

## Alex Travis

---

**From:** REILLY, Brent (WELLHO) <Brent.REILLY@Corrections.govt.nz>  
**Sent:** Sunday, 13 October 2019 11:07 PM  
**To:** Stacey Telling; REILLY, Brent (WELLHO); LITTLE, Chrissie (WELLHO)  
**Cc:** Bermy Pokoati; MARSH, Leigh (WELLHO)  
**Subject:** Re: 2019-10-08 - Department of Corrections: Dowman Lodge - s9(2)(a)

**@AfterMailServer:**

**@Attachments:**

http://archivemanager  
<?xml version="1.0" encoding="utf-8"?>  
<aftermail xmlns:xsd="http://www.w3.org/2001/XMLSchema"  
xmlns:xsi="http://www.w3.org/2001/XMLSchema-instance">  
 <attachment checksum="387a2df3-7160-f6de-993f-55a67c80c273"  
displayname="image007.jpg" filename="image007.jpg" pathname=""  
position="-1" type="1" flags="4" number="0" size="3184" hidden="true" />  
 <attachment checksum="f68214a6-a4da-cc99-8356-63315ddf31bc"  
displayname="image008.jpg" filename="image008.jpg" pathname=""  
position="-1" type="1" flags="4" number="1" size="1226" hidden="true" />  
 <attachment checksum="ff0e0fd2-525a-9d7f-4fab-fbf1432b2b53"  
displayname="image009.jpg" filename="image009.jpg" pathname=""  
position="-1" type="1" flags="4" number="2" size="1222" hidden="true" />  
 <attachment checksum="a28e02ff-b843-ed33-40ff-89734a4462f4"  
displayname="image010.jpg" filename="image010.jpg" pathname=""  
position="-1" type="1" flags="4" number="3" size="1195" hidden="true" />  
 <attachment checksum="35d2e45b-b5ab-3d15-b000-443a486cb257"  
displayname="image011.jpg" filename="image011.jpg" pathname=""  
position="-1" type="1" flags="4" number="4" size="1228" hidden="true" />  
 <attachment checksum="2798cf68-69d5-c464-e4c4-a1a25b4c92a5"  
displayname="image012.png" filename="image012.png" pathname=""  
position="-1" type="1" flags="4" number="5" size="12015" hidden="true" />  
 <attachment checksum="2798cf68-69d5-c464-e4c4-a1a25b4c92a5"  
displayname="image012.png" filename="image012.png" pathname=""  
position="-1" type="1" flags="4" number="6" size="12015" hidden="true" />  
</aftermail>

**@Checksum:** 33f24423-1d1d-45b0-f13a-c35c473ca58f

**@Message:**

<?xml version="1.0"?>  
<aftermail xmlns:xsd="http://www.w3.org/2001/XMLSchema"  
xmlns:xsi="http://www.w3.org/2001/XMLSchema-instance">  
 <message checksum="33f24423-1d1d-45b0-f13a-c35c473ca58f" type="3" />  
</aftermail>

**@OriginalMessageClass:** IPM.Note

Hi Stacey

As discussed happy for conditional offer to me subject to RMA and Community Engagement .

Many thanks

Brent

Sent from my Samsung device

----- Original message -----

From: Stacey Telling <Stacey.Telling@kaingaora.govt.nz>

Date: 10/10/19 11:32 AM (GMT+12:00)

To: "REILLY, Brent (WELLHO)" <Brent.REILLY@Corrections.govt.nz>, "LITTLE, Chrissie (WELLHO)" <Chrissie.Little@CORRECTIONS.GOVT.NZ>

Cc: Berym Pokoati <Berym.Pokoati@kaingaora.govt.nz>

Subject: RE: 2019-10-08 - Department of Corrections: Dowman Lodge s9(2)(a) (Boffa Miskell)

Hi Brent,

With this new information, are you happy to approve a S & P with a long DD period and the provision that the Council sign this off and Community Engagement?

Thanks,  
Stacey

---

**From:** REILLY, Brent (WELLHO) [mailto:Brent.REILLY@Corrections.govt.nz]

**Sent:** Wednesday, 9 October 2019 10:15 a.m.

**To:** ERSKINE, Craig (WELLHO); Stacey Telling; LITTLE, Chrissie (WELLHO)

**Cc:** STANBURY, Jo (WELLHO)

**Subject:** RE: 2019-10-08 - Department of Corrections: Dowman Lodge s9(2)(a) (Boffa Miskell)

Hi Craig

As discussed today, happy for Boffa to continue and proceed with this.

Thanks

### Brent Reilly

**Programme Manager – Housing and Support Services**

Department of Corrections, *Ara Poutama Aotearoa*

a: 93 The Terrace, Wellington

p: s9(2)(a)

e: brent.reilly@corrections.govt.nz



---

**From:** ERSKINE, Craig (WELLHO)

**Sent:** 09 October 2019 8:53 a.m.

**To:** 'Stacey Telling'; LITTLE, Chrissie (WELLHO); REILLY, Brent (WELLHO)

**Cc:** STANBURY, Jo (WELLHO)

**Subject:** FW: 2019-10-08 - Department of Corrections: Dowman Lodge s9(2)(a) (Boffa Miskell)

**Importance:** High

Team

See below. This is a nice pragmatic outcome.

In the interest of time / risk I strongly recommend boffas manage this one, including preparing applications.

Please advise asap and I will authorise.

I am mainly on mobile today s9(2)(a) text me if want to talk and I will call

Cheers

**From:** s9(2)(a) [redacted]@boffamiskell.co.nz]  
**Sent:** 08 October 2019 8:51 p.m.  
**To:** ERSKINE, Craig (WELLHO)  
**Cc:** STANBURY, Jo (WELLHO)  
**Subject:** FW: 2019-10-08 - Department of Corrections: Dowman Lodge - s9(2)(a) [redacted] (Boffa Miskell)  
**Importance:** High

Hi Craig,

Please see advice below from WBOPDC, in particular the part I've highlighted. I think seeking a consent variation to fully align the existing consent with the proposed transitional housing use is a pragmatic way forward. It also, in my opinion, represents a low risk approach, as the existing and proposed activities are so similar that we would be able to state that the effects would be no different, and the existing conditions would only need to be amended slightly (if at all).

Let me know if you'd like to discuss further, or if you'd like for us to get on with preparing the s127 application.

Regards

s9(2)(a) [redacted]

**From:** s9(2)(a) [redacted]@westernbay.govt.nz>  
**Sent:** Tuesday, 8 October 2019 3:52 PM  
**To:** s9(2)(a) [redacted]@westernbay.govt.nz>; s9(2)(a) [redacted]@boffamiskell.co.nz>  
**Subject:** 2019-10-08 - Department of Corrections: Dowman Lodge - s9(2)(a) [redacted] (Boffa Miskell)

Good afternoon s9(2)(a) [redacted]

I trust you are well.

s9(2)(a) [redacted] has asked me to look over your email/ proposal for the above proposal.

Firstly, thank you for a comprehensive assessment of the baseline, the established consents and the proposal; makes it much easier to work through.

I concur that the request does not 'fit' s10 Resource Management Act 1991, nor does the proposal lend itself to a new, stand-alone land use consent.

I do advise that I would not be comfortable conferring what would be taken as an 'approval' through a correspondence pathway. In considering the land use consent (and variation) in place, I consider it would be appropriate to 'tune up' the established land use consents through an application pursuant to s.127 Resource Management Act 1991 and change the conditions, information as provided such that the decisions are aligned with the proposal as presented.

Otherwise we are left with land use consents and background assessments that will not relate to the activity on the site. There is merit in ensuring the proposal and the decisions are aligned, even if the changes are minute.

I trust this approach is acceptable? Happy to discuss.

Kind regards

s9(2)(a) [redacted]

Environmental Consents Manager  
Kaiwhakahaere Whakaaetangaa Taiao

s9(2)(a) [redacted]

1484 Cameron Road, Barkes Corner, Greerton, Tauranga  
Private Bag 12803, Tauranga Mail Centre, Tauranga 3143



**Disclaimer:**

Please note that the information provided to you by Council in this response is given on a without prejudice basis and is derived from limited information provided by a third party and without having visited the site. Council and its staff will not be held liable for any actions taken, or outcomes that arise outside of the advice given by its staff.

**From:** s9(2)(a)@westernbay.govt.nz>  
**Sent:** Thursday, 3 October 2019 10:51 PM  
**To:** s9(2)(a)@westernbay.govt.nz>  
**Subject:** FW: Dept of Corrections: Dowman Lodge

Hi Chris,

Can you have a look over this and advise Sean if you agree with his assessment / approach?

Thanks

**Bevan Hudson**

Senior Consents Planner | *Kaiwhakamahere Matua*

s9(2)(a)

1484 Cameron Road, Barkes Corner, Greerton, Tauranga  
Private Bag 12803, Tauranga Mail Centre, Tauranga 3143  
westernbay.govt.nz | Facebook | Instagram | LinkedIn



**Disclaimer:**

Please note that the information provided to you by Council in this response is given on a without prejudice basis and is derived from limited information provided by a third party and without having visited the site. Council and its staff will not be held liable for any actions taken, or outcomes that arise outside of the advice given by its staff.

**From:** s9(2)(a)@boffamiskell.co.nz>  
**Sent:** Wednesday, 2 October 2019 5:36 PM  
**To:** s9(2)(a)@westernbay.govt.nz>  
**Subject:** Dept of Corrections: Dowman Lodge

Hi s9(2)(a)

Further to our meeting on 19 September 2019, we have obtained the property file for the property at 240 Rangiuru Road, Te Puke, which contains the 'Dowman Lodge'. The following is a brief on the proposal, the existing consents applicable to the property, a permitted / consented / proposed use comparison, as well as proposed next steps.

**Proposal**

The Department, together with Housing NZ, are interested in acquiring the property for use as part of the 'Community Residential Transition Housing' (CRTH) programme led by both agencies. CTRHs provide "temporary, safe accommodation in the community for people leaving prison and provide a bridge between the prison system and living independently. This allows a greater level of support for people on parole or home detention on their journey towards living pro-social, crime-free lives in the community" (description provided by the Project Manager – Housing and Support Services). The lodge would accommodate up to 25 residents (plus supervisory staff), who are placed on a reintegration plan.

A few key points relating to the CTRH programme and the proposed use:

- Males only, 18 years of age and older.
- Accommodates those not eligible or suitable for standard supported accommodation services.
- No other viable housing options are available for the offenders, or entry into the programme would satisfy the NZ Parole Board's key considerations of risk in order to support the imposition of parole.
- The service is available to eligible short 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.
- The service will be a regional service so it is envisaged that referrals will be received from across the region (primarily) and country (secondarily).
- Support is provided to develop employment acquisition skills and resources, and employment resiliency; including support to obtain stable employment.
- Case management support is provided to achieve the goals identified in integration plan. This will include a standard hours reintegration service between 8am to 4pm Monday to Friday.
- Support is provided to source independent long-term sustainable accommodation.
- Specialist staff provide reintegrative activities and day to day support. Staffing levels are scaled on a 'needs basis' taking into account both the number of residents (which will fluctuate, but not exceed 25) 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.
- It is envisaged that the average stay for each resident will be between six to nine months.
- Residents are not anticipated to have access to their own vehicles. Transport to and from the lodge will be provided by two vans, with 12 vehicle movements anticipated per day associated with the vans and support services staff.

No physical works on the exterior of the lodge building or the property are proposed. Some internal reconfiguration work could be undertaken however.

#### Existing resource consent and site history

RC299L was a consent originally issued in April 2005 to the [redacted] and provides for

[redacted]

[redacted]

The consent approval and associated application provided for the following aspects:

- 25 people allowed to stay on-site overnight (this includes the full time supervisory staff – one who resides on-site full time and five who arrive and leave daily).
- Approximately 10 vehicle movements per day.
- No signage.
- Existing bore water and septic tank on-site servicing.
- 16 carparks located on-site.
- Residents do not have their own vehicles – the only anticipated vehicle movements are those attributed to the daily arrival of staff members which equates to a household equivalent (10 movements per day).
- Noise restricted to 50 dBA L10 at notional boundaries during daytime and 40 dBA L10 at night time and on public holidays.
- Written approvals for the application were provided by several adjoining neighbours, but the Council approval identified that the conditions of consent were appropriate to consider the effects "de minimis" (i.e. that there are no affected parties).

A variation was applied for by the 'Vincent House Trust' in February 2015 to increase the number of people on-site under RC299L from 25 to 35. The reason for increase being that "Dowman Lodge predominantly provides accommodation, assistance and treatment for persons [redacted] Increasing the number of persons that may stay on site overnight will allow Dowman Lodge to service a legitimate need within the community for [redacted] consumers, and to operate more efficiently economically, whilst not increasing the environmental effects." The consent variation application (RC299L\*01) was approved on 16 March 2016 (refer **attached**). A couple of matters of note in terms of this variation approval:

- The application was processed non-notified and no written approvals were supplied.
- Two extra vehicle movements per day were anticipated, above the existing level of 10, thereby permitting 12 movements per day.

Prior to RC299L being granted, the site was subject to a 'specified departure' (under the former Town & Country Planning Act) granted in July 1985 providing for "operating a family home for disabled persons". As such, there is a long history of supported residential uses being provided for on the site by way of Council approvals.

**Permitted / Consented / Proposed use comparison**

Matter	Permitted Use (District Plan: Post Harvest Zone and associated provisions)	Consented Use (under RC299L & RC299L*01)	Proposed Use (CRTH)
Activity	Seasonal worker accommodation for people associated with post-harvest operations.	"Residential facility catering for those s9(2)(a) s9(2)(a)	Residential facility catering for people on parole or home detention, providing support for full and independent reintegration into the community.
Maximum number of overnight residents	75 seasonal workers (Rule 22.3.1(e))	35 people allowed to stay on-site overnight (this includes the full time supervisory staff – one who resides on-site overnight).	Up to 25 residents, plus night staff (unlikely to exceed five), therefore 30 total.
Length of stay	Not specified (Supplementary Seasonal Employer Work Visa has a 6 month length of stay period.	12 months	Average stay for each resident will be between six to nine months.
On-site car-parking	All carparking to be onsite (Rule 4B.4.7)	16	16
Traffic movements	Not specified - unlimited	Up to 12	Up to 12
Noise	55dBA L10 at notional boundaries during daytime and 45dBA Leq and 65dBA Lmax at night time and on public holidays (Rule 4C.1.3.2(e))		

-----The information in this message is the property of the New Zealand Department of Corrections. It is intended only for the person or entity to which it is addressed and may contain privileged or in confidence material. Any review, storage, copying, editing, summarising, transmission, retransmission, dissemination or other use of, by any means, in whole or part, or taking any action in reliance upon, this information by persons or entities other than intended recipient are prohibited. If you received this in error, please contact the sender and delete the material from all computers.