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31 March 2014

Attn: Adele Radburnd
District Plan Review Project - Designations
Christchurch City Council
PO Box 73012
Christchurch 8154

3-80803.00

Dear Adele,

**Minister of Social Development-Designation Notices of Requirements-CCC
District Plan Review**

Please find attached on behalf of the Minister of Social Development for Designations in the proposed new District Plan as follows:

- Existing designations to be retained with modification; and
- Attachment 1: Information required to roll over designations with modification
- Attachment 2: Modified cadastral description

There are currently no requirements for any designations to be uplifted or for any new designations. No changes are required to the corresponding planning maps for the modified designations.

The address for service is c/o myself at this address. If you wish to discuss this further please do not hesitate to contact me (tel 03 972 5017) direct or email lara.stace@opus.co.nz.

Yours sincerely

Lara Stace
Principal Resource Management Planner

Encl.



Attachment 1: Christchurch City Plan Review Minister for Social Development

Designation to be included in the City Plan with modifications:
(New text **bold underlined**, text to be removed has been ~~struck through~~)

Requiring Authority- Minister of Social Development

Notation-Centre (Residence under Section 364 of the Children, Young Persons, and their Families Act 1989) for the placement under that Act, and treatment in residence of no more than 12 adolescent sexual abusers

Designation Purpose- Residential treatment centre for adolescent sexual abusers

Site Name	Location	Legal Description	Area	Planning Map	Underlying Zone
Residential treatment centre for adolescent sexual abusers	Leggett Road, Yaldhurst	Pt Section 3, SO 19454, Justice Purposes, Gaz. 1995, p2674	79,652m ²	36	Rural 5

Special Conditions

1. That there be no more than twelve adolescent sexual abusers in residence at any time.
2. ~~The design and siting of the buildings shall be carried out generally in accordance with the design concept plans attached to and forming part of the notice of requirement.~~
3. Vehicle access for the Centre shall be ~~taken from Leggett Road at a point generally in accord with the concept plans, unless with the agreement of other properties using Leggett Road an alternative location is agreed.~~ **taken from Leggett Road at a point generally in accord with the concept plans, unless with the agreement of other properties using Leggett Road an alternative location is agreed.**
4. Signage at **the** Leggett Road entrance shall be limited to identifying the name, location and visiting hours of the Centre only, and shall not identify the function of the Centre.
5. That the Centre be ~~built and~~ maintained to comply with the indoor design sound levels for residential units located within the 55dBA Ldn airport noise contour, as specified in the Christchurch City Plan.
6. That appropriate sound absorption design measures be ~~adopted, installed and~~ maintained to ensure a satisfactory internal acoustic environment.
7. That night switches be installed and operated on outdoor PA speakers to ensure that noise levels do not exceed the relevant night time noise emission levels in the Christchurch City Plan.

8. That a **permanent** lockable security gate be installed at the Leggett Road entrance. ~~and remain in place throughout the life of the project.~~
9. That **permanent** perimeter fencing be provided ~~in accordance with the design concept plans attached to and forming part of this notice and remain~~ and maintained. ~~and in place throughout the life of the project.~~
10. That the site **landscaping** be landscaped and maintained throughout the life of the project in accordance with the landscape plan attached to and forming part of this notice of requirement so as to provide a secure site, whilst screening the Centre from adjoining properties and roads as effectively as possible.
11. That the Manager of the Programme (“the Manager”) establish and operate throughout the life of the project a “Community Liaison Committee”, including:
 - a. Two persons resident in and representative of the community in which the residence is situated;
 - b. Two persons appointed by the Christchurch City Council;
 - c. Two persons representing the tangata whenua of the area in which the programme is situated;
 - d. The Manager, or senior member of staff of the residence to attend meetings of the committee in the absence of the Manager;
 - e. A member of the Police;
 - f. A representative of the members of the staff of the residence;
 - g. A representative of the children and young persons in the residence;
 - h. Such other person or persons as the Committee invites to be a member of the Committee.

The Community Liaison Committee shall have the following functions:

- a. To promote positive relationships between the residence and the surrounding community;
 - b. To monitor the effects of the residence on the surrounding community;
 - c. To monitor the effectiveness of the measures adopted to mitigate any such adverse effects;
 - d. To monitor the effectiveness of the security management plan of the residence and to review absconding from the residence;
 - e. To review any changes to internal management practices at the residence in relation to specified actions designed to mitigate adverse effects on the community;
 - f. To respond to concerns raised by residents of the surrounding community;
 - g. To make recommendations to the Manager on any of the matters referred to in paragraphs (a) to (f) of this condition.
12. That in all other respects the centre be operated in accordance with the submissions and evidence produced on behalf of the Requiring Authority at the hearing.
 - ~~13. If in the event that any artefacts are uncovered, work shall stop, and the Historic Places Trust and Te Rununga o Ngai Tuahuriri shall be notified, to agree and implement an appropriate process of dealing with any artefacts.~~
 - ~~14. If any skeletal remains are uncovered, work shall stop, the Police and Te Rununga o Ngai Tuahuriri shall be notified, to ensure that appropriate legal and customary processes are carried out.~~

Nature of Modifications and Reasons

- a) Condition 2 be deleted as the building has already been built on the site and the condition is now obsolete and unnecessary.
- b) Condition 3 be modified as the access has already been built and established from Leggett Road.
- c) Condition 5 be modified as the building has already been built.
- d) Condition 6 be modified to reflect that the building has already been built and established on the site.
- e) Condition 8 be modified and simplified to reflect that the gate is permanently installed at the Leggett Road entrance.
- f) Condition 9 be modified to reflect that the fencing has already been established on the site and only maintenance of the fence is necessary.
- g) Condition 10 be modified to reflect that the site landscaping has been undertaken and only maintenance is necessary.
- h) Condition 13 & 14 be deleted as the building has already been built on the site and the condition is now obsolete and unnecessary.

Expiry

The designation has been given effect to (i.e. no expiry).

Planning Map-36 No modifications are required to the current designation map

Requiring Authority-Minister of Social Development

Notation-Care and Protection Residential Centre-South being a residence under Section 364 of the Children, Young Persons and Their Families Act 1989 for:

- (a) The placement of up to 20 children and young persons for the purpose of providing care (including secure care), protection, control and treatment; and
- (b) Ancillary educational, recreational, therapeutic, administrative, cultural and visitor accommodation facilities; and
- (c) ~~Earthworks ancillary to the construction of Residential Centre, including buildings, landscaping, outdoor recreation areas, and access.~~

Designation Purpose- Care and Protection Residential Centre

Site Name	Location	Legal Description	Area	Planning Map	Underlying Zone
Care and Protection Residential Centre-South	20 Horseshoe Lake Road, Burwood	Part Lot 9 DP 764 CT 245/287, parts of Lot 9 DP 764 Gaz. 1913 P 3205 and Part Lot 1 DP 66072 Gaz. 1994 P 2938 Lot 2 DP385295	3.935ha 3.8243ha	33	Living 1

Special Conditions

1. Plans

The site layout, design and appearance of the Residential Centre shall be in general accordance with the plans prepared by Stephenson & Turner NZ Ltd, marked Project No. 8893, Drawing Nos ARC 101 Revision G, ARC 103 Revision G, ARC 300 Revision D, ARC 330 Revision C, ARC 340 Revision D; but in relation to Drawing No ARC101 any new perimeter domestic fence shall be a maximum of 1.8 metres high, except for along the frontage of Horseshoe Lake Road where any new fence shall be no greater than 1 metre in height and shall have a semi open interface.

2. Occupancy Rates

The Residential Centre shall provide for up to 20 children and young persons at any one time, under the care and protection provisions of the Children, Young Persons, and Their Families Act 1989

3. Community Liaison Committee

- (i) There shall be a Community Liaison Committee to assist in the promotion of a positive relationship between the Residential Centre and the local community.
- (ii) The Community Liaison Committee shall be kept informed of current and proposed programmes carried out at the Residential Centre.
- (iii) The Community Liaison Committee shall include two representatives of the local community.

4. Security

~~A security management plan for the Residential Centre shall be formulated and implemented in consultation with the Community Liaison Committee and the relevant emergency services. This plan shall be prepared prior to the Residential Centre becoming operational.~~

5. Lighting

The site lighting shall be of a sufficient level for operational and security purposes and it shall be designed to prevent the intrusion of direct light into residential properties. The level of light measured at the boundary of any residential property shall not exceed 4.0 lux spill (horizontal and vertical).

6. Landscaping

~~The site shall be landscaped generally in accordance with the landscape plan prepared by Stephenson & Turner NZ Ltd, and marked Project No. 8893, Drawing No. ARC 102, Revision F.~~

- (i) The three Sequoiadendron Giganteum (Wellingtonia) trees located on the site, as listed in Volume 3, Part 10, Appendix 4 of the Proposed City of Christchurch City Plan shall be retained.
- (ii) All landscaping shall be maintained in a tidy condition.

7. Noise

Noise levels measured at the site boundary shall be measured in accordance with NZS 6801:1991 "Measurement of Sound", and shall not exceed the following standards:

	Daytime (0700-2200)	Night-time (2200-0700)	Ldn
L10	49 dBA	42 dBA	50 dBA
Leq	50 dBA	41 dBA	
Lmax	75 dBA	65 dBA	

~~8. Construction Noise~~

~~The development shall proceed in accordance with the provisions of NZS 6803:1999—Acoustics—construction noise.~~

~~9. Construction Effects~~

~~The project management shall appoint a nominated person responsible on the site. The person's contact details should be stated on signage at the street frontage of the development, and that person shall ensure that any complaints are received and acted upon as soon as possible.~~

~~10. Contamination~~

~~Any known or suspected contamination of soil by hazardous substances shall be fully explored in accordance with the appropriate guidelines published by the Ministry for the Environment, and with the involvement of the Council's Environmental Health Officers. No contaminated material shall remain or be removed from the site for disposal without appropriate authorisation by the Council or Environment Canterbury.~~

~~11. Earthworks~~

~~(i) Disturbance to ground cover shall be kept to a minimum.~~

~~(ii) All bared surfaces shall be adequately topsoiled and revegetated.~~

~~(iii) Surplus excavated material is to be disposed of away from the site to a Council approved destination. Topsoil may be retained for landscaping.~~

~~(iv) Fill sites shall be stripped of vegetation and topsoil prior to filling. All fill material shall be well compacted in layers not exceeding 200mm in depth. Fill shall comply with the Code of Practice for Earthfill NZS 4431:1989.~~

~~(v) Fill batters shall be no steeper than 2 (horizontal) to 1 (vertical).~~

~~(vi) The work must be supervised by a nominated suitably qualified engineer.~~

~~(vii) The change in ground levels is not to cause a ponding/drainage nuisance to other properties.~~

~~(viii) Adequate dust control measures must be in place at all times so as to avoid causing a nuisance to neighbouring property.~~

~~(ix) The hours of work shall be 7.30am to 6.00pm Monday to Saturday excluding public holidays.~~

~~12. Monitoring~~

~~The Council may seek a report from the Council's representatives on the Community Liaison Committee at any time on the effectiveness of the operation of that Committee and the security management plan. If that report raises issues of concern relating to an adverse effect on the environment, the Council may advise the Requiring Authority and propose appropriate ways of dealing with the adverse effect identified. The Requiring Authority shall inform the Council of the action it intends to take to deal with the issues raised within one month of the receipt of any such advice from the Council, or such longer time as the Council and the Requiring Authority agree.~~

Nature of Modifications and Reasons

- a) The Notation be modified with the deletion of (c) which is no longer necessary as the building has been constructed on the site.
- b) Legal description of site modified to reflect the current appellation in the LINZ database.
- c) Deletion of Special Condition 1 as construction of the residential centre has already been undertaken in accordance with the plans and hence this condition is no longer necessary.
- d) Deletion of Special Condition 4 as the security management plan has already been prepared before the Residential Centre became operational and the condition is no longer necessary.
- e) Amend Special Condition 5 to reflect that the building has already been constructed and is operational on the site.
- f) Delete Special Condition 6 as the site has been landscaped and the landscape plan implemented and the condition is no longer necessary.
- g) Delete Special Conditions 8, 9, 10 and 11 (i) to (ix) regarding construction as the building has already been constructed and the conditions are no longer necessary.

Expiry

The designation has been given effect to (ie no expiry).

Planning Map-33 No modifications are required to the current designation map