

CORZ – Corrections zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

Ara Poutama Aotearoa Department of Corrections operates a custodial prison facility located northwest of Te Kauwhata, known as the Spring Hill Corrections Facility. The prison is accessed via Hampton Downs Road, with the custodial facility located towards the southern end of a 212ha landholding.

Ara Poutama Aotearoa Department of Corrections is responsible for the operational management of the prison. The site is designated for the purpose of “Spring Hill Corrections Facility” and is gazetted for justice purposes.

The prison is a social infrastructure facility of regional importance. The facility plays a vital role in the region in allowing Ara Poutama Aotearoa Department of Corrections 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 Resource Management Act 1991 (RMA), 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 correctional and ancillary activities are enabled under the designation, additional aligned noncustodial justice sector activities appropriate for the site are enabled by the CORZ – 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 CORZ – Corrections zone otherwise generally adopts the same provisions as the surrounding GRUZ – General rural zone.

Objectives

CORZ-O1 Continued operation and development of Spring Hill Corrections Facility.

- (1) Spring Hill Corrections Facility is recognised as regionally important infrastructure which contributes to the economic and social well-being, and health and safety of the region and district.
- (2) Spring Hill Correction Facility’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.
- (3) Use and development unrelated to the operation, maintenance, upgrading, and expansion of Spring Hill Correction Facility occurs in a manner consistent with the GRUZ – General rural zone provisions.
- (4) The safe and efficient operation, maintenance, upgrading, and expansion of Spring Hill Correction Facility is not constrained or compromised by other activities.

Policies

- CORZ-P1** Operation and development.
Provide for the ongoing operation and development of custodial correctional activities and facilities.
- CORZ-P2** Compatible activities.
- (1) Allow activities that are compatible with the role and function of the zone, including:
- (a) Those activities provided for as permitted activities in the GRUZ – General rural zone;
 - (b) Non-custodial rehabilitation activity;
 - (c) Community corrections activity;
 - (d) Supported residential accommodation;
 - (e) Custodial correctional facilities (in accordance with the designation).
- (2) Allow other activities which are otherwise compatible with the function and predominant character of the GRUZ – General rural zone.
- CORZ-P3** Maintenance of rural character and amenity.
Ensure activities maintain rural character and amenity beyond the zone to the extent practicable.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

CORZ-R1	Any activity listed as a permitted activity in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific standards: (a) As per the applicable activity specific standards for the GRUZ – General rural zone.	(2) Activity status where compliance not achieved: n/a	
CORZ-R2	Non-custodial rehabilitation activity	
(1) Activity status: PER Activity-specific standards: (a) Unloading and loading of vehicles or the receiving of deliveries only occur after 7:00am and before 7:00pm on any day; and (b) Machinery can be operated after 7:30am and up to 7:00pm on any day.	(2) Activity status where compliance not achieved: DIS	
CORZ-R3	Community corrections activity	
(1) Activity status: PER Activity-specific standards:	(2) Activity status where compliance not achieved: DIS	

(a) The hours of operation are between 7:00am and 7.00pm on any day.	
CORZ-R4	Supported residential accommodation
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Land Use – building standards for the zone except:</p> <p>(i) CORZ-S1 (Number of residential units within a lot) does not apply;</p> <p>(ii) CORZ-S2 (Minor residential units) does not apply;</p> <p>(b) No more than 30 residents are to be accommodated at any one time;</p> <p>(c) No more than five supported residential accommodation units to be provided within the site;</p> <p>(d) Supported residential accommodation units are to be located in the area identified for “external self-care units” in accordance approved designation plan RC03, Revision 3.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
CORZ-R5	Construction or alteration of a building for a sensitive land use
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
CORZ-R6	Any activity listed as a restricted discretionary activity in the GRUZ – General rural zone
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) As per the applicable activity specific standards for the GRUZ – General rural zone.</p> <p>Council’s discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

(b) As per the applicable matters of discretion for the GRUZ – General rural zone.	
CORZ-R7	Any activity listed as a discretionary activity in the GRUZ – General rural Zone
(I) Activity status: DIS	
CORZ-R8	Any activity listed as a non-complying activity in the GRUZ – General rural Zone
(I) Activity status: NC	
CORZ-R9	Any other activity that is not listed as permitted, restricted discretionary, discretionary or non-complying
(I) Activity status: NC	

Land use – building

CORZ-S1	Number of residential units and seasonal worker accommodation within a lot	
(1) Activity status: PER		(2) Activity status: DIS
Where:		Where:
<ul style="list-style-type: none"> (a) One residential unit within a Record of Title containing an area less than 40ha; (b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units; (c) Any residential unit(s) under CORZ-S1(1)(a) and (b), or seasonal worker accommodation under CORZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; or (iv) High Natural Character Area. 		<ul style="list-style-type: none"> (a) A residential unit that complies with CORZ-S1(1)(a) or (b) and is located within an area listed in (d); or
		(3) Activity status: NC
		Where
		<ul style="list-style-type: none"> (a) A residential unit that does not comply with CORZ-S1(1)(a) or (b); (b) Seasonal worker accommodation that does not comply with CORZ-S1(1)(c).
CORZ-S2	Minor residential units	
(1) Activity status: PER		(2) Activity status where compliance not achieved: DIS
Where:		
<ul style="list-style-type: none"> (a) One minor residential unit not exceeding 120m² gross floor area (excluding accessory buildings) within a Record of Title lot. (b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: <ul style="list-style-type: none"> (i) Be located within 100m of the existing residential unit; (ii) Share a single driveway access with the existing residential unit. 		

<p>(c) Any minor residential unit must not be located within any of the following landscape or natural character areas:</p> <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; or (iv) High Natural Character Area. 	
<p>CORZ-S3 Building height – general</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: <ul style="list-style-type: none"> (i) The maximum height is 10m where located within 50m of a road or internal boundary; (ii) For hose drying towers associated with emergency service facilities the maximum height is 15m. (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m. <p>Advice note: the height of frost fans is subject to CORZ-S4.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>CORZ-S4 Building height – frost fans</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The height of the support structure for a frost fan must not exceed 10.5m; and (b) The fan blades must not rotate higher than 13.5m above natural ground level. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>CORZ-S5 Height – buildings, structures and vegetation in a battlefield view shaft</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>CORZ-S6 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Admission of daylight and sunlight to the site and other site; (d) Privacy on any other site; and (e) Amenity values of the locality.
<p>CORZ-S7 Building coverage</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The total building coverage must not exceed: <ul style="list-style-type: none"> (i) 2% of the site area or 500m² (whichever is larger) for sites smaller than 10ha; (ii) 5,000m² for sites larger than 10ha. (b) CORZ-S7(1)(a) does not apply: <ul style="list-style-type: none"> (i) To a structure that is not a building; or (ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building. (c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards: <ul style="list-style-type: none"> (i) Green or black cloth shall be used on vertical faces within 30m of the site boundary; (ii) Green, black or white cloth shall be used on horizontal surfaces. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>CORZ-S8 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 25m from the boundary of an adjoining site that is 6ha or more; (iv) 12m from the boundary of an adjoining site that is less than 6ha; (b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on rural amenity values; (b) Transport network safety and efficiency; (c) Reverse sensitivity effects; and (d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.

<p>(iii) 12m from every boundary other than a road boundary.</p> <p>(c) Standard CORZ-S8(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals.</p> <p>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 25m from every boundary other than a road boundary.</p> <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 12m from every boundary other than a road boundary; and</p> <p>(f) Standard CORZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals.</p>	
<p>CORZ-S9 Building setbacks – sensitive land use</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building for a sensitive land use must be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from a national route or regional arterial road;</p> <p>(iii) 35m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource;</p> <p>(v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area;</p> <p>(vi) 100m from a site in the Tamahere Commercial Areas A and C;</p> <p>(vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<ul style="list-style-type: none"> (viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site; (ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and (x) Not be located within the Te Uku wind farm setback shown on the planning maps. 	
<p>CORZ-S10 Building setback – noise sensitive activities</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 – Acoustic insulation within: <ul style="list-style-type: none"> (i) 350m of the Huntly Power Station site boundary; or (ii) The Waikato Gun Club Noise Control Boundary. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Internal design sound levels; (b) On-site amenity values; and (c) Potential for reverse sensitivity effects.
<p>CORZ-S11 Building setback – waterbodies</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building other than provided for under Standards CORZ-S11(1)(b) and (c) must be set back a minimum of: <ul style="list-style-type: none"> (i) 32m from the margin of any lake with a size of 8ha or more; (ii) 32m from the margin of any wetland; (iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River; (iv) 37m from a bank of the Waikato River and Waipa River; (v) 12m from the bank of any river with an average width of 3m or less; (vi) 12m from the margin of any lake with a size of less than 8ha; (vii) 32m from mean high water springs (b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m² in size; (c) A pump shed (public or private) set back a minimum of 5m from any waterbody. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body; (b) Adequacy of erosion and sediment control measures; (c) The functional or operational need for the building to be located close to the waterbody; (d) Effects on public access to the waterbody; (e) Effects on rural character and amenity.
<p>CORZ-S12 Building setback – Te Kauwhata Environmental Protection Area</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building must be set back a minimum of 3m from the Te Kauwhata 	<p>(2) Activity status where compliance not achieved: DIS</p>

Environmental Protection Area identified on the planning maps.	
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