

Corrections Special Purpose Zone

The provisions below represent the Section 42A Reporting Officer's recommended amendments to the provisions requested by Department of Corrections dated 8 May 2025. Recommended amendments are shown with underline used for new text as this is a new zone chapter recommended for inclusion in the Proposed District Plan. Recommendations made through the Reporting Officer's right of reply are shown in red underline for new text and red ~~strikethrough~~ for deleted text.

Overview

Ara Poutama Aotearoa the Department of Corrections operates a custodial prison facility located approximately five kilometres east of Kaikohe, accessed from State Highway 12, known as Northland Regional Corrections Facility. Ara Poutama Aotearoa the Department of Corrections is responsible for the operational management of the prison. The site is designated by the Minister of Corrections for the purpose of a "Northland Region Corrections Facility".

Northland Region Corrections Facility is an important part of the corrections facility network which provides for the safety and security of all New Zealand communities and is of national significance. It is one of just 15 men's prison facilities in the country and is the only prison in the Northland region. It therefore has significance in a regional and district context, and is recognised as 'regionally significant infrastructure' in the Northland Regional Policy Statement. The facility plays a vital role in the region in allowing Ara Poutama Aotearoa the 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 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.

While custodial corrections facilities and ancillary activities are enabled under the designation, additional non-custodial justice sector activities are enabled under the Corrections Zone provided that they are appropriate for the site and their effects on the surrounding environment are managed. This includes non-custodial reintegration activities and community corrections activities. The Corrections Zone also adopts some of the provisions of the adjacent Rural Production Zone.

Objectives

CORZ-O1	The Corrections Zone provides for: a. <u>The continued operation and development of Northland Region Corrections Facility;</u> b. <u>The ongoing maintenance, upgrading, and expansion of Northland Region Corrections Facility; and</u> c. <u>Activities with an operational need and functional need to be located within the Corrections Zone without being constrained or compromised by incompatible activities.</u>
CORZ-O2	<u>Adverse effects of activities and development in the Corrections Zone are managed effectively within the Zone and at interfaces with adjoining zones and public spaces.</u>
CORZ-O3	<u>Northland Region Corrections Facility is recognised as regionally significant infrastructure which contributes to the economic and social well-being, and health and safety of the region and district.</u>

Policies

CORZ-P1	<u>Enable the ongoing operation and development of custodial corrections facilities and associated activities.</u>
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CORZ-P2	Provide for activities that are compatible with the purpose and function of the Corrections zone, including: - The following activities that are provided for as permitted activities in the Rural Production zone: - Farming activity; - Conservation activity; - Recreational activity; - Rural produce manufacturing; - Commercial forestry and other forestry activities; - Emergency service facility; - Non-custodial rehabilitation activities; - Community corrections activities; and - Supported residential care activities.
CORZ-P3	Manage activities within the Corrections Zone so that they do not unduly detract from the amenity values of properties beyond the Corrections Zone.

Rules

Notes:

- There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter, including the Transport, Hazardous substances, Natural character, Light, Noise and Sign chapters. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
- This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural character chapter contains rules relating to activities within wetlands, lakes and river margins. The Natural character chapter should be referred to in addition to this zone chapter.

CORZ-R1	<u>New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures</u>	
<u>Corrections zone</u>	<u>Activity status:</u> <u>Permitted Where:</u> <u>PER-1</u> <u>The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity.</u>	<u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> the matters of discretion of any infringed standard.

	<u>PER-2</u> <u>The new building or structure, or extension or alteration to an existing building or structure complies with standards:</u> CORZ-S1 Maximum height; CORZ-S2 Height in relation to boundary; CORZ-S3 Setback (excluding from wetland, lake and river margins); and CORZ-S4 Building or structure coverage.	<u>Activity status where compliance not achieved with PER-1: Discretionary</u>
<u>CORZ-R2</u>	<u>Custodial corrections facilities</u>	
<u>Corrections zone</u>	<u>Activity status:</u> <u>Permitted</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>CORZ-R3</u>	<u>Non-custodial rehabilitation activity</u>	
<u>Corrections zone</u>	<u>Activity status:</u> <u>Permitted</u> <u>Where:</u> <u>PER-1</u> <u>The loading and unloading of vehicles, or the receiving of deliveries, will only occur between the hours of 7:00am and 7:00pm on any day.</u> <u>PER-2:</u> <u>The operation of machinery only occurs between the hours of 7:00am and 7:00pm on any day.</u>	<u>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> a. <u>the extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties.</u> <u>Notification status:</u> <u>An application for resource consent made in respect of rule CORZ-R3.PER-1 or PER-2 is precluded from being publicly notified.</u>
<u>CORZ-R4</u>	<u>Community corrections activity</u>	
<u>Corrections zone</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> <u>The hours of operation are between the hours of 7:00am and 7:00pm on any day.</u>	<u>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> a. <u>the extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties;</u> b. <u>any reverse sensitivity effects and proposed mitigation measures.</u> <u>Notification status:</u> <u>An application for resource consent made in respect of rule CORZ-R4.PER-1 is precluded from being publicly notified.</u>
<u>CORZ-R5</u>	<u>Supported residential care activity</u>	

<u>Corrections zone</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> <u>The supported residential care is within a residential unit or accessory building. The number of units being used for supported residential care does not exceed 10.¹</u> <u>PER-2</u> <u>The number of units being used for supported residential care does not exceed 10. The supported residential care is within a residential unit or accessory building.²</u>	<u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1:</u> <u>The number of units being used for supported residential care does not exceed 20.</u> <u>Matters of discretion are restricted to:</u> a. <u>The character and appearance of the building(s);</u> b. <u>The siting of the building(s) and outdoor areas including parking relative to adjoining sites;</u> c. <u>Whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;</u> d. <u>The ability of the supporting roading network to cater for the additional traffic;</u> e. <u>Servicing requirements and any constraints of the site;</u> f. <u>Whether the location of the building(s) is compatible with adjacent and surrounding primary production activities;</u> g. <u>Any lighting effects;</u> h. <u>Any natural hazard affecting the site or surrounding area;</u> i. <u>The extent to which the loss of highly productive land is minimised; and</u> j. <u>Any potential reverse sensitivity effects and proposed mitigation measures.</u> <u>Activity status where compliance not achieved with PER-12 or PER-2RDIS-1: Discretionary³</u>
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¹ Ara Poutama, Department of Corrections (S158.011)

<u>CORZ-R6</u>	<u>Farming activity</u>	
<u>Corrections zone</u>	<u>Activity status: Permitted</u>	<u>Activity status where compliance not achieved: Non-applicable</u>
<u>CORZ-R7</u>	<u>Conservation activity</u>	
<u>Corrections zone</u>	<u>Activity status: Permitted</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>CORZ-R8</u>	<u>Recreational activity</u>	
<u>Corrections zone</u>	<u>Activity status:</u> <u>Permitted Where:</u> <u>PER-1</u> <u>The recreational activity is not being operated as a commercial activity.</u> <u>PER-2</u> <u>There is no motorsport activity.</u> <u>PER-3</u> <u>Any buildings or structures associated with a recreation activity are not located on highly productive land.</u>	<u>Activity status where compliance not achieved with PER-1,-PER-2 or PER-3: Discretionary</u>
<u>CORZ-R9</u>	<u>Rural produce manufacturing</u>	

² Ara Poutama, Department of Corrections (S158.011)

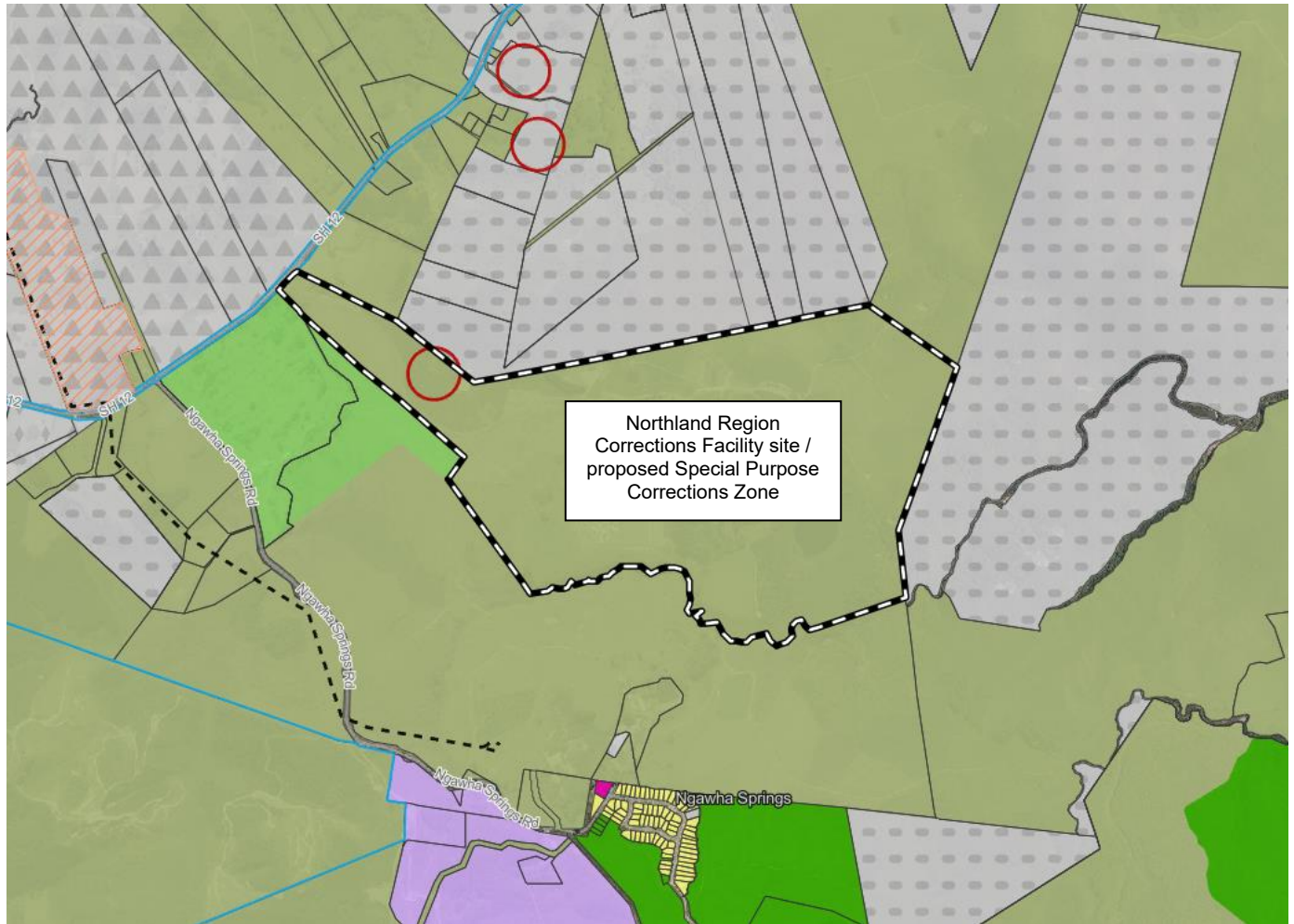
³ Ara Poutama, Department of Corrections (S158.011)

<u>Corrections zone</u>	<u>Activity status:</u> <u>Permitted Where:</u> <u>PER-1</u> <u>The building undertaking rural produce manufacturing does not exceed GFA of 150m².</u> <u>PER-2</u> <u>The number of rural produce manufacturing operations does not exceed one per site.</u> <u>PER-3</u> <u>All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building or screened from residential units on adjoining properties.</u>	<u>Activity status where compliance not achieved with PER-1: Restricted Discretionary.</u> <u>Matters of discretion are restricted to:</u> a. <u>the character and appearance of the building(s);</u> b. <u>the siting of the building(s) and outdoor areas including parking relative to adjoining sites;</u> c. <u>whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;</u> d. <u>ability of the supporting roading network to cater for the additional traffic;</u> e. <u>servicing requirements and any constraints of the site;</u> f. <u>whether the location of the building(s) and the rural industry is compatible with adjacent and surrounding primary production activities;</u> g. <u>whether the layout of the development maintains the existing rural character of the surrounding area;</u> h. <u>any lighting or noise effects;</u> i. <u>the frequency of the use, hours and days of operation and the number of people employed;</u> j. <u>any natural hazard affecting the site or surrounding area;</u> k. <u>the extent to which the loss of highly productive land is minimised.</u> <u>Activity status where compliance not achieved with PER-2 or PER 3: Discretionary</u>
<u>CORZ-R10</u>	<u>Forestry activity not regulated by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017</u>	
<u>Corrections zone</u>	<u>Activity status:</u> <u>Permitted</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>CORZ-R11</u>	<u>Emergency service facility</u>	

<u>Corrections zone</u>	<u>Activity status:</u> <u>Permitted Where:</u> <u>PER-1</u> <u>The combined GFA of all buildings on the site does not exceed 150m².</u>	<u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <u>the character and appearance of the building;</u> <u>the sitting of the building, decks and outdoor areas including parking relative to adjoining sites;</u> <u>whether the building creates a loss of privacy for surrounding residential units and their associated outdoor areas;</u> <u>ability of the supporting roading network to cater for the additional vehicular;</u> <u>servicing requirements and any constraints of the site;</u> <u>any lighting or noise effects;</u> <u>the frequency of the use, hours and days of operation and the number of people it can cater for; and</u> <u>any natural hazard affecting the site or surrounding area.</u>
<u>CORZ-R12</u>	<u>Activities not otherwise listed in this chapter</u>	
<u>Corrections zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>CORZ-R13</u>	<u>Commercial activities not otherwise provided for as a permitted, restricted discretionary or discretionary activity</u>	
<u>Corrections zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>CORZ-R14</u>	<u>Landfill, including managed fill</u>	
<u>Corrections zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>CORZ-R15</u>	<u>Retirement Village</u>	
<u>Corrections zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>CORZ-R16</u>	<u>Offensive trade</u>	
<u>Corrections zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>

Standards		
CORZ-S1	Maximum height	
Corrections zone	The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level. This standard does not apply to: - solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation. - chimney structures not exceeding 1.2m in width and 1m in height on any elevation. - chimney structures not exceeding 1.2m in width and 1m in height on any elevation. - architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.	Where the standard is not met, matters of discretion are restricted to: - the character and amenity values of the surrounding environment; - dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites; - loss of privacy to adjoining sites, including potential loss in relation to vacant sites; - shading and loss of access to sunlight to adjoining sites; - landscaping; and - natural hazard mitigation and site constraints.
CORZ-S2	Height in relation to boundary	
Corrections zone	The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary: 55 degrees at 2m above ground level at the northern boundary of the site; 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and 35 degrees at 2m above ground level at the southern boundary of the site. This standard does not apply to: - solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation. - chimney structures not exceeding 1.2m in width and 1m in height on any elevation. - satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation. - architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.	Where the standard is not met, matters of discretion are restricted to: - loss of privacy to adjoining sites, including potential loss in relation to vacant sites; - shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and - natural hazard mitigation and site constraints.
CORZ-S3	Setback (excluding from wetland, lake and river margins)	

<u>Corrections zone</u>	The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except: 1. on sites less than 5,000m² accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road; 2. artificial crop protection and support structures must be setback at least 3m from all site boundaries; and 3. habitable buildings must be setback at least 30m from the boundary of an unsealed road; and 4. habitable buildings must be set back 30m from the boundary of a site containing a commercial forest. <u>This standard does not apply to:</u> i. fences or walls no more than 2m in height above ground level; ii. uncovered decks less than 1m in height above ground level; iii. underground wastewater infrastructure; iv. water tanks less than 2.7m in height above ground level.	<u>Where the standard is not met, matters of discretion are restricted to:</u> a. the character and amenity values of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future access, egress on site and the roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades; h. the health and amenity impacts of dust from unsealed roads on habitable buildings; i. the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above, or over the rail corridor; and j. the safe and efficient operation of the rail network.
<u>CORZ-S4</u>	<u>Building or structure coverage</u>	
<u>Corrections zone</u>	The building or structure coverage of any site is no more than 15%.	<u>Where the standard is not met, matters of discretion are restricted to:</u> a. the character and amenity values of the surrounding area; b. any landscaping, planting and screening to mitigate any adverse effects; c. the extent to which private open space can be provided for future uses; d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and e. natural hazard mitigation and site constraints.



Proposed extent of the Special Purpose Corrections Zone (source: PDP Map Viewer)