

Thanks for this information [redacted] useful, I will pass on for consideration our end.

Regards
Chrissie

Chrissie Little

Project Manager / Housing & Support Services Programme

Ara Poutama Aotearoa, *Department of Corrections*

a: 93 The Terrace, Wellington. Private Bag 1206, Wellington

p: [redacted]

e: chrissie.little@corrections.govt.nz

From: [redacted]@beca.com]

Sent: 23 May 2019 10:20 a.m.

To: [redacted]

Cc: Adrian Low; [redacted] LITTLE, Chrissie (WELLHO); ERSKINE, Craig (WELLHO)

Subject: RE: CRTH - 240 Rangiruru - Te Puke

Morena [redacted] team,

The 240 Rangiruru 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 seasonal 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.

My personal feeling is that this site would be relatively 'high risk' from a consenting approvals point of view.

Kind regards,

s9(2)(a)

s9(2)(a)

Senior Associate - Planning

Beca

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s9(2)(a)

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From: s9(2)(a) <[REDACTED]@pragmatix.co.nz>

Sent: Wednesday, 22 May 2019 4:53 p.m.

To: s9(2)(a) <[REDACTED]@beca.com>

Cc: Adrian Low <Adrian.Low@hnzc.co.nz>; s9(2)(a) <[REDACTED]@pragmatix.co.nz>; LITTLE, Chrissie (WELLHO) <Chrissie.Little@CORRECTIONS.GOV.NZ>; ERSKINE, Craig (WELLHO) <Craig.Erskine@CORRECTIONS.GOV.NZ>

Subject: CRTH - 240 Rangiruru - Te Puke

s9(2)(a) further to the email trail below, are you able to investigate and provide your thoughts on the difficulty of a F application?

In short – how do we establish fairly quickly what our chances of success are?

Thanks

s9(2)(a)

From: Adrian Low [mailto:Adrian.Low@hnzc.co.nz]

Sent: Monday, 20 May 2019 2:44 p.m.

To: 'LITTLE, Chrissie (WELLHO)' <Chrissie.Little@CORRECTIONS.GOV.NZ>; s9(2)(a) <[REDACTED]@pragmatix.co.nz>;

'ERSKINE, Craig (WELLHO)' <Craig.Erskine@CORRECTIONS.GOV.NZ>; s9(2)(a) <[REDACTED]@boffamiskell.co.nz>;

s9(2)(a) <[REDACTED]@beca.com>

Cc: 's9(2)(a)' <[REDACTED]@pragmatix.co.nz>

Subject: RE: CRTH - Site Selection Update

s9(2)(a) would probably be best to response, but I would say if we are taking away specially zoned land for accommodation for horticultural workers – we would be infringing on that purpose – and the impact may be more than minor and be declined.

Adrian Low

MBA, MREP, BRS; MPINZ, MSSNZ (Assoc), AAMINZ

Development Strategy Manager
Asset Development GroupExtn: s9(2)(a)
Mobile: [REDACTED]
E-mail: adrian.low@hnzc.co.nzFreephone: 0800 801 601 | Mainline: (04) 439 3000 | Housing New Zealand Corporation
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He pukenga wai, he nōhanga tāngata; he nōhanga tāngata, he putanga kōrero.

From: LITTLE, Chrissie (WELLHO) [<mailto:Chrissie.Little@CORRECTIONS.GOV.TZ>]**Sent:** Monday, 20 May 2019 2:36 p.m.**To:** Adrian Low; s9(2)(a) [REDACTED] ERSKINE, Craig (WELLHO); s9(2)(a) [REDACTED]**Cc:** s9(2)(a) [REDACTED]**Subject:** RE: CRTH - Site Selection Update

Ok thanks Adrian,

I have a couple of initial questions on this one.

What sort of timeframes would we be looking at to make such an application to the council?

In your opinion what would the likelihood of success be in making an application of this nature, probably hard to quantify but some people here think 'low confidence' given the low numbers of 'harvest' category properties available in the area and the demand on them to house harvest workers.

Regards
Chrissie**Chrissie Little****Project Manager / Housing & Support Services Programme**

Ara Poutama Aotearoa, Department of Corrections

a: 93 The Terrace, Wellington. Private Bag 1206, Wellington

p: s9(2)(a) [REDACTED]

e: chrissie.little@corrections.govt.nz

From: Adrian Low [<mailto:Adrian.Low@hnzc.co.nz>]**Sent:** 20 May 2019 2:27 p.m.**To:** s9(2)(a) [REDACTED] ERSKINE, Craig (WELLHO); s9(2)(a) [REDACTED]**Cc:** s9(2)(a) [REDACTED] LITTLE, Chrissie (WELLHO)**Subject:** RE: CRTH - Site Selection Update

To add to your discussion.

Significant Risk for 240 Rangiuuru Road, Te Puke it has a 'Rural / Horticultural' zoning, and any proposed transition to housing on this site would likely require a Discretionary or Non-Complying resource consent.

Regards

Adrian

Adrian Low

MBA,MREP,BRS: MPINZ,MSSNZ(Assoc).AAMINZ

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From: s9(2)(a)@pragmatix.co.nz]

Sent: Monday, 20 May 2019 12:46 p.m.

To: ERSKINE, Craig (WELLHO); s9(2)(a)

Cc: s9(2)(a) LITTLE, Chrissie (WELLHO); Adrian Low

Subject: CRTH - Site Selection Update

Craig – just talking to s9(2) you will have the activity sweep for Thursdays meeting. Beca are working on it now.

All – I will provide an updated GREEN site summary pack by the end of tomorrow (buy-ins and retro-fits).

Note - I am told that Te Puke may go from Green to Orange (Red) due to agricultural zoning, I will provide the info as part of the package for Thursday.

Thanks

PM

From: ERSKINE, Craig (WELLHO) [mailto:Craig.Erskine@CORRECTIONS.GOV.T.NZ]

Sent: Monday, 20 May 2019 11:57 a.m.

To: s9(2)(a)@pragmatix.co.nz; s9(2)(a)@boffamiskell.co.nz; s9(2)(a)

s9(2)(a)@beca.com>

Cc: s9(2)(a)@pragmatix.co.nz; LITTLE, Chrissie (WELLHO)

<Chrissie.Little@CORRECTIONS.GOV.T.NZ>; Adrian Low <Adrian.Low@hnzc.co.nz>

Subject: RE: CRTH - Notes from Beca RMA Meeting - 09 May 2019

Thanks, I was wondering where this is at, particularly ahead of Thursday's session

Cheers

From: s9(2)(a) [redacted]@pragmatix.co.nz]
Sent: 20 May 2019 11:53 a.m.
To: ERSKINE, Craig (WELLHO); s9(2)(a) [redacted]
Cc: s9(2)(a) [redacted] LITTLE, Chrissie (WELLHO); Adrian Low
Subject: RE: CRTH - Notes from Beca RMA Meeting - 09 May 2019

s9(2)(a) [redacted] just chasing this too please?

From: s9(2)(a) [redacted]
Sent: Thursday, 9 May 2019 3:26 p.m.
To: ERSKINE, Craig (WELLHO) <Craig.Erskine@CORRECTIONS.GOV.T.NZ>; s9(2)(a) [redacted]@boffamiskell.co.nz>; s9(2)(a) [redacted]@beca.com>
Cc: s9(2)(a) [redacted]@pragmatix.co.nz>; LITTLE, Chrissie (WELLHO) <Chrissie.Little@CORRECTIONS.GOV.T.NZ>; Adrian Low <Adrian.Low@hnzc.co.nz>
Subject: CRTH - Notes from Beca RMA Meeting - 09 May 2019

Notes from today's meeting:

(Present: s9(2)(a) Craig E, s9(2)(a) [redacted])

- 1) Based on the understanding Beca have now, they will assess which sites are;
 - a. Fully permitted activity
 - b. Might be?
 - c. Not permitted
- 2) Once we have this, HNZ portfolio to be re-reviewed by Beca to establish the properties within the fully permitted activity areas.

Note – this is a preliminary sweep to understand 'if' there are any properties (at all?) If there are, we will need to more carefully define the activity and assess it against the planning standards (e.g. building height, fencing, access, car-parking etc.)

Defining the 'activity' (residents, physical, cameras, staff, hours etc.) – we need to finalise this to assist with assessment process.

s9(2)(a) [redacted]

Project Manager

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