

Hi Team,

Out of scope



- Noting papers
 - Property & Environment scan – 240 Rangiora Road, Te Puke
- Out of scope

Please let us know if you require further information.

Thanks,
Afzal Khan
Housing & Support Services

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PROPERTY & ENVIRONMENT SCAN

**240 RANGIURU ROAD, TE PUKE
(DOWMAN LODGE)**

PRIORITY: HIGH

TYPE: BUY IN

Prepared by:	Afzal Khan & Cathy Milne-Rodrigues
Region:	Central
Regional Accommodation Manager:	Jackie Watson
Last Updated:	15/10/2019
Version:	0.3
Status:	In progress



Table of Contents

1 PROPERTY & ENVIRONMENT ASSESSMENT SCORE..... 3

2 PROPERTY & ENVIRONMENT SNAPSHOT 4

3 PROPOSED COHORT..... 5

4 SERVICE PROVIDER..... 6

5 COMMUNITY ENGAGEMENT..... 7

6 ENVIRONMENT SCAN..... 15

6.1 DEMOGRAPHICS..... 15

6.2 PROXIMITY TO SENSITIVE LOCATIONS..... 16

6.3 SUITABILITY FOR ELECTRONIC MONITORING IN THIS AREA..... 17

7 PROPERTY SCAN..... 18

7.1 PROPERTY FEATURES: 18

7.2 RESOURCE CONSENTING CONSIDERATIONS 19

7.3 EXISTING TENANTS & LEASES 21

7.4 PROPERTY CONDITION 22

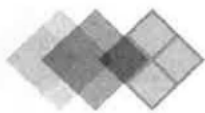
7.5 SITE VISITS 23

7.6 PROPERTY INDICATIVE LEASE CALCULATION (HSS TO COMPLETE) 24

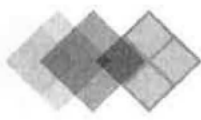
APPENDIX 1 – PROPERTY IMAGES (REGIONS, HNZ & HSS TO COMPLETE AS REQUIRED)25

APPENDIX 2 – MARKET INFORMATION (REGIONS, HNZ & HSS TO COMPLETE AS REQUIRED)32

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Org	Organisation - Role	Contributor's Name	Date Distributed
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COR	RMA	Jo Stanbury	15/04/2019
COR	District Manager Tauranga	Mark Njissen (Acting)	19/03/2019
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HNZ	Business Innovation and Development Director	Bermy Pokoati	



1 PROPERTY & ENVIRONMENT ASSESSMENT SCORE

Purpose:

This section provides an evaluation of the Property and Environment against key prioritised assessment criteria. Each criterion is weighed and the opportunity is given a score based on its ability to meet the criteria. A score of 1 is given if it poorly meets the criteria and a score of 3 is given if it strongly meets the criteria.

RAG Status:

Green

Criteria	Weighting	Assessment*	Score
The property is located in one of the preferred areas for the intended service	20%	3	20
The property is located at an appropriate distance from sensitive locations	20%	3	20
The property is suitable for Electronic Monitoring (EM).	15%	3	15
The property is located in an area where an acceptable level of community support can be expected.	15%	2	10
The property will meet the appropriate RMA Land Use requirements for the proposed activity	10%	2	6
The property is in good condition and complies with current building standards.	10%	2	6
The property must be available with vacant possession on settlement.	10%	3	10
	100%		87

***Assessment**

50 or less = Poor, > 50 & < 80 = Good, 80 or more = Strong

Comments:

Date	Name	Comment
18/09/19	Cathy Milne-Rodrigues	Updated this section



2 PROPERTY & ENVIRONMENT SNAPSHOT

Purpose:

This section lists the red, amber & green status of each section in this document and provides decision makers a snapshot summary of the areas of concern for this property.

Overall RAG Status:

Green

Sections and their status:

Proposed Cohort	
Service Providers	TBC
Community Engagement	TBC
Demographics	TBC
Proximity to sensitive locations	TBC
Electronic monitoring suitability	TBC
Property features	TBC
Resource consenting considerations	TBC
Existing tenants and leases	TBC
Property condition	TBC
Property indicative lease calculation	TBC

Comments:

Date	Name	Comment
15/10/2019	C Milne-Rodrigues	Updated this section

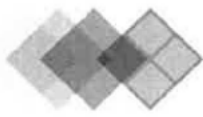
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3 PROPOSED COHORT

Purpose:	<i>This section provides an overview of the proposed target cohort that could reside at this property.</i>	
RAG Status:	Green	
Proposed target cohort:		
<ul style="list-style-type: none"> Community Residential Transitional Housing & Services (CRTH) 		
What are the potential risks, if any?		
<ul style="list-style-type: none"> Community reaction, in particular from ECE and schools Further investigation and physical checks required to help understand the community and surrounds RMA requirements 		
How can these risks be mitigated?		
<ul style="list-style-type: none"> By formulating an engagement plan Clear notification plan with robust resources to support the community awareness Clear direction from the Housing Support Services in regards to timeliness to support both the engagement and notification plan Council Engagement 		
Comments:		
Date	Name	Comment
18/09/19	Cathy Milne-Rodrigues	Updated this section

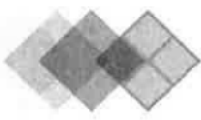
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4 SERVICE PROVIDER

Purpose:	<i>This section provides an overview of the availability of Service Providers in the area</i>	
RAG Status:	Amber	
Local Service Providers		
<ul style="list-style-type: none"> Procurement ROI-RFP process underway. 		
What are the potential risks, if any?		
How can these risks be mitigated?		
Comments:		
Date	Name	Comment
18/09/19	Cathy Milne-Rodrigues	Updated this section

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5 COMMUNITY ENGAGEMENT

Purpose:

This section provides an overview of the level of support that could be expected from the local community. This section will be completed by the Regions.

RAG Status:

Amber

We are seeking to work with Housing New Zealand (HNZ) Community Group Housing (CGH) and a provider to set up a five to six bed s9(2)(a) option and transfer currently unutilised funding for Employment & Accommodation Service (EAS) in the Central Region for a further four EAS beds. This configuration of proposed property usage is intended for the first 12 to 18 months of operation.

In the longer term, our interest is to explore the possibility of transforming the property into a Community Transitional House following the finalisation of this model by the Housing and Support Services team in National Office. Should this not eventuate, we believe we would retain an interest in the property for use as a s9(2)(a) Housing and EAS option.

The service design has not been finalised. However, the draft design is as follows.

EAS - four beds

The delivery of this component will operate as per the current EAS delivery specifications.

Detail on how this service would operate in the same property where Agile Housing is located will need to be confirmed with the Housing and Support Services team, in collaboration with the selected provider.

Agile Housing – five to six beds

Target cohort / eligibility criteria

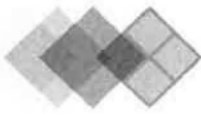
The proposed service will primarily target s9(2)(a) whom meets the following description:

- Males, 18 years of age and older;
- Not eligible or suitable for standard supported accommodation services;
- s9(2)(a)
- s9(2)(a);
- No other viable housing options available, or entry into this specific service would satisfy the NZPB's key considerations of risk in order to support the imposition of parole; and
- A lack of reliable, prosocial supports.

The service will be available to:

- Eligible short-term and long-term serving prisoners to enable safe transition into the community, and
- Eligible offenders subject to a community-based sentence where exclusion would otherwise result in re-incarceration or difficulty in effectively managing assessed risks.

Mandated electronic monitoring will not be a criterion for consideration of entry into this service. There will be no restrictions in relation to the type or length of sentences or orders residents are subject to;



however, as previously stated, the primary target group will be eligible offenders assessed as being higher risk or as presenting with complex needs.

The service will be a regional service so it is envisaged that referrals will be received from across the region. Referrals from other regions may also be considered when there are vacancies or when the referred offender's most likely and safest reintegration pathway is in the BOP District.

Proposed Service Description

The proposed programme consists of a number of components;

- Comprehensive needs assessment and reintegration plan;
- The provision of transitional accommodation;
- Support to develop employment acquisition skills and resources, and employment resiliency;
- Support to obtain stable employment;
- Case management support to achieve the goals identified in integration plan. This will include a standard hours reintegration service between 0800-1600 Monday to Friday; and
- Support to source independent long-term sustainable accommodation.

Specialist staff of the provider will provide integrative activities and day to day support. Staffing levels will need to be scaled on a 'needs basis' taking into account both the number of residents and the complexity of their respective needs / risks.

In addition to the reintegration services programme, this proposed service will also include after hours, awake night staff from the hours of 4pm to 8am, seven days per week. Night staff will not be expected to provide reintegration activities or support and will instead hold a supervisory / safety responsibility for the property and residents given the property's size and number and type of residents.

Length of stay

Given the typical housing challenges associated with members of the target cohort, it is envisaged that the average stay for each resident will be between six to nine months. However, since the core purpose of the proposed service is to support residents to transition into their own sustainable accommodation, the intent would be to attain more expedient throughput.

Overview of the proposed property

Dowman Lodge is currently owned by Vincent House Trust and has recently been utilised by Seeka (Orchard bordering the property) to house workers.

Dowman Lodge is currently configured to have 33 beds (which are currently stored in the garage on the property) across 15 rooms, with some rooms having bunk beds. All rooms currently have minimal chattels, consisting of built in wardrobes in all rooms and sinks in a couple of rooms. There are also currently communal:

- bathrooms,
- laundry,
- kitchens (2) (with fridges and stoves) and
- Lounges (2).

There is also a separate one bedroom self-contained unit located on the property, which is currently used to accommodate site managers/caretakers. This self contained flat has recently been redecorated. The second story of this building contains 5 bedrooms and communal facilities.

The property also incorporates a large off-street communal parking space. The facility sits on the rural



outskirts of Te Puke and it is a 6.3km drive to the township. There appear to be around half a dozen residential properties within a 1km radius, with most linked to orchards. The facility is situated down a long, private driveway and does not have views of the road or surrounding properties. On one side of the driveway is a high hedge and low wire fence. On the other side of the driveway is the Seeka pack house. Seeka is currently erecting a large concrete wall to enclose the property and have plans to install a high wire fence on the boundary line. The pack house cannot be viewed from the lodge.

This property has previously been used for s9(2)(a) residential support services, respite care by the local District Health Board and the ad hoc accommodation of individual offenders. During the viewing of the property on 21 February 2019, the current owner indicated that the closest resident has always been supportive of the work the Vincent House Trust had previously undertaken with s9(2)(a) at the lodge and believed that they would not likely be concerned about the presence of Corrections clients – this would need to be tested via an engagement process.

A geo-spatial assessment and photos of the lodge are appended to this document.

Proximity to Schools, ECEs and Sports / Recreational Facilities

The nearest Early Childhood facility is Nga Poutoko a Mua on the corners of Rangioru Rd and Malcom Rd and is located 1.3km from Dowmand Lodge. Otupango Kohanga Reo is located on SH2, 2.8km away. Other centres and schools are located further away in Te Puke and Paengaroa.

SACEAR to confirm types of parks and recreational facilities in the local area that are likely to be frequented by children. Include proximity.

SACEAR to confirm any school bus stops in close proximity to Dowman Lodge.

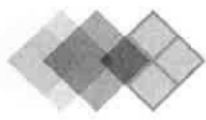
Identified Stakeholders, Engagement / Notification Approach & Record of Discussions / Agreements

The following stakeholders for engagement have been identified [to be completed by BOP District Manager].

It is recommended that local Community Corrections Service Centre staff are consulted once the initial stakeholder list has been completed to:

- Check whether there are any missing stakeholders;
- Collect any pre-existing knowledge about the identified stakeholders that might assist with the quality of engagement / notification, or to inform the approaches taken;
- Identify any pre-existing relationships between the stakeholder and local staff, from which advantage might be gained from including local staff within the engagement / notification approach.

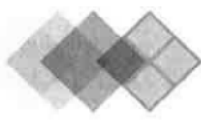
Members of Parliament	
Name	Contact Details
Tamati Coffey, Wairariki MP	0800 826 284 tepuke.mps@parliament.govt.nz
Anne Tolley, National MP	07 5737125



Iwi	
Name	Contact Details
Haraki Marae	
Makahae/ Te Kahika Marae of Ngati Tuheke	
Manoeka Marae affiliated with Waitaha	
Moko marae/Ngati Moko Marae affiliated with Ngati Moko	
Tawakepito Marae affiliated with Ngati Tuheke	
Other?	

Council	
Name	Contact Details
Regional Council	
Mayor	
CE	
Community Board	
Councilors	
Priority One WBOP (WBOP regions economic development organisation business community in partner with sub-regions local authorities to ensure local govt and business needs and aspirations are aligned.)	info@priorityone.co.nz 07 571 1401 29 Grey St, L2, Tauranga
Other?	

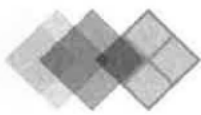
Government Departments	
Name	Contact Details
BOP Police District Commander	
BOP Police District Prevention Manager	
Work & Income Regional Director	
Work & Income Service Centre Manager	
Oranga Tamariki Regional Manager	
Oranga Tamariki Site Manager	



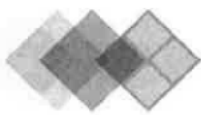
Ministry of Justice Regional Manager	
Ministry of Education Regional Manager	
Ministry of Education Senior Advisor	07 5717800 enquiries.BOP-Wairiki@education.govt.nz 132 First Avenue, Tauranga
BOP DHB Mental Health & Addictions Services Executive Director	
Other?	

Judiciary	
Name	Contact Details
Community Corrections Liaison Judge	

Providers	
Name	Contact Details
Light Counselling (general counselling services)	07 573 7159 28 Jellicoe St, Te Puke
Nga Kakano Foundation - Mental Health & Addiction Services (Maori Health provider, social work, support)	07 573 0660 50 Jellicoe Street, Te Puke
Te Puke Community Health Centre Healthpoint	07 573 0009 Commerce Lane, Te Puke
Alcoholics Anonymous Te Puke Community Health Centre Healthpoint	0800 229 6757 Commerce Lane, Te Puke
Plunket Te Puke (Parenting, groups, support)	s9(2)(a) 13 Queen St, Te Puke
Poupoua Charitable Trust (Maori Health provider, social work, support)	573 0138 or s9(2)(a) 19 Jellicoe Street, Te Puke
Poutiri Trust - Pouwhenua (community nursing; Maori Health provider, social work, support)	07) 573 0091 35 Commerce Lane, Te Puke
The Daily Café - The Search Party Charitable Trust (community venue)	07 282 8903 Commerce Road, Te Puke
Vincent House	07 573 6483 wec@vincenthouse.co.nz 80 No 3 Rd, Te Puke
Te Puke Community Centre - Vector Group Charitable Trust - Te Puke Youth & Community Centre (Family support, budgeting, youth and senior support, counselling)	s9(2)(a) 16 Oxford St, Te Puke



Other?	
Neighbours	
Name	Contact Details
TBC	
Media	
Name	Contact Details
TBC	
Prospective Employers	
Name	Contact Details
SEEKA	07 5730303 34 Young Rd, Te Puke
Eastpack	s9(2)(a) 1 Washer Rd,, Te Puke
Kiwifruit Country	07 573 6340 316 State Highway 33, Paengaroa
Trevelyan's Pack & Cool	Jodi Johnstone s9(2)(a) 07 573 0085 310 No 1 Rd, Te Puke
Other?	
Schools, ECEs, Sports Clubs & Recreational Facilities	
Name	Contact Details
TBC	
Associations	
Name	Contact Details
Local residents groups?	
Local business associations?	



Engagement and Notification Considerations

The following engagement and notification considerations are recommended for approval.

Consideration & supporting rationale	
1	SACEARS to complete general engagement with local schools and ECEs to commence a relationship and to provide a platform for specific engagement & notification.
2	Ensure there is a process to record engagement and notification details in order to evidence approach taken and to provide basis for responding to any subsequent issues or questions. Details to record include: <ul style="list-style-type: none">• Persons / organisations spoken to• Dates of contact• Summary of messages given• Correction staff involved• Questions, suggestions or concerns raised• Any agreements made• Dates for agreed follow up
3	Speak to Vincent Trust as to whether any previous notification or engagement has been undertaken with stakeholders for social services previously delivered from Dowman Lodge. If so, what focus enquiries on what learning we can derive from their experiences. Also enquire as to what they can tell us about local stakeholders.
4	Use the BOP Collective Impact Governance Group as a means of engaging key governmental agencies that are a member of this group and to gain their support / input into the development and delivery of the proposed service at Dowman Lodge.
5	Prioritise engagement / notification to different stakeholders. Aim to have completed engagement of regulatory bodies, agencies and schools prior to notification.
6	Include 'go / no go' review points at key milestones within engagement and notification timeline.
7	Develop Gant graph for engagement and notification timeline for quick reference and coordination of related activities.
8	Identify and include mechanisms for ongoing communication with stakeholders as a means of providing transparency in the progression of the project and creating channels for the submission of any arising questions, concerns or suggestions stakeholders might have after initial contact. Options may include: <ul style="list-style-type: none">• Emails or letters confirming what stage of the process has been completed, next steps and any changes made to the service design, timeframes or the development of the property as a result of engagement / notification;• The provision of a generic email to specified contact people in Corrections to field enquiries. Contact selection could differ across stakeholders depending on the nature of their interest in the proposed service and their potential contribution or detractor.• Prearranged 'drop in' sessions at neutral locations.



9	<p>Identify what scope exists for providing stakeholders with an opportunity to be involved in negotiating the design or operation of the proposed service. Ensure that the tone and messages within engagement and notification process caters for this scope. For example, in stage one of the proposed service (Agile housing and EAS) has a near firm intent but there might be some permissible negotiations around infrastructure design or security features. Conversely, given that we are still developing a model of Community Transitional Housing there may be greater scope and benefit from using a liaison group or similar from the community to contribute to the design within set parameters.</p> <p>Would need to select a group that is seen to have legitimacy in representing others (e.g. Council's Community Board depending on their interest and capability / capacity). A ToR to define the role and limitations of this group might also be advantageous.</p>
10	<p>Beyond current messages generally used in engagement and notification, identify specific messages by relevancy to different stakeholders. For example, when engaging neighbouring kiwifruit pack houses it might be advantageous to include the MIPE or PAED in the engagement team to discuss employment related opportunities.</p>
11	<p>Develop collateral in accordance to the nature of stakeholder interest.</p>

Proposed Engagement & Notification Team

Given the strategic importance of the proposed services and the associated level of investment, the selected engagement team must hold adequate competence. Therefore, selection could include consideration of people from National Office or different regions to ensure the right people are involved.

Likely engagement and notification team members could include:

- BOP District Manager
- SACEARs
- Te Puke Service Manager
- Representative from Housing and Social Support team
- Provider manager
- Manager Interventions, Programmes and Employment, or Principal Advisor Employment Development
- Other experienced staff, e.g. Scott Miller

Approvals

Approval of the final engagement and notification plan rests with the Operations Director, Central Region in consultation with the Manager Housing & Support Services team.

Comments:

Date	Name	Comment
12/04/19	Rowan Balloch	Updated this section.



6 ENVIRONMENT SCAN

6.1 Demographics

Purpose:	<i>This section provides an overview of the demographics of the property's suburb.</i>																												
RAG Status:	Green																												
<p>Dowman Lodge owned by Vincent House Board and has recently been utilised by Seeka (Orchard attached to property) to house workers. It is a 33 bed facility – 12 to 14 rooms with some having bunk beds in etc. Onsite also has a separate unit which site managers/caretakers can reside in. Used to be utilised by DHB for respite care however board of Vincent House are open to looking at something different for its future use.</p> <p>The nearest Early Childhood facility is Nga Poutoko a Mua on the corners of Rangiuuru Rd and Malcom Rd and is 1.3km in distance. Otupango Kohanga Reo on SH2 and is 2.8km in distance. Following that other centres and schools are located in Te Puke and Paengaroa.</p>																													
<table border="1"> <thead> <tr> <th>Category</th> <th>Rangiuuru</th> <th>Western Bay of Plenty</th> </tr> </thead> <tbody> <tr> <td>Median age</td> <td>37.7</td> <td>44.8</td> </tr> <tr> <td>People under 15 years</td> <td>23.3%</td> <td>20.0%</td> </tr> <tr> <td>Median income</td> <td>\$29,200</td> <td>\$26,300</td> </tr> <tr> <td rowspan="4">Ethnicity</td> <td>NZ European</td> <td>73.3%</td> </tr> <tr> <td>Maori</td> <td>32.0%</td> </tr> <tr> <td>Pacific</td> <td>2.6%</td> </tr> <tr> <td>Asian</td> <td>4.1%</td> </tr> <tr> <td rowspan="3">Families</td> <td>Single-parent</td> <td>17.9%</td> </tr> <tr> <td>Couples with children</td> <td>38.5%</td> </tr> <tr> <td>Couples without children</td> <td>43.6%</td> </tr> </tbody> </table>		Category	Rangiuuru	Western Bay of Plenty	Median age	37.7	44.8	People under 15 years	23.3%	20.0%	Median income	\$29,200	\$26,300	Ethnicity	NZ European	73.3%	Maori	32.0%	Pacific	2.6%	Asian	4.1%	Families	Single-parent	17.9%	Couples with children	38.5%	Couples without children	43.6%
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	Couples with children	38.5%																											
	Couples without children	43.6%																											
<p>2,097 people reside in Rangiuuru which is 4.8% of the Western Bay of Plenty population. The median age is lower than that of the Bay however the percentage of people under the age of 15 years in Rangiuuru is higher. NZ European is the most dominant ethnicity and nearly 60% of all families in Rangiuuru have children. It is a more rural type community with farming and Kiwifruit being the main forms of employment.</p>																													
Comments:																													
Date	Name	Comment																											
11/09/19	Cathy Milne Rodrigues	Updated this section																											



6.2 Proximity to Sensitive Locations

Purpose:	<i>This section details the proximity of sensitive locations in the area.</i>						
RAG Status:	Green						
Sensitive Locations include:							
<ul style="list-style-type: none"> • <i>Schools</i> • <i>Early Childhood Education Centres (ECEs)</i> • <i>Parks & Open Spaces frequented by children</i> • <i>Licensed Premises</i> 							
Identified Locations (Within 1km). Please list only the top five identified locations in the table below.							
<i>For a full list of sensitive locations, please use Appendix 3</i>							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 60%;">Name</th> <th style="width: 20%;">Type</th> <th style="width: 20%;">Distance</th> </tr> </thead> <tbody> <tr> <td>Giggles Town n Country Childcare</td> <td>ECE</td> <td style="text-align: center;">5.8KM</td> </tr> </tbody> </table>		Name	Type	Distance	Giggles Town n Country Childcare	ECE	5.8KM
Name	Type	Distance					
Giggles Town n Country Childcare	ECE	5.8KM					
What are the potential risks, if any?							
TBC							
How can these risks be mitigated?							
TBC							
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11/09/19	Afzal Khan	Updated this section					

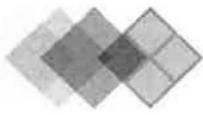
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6.3 Suitability for Electronic Monitoring in this area


Purpose:	<i>This section provides an assessment of the suitability of the property for the electronic monitoring.</i>	
RAG Status:	Amber	
Cell Phone Coverage:		
<ul style="list-style-type: none"> Navigate to this website https://www.vodafone.co.nz/network/coverage/ Select 2G coverage and search for the property address 		
Note: If the area has coverage it will be shaded with the colour of the 2G button.		
Insert Screen shot below...		
Comments:		
Date	Name	Comment
11/09/19	Afzal Khan	Updated this section

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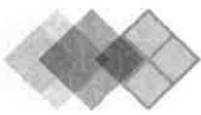


7 PROPERTY SCAN

7.1 Property features:

Purpose:	<i>This section provides an overview of the Property.</i>						
RAG Status:	Green						
Aerial View:	 <p><i>Please use section <u>Appendix 1</u> to insert more property images and use <u>Appendix 2</u> for providing market information.</i></p> <table border="1"> <thead> <tr> <th>Date</th> <th>Name</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>15/10/2019</td> <td>C Milne-Rodrigues</td> <td>Updated this section</td> </tr> </tbody> </table>	Date	Name	Comment	15/10/2019	C Milne-Rodrigues	Updated this section
Date	Name	Comment					
15/10/2019	C Milne-Rodrigues	Updated this section					

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7.2 Resource Consenting Considerations

Purpose:

This section provides an overview of the resource consenting status.

RAG Status:

Amber

Resource Consenting Summary:

s9(2)(a)

The 240 Rangiora Rd, Te Puke site is located within the 'Horticulture Post Harvest' zone. This zone has been specifically created in the Western Bay Of Plenty District Plan to enable and allow for the continued growth and operation of existing sites / facilities related to the avocado and kiwifruit harvest production industry.

The intent of the zone is to provide for a degree of ongoing growth of the existing facilities, with the ability for the zone to also provide specifically for seasonal worker accommodation to support the 'post harvest' industry.

The zone does not anticipate or provide for any multi-unit residential accommodation (with the exception of the season worker accommodation). The rules of the WBOP District Plan would likely address any resource consent application for a transitional housing facility on this site as a Non-Complying Activity.

I would envisage some reluctance from Council for this site to be converted to any form of 'residential' development. For reference, the zone provisions / rules can be found here:

<https://www.westernbay.govt.nz/our-services/district-plan-resource-consents/Documents/Operative-District-Plan-2012/Section22%20-%20Post%20Harvest%20-%20CHANGED%20-%20PDF.pdf>

There are a few key messages in here for us, which I note below:

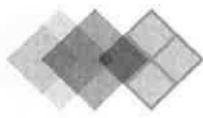
The purpose of this Zone is to provide for the logical expansion of these existing facilities in a manner which ensures their long-term sustainability, while also avoiding the need for piecemeal and repeated resource consent processes.

This Zone is expressly for existing post harvest facilities and should any land within this Zone cease to be used for such purposes, Council may consider a change to the District Plan to revert the land back to a rural zoning.

The rules / provisions for the zone are clearly targeted to enabling the existing facilities to continue to operate, but should any of the existing facilities no longer be utilised, Council's intention – through the zone provisions – is to either seek the zone reverts back to 'Rural' (so a change from 'Post Harvest' to general 'Rural'), or that consideration be given to whether the sites could be suitable for industrial / commercial operations – of a similar nature to the post harvest facilities / operations.

I would assume there would be a high chance that any resource consent application for transitional housing on this site would be publicly notified by Council. This could be a lengthy process to work through (the notification and hearing process itself could be 3-6months+, depending on the number of submissions such an application may receive through a notification process for adjoining neighbours etc). There would be no guarantee / certainty that such an application would end-up being approved following the conclusion of a any hearing process.

s9(2)(g)(i)



Jo Stanbury

In the District Plan the property at 240 Rangiu Road, Te Puke is zoned 'Horticultural Post Harvest'. Within this zone the District Plan permits seasonal worker accommodation for a maximum of 75 persons associated with the post harvest.

In terms of the District Plan the proposed activity is not permitted as it doesn't relate to providing seasonal worker accommodation nor is it what would be anticipated in a typical dwelling. I note that the property has previously been used for s9(2)(a) residential treatment, s9(2)(a) residential support services, respite care by local District Health Board and the ad hoc accommodation of individual offenders.

Please could you confirm whether I can contact Council to see if there are any existing resource consents that can be relied upon for the proposed activity (ie if a resource consent has been granted for a previous activity that is similar to what is being proposed it could mean that we don't need to apply for consent). Yes, contact the council in regard to historical consents.

Out of scope
[Redacted text block]

Comments:

Date	Name	Comment
06/05/2019	Jo Stanbury (Corrections)	Updated this section
23/05/2019	s9(2)(a) (BECA)	Updated this section

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7.3 Existing Tenants & Leases

Purpose:	<i>This section provides an overview of the existing tenancies, leases and other legal issues for the property.</i>			
RAG Status:	Green			
Existing Tenancies:				
<i>Nil – purchase vacant</i>				
Number	Type	Demographic	Start	Ends
Comments:				
Date	Name	Comment		
15/10/2019	C Milne-Rodrigues	Updated this section		

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7.4 Property Condition

Purpose:	<i>This section provides an overview of the current condition of the property and an assessment of the work that may be required so it is fit for purpose.</i>	
RAG Status:	Green	
Property Condition: <ul style="list-style-type: none">• HNZ to provide comprehensive report for this property.		
<i>Please insert property condition images, if any – under <u>Appendix 1</u></i>		
Date	Name	Comment
15/10/2019	C Milne-Rodrigues	Updated this section

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7.5 Site Visits

Purpose:

This section records the visits by Corrections and HNZ staff to assess the property.

RAG Status:

Green

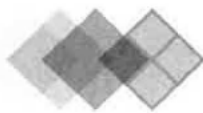
Property Visits:

Date:	Name	Organisation
	Brent Reilly	Corrections
	Stacey Telling	HNZ
	Mark Njissen	Corrections
21/02/2019	Mark Cleaver	Corrections

Please insert site visit images under [Appendix 1](#)

Date	Name	Comment
15/10/2019	C Milne-Rodrigues	Updated this section

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7.6 Property Indicative Lease Calculation (HSS TO COMPLETE)

Purpose:

This section provides an indicative calculation of the property lease cost. This calculation is based on Housing New Zealand's property leasing formula and uses speculated costs with assumptions known at the time this report is completed. Lease price may change once more accurate property costings are defined.

RAG Status:

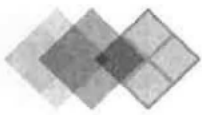
Red/Amber/Green

What are the potential risks, if any?

How can these risks be mitigated?

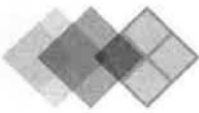
Date	Name	Comment
		-H&SS will complete this section-

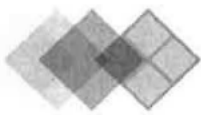
Released under the Official Information Act 1982



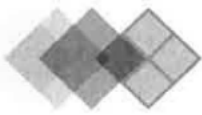
APPENDIX 1 – PROPERTY IMAGES (REGIONS, HNZ & HSS TO COMPLETE AS REQUIRED)



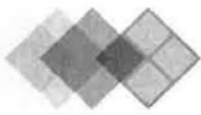


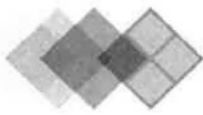


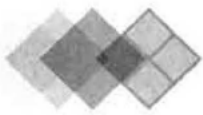
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APPENDIX 2 – MARKET INFORMATION (REGIONS, HNZ & HSS TO COMPLETE AS REQUIRED)

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