PDP zones.

Sub #	Submitter	Submission Points
DPR-0028	Tony Stewart	001
DPR-0397	Survus Consultants Limited	001

[54] The recommended amendments to the PDP provisions contained in Appendix 1 are those that result from this Hearing Panel's assessment of submissions and further submissions. However, readers should note that further or different amendments to these provisions may have been recommended by:

- Hearing Panels considering submissions and further submissions on other chapters of the PDP; and

- the Independent Hearing Panel (IHP) considering submissions and further submissions on Variation 1 to the PDP

- [55] Any such further or different amendments are not shown in Appendix 1 of this Recommendation Report. However, the Chair<sup>11</sup> and Deputy Chair<sup>12</sup> of the PDP Hearing Panels have considered the various recommended amendments and have ensured that the overall final wording of the consolidated version of the amended PDP is internally consistent.
- [56] In undertaking that “consistency” exercise, care was taken to ensure that the final wording of the consolidated version of the amended PDP did not alter the intent of the recommended amendments contained in Appendix 1 of this Recommendation Report.
- [57] No other matters were brought to our attention.

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<sup>11</sup> Who is also the Chair of the IHP.


<sup>12</sup> Who chaired one stream of hearings.

Appendix 1: Recommended Amendments

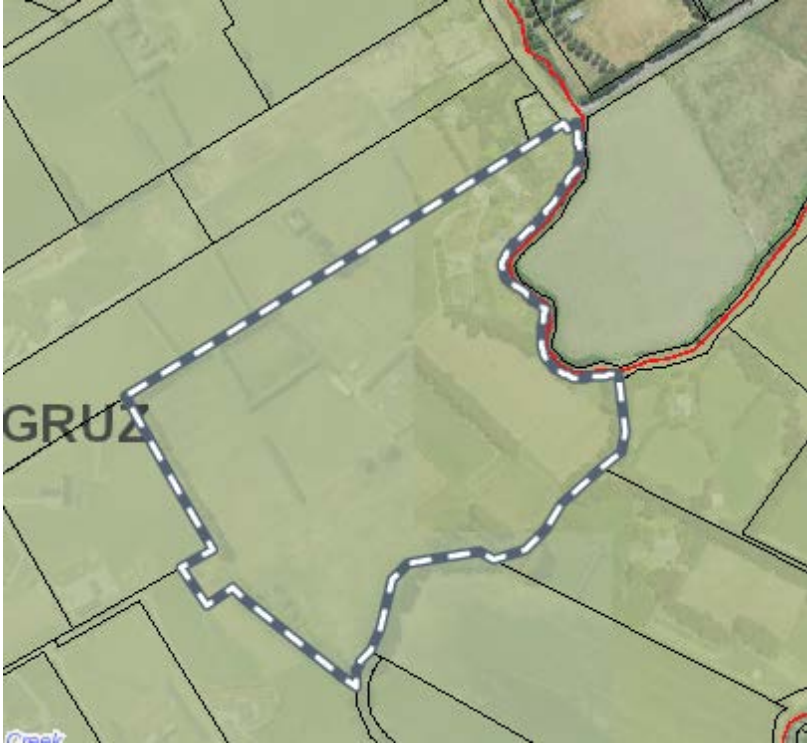
**Note to readers:** Only provisions that have recommended amendments are included below. All other provisions remain as notified. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.

Amendments to the PDP Maps

The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment
Zones	<p>Amend the following properties from GRUZ to CORZ (shown as RGB 204, 204, 204 and labelled CORZ):</p> <ul style="list-style-type: none"><li>• Lots 2, 4 and 6 DP 67195, Section 1 &amp; 2 SO 14371<sup>13</sup></li></ul> 

<sup>13</sup> DPR-0300.016, 017 and 018 Department of Corrections

Map Layer	Description of recommended amendment
	<p>Amend the following properties from GRUZ to HOHZ (shown as RGB 204, 204, 204 and labelled HOHZ):</p> <ul style="list-style-type: none"><li>• Lot 1 DP47349 <sup>14</sup></li></ul> 
Rural Density Overlay	<p>Amend SCA-RD2 to exclude the following properties:</p> <ul style="list-style-type: none"><li>• Lots 2, 4 and 6 DP 67195, Section 1 &amp; 2 SO 14371 <sup>15</sup></li></ul> <p>Amend SCA-RD1 to exclude the following properties:</p> <ul style="list-style-type: none"><li>• Lot 1 DP47349 <sup>16</sup></li></ul>

<sup>14</sup> DPR-0350.001 and 002 Hōhepa  
<sup>15</sup> DPR-0300.016, 017 and 018 Department of Corrections  
<sup>16</sup> DPR-0350.001 and 002 Hōhepa

## Amendments to the PDP Text

### Part 1 – Introduction and General Provisions

#### Relationship between spatial layers

HPW24-Special Purpose Zone Descriptions		
Name	Code	Description
<u>Corrections Zone</u> <sup>17</sup>	<u>CORZ</u>	<u>Areas used predominantly for the efficient operation and development of prisons and associated facilities and activities and the security requirements of prisons. The zone may also be used for new and changing approaches to prisoner reintegration and rehabilitation.</u>
<u>Hōhepa Homes Trust Zone</u> <sup>18</sup>	<u>HOHZ</u>	<u>Areas used for provision of residential, therapeutic, and educational services for people with intellectual disabilities.</u>

#### Interpretation

Definitions	
<u>NON CUSTODIAL REHABILITATION ACTIVITY</u> <sup>19</sup>	<u>Means the use of the land and buildings for non-custodial rehabilitative and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama Aotearoa, the Department of Corrections.</u>

### Part 2 – District Wide Matters

#### Energy, Infrastructure and Transport

#### EI – Energy and Infrastructure

#### EI-Rules

EI-R19	Overhead Telecommunication Lines, Electricity Distribution Lines, and Associated Support Structures and Equipment	
...	...	...
<u>CORZ</u> <sup>20</sup>	5. ...	
...		

<sup>17</sup> Clause 10(2)(b) consequential amendment

<sup>18</sup> Clause 10(2)(b) consequential amendment

<sup>19</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>20</sup> Clause 10(2)(b) consequential amendment

<u>HOHZ</u> <sup>21</sup> ...		
<b>EI-R32</b>	<b>Emergency Services Facility</b>	
... <u>CORZ</u> <sup>22</sup> ... <u>HOHZ</u> <sup>23</sup> ...	... 1. ...	...
<b>EI-R33</b>	<b>Public Healthcare Institution</b>	
... <u>CORZ</u> <sup>24</sup> ... <u>HOHZ</u> <sup>25</sup> ...		...
<b>EI-R35</b>	<b>Other Activities</b>	
... <u>CORZ</u> <sup>26</sup> ... <u>HOHZ</u> <sup>27</sup> ...	... 1. ...	...

#### EI-Rule Requirements

<b>EI-REQ4</b>	<b>Clearance of Vegetation</b>	
... <u>CORZ</u> <sup>28</sup> ...	1. ...	...

<sup>21</sup> Clause 10(2)(b) consequential amendment

<sup>22</sup> Clause 10(2)(b) consequential amendment

<sup>23</sup> Clause 10(2)(b) consequential amendment

<sup>24</sup> Clause 10(2)(b) consequential amendment

<sup>25</sup> Clause 10(2)(b) consequential amendment

<sup>26</sup> Clause 10(2)(b) consequential amendment

<sup>27</sup> Clause 10(2)(b) consequential amendment

<sup>28</sup> Clause 10(2)(b) consequential amendment

<u>HOHZ<sup>29</sup></u> ...		
<b>EI-REQ14</b>	<b>Reflectivity</b>	
... <u>CORZ<sup>30</sup></u> ... <u>HOHZ<sup>31</sup></u> ...	1. ...	...
<b>EI-REQ15</b>	<b>Height</b>	
... <u>CORZ<sup>32</sup></u> ... <u>HOHZ<sup>33</sup></u> ...	19. ...	...
<b>EI-REQ24</b>	<b>Planting Setback Restriction near Significant Electricity Distribution Line</b>	
... <u>CORZ<sup>34</sup></u> ... <u>HOHZ<sup>35</sup></u> ...	1. ...	...

TRAN – Transport

TRAN-Rules

<b>TRAN-R2</b>	<b>Creation of a new land transport corridor</b>	
... <u>CORZ<sup>36</sup></u>	... 1. ...	...

<sup>29</sup> Clause 10(2)(b) consequential amendment

<sup>30</sup> Clause 10(2)(b) consequential amendment

<sup>31</sup> Clause 10(2)(b) consequential amendment

<sup>32</sup> Clause 10(2)(b) consequential amendment

<sup>33</sup> Clause 10(2)(b) consequential amendment

<sup>34</sup> Clause 10(2)(b) consequential amendment

<sup>35</sup> Clause 10(2)(b) consequential amendment

<sup>36</sup> Clause 10(2)(b) consequential amendment

...		
<b><u>HOHZ</u><sup>37</sup></b>		
...		
<b>TRAN-R4</b>	<b>Vehicle crossings</b>	
...		
<b><u>CORZ</u><sup>38</sup></b>		
...		
<b><u>HOHZ</u><sup>39</sup></b>		
...		
<b>TRAN-R8</b>	<b>High trip generating activities</b>	
...	...	...
<b><u>CORZ</u><sup>40</sup></b>	1. ...	
...		
<b><u>HOHZ</u><sup>41</sup></b>		
...		

#### TRAN-Rule Requirements

<b>TRAN-REQ2</b>	<b>Vehicle crossing access restrictions</b>	
...	<b>10. ...</b>	
<b><u>CORZ</u><sup>42</sup></b>		
...		
<b><u>HOHZ</u><sup>43</sup></b>		
...		
<b>TRAN-REQ3</b>	<b>Number of vehicle crossings</b>	
...	<b>10. ...</b>	
<b><u>CORZ</u><sup>44</sup></b>		
...		

<sup>37</sup> Clause 10(2)(b) consequential amendment

<sup>38</sup> Clause 10(2)(b) consequential amendment

<sup>39</sup> Clause 10(2)(b) consequential amendment

<sup>40</sup> Clause 10(2)(b) consequential amendment

<sup>41</sup> Clause 10(2)(b) consequential amendment

<sup>42</sup> Clause 10(2)(b) consequential amendment

<sup>43</sup> Clause 10(2)(b) consequential amendment

<sup>44</sup> Clause 10(2)(b) consequential amendment



<u>HOHZ<sup>45</sup></u> ...		
<b>TRAN-REQ5</b>	<b>Vehicle crossing design and construction</b>	
... <u>CORZ<sup>46</sup></u> ... <u>HOHZ<sup>47</sup></u> ...	5. ...	
<b>TRAN-REQ7</b>	<b>Accessway design and formation</b>	
... <u>CORZ<sup>48</sup></u> ... <u>HOHZ<sup>49</sup></u> ...	1. ...	...
... <u>CORZ<sup>50</sup></u> ... <u>HOHZ<sup>51</sup></u> ...	12. ...	...
<b>TRAN-REQ8</b>	<b>Location of parking spaces</b>	
... <u>CORZ<sup>52</sup></u> ... <u>HOHZ<sup>53</sup></u> ...	7. ...	...
<b>TRAN-REQ17</b>	<b>Surface of vehicle parks and loading areas</b>	
...	6. ...	...

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<sup>45</sup> Clause 10(2)(b) consequential amendment

<sup>46</sup> Clause 10(2)(b) consequential amendment

<sup>47</sup> Clause 10(2)(b) consequential amendment

<sup>48</sup> Clause 10(2)(b) consequential amendment

<sup>49</sup> Clause 10(2)(b) consequential amendment

<sup>50</sup> Clause 10(2)(b) consequential amendment

<sup>51</sup> Clause 10(2)(b) consequential amendment

<sup>52</sup> Clause 10(2)(b) consequential amendment

<sup>53</sup> Clause 10(2)(b) consequential amendment

<a href="#"><u>CORZ<sup>54</sup></u></a>		
...		
<a href="#"><u>HOHZ<sup>55</sup></u></a>		
...		
<b>TRAN-REQ19</b>	<b>Land Transport Infrastructure Formation Standards</b>	
...	17. ...	...
<a href="#"><u>CORZ<sup>56</sup></u></a>		
...		
<a href="#"><u>HOHZ<sup>57</sup></u></a>		
...		

TRAN-Matters for control or discretion

<b>TRAN-MAT4</b>	<b>Parking areas</b>
...	1. ...
<a href="#"><u>CORZ<sup>58</sup></u></a>	
...	
<a href="#"><u>HOHZ<sup>59</sup></u></a>	
...	

TRAN-Schedules

<b>TRAN-SCHED-1</b>	<b>Accessways</b>					
<b>TRAN-TABLE3</b>	<b>Minimum requirements for shared accessways</b>					
<b>Zone</b>	<b>Potential number of sites</b> (Excludes sites with direct road frontage)	<b>Length (m)</b>	<b>Legal width (m)</b>	<b>Carriageway width (m)</b>	<b>Turning area</b>	<b>Passing bay</b>
<b>GRUZ</b>						
...						
<a href="#"><u>CORZ<sup>60</sup></u></a>						

<sup>54</sup> Clause 10(2)(b) consequential amendment  
<sup>55</sup> Clause 10(2)(b) consequential amendment  
<sup>56</sup> Clause 10(2)(b) consequential amendment  
<sup>57</sup> Clause 10(2)(b) consequential amendment  
<sup>58</sup> Clause 10(2)(b) consequential amendment  
<sup>59</sup> Clause 10(2)(b) consequential amendment  
<sup>60</sup> Clause 10(2)(b) consequential amendment

...						
<b>HOHZ<sup>61</sup></b>						
...						

TRAN-SCHED-3	Road formation and operational standards							
TRAN-TABLE 7 8	Road formation standards							
Road Type	Legal width	Carriageway width	Traffic lanes	Parking lanes	Legal width	Carriageway width	Specific provision for cycles (on road or off road)	Pedestrian provision
	Min	Max	Min	Max	Min no.	Min no.		Minimum
Arterial and collector (GRUZ, <u>CORZ<sup>62</sup></u> , <u>HOHZ<sup>63</sup></u> , MPZ, PRZ, TEZ)	20	25	12	13	2	2 Both sides <sup>64</sup>	Optional	Both sides
Local (GRUZ, <u>CORZ<sup>65</sup></u> , <u>HOHZ<sup>66</sup></u> , MPZ, PRZ, TEZ)	<u>13</u>	<u>15</u> <u>20</u> <sup>67</sup>	<u>7</u> <u>7.5</u> <sup>68</sup>	8	2	1	NA	One side

### Natural Environment Values

### ECO – Ecosystems and Indigenous Biodiversity

### ECO-Rules

ECO-RC	Indigenous Vegetation Clearance outside of significant natural areas	
...	...	...
<b>CORZ<sup>69</sup></b>	3. ...	

<sup>61</sup> Clause 10(2)(b) consequential amendment

<sup>62</sup> Clause 10(2)(b) consequential amendment

<sup>63</sup> Clause 10(2)(b) consequential amendment

<sup>64</sup> DPR-0358.143 Rolleston West Residential Ltd, DPR-0363.142 Iport Rolleston Holdings Ltd, DPR-0374.148 Rolleston Industrial Holdings Ltd and DPR-0384.150 Rolleston Industrial Developments Ltd

<sup>65</sup> Clause 10(2)(b) consequential amendment

<sup>66</sup> Clause 10(2)(b) consequential amendment

<sup>67</sup> DPR-0409.032 Hughes Development

<sup>68</sup> DPR-0207.015 SDC

<sup>69</sup> Clause 10(2)(b) consequential amendment

... <u>HOHZ<sup>70</sup></u> ...		
... <u>CORZ<sup>71</sup></u> ... <u>HOHZ<sup>72</sup></u> ...	... 5. ...	...
ECO-RD	Indigenous Vegetation Clearance within significant natural areas	
... <u>CORZ<sup>73</sup></u> ... <u>HOHZ<sup>74</sup></u> ...	... 3. ...	...
ECO-R3	Potential Pest Species	
... <u>CORZ<sup>75</sup></u> ... <u>HOHZ<sup>76</sup></u> ...	... 1. ...	...

NATC – Natural Character

NATC-Rules

NATC-R3	Setbacks from Surface Water Bodies - Horticultural Planting, Woodlots and Shelterbelts	
... <u>CORZ<sup>77</sup></u> ...	... 1. ...	...

<sup>70</sup> Clause 10(2)(b) consequential amendment  
<sup>71</sup> Clause 10(2)(b) consequential amendment  
<sup>72</sup> Clause 10(2)(b) consequential amendment  
<sup>73</sup> Clause 10(2)(b) consequential amendment  
<sup>74</sup> Clause 10(2)(b) consequential amendment  
<sup>75</sup> Clause 10(2)(b) consequential amendment  
<sup>76</sup> Clause 10(2)(b) consequential amendment  
<sup>77</sup> Clause 10(2)(b) consequential amendment

<a href="#"><u>HOHZ<sup>78</sup></u></a> ...		
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#### NATC-Rule Requirements

NATC-REQ1	Setbacks from Surface Water Bodies - Earthworks and Earthworks Stockpiles	
... <a href="#"><u>CORZ<sup>79</sup></u></a> ... <a href="#"><u>HOHZ<sup>80</sup></u></a> ...	4. ...	...
NATC-REQ3	Setbacks from Surface Water Bodies - Earthworks and Earthworks Stockpiles	
... <a href="#"><u>CORZ<sup>81</sup></u></a> ... <a href="#"><u>HOHZ<sup>82</sup></u></a> ...	4. ...	...

#### Subdivision

#### SUB – Subdivision

#### SUB-Rules<sup>83</sup>

SUB-Rule List	
<a href="#"><u>SUB-R3B</u></a>	<a href="#"><u>Subdivision in the Corrections Zone<sup>84</sup></u></a>
<a href="#"><u>SUB-R5A</u></a>	<a href="#"><u>Subdivision in the Hōhepa Homes Trust Zone <sup>85</sup></u></a>

<sup>78</sup> Clause 10(2)(b) consequential amendment

<sup>79</sup> Clause 10(2)(b) consequential amendment

<sup>80</sup> Clause 10(2)(b) consequential amendment

<sup>81</sup> Clause 10(2)(b) consequential amendment

<sup>82</sup> Clause 10(2)(b) consequential amendment

<sup>83</sup> Consequential changes may need to be made to this proposed chapter to reflect recommended changes to the Subdivision Chapter.

<sup>84</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>85</sup> Clause 10(2)(b) consequential amendment

SUB-R3B Subdivision in the Corrections Zone <sup>86,87</sup>		
<b>CORZ</b>	<p><b>Activity Status: CON</b></p> <p>1. <u>Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</u></p> <p><b>Where this activity complies with the following rule requirements:</b>  <u>SUB-REQ2 Building Square</u>  <u>SUB-REQ6 Access</u>  <u>SUB-REQ8 Corner Splays</u></p> <p><b>Matters of Control:</b></p> <p>2. <u>The exercise of control in relation to SUB-RB.1 is reserved over the following matters:</u>  a. <u>All matters set out in SUB – Matters for Control or Discretion.</u>  b. <u>NH-MAT3 Geotechnical Considerations</u></p> <p><b>Notification:</b></p> <p>3. <u>Any application arising from SUB-RB.1 shall not be subject to public or limited notification and shall be processes on a non-notified basis.</u></p>	<p><b>Activity status when compliance not achieved:</b>  4. <u>When compliance with any rule requirement is not achieved: Refer to SUB – Rule Requirements.</u></p>
<b>SUB-RSA<sup>88</sup></b>	<b>Subdivision in the H8hepa Zone</b>	
<b>HOHZ<sup>89</sup></b>	<p><b>Activity Status: DIS</b>  <u>Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14 or SUB-R15</u></p>	<b>Activity status when compliance not achieved: N/A</b>
<b>SUB-R12</b>	<b>Boundary Adjustment in All Zones</b>	
... <b>CORZ<sup>90</sup></b> ... <b>HOHZ<sup>91</sup></b> ...	<p>... 7. ...</p>	

<sup>86</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>87</sup> Consequential changes may need to be made to this proposed chapter to reflect recommended changes to the Subdivision Chapter.

<sup>88</sup> Clause 10(2)(b) consequential amendment

<sup>89</sup> Clause 10(2)(b) consequential amendment

<sup>90</sup> Clause 10(2)(b) consequential amendment

<sup>91</sup> Clause 10(2)(b) consequential amendment

<b>SUB-R13</b>	<b>Subdivision to Create Access, Reserve or Infrastructure Sites in All Zones</b>	
...	...	
<b>CORZ<sup>92</sup></b>	6. ...	
...		
<b>HOHZ<sup>93</sup></b>		
...		
<b>SUB-R13</b>	<b>Subdivision and Public Access</b>	
...	...	
<b>CORZ<sup>94</sup></b>	17. ...	
...		
<b>HOHZ<sup>95</sup></b>		
...		

#### SUB-Rule Requirements<sup>96</sup>

<b>SUB-REQ2 Building Square</b>		
<b>TABLE SUB-4 Minimum building square dimensions</b>		
...	<b>Zone</b>	<b>Minimum building square dimensions</b>
<b>CORZ<sup>97</sup></b>	<u>Corrections Zone</u>	<u>15m x 15m</u>
<b>SUB-REQ6 Access</b>		
...	11. ...	...
<b>CORZ<sup>98</sup></b>		
...		
<b>HOHZ<sup>99</sup></b>		
...		
<b>SUB-REQ8 Corner Splays</b>		
...	5. The corner of any site at any road intersection....	.....

<sup>92</sup> Clause 10(2)(b) consequential amendment

<sup>93</sup> Clause 10(2)(b) consequential amendment

<sup>94</sup> Clause 10(2)(b) consequential amendment

<sup>95</sup> Clause 10(2)(b) consequential amendment

<sup>96</sup> Consequential changes may need to be made to this proposed chapter to reflect recommended changes to the Subdivision Chapter.

<sup>97</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>98</sup> Clause 10(2)(b) consequential amendment

<sup>99</sup> Clause 10(2)(b) consequential amendment

<u>CORZ</u> <sup>100</sup> <u>HOHZ</u> <sup>101</sup>		
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SUB-Matters for Control or Discretion

SUB-MAT2 Context	
... <u>CORZ</u> <sup>102</sup> ... <u>HOHZ</u> <sup>103</sup> ...	A. ...
SUB-MAT4 Telecommunications and Electricity	
... <u>CORZ</u> <sup>104</sup> ... <u>HOHZ</u> <sup>105</sup> ...	1. ...
SUB-MAT5 Water	
..... <u>CORZ</u> <sup>106</sup> ... <u>HOHZ</u> <sup>107</sup> ...	1. ...
SUB-MAT8 Solid Waste Disposal	
... <u>CORZ</u> <sup>108</sup> ...	1. ...

<sup>100</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>101</sup> Clause 10(2)(b) consequential amendment

<sup>102</sup> Clause 10(2)(b) consequential amendment

<sup>103</sup> Clause 10(2)(b) consequential amendment

<sup>104</sup> Clause 10(2)(b) consequential amendment

<sup>105</sup> Clause 10(2)(b) consequential amendment

<sup>106</sup> Clause 10(2)(b) consequential amendment

<sup>107</sup> Clause 10(2)(b) consequential amendment

<sup>108</sup> Clause 10(2)(b) consequential amendment



<b>HOHZ<sup>109</sup></b>	
...	
<b>SUB-MAT9 Highly Productive Land</b>	
<b>HOHZ<sup>110</sup></b>	
<b>SUB-MAT13 Development Areas</b>	
<b>DEV-DA8</b>	A. <u>In relation to the creation of any site in the GRZ or LLRZ, how adequate walking and cycling access between the site and Darfield will be provided.</u>
<b>DEV-DA9<sup>111</sup></b>	A. <u>Any adverse effects on safety for users of all transport modes at all existing level crossings in Darfield township.</u> B. <u>Any adverse effects on the operation of the State Highway 73 intersections with Matthias Street and McMillan Street.</u>

General District Wide Matters

EW – Earthworks

EW-Rules

<b>EW-R2</b>	<b>Earthworks</b>	
...	...	...
<b>CORZ<sup>112</sup></b>		
...		
<b>HOHZ<sup>113</sup></b>		
...		

EW-Rule Requirements

<b>EW-REQ1</b>	<b>Volume of Earthworks</b>	
<b>EW-TABLE1</b>	<b>Earthworks Volumes by Zone</b>	
	Zones	Volume
	...	
	<u>Corrections Zone<sup>114</sup></u>	<u>250m<sup>3</sup> per hectare of site area</u>

<sup>109</sup> Clause 10(2)(b) consequential amendment

<sup>110</sup> Clause 10(2)(b) consequential amendment

<sup>111</sup> DPR-0192.001 Merf Ag Services

<sup>112</sup> Clause 10(2)(b) consequential amendment

<sup>113</sup> Clause 10(2)(b) consequential amendment

<sup>114</sup> DPR-0300.016, 017 and 018 Department of Corrections

	<u>Hōhepa Zone<sup>115</sup></u>	<u>250m<sup>3</sup> per hectare of site area</u>
<b>EW-REQ3</b>	<b>Excavation and Filling</b>	
...	1. ...	...
<u><b>CORZ<sup>116</sup></b></u>		
...		
<u><b>HOHZ<sup>117</sup></b></u>		
...		
<b>EW-REQ5</b>	<b>Bunding</b>	
...	1. ...	...
<u><b>CORZ<sup>118</sup></b></u>		
...		
<u><b>HOHZ<sup>119</sup></b></u>		
...		

LIGHT – Light

LIGHT-Rule Requirements

<b>LIGHT-REQ1</b>	<b>Light Spill</b>		
...			...
	<b>LIGHT-TABLE1 – Maximum Light Spill from Artificial Outdoor Lighting</b>		
	<b>Zone of the adjoining site receiving light spill</b>	<b>2200 to 0600</b>	<b>Hours of darkness from 0600 to 2200</b>
...	...	1 lux	5 lux
<u><b>CORZ<sup>120</sup></b></u> ...			
<u><b>HOHZ<sup>121</sup></b></u>			
...			

<sup>115</sup> Clause 10(2)(b) consequential amendment

<sup>116</sup> Clause 10(2)(b) consequential amendment

<sup>117</sup> Clause 10(2)(b) consequential amendment

<sup>118</sup> Clause 10(2)(b) consequential amendment

<sup>119</sup> Clause 10(2)(b) consequential amendment

<sup>120</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>121</sup> Clause 10(2)(b) consequential amendment

NOISE – Noise

NOISE-Rules

NOISE-R1	Activities not otherwise specified	
<u><a href="#">CORZ<sup>122</sup></a></u> ... <u><a href="#">HOHZ<sup>123</sup></a></u> ...	... 6.	...
NOISE-R11	Audible Bird Scaring Device	
<u><a href="#">CORZ<sup>124</sup></a></u> ... <u><a href="#">HOHZ<sup>125</sup></a></u> ...	... 1. ...	...
NOISE-R12	Frost Fans	
<u><a href="#">CORZ<sup>126</sup></a></u> ... <u><a href="#">HOHZ<sup>127</sup></a></u> ...	... 1. ...	...

NOISE-Rule Requirements

NOISE-REQ1	Zone Noise Limits			
...	NOISE-TABLE5 - Zone Noise Limits			
	Zone of the site generating noise	Zone of the site receiving noise	Assessment Location	Hours and Limits
	...			

<sup>122</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>123</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>124</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>125</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>126</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>127</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

	RESZ ... <u>CORZ<sup>128</sup></u> ... <u>HOHZ<sup>129</sup></u> ...	GRUZ <u>CORZ<sup>130</sup></u> <u>HOHZ<sup>131</sup></u>		
<b>NOISE-REQ2</b>	<b>Construction Noise Limits</b>			
	<b>NOISE-TABLE6 - Construction Noise Limits</b>			
RESZ, and residential units and minor residential units in GRUZ, ... <u>CORZ<sup>132</sup></u> ... <u>HOHZ<sup>133</sup></u> ...	...			

SIGN – Signs

SIGN-Rules

<b>SIGN-R5</b>	<b>Off-site Signs</b>		
... <u>CORZ<sup>134</sup></u> ... <u>HOHZ<sup>135</sup></u> ...	4 ...	...	

<sup>128</sup> Clause 10(2)(b) consequential amendment

<sup>129</sup> Clause 10(2)(b) consequential amendment

<sup>130</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>131</sup> Clause 10(2)(b) consequential amendment

<sup>132</sup> Clause 10(2)(b) consequential amendment

<sup>133</sup> Clause 10(2)(b) consequential amendment

<sup>134</sup> Clause 10(2)(b) consequential amendment

<sup>135</sup> Clause 10(2)(b) consequential amendment

SIGN-R6	Digital Off-site Signs	
...	10. ...	...
<a href="#">CORZ<sup>136</sup></a>		
...		
<a href="#">HOHZ<sup>137</sup></a>		
...		

#### SIGN-Rule Requirements<sup>138</sup>

SIGN-REQ1 Free Standing Signs		
GRUZ <a href="#">CORZ<sup>139</sup></a>	8. There shall be a maximum of one free standing sign per site....	.....
SIGN-REQ2 Built form – Signs Attached to Buildings		
SIGN-TABLE1 Signs Attached to Buildings		
Zone	Total maximum area of signs per building	Maximum height above ground level at top of sign.
GRUZ <a href="#">CORZ<sup>140</sup></a>	3m <sup>2</sup> per building and 9m <sup>2</sup> per site whichever is lower.	6m or façade height, whichever is lower.
SIGN-REQ5 Real Estate Signs		
...	5. ...	...
<a href="#">CORZ<sup>141</sup></a>		
...		
<a href="#">HOHZ<sup>142</sup></a>		
...		
SIGN-REQ6 Distracting Features		
...	4. ...	...
<a href="#">CORZ<sup>143</sup></a>		
...		

<sup>136</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>137</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>138</sup> Consequential changes may need to be made to this proposed chapter to reflect recommended changes to the Sign Chapter.

<sup>139</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>140</sup> DPR-0300.016, 017 and 018 Department of Corrections

<sup>141</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>142</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

<sup>143</sup> [Clause 10\(2\)\(b\) consequential amendment](#)

HOHZ<sup>144</sup>...

### Part 3 – Area Specific Matters

#### Special Purpose Zones

#### CORZ – Corrections Zone<sup>145</sup>

##### CORZ-Overview

Department of Corrections operates Rolleston Prison at Walkers Road, Rolleston, located within the Corrections Zone. The site is designated by the Minister of Corrections for prison purposes in the District Plan (ref: MCOR-1). Rolleston Prison is recognised as important infrastructure in the Selwyn District. The facility plays a vital role in the region in allowing the Department to meet its responsibilities under the Corrections Act 2004 for enforcing sentences and orders of the criminal courts and the New Zealand parole board. In accordance with section 176 of the RMA 1991, the provisions of the District Plan shall apply in relation to the land that is subject to the designation only to the extent that the land is used for a purpose other than the designated purpose. In addition, as required under Section 176 (1)(b), no person may, without the prior written consent of the requiring authority, do anything in relation to the land that is subject to the designation that would prevent or hinder a public work or project or work to which the designation relates. While custodial and ancillary activities are enabled under the designation, additional aligned noncustodial justice sector activities appropriate for the site are enabled by the Corrections Zone, while managing their potential effects on the surrounding environment. This includes Non-Custodial Rehabilitation Activity, Community Corrections Activity, and Supported Residential Accommodation. The Corrections Zone otherwise generally adopts the same provisions as the surrounding General Rural Zone.

#### CORZ-Objectives and Policies

##### CORZ-Objectives

<u>CORZ-O1</u>	<u>Rolleston Prison is recognised as important infrastructure which contributes to the economic and social well-being, and health and safety of the region and district.</u>
<u>CORZ-O2</u>	<u>Rolleston Prison’s operational needs and functional needs are provided for, while ensuring any adverse environmental effects of activities are managed so as to be compatible with the surrounding rural environment.</u>
<u>CORZ-O3</u>	<u>Use and development unrelated to the operation, maintenance, upgrading, and expansion of Rolleston Prison occurs in a manner consistent with the General Rural Zone provisions.</u>
<u>CORZ-O4</u>	<u>The safe and efficient operation, maintenance, upgrading, and expansion of Rolleston Prison is not constrained or compromised by other activities.</u>

##### CORZ-Policies

<u>CORZ-P1</u>	<u>Provide for the ongoing operation and development of custodial prison activities and facilities.</u>
<u>CORZ-P2</u>	<u>Allow activities that are compatible with the role and function of the Corrections Zone, including:</u>

<sup>144</sup> Clause 10(2)(b) consequential amendment

<sup>145</sup> DPR-0300.016, 017 and 018 Department of Corrections

	<ol style="list-style-type: none"> <li>1. <u>Those activities provided for as Permitted Activities in the General Rural Zone.</u></li> <li>2. <u>Custodial activities.</u></li> <li>3. <u>Non-Custodial Rehabilitation Activity.</u></li> <li>4. <u>Community Corrections Activity.</u></li> <li>5. <u>Supported Residential Accommodation.</u></li> </ol>
<u>CORZ-P3</u>	<u>Allow other activities which are otherwise compatible with the function and predominant character of the General Rural Zone.</u>
<u>CORZ-P4</u>	<u>Ensure activities located within the Corrections Zone maintain rural character and amenity beyond the Corrections Zone to the extent practicable.</u>

### CORZ – Rules

*Note for Plan Users: There may be a number of Plan provisions that apply to an activity, building or structure, and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the How the Plan Works section.*

<b>CORZ-Rule List</b>	
<u>CORZ-R1</u>	<u>General Rural Zone Activities</u>
<u>CORZ-R2</u>	<u>Corrections Prison</u>
<u>CORZ-R3</u>	<u>Non-Custodial Rehabilitation Activity</u>
<u>CORZ-R4</u>	<u>Community Corrections Activity</u>
<u>CORZ-R5</u>	<u>Supported Residential Accommodation</u>
<u>CORZ-R6</u>	<u>Any Activity not otherwise in the CORZ Rule List</u>

<b>CORZ-R1 General Rural Zone Activities</b>		
	<b><u>Activity Status: PER</u></b> <ol style="list-style-type: none"> <li>1. <u>Any activity listed as a permitted activity in the GRUZ zone.</u></li> </ol> <b><u>Where</u></b> <ol style="list-style-type: none"> <li>a. <u>The activity complies with any rule specified for that permitted activity.</u></li> </ol>	<b><u>Activity status where compliance not achieved:</u></b> <ol style="list-style-type: none"> <li>2. <u>When compliance with any of CORZ-R1 is not achieved. Refer to relevant GRUZ provisions.</u></li> </ol>
<b>CORZ-R2 Corrections Prison</b>		
	<b><u>Activity Status: PER</u></b> <ol style="list-style-type: none"> <li>1. <u>Any Corrections Prison, including associated Structures provided for under the designation of the site.</u></li> </ol>	<b><u>Activity status where compliance not achieved: N/A</u></b>
<b>CORZ-R3 Non-Custodial Rehabilitation Activity</b>		

<p><b>Activity Status: PER</b></p> <p>1. <u>Any Non-Custodial Rehabilitative Activity and associated Structures.</u></p> <p><b>Where</b></p> <p>a. <u>The hours of operation are between 0700 and 1900.</u></p> <p><b><u>And this activity complies with the following rule requirements.</u></b></p> <p><u>CORZ-REQ1 Structure Height</u>  <u>CORZ-REQ2 Height in Relation to Boundary</u>  <u>CORZ-REQ3 Structure Setbacks</u></p>	<p><b>Activity status where compliance not achieved: N/A</b></p> <p>2. <u>When compliance with any of CORZ-R3.1 is not achieved: RDIS</u></p> <p>3. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to CORZ – Rule Requirements.</u></p> <p><b>Matters for discretion</b></p> <p>4. <u>The exercise of discretion in relation to CORZ-R3.2 is restricted to the following matters:</u></p> <p>a. <u>CORZ-MAT1 Non-Custodial Rehabilitation Activity and Community Corrections Activity.</u></p> <p><b>Notification</b></p> <p>5. <u>Any application arising from CORZ-R3.2 shall not be subject to notification.</u></p>
<b>CORZ-R4 Community Corrections Activity</b>	
<p><b>Activity Status: PER</b></p> <p>1. <u>Any Community Corrections Activity and associated Structures.</u></p> <p><b>Where</b></p> <p>a. <u>The hours of operation are between 0700 and 1900.</u></p> <p><b><u>And this activity complies with the following rule requirements.</u></b></p> <p><u>CORZ-REQ1 Structure Height</u>  <u>CORZ-REQ2 Height in Relation to Boundary</u>  <u>CORZ-REQ3 Structure Setbacks</u></p>	<p><b>Activity status where compliance not achieved: N/A</b></p> <p>2. <u>When compliance with any of CORZ-R4.1 is not achieved: RDIS</u></p> <p>3. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to CORZ – Rule Requirements.</u></p> <p><b>Matters for discretion</b></p> <p>4. <u>The exercise of discretion in relation to CORZ-R4.2 is restricted to the following matters:</u></p> <p>a. <u>CORZ-MAT1 Non-Custodial Rehabilitation Activity and Community Corrections Activity.</u></p> <p><b>Notification</b></p> <p>5. <u>Any application arising from CORZ-R4.2 shall not be subject to notification.</u></p>
<b>CORZ-R5 Supported Residential Accommodation</b>	
<p><b>Activity Status: PER</b></p> <p>1. <u>Any Community Corrections Activity and associated Structures.</u></p> <p><b><u>Where this activity complies with the following rule requirements.</u></b></p> <p><u>CORZ-REQ1 Structure Height</u>  <u>CORZ-REQ2 Height in Relation to Boundary</u>  <u>CORZ-REQ3 Structure Setbacks</u></p>	<p><b>Activity status where compliance not achieved: N/A</b></p> <p>2. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to CORZ – Rule Requirements.</u></p>



CORZ-R6 Any Activity not otherwise in the CORZ Rule List		
	<b>Activity Status: DIS</b> 1. <u>Any activity not otherwise specified in the CORZ – Rule List.</u>	<b>Activity status where compliance not achieved: N/A</b>
CORZ – Rule Requirements		
CORZ-REQ1 Structure Height		
	1. <u>The height of any structure when measured from ground level shall not exceed:</u> a. <u>9m for any building designed or used for human occupation or</u> b. <u>12m for any other structure or building.</u>  <u>Excludes any chimney, mast, aerial or other structure attached to the outside of the building.</u>	<b>Activity status when compliance not achieved:</b> 2. <u>When compliance with any of CORZ-REQ1.1 is not achieved: RDIS</u>  <b>Matters for discretion</b> 3. <u>The exercise of discretion in relation to CORZ-REQ1.2 is restricted to the following matters:</u> a. <u>CORZ-MAT2 Height</u> b. <u>NH-MAT5 Wildfire</u>  <b>Notification</b> 4. <u>Any application arising from CORZ-REQ1.2 shall not be subject to public notification.</u>
CORZ-REQ2 Height in Relation to Boundary		
	1. <u>All buildings or structures shall comply with the Height in Relation to Boundary C requirement in APP2-Height in Relation to Boundary.</u>	<b>Activity status when compliance not achieved:</b> 2. <u>When compliance with any of CORZ-REQ2.1 is not achieved: RDIS</u>  <b>Matters for discretion</b> 3. <u>The exercise of discretion in relation to CORZ-REQ2.2 is restricted to the following matters:</u> a. <u>CORZ-MAT3 Height in Relation to Boundary</u> b. <u>NH-MAT5 Wildfire</u>  <b>Notification</b> 4. <u>Any application arising from CORZ-REQ2.2 shall not be subject to public notification.</u>
CORZ-REQ3 Structure Setbacks		
	1. <u>All structures, excluding public amenity structures, shall comply with the minimum setbacks listed in CORZ-TABLE1.</u>	<b>Activity status when compliance not achieved:</b> 2. <u>When compliance with any of CORZ-REQ3.1 is not achieved: RDIS</u>  <b>Matters for discretion</b>

		<p>3. <u>The exercise of discretion in relation to CORZ-REQ3.2 is restricted to the following matters:</u></p> <ul style="list-style-type: none"> <li>a. <u>GRUZ-MAT4 Internal Boundary Setback</u></li> <li>b. <u>GRUZ-MAT5 Road Boundary Setback</u></li> <li>c. <u>NH-MAT5 Wildfire</u></li> </ul> <p><b><u>Notification</u></b></p> <p>4. <u>Any application arising from CORZ-REQ3.2 shall not be subject to public notification.</u></p>
	<b><u>CORZ-TABLE1 Setbacks</u></b>	
	<b><u>Structure Type</u></b>	<b><u>Internal Boundary</u></b>
	<u>Any building</u>	<u>5m</u>
	<u>Any other structure excluding stock fences, fences less than 2m in height.</u>	<u>5m</u>
		<b><u>Road Boundary with Arterial Road</u></b>
		<u>20m</u>
		<u>10m</u>
		<b><u>Road Boundary with other Road</u></b>
		<u>10m</u>
		<u>10m</u>

CORZ – Matters for Control or Discretion

<b><u>CORZ-MAT1 Non-Custodial Rehabilitation Activity and Community Corrections Activity</u></b>	
	<ol style="list-style-type: none"> <li><u>The intensity and scale of the activity.</u></li> <li><u>Whether the hours of operation are compatible with the character and amenity values of the surrounding area.</u></li> </ol>
<b><u>CORZ-MAT2 Height</u></b>	
	<ol style="list-style-type: none"> <li><u>The necessity of the structure to exceed the height limit.</u></li> <li><u>The extent to which the increased height enables a more efficient use of the site.</u></li> <li><u>The extent to which the location, design and appearance of the structure, landscaping or natural features mitigates the visual effects of the increased height.</u></li> <li><u>Any effect on privacy or overlooking of other sites.</u></li> <li><u>Physical dominance of the structure when viewed from other sites.</u></li> <li><u>Whether the structure is compatible with the scale, proportion and context of the existing structures in the surrounding area.</u></li> <li><u>Whether the increased height would result in the site remaining compatible with the surrounding character and amenity when viewed from neighbouring sites.</u></li> </ol>
<b><u>CORZ-MAT3 Height in Relation to Boundary</u></b>	
	<ol style="list-style-type: none"> <li><u>The necessity of the structure to intrude into the height in relation to boundary limit.</u></li> <li><u>Any effects on daylight admission or shading for adjoining properties.</u></li> </ol>
<b><u>CORZ-MAT4 Internal Boundary Setback</u></b>	
	<ol style="list-style-type: none"> <li><u>The necessity of the structure to intrude into the setback.</u></li> <li><u>The extent to which the reduced setback enables a more efficient use of the site.</u></li> </ol>

	<ol style="list-style-type: none"> <li>3. <u>The extent to which the location, design and appearance of the structure, landscaping, screening or natural features mitigates the visual effects of the reduced setback.</u></li> <li>4. <u>Any effect on privacy or overlooking of adjoining sites.</u></li> <li>5. <u>Physical dominance of the structure when viewed from other sites.</u></li> <li>6. <u>Whether the structure is compatible with the scale, proportion and context of the existing structures in the surrounding area.</u></li> <li>7. <u>Whether the reduced setback would result in the site remaining compatible with the surrounding character and amenity when viewed from neighbouring sites.</u></li> <li>8. <u>The extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining rural activities.</u></li> </ol>
<b>CORZ-MAT5 Road Boundary Setback</b>	
	<ol style="list-style-type: none"> <li>1. <u>Any effect on the safety and efficiency of the adjoining road network.</u></li> <li>2. <u>The necessity of the structure to intrude into the setback.</u></li> <li>3. <u>The extent to which the reduced setback enables a more efficient use of the site.</u></li> <li>4. <u>The extent to which the location, design and appearance of the structure, landscaping, screening or natural features mitigates the visual effects of the reduced setback.</u></li> <li>5. <u>Physical dominance of the structure when viewed from the road.</u></li> <li>6. <u>Whether the structure is compatible with the scale, proportion and context of the existing structures in the surrounding area.</u></li> <li>7. <u>Whether the reduced setback would result in the site remaining compatible with the surrounding character and amenity when viewed from the road.</u></li> <li>8. <u>The extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining rural activities.</u></li> </ol>

## HOHZ – Hōhepa Homes Trust Zone<sup>146</sup>

### HOHZ-Overview

Hōhepa is a not-for-profit provider of residential, therapeutic, and educational services for people with intellectual disabilities. It is located on an existing site, which reflects a mixture of residential components and small-scale rural activities.

### HOHZ-Objectives and Policies

#### HOHZ-Objectives

<u>HOHZ-O1</u>	<u>The Hōhepa site is a unique development that recognises the important role of providing a variety of services for people with intellectual disabilities in a setting that is different to traditional health care facilities.</u>
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#### HOHZ-Policies

<u>HOHZ-P1</u>	<u>Enable the development of residential activity and ancillary activities for the Hōhepa site, within the Development Area in the Outline Development Plan in HOHZ-SCHED1</u>
<u>HOHZ-P2</u>	<u>Limit the activities within the Rural Area in the Outline Development Plan in HOHZ-SCHED1 to those that are permitted in the GRUZ.</u>
<u>HOHZ-P3</u>	<u>Ensure that any development is consistent with the character of the existing environment, and require landscaping associated with any development to reduce the visual impact of the development on neighbouring properties.</u>

### HOHZ – Rules

*Note for Plan Users: There may be a number of Plan provisions that apply to an activity, building or structure, and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the How the Plan Works section.*

#### HOHZ-Rule List

<u>HOHZ-R1</u>	<u>Hōhepa Activities and facilities</u>
<u>HOHZ-R2</u>	<u>Ancillary Activities</u>
<u>HOHZ-R3</u>	<u>General Rural Activities</u>
<u>HOHZ-R4</u>	<u>Any activity not otherwise listed in HOHZ-Rule List</u>

<sup>146</sup> DPR-0350.001 and 002 Hōhepa

HOHZ-R1 Hōhepa Activities and facilities		
	<p><b>Activity status:</b> <u>PER</u></p> <p>1. <u>Residential activity and supported residential care for residents within the Trices Road Hōhepa complex and for residents visiting from Hōhepa facilities in other locations.</u></p> <p><b>Where this activity complies with the following rule requirements:</b>  <u>HOHZ-REQ1 Sewage Treatment and Disposal</u>  <u>HOHZ-REQ2 Building Coverage</u>  <u>HOHZ-REQ3 Building Height</u>  <u>HOHZ-REQ4 Residential Activity Density</u>  <u>HOHZ-REQ5 Setbacks</u>  <u>HOHZ-REQ6 Outline Development Plan</u></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. <u>When compliance with any of HOHZ-R1.1 is not achieved: DIS</u></p> <p>3. <u>When compliance with any HOHZ Rule Requirement is not achieved: Refer to HOHZ- Rule Requirements</u></p>
HOHZ-R2 Ancillary Activities		
	<p><b>Activity status:</b> <u>PER</u></p> <p>1. <u>Any ancillary activity associated with the primary activities listed in HOHZ-R1.1 limited to:</u></p> <p>a. <u>Educational activities.</u></p> <p>b. <u>Recreational activities.</u></p> <p>c. <u>Infrastructure for roading, wastewater, stormwater, water supply or car parking.</u></p> <p>d. <u>Any office or facility required for the administration or management of activities undertaken within the Trices Road Hōhepa complex.</u></p> <p><b>Where this activity complies with the following rule requirements:</b>  <u>HOHZ-REQ1 Sewage Treatment and Disposal</u>  <u>HOHZ-REQ2 Building Coverage</u>  <u>HOHZ-REQ3 Building Height</u>  <u>HOHZ-REQ4 Residential Activity Density</u>  <u>HOHZ-REQ5 Setbacks</u>  <u>HOHZ-REQ6 Outline Development Plan</u></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. <u>When compliance with any of HOHZ-R2.1 is not achieved: DIS</u></p> <p>3. <u>When compliance with any HOHZ-Rule Requirement is not achieved: Refer to HOHZ- Rule Requirements</u></p>

<b>HOHZ-R3 General Rural Activities</b>		
	<b><u>Activity status: PER</u></b> 1. <u>Within the Rural Area identified in the Outline Development Plan in HOHZ-SCHED1 any activity categorised as PER in the GRUZ subject to compliance with any relevant GRUZ Rule Requirements.</u>	<b><u>Activity status when compliance not achieved:</u></b> 2. <u>For HORZ-R3.1 when compliance with any GRUZ Rule Requirement is not achieved: Refer to GRUZ- Rule Requirements</u>
<b>HOHZ-R4 Any Activity not otherwise listed in HOHZ-Rule List</b>		
	<b><u>Activity status: DIS</u></b> 1. <u>Any Activity not otherwise listed in HOHZ-Rule List Activity not otherwise listed in HOHZ-Rule List</u>	<b><u>Activity status when compliance not achieved: N/A</u></b>

HOHZ – Rule Requirements

<b>HOHZ-REQ1 Sewage Treatment and Disposal</b>		
	1. <u>Any new residential activity or ancillary activity shall not be constructed until the Hōhepa site is connected to a reticulated sewer network or resource consent for an alternative wastewater disposal system is obtained from Canterbury Regional Council.</u>	<b><u>Activity status when compliance not achieved:</u></b> 2. <u>When compliance with HOHZ-REQ1.1 is not achieved: DIS</u>
<b>HOHZ-REQ2 Building Coverage</b>		
	1. <u>The maximum building coverage of the Development Area in the Outline Development Plan in HOHZ-SCHED1 shall be 20%.</u>	<b><u>Activity status when compliance not achieved:</u></b> 2. <u>When compliance with HOHZ-REQ2.1 is not achieved: DIS</u>
<b>HOHZ-REQ3 Building Height</b>		
	1. <u>The maximum building height shall not exceed 9m.</u>	<b><u>Activity status when compliance not achieved:</u></b> 2. <u>When compliance with HOHZ-REQ3.1 is not achieved: DIS</u>
<b>HOHZ-REQ4 Residential Activity Density</b>		
	1. <u>In the Development Area in the Outline Development Plan in HOHZ-SCHED1 there shall be no more than four additional residential units beyond those that existed (or any replacement buildings) at 1 February 2023.</u> 2. <u>All residential dwellings shall house a maximum of 4 residents (excluding on-site staff)</u>	<b><u>Activity status when compliance not achieved:</u></b> 3. <u>When compliance with any of HOHZ-REQ4.1 is not achieved: DIS</u>
<b>HOHZ-REQ5 Setbacks</b>		
	1. <u>Any new residential dwelling will be set back 5 meters from the boundary of SASM37.</u>	<b><u>Activity status when compliance not achieved:</u></b> 2. <u>When compliance with HOHZ-REQ5.1 is not achieved: DIS</u>
<b>HOHZ-REQ6 Outline Development Plan</b>		

	1. The location of all activities shall be in accordance with the Outline Development Plan in HOHZ-SCHED1.	Activity status when compliance not achieved: 2. When compliance with HOHZ-REQ6.1 is not achieved: DIS
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HOHZ-Schedules



**Appendix 2: Tabled Evidence and Legal Submissions**

<b>Sub #</b>	<b>Submitter</b>	<b>Author</b>	<b>Role</b>
DPR-0300	Ara Poutama Aotearoa the Department of Corrections	Maurice Dale Andrew Leckie	Planning Transportation
DPR-0350	Hōhepa Homes Trust Board	Lloyds Scully Arnah Trelease Ewan Chapman	Counsel General Manager of Hōhepa Canterbury Regional Chair of Hōhepa Canterbury