Doc No: IT-2044 (1 June 2005)

File Nos:

RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893.

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 19 Resource Management Act 1991 Rotorua District Council

To:	Name of Submitter
The Chief Executive	

Rotorua District Council
Private Bag RO3029
ROTORUA

/ [Name)
(ruii	(Vallie)

This is a submission on an application from:

Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (MHUD)

Ankur verma

for a Resource Consent to:

use the site and existing buildings for contracted emergency housing for five years

at:

Lake Rotorua Motel – 131 Lake Road, Rotorua;
Alpin Motel – 16 Sala Street, Rotorua;
New Castle Motor Lodge – 18 Ward Ave, Rotorua;
Malones Spa Motel – 321 Fenton Street, Rotorua;
Pohutu Lodge – 3 Meade Street, Rotorua;
Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua;
Ascot On Fenton – 247 Fenton Street And 12 Toko Street, Rotorua;
Roto Vegas Motel – 249 Fenton St And 16 Toko Street, Rotorua;
Midway Motel - 293 Fenton Street, Rotorua;

Geneva Motor Lodge – 299 Fenton Street, Rotorua; Ann's Volcanic - 107 Malfroy Road, Rotorua; and

Apollo Motel – 7 Tryon Street, Rotorua.

I am not a trade competitor of the Ministry of Housing and Urban Development as per s 308B or the RMA 1991.

The specific parts of the application that my submission relates to are:

The whole of each of the above applications in their entirety.							

Doc No: IT-2044 (1 June 2005)

File Nos:

RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893.

My submission is:			
I oppose all of the above applications for the following reasons	:		
seek the following decision from the consent authority:			
TWe don't want home less as it's not marking of	community v	env safe	
Twe don't want nome less as it's not marking t	community v	cry sale .	
A Luciab to be beautiful accorded from a charicain			
I wish to be heard in support of my submission			
O I do not wish to be heard in support of my submission		Date:	11/07/0000
■ I affirm that this is the submission of: Ankur verma		24.0.	11/07/2022
Address for service of Submitter:		Telephone:	
	-		
	Email:		
	_		

Doc No: IT-2044 (1 June 2005) File Nos: RC17647, RC17648, RC17650, RC17662,

RC17661, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893.

Note to Submitter:

Further information about the above applications may be viewed at:

https://www.rotorualakescouncil.nz/our-council/consultation-and-public-notices/pu

If you have any questions about the application you may contact Bethany Bennie (Consultant Planner) at Boffa Miskell on (07) 927 5748 or by email at bethany.bennie@boffamiskell.co.nz

Once you have completed filling in the above form electronically, save it and attach it to an email and send it to:

The Rotorua District Council: planning.submissions@rotorualc.nz

and:

MHUD:

ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc: restorerotorua@gmail.com

Please see attached form 13.

Submission for Resource

Consent opposing.

MHUD application

for 12 motel Sites.

Please acknowledge by return omail confirmation of receipt asap.

Doc No: IT-2044 (1 June 2005)

File No:

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED

POTORUA

Section 96 Resource Manageme (Roterua Lakes Council is the op	ent Act 1991 nerating name of Rotorue District Council)
To:	Name of Submitter:
Chief Executive	Sheller Darleen McHale
Rotorua Lakes Council	
Private Bag RO3029 ROTORUA	And the second s
NOTONIA	(Full Name)
for a Resource Consent to: Con fracted emera at: [Briefly describe the type The specific parts of the applicate of the specific parts of the applicate of the specific parts of the specific parts of the applicate of the specific parts of t	cation from: of Housing and Urban Development (Name of applicant) USE the sites and existing buildings for gency housing for five years pe of consent, proposed activity, and location of the resource consent] cion that my submission relates to are: a Hacked pages apposing resource consent of the Is to be used for Emergency to
include -	ective and appose this application ent My views and reasons are the attacked page
the reasons for your views] seek the following decision from	ose the specific parts of the application or wish to have them amended; are in the consent authority: PESOURCE CONSENT TO MHUD TO SOLVE YEAR THE PEROPERTY OF THE PEROPETTY OF
wish / do not wish to be heard	ssion, I will consider presenting a joint case with them at a hearing.
Signature of submitter (or person so sign on behalf of submitter): .	DIM 10/7/22
4 4	
address for service of Submitter:	
Address for service of Submitter:	Telephone:
Address for service of Submitter:	
Address for service of Submitter:	
Address for service of Submitter:	

designation, if applicable]

Page 1 Attachment for Submission for Shelley Darleen McHale

I AM OPPOSED TO ALL SITES NOTED BELOW BEEN GIVEN RESOURCE CONSENT TO OPERATE AS EMERGENCY HOUSING FOR 5 YEARS OR ANY CONTRACTED TERM. I ALSO WISH TO BE HEARD AS A GROUP IN SUPPORT OF MY SUBMISSION.

RC17647 - LAKE ROAD MOTEL - 131 LAKE ROAD, ROTORUA

RC17648 - ALPIN MOTEL - 16 SALA ST, ROTORUA

RC 17650 - NEW CASTLE MOTOR LODGE - 18 WARD AVE, ROTORUA

RC17662 - MALONES SPA MOTEL - 321 FENTON ST, ROTORUA

RC17661 - POHUTU LODGE - 3 MEADE ST, ROTORUA

RC17673 – UNION VICTORIA MOTEL – 26-28 VICTORIA ST & 5 UNION ST ROTORUA

RC17887 – ASCOT ON FENTON – 247 FENTON ST & 12 TOKO ST, ROTORUA

RC17889 - ROTO VEGAS MOTEL - 249 FENTON ST 7 16 TOKO ST, ROTORUA

RC17890 – MIDWAY MOTEL – 293 FENTON ST, ROTORUA

RC17891 – GENEVA MOTOR LODGE – 299 FENTON ST, ROTORUA

RC17892 - ANN'S VOLCANIC - 107 MALFROY RD, ROTORUA

RC17893 - APOLLO MOTEL - 7 TRYON ST, ROTORUA

I have been living in this town for over 60 years and after witnessing numerous confrontations by disorderly and uncontrolled groups of people roaming our city, I no longér feel safe in my vehicle and drive with my doors locked. I no longer want to shop at our local Mall after walking to my car and being abused by a group of very drunk people sitting outside the Mall drinking. This town has been destroyed by the increase in disgraceful behavior of people staying in these Motels. Lastly, I was so embarrassed when friends booked into a Motel without being told it was being used for Emergency Accommodation and had that was the worst overnight stay they had ever experienced in their lives. After asking for their money back due to all night noise, offensive language and a dog barking in the room, they left the next day. When will this stop so our town can recover from this chaos?

These are my reasons for making this submission. We no longer want our town subjected to any form of Emergency Housing for any reason. These needs to be sited else where and not in the middle of our town where tourist are subjected to unsafe practices by people who cannot control themselves.

Please see attached form 13.

Submission for Resource

Consent opposing.

MHUD application

for 12 motel Sites.

Please acknowledge by return omail confirmation of receipt asap.

Doc No: 1T-2044 (1 June 2005)

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council

Rotorua Lakes Council is the op	nerating name of Rotorua District Council)	and the second s
To:	Name of Submitter:	
Chief Executive	Roger John	mcHake.
Rotorua Lakes Council		The state of the s
Private Bag RO3029		
ROTORUA	(Full No	me)
ratio	1, 54, 76.	The second secon
This is a submission on an applic	ration from:	CV 50 12
Minister o	of Housing and Urban	Development.
	(Nome of applicant) ise the sites and extended emergency housing	
or a Resource Consent to:	ise the sites and on	esting building
Nor contract	ed emergency housing	for five years
	J. Come Joseph	
IRriefly describe the tvi	pe of consent, proposed activity, and location	of the resource consent)
[briefly describe the ty	be of consent, proposed activity, and location	oj ma ravense senesa.
The specific parts of the applicat	tion that my submission relates to are:	
Please see	affacted pages apposing	resauce consent
Nor 12 Mox	lets to be used for	Emergency housing
Give Details]		
My submission is:	1 M	
To de	cline and appose the	application for
resource conse	ent. My views and	1 reasons are
	the after het page	
include –		
whether you support or opp	ose the specific parts of the application or wi	sh to have them amended; and
the reasons for your views]		
seek the following decision from	m the consent authority:	
To declin		1 muin to
	Control of the Contro	to mayor to
	toma motels as EH	
	cise details, including the general nature of a	ny conditions sought]
	rd in support of my submission.	
	ission, I will consider presenting a joint case	with them at a hearing.
* [Delete if you would not consi	der presenting a joint case]	
Planation of the last of the state of the st	- Andrews	Date:
Signature of submitter (or person	in authorised	10/7/27
to sign on behalf of submitter):		January and January
Address for service of Submitter	6	# Doubles
		Telephone:
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energy control entry to the		Fax/email:
Contact person: Iname and		

designation, if applicable]

Page 1 Attachment for Submission for Roger McHale

I AM OPPOSED TO ALL SITES NOTED BELOW BEEN GIVEN RESOURCE CONSENT TO OPERATE AS EMERGENCY HOUSING FOR 5 YEARS OR ANY CONTRACTED TERM. I ALSO WISH TO BE HEARD AS A GROUP IN SUPPORT OF MY SUBMISSION.

RC17647 – LAKE ROAD MOTEL – 131 LAKE ROAD, ROTORUA

RC17648 - ALPIN MOTEL - 16 SALA ST, ROTORUA

RC 17650 - NEW CASTLE MOTOR LODGE - 18 WARD AVE, ROTORUA

RC17662 - MALONES SPA MOTEL - 321 FENTON ST, ROTORUA

RC17661 - POHUTU LODGE - 3 MEADE ST, ROTORUA

RC17673 - UNION VICTORIA MOTEL - 26-28 VICTORIA ST & 5 UNION ST ROTORUA

RC17887 - ASCOT ON FENTON - 247 FENTON ST & 12 TOKO ST, ROTORUA

RC17889 – ROTO VEGAS MOTEL – 249 FENTON ST 7 16 TOKO ST, ROTORUA

RC17890 – MIDWAY MOTEL – 293 FENTON ST, ROTORUA

RC17891 - GENEVA MOTOR LODGE - 299 FENTON ST, ROTORUA

RC17892 - ANN'S VOLCANIC - 107 MALFROY RD, ROTORUA

RC17893 - APOLLO MOTEL - 7 TRYON ST, ROTORUA

My reasons for making this submission are in part due to the sad deterioration of our city centre, and the reputation of our tourist industry being affected by the increase in disorderly, and violent behavior from brawls and gang fights we are constantly subjected to as locals. We use to enjoy a leisurely friendly meal on a regular basis in the local Eat Streat area, but now we find ourselves subjected to an increase in begging, and abuse if we do not co-operate. My wife and I no longer go in to town like we use to, as we no longer feel safe, and the atmosphere we use to enjoy has been marred by this behavior.

I also make this submission in support of my elderly mother who sadly has since passed and had to endure the change of environment in the Glenholme area after living there for over 30 years. My mother and her aging neighbors in her last 2 yrs became fearful for their safety as an increase in home invasion and theft converted their once safe and friendly community. While staying to nurse Mum, I was overwhelmed by the constant presence of Police sirens in an area that would never normally see or hear a Police vehicle for any reason. This left me with huge concerns for the Glenholme/Fenton St area, our city and more importantly residents and ratepayers of this town safety.

Please accept this as my reasons for opposing the resource consent of 12 motel sites for emergency housing.

Afrobale

Doc No: IT-2044 (1 June 2005) File No: _____

FORM 13



SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive	Name of Submitter:
Rotorua Lakes Council Private Bag RO3029 ROTORUA	Rotorua Housing Taskforce (est. March 2021) (excluding those listed in Appendix A).

This is a submission on 12 separate applications from:

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD)

for a Resource Consent to:

Use various existing sites and buildings on the sites for contracted emergency housing at each of the following addresses and as generally described in each individual application referred to in the list below:

- RC17647 at 131 Lake Road, Rotorua
- RC17648 at 16 Sala Street
- RC17650 at 18 Ward Ave
- RC17662 at 321 Fenton Street
- RC17661 at 3 Meade Street
- RC17673 at 26-28 Victoria Street and 5 Union Street
- RC17887 at 247 Fenton Street and 17 Toko Street
- RC17889 at 249 Fenton St and 16 Toko Street
- RC17890 at 293 Fenton Street Rotorua
- RC17891 at 299 Fenton Street
- RC17892 at 107 Malfroy Street
- RC17893 at 7 Tyron Street

Each site is subject to a separate application (refer to the RC numbers listed above). This submission is in respect of each of these separate applications.

The specific parts of the application that my submission relates to are:

All parts of each of the 12 individual applications referred to above.

My submission is:

The submitter is in support all parts of each application and recommends resource consents be granted.

The proposals will on balance have beneficial effects both with regard to the wider social and cultural, environmental and economic contexts, and with regard to the purposes and principles of the Resource Management Act.

The background of national policy and government direction support the purpose of these applications.

Refer to the further matters provided in Appendix A and B.

I seek the following decision from the consent authority:

Grant resource consent to each application as described in the applications and in accordance with conditions of consent recommended in each application.

[Give precise details, including the general nature of any conditions sought]

I wish / do not wish to be heard in support of my submission and in regard to each application.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Note to submitter:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have

Signature of submitter (or person authorised to sign on behalf of submitter): Signed on behalf of submitter by Mark Batchelor – CKL NZ Ltd	Date: 11.07.2022
Address for service of Submitter:	Telephone:
Contact person: Mark Batchelor	email:

served your submission on the consent authority.

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

APPENDICES TO SUBMISSION

The following appendices form part of this submission.

APPENDIX A

Rotorua Housing Taskforce

The Rotorua Housing Taskforce was established in March 2021 and includes government agencies, Iwi and Rotorua Lakes Council to provide better support and outcomes for people living in emergency housing or at risk of homelessness. The aim of the Taskforce is to develop immediate short-term solutions to improve the environment for whānau in emergency housing and the wider community, while more permanent housing solutions, which require time to develop, are delivered.

The Taskforce comprises:

- Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development
- Kāinga Ora
- Te Arawa
- Ngāti Whakaue
- Rotorua Lakes Council
- Ministry of Social Development
- Te Puni Kōkiri
- NZ Police
- Health New Zealand
- Department of Corrections
- Pukeora Oruawhata Trust

For the purposes of this submission it is made on behalf of the organisations listed above with the exceptions of:

- Rotorua Lakes Council
- Te Puni Kōkiri
- Ngāti Whakaue

APPENDIX B

Specific Matters of Submission by Submitters

The following matters and others relate directly and indirectly to consideration of the 12 resource consent applications. These are not exclusive of the other resource management matters referred to in the submission.

- 1. Emergency housing is a temporary measure while work is undertaken to ease the housing crisis in Rotorua through long-term solutions. It assists people and families for a short period, whilst other arrangements can be made, to provide them with more sustainable accommodation.
- 2. The programme of transition the emergency housing is part of is that emergency housing is an initial step to providing a route towards the ultimate objective of home ownership, through the stages, as

- may be required in each individual circumstance, transitional housing, public housing, sub-market rentals, market rentals, progressive home ownership, to full home ownership.
- 3. Strong population growth in Rotorua has increased the need to provide emergency housing as a result of the significant pressure on the housing market relating to supply and cost. This has been exacerbated by the short period over which these conditions have occurred in Rotorua as they have throughout New Zealand.
- 4. The Rotorua Housing Taskforce was established in March 2021. It involves government agencies, iwi and Council, working in partnership with other community stakeholders to provide better support and outcomes for people requiring emergency housing, or at risk of becoming homeless. Te Tūāpapa Kura Kāinga contracted around 300 motel units within 13 motels in Rotorua. While occupancy numbers vary day-to-day, roughly 180-190 units are usually occupied by vulnerable whānau with tamariki.
- 5. The motels provide dedicated safe and secure accommodation for whānau with tamariki and vulnerable adults.
- 6. Importantly, wrap-around services address the needs of the people accommodated towards establishing stability and security for them and the wider community.
- 7. The existing motel facilities being utilised for emergency housing in Rotorua are well suited to provide for emergency housing. The use of existing motel facilities for emergency housing is an efficient use of existing sites and facilities and retains the existing qualities of the surrounding environment. The sites are well located in terms of proximity to wider amenities such as public open space, public transport, and neighbourhood service amenities.
- 8. The tourist accommodation resource is not lost or damaged and the use proposed in the applications is not compulsory or irreversible. The tourism market can be responded to by individual site owners and managers as they determine it being viable. This provides an economic resilience and sustainability to the uncertain social, economic and cultural times our communities are presently weathering. This provides a means of sustaining the investment in the tourist accommodation market until it is determined by owners and operators to be viably re-established.
- 9. The proposals directly contribute to achieving the outcomes sought by the National Policy Statement on Urban Development by enabling the those with urgent housing needs to have safe and stable accommodation while more permanent housing solutions are found.
- 10. The character of development is no different to those that exist as tourist accommodation.
- 11. The character of activity is essentially similar to tourist accommodation, being accommodation of people with varying periods of occupation and numbers of people accommodated within units on the site.

Doc No: IT-2044 (1 June 2005)

FORM 13

Name of Submitter:

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 96 Resource Management Act 1991

(Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA

Rotorua Housing Taskforce (est. March 2021)

(excluding those listed in Appendix A)

This is a submission on an application from:

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

for a Resource Consent to: use a site and existing buildings within the site for Contracted Emergency Housing with a term of five years.

at: 284-286 Fenton St, Rotorua (Emerald Spa Motor Inn)

The specific parts of the application that my submission relates to are:

All parts of the individual application referred to above.

My submission is:

The submitter is in support of all parts of the application and recommends resource consent be granted.

The proposal will on balance have beneficial effects both regard to the wider social and cultural, environmental and economic contexts, and with regard to the purposes and principles of the Resource Management Act.

The background of national policy and government direction support the purpose of this application.

Refer to the further matters provided in Appendix A and B.

I seek the following decision from the consent authority:

Grant resource consent to the application as described in the application and in accordance with conditions of consent recommended in the application.

I wish wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 01.09.2022
	0-1001-0-1
Ben Da Ibonia	
Signed on behalf of submitter by	
Bevan Houlbrooke – CKL NZ Ltd	
Address for service of Submitter:	Telephone:
CKL NZ Ltd	
	email:
Contact person:	
Bevan Houlbrooke	
	I

Note to submitter:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Doc No: IT-2044 (1 June 2005)

APPENDICES TO SUBMISSION

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APPENDIX A

Rotorua Housing Taskforce

The Rotorua Housing Taskforce was established in March 2021 and includes government agencies, lwi and Rotorua Lakes Council to provide better support and outcomes for people living in emergency housing or at risk of homelessness. The aim of the Taskforce is to develop immediate short-term solutions to improve the environment for Whanau in emergency housing in the wider community, while more permanent housing solutions, which require time to develop, are delivered.

The Taskforce comprises:

- Te Tuapapa Kura Kainga Ministry of Housing and Urban Development
- Kainga Ora
- Te Arawa
- Ngati Whakaue
- Rotorua Lakes Council
- Ministry of Social Development
- Te Puni Kokiri
- New Zealand Police
- Health New Zealand
- Department of Corrections
- Pukeora Oruawhata Trust

For the purposes of this submission, it is made on behalf of the organisations listed above with the exceptions of:

- Rotorua Lakes Council
- Te Puni Kokiri
- Ngati Whakaue
- New Zealand Police

APPENDIX B

Specific Matters of Submission by Submitters

The following matters and others relate directly and indirectly to consideration of the resource consent application. These are not exclusive of the other resource management matters referred to in the submission.

 Emergency housing is a temporary measure while work is undertaken to ease the housing crisis in Rotorua through long-term solutions. It assists people and families for the short period, whilst other arrangements can be made, to provide them with more sustainable accommodation.

- 2. The programme of transition the emergency housing is part of is that emergency housing is an initial step to providing a route towards the ultimate objective of home ownership, through the stages, as may be required in each individual circumstance, transitional housing, public housing, sub-market rentals, market rentals, progressive home ownership, to full home ownership.
- 3. Strong population growth in Rotorua has increased the need to provide emergency housing as a result of the significant pressure on the housing market relating to supply and cost. This has been exacerbated by the short period over which these conditions have occurred in Rotorua as they have throughout New Zealand.
- 4. The Rotorua Housing Taskforce was established in March 2021. It involves government agencies, Iwi and Council, working in partnership with other community stakeholders to provide better support and outcomes for people requiring emergency housing, or at risk of becoming homeless. Te Tuapapa Kura Kainga contracted around 300 motel units within 13 motels in Rotorua. While occupancy numbers vary day-to-day, roughly 180-190 units are usually occupied by vulnerable whanau with tamariki.
- 5. The motels provide dedicated safe and secure accommodation for whanau with tamariki and vulnerable adults.
- 6. Importantly wrap around services address the needs of the people accommodated towards establishing stability and security for them and the wider community.
- 7. The existing motel facilities being utilised for emergency housing in Rotorua are well suited to provide the emergency housing. The use of existing motel facilities for emergency housing is an efficient use of existing sites and facilities and retains the existing qualities of the surrounding environment. The sites are well located in terms of proximity to wider amenities such as public open space, public transport, and neighbourhood service amenities.
- 8. The tourist accommodation resource is not lost or damaged and the use proposed in the applications is not compulsory or irreversible. The tourism market can be responded to by individual site owners and managers as they determine it being viable. This provides an economic resilience and sustainability to the uncertain social, economic and cultural times our communities are presently weathering. This provides a means of sustaining the investment in the tourist accommodation market until it is determined by owners and operators to be viably re-established.
- 9. The proposals directly contribute to achieving the outcomes sought by the National Policy Statement on Urban Development by enabling the those with urgent housing needs to have safe and stable accommodation while more permanent housing solutions are found.
- 10. The character of development is no different to those that exist as tourist accommodation.
- 11. The character of activity is essentially similar to tourist accommodation, being accommodation of people with varying periods of occupation and numbers of people accommodated within units on the site.



11 July 2022

Rotorua Lakes Council Private Bag 3029 Rotorua Mail Centre ROTORUA 3046 BY EMAIL planning.submissions@rotorualc.nz

Tēnā koutou

Submission on a Resource Consent Application for 131 Lake Road by the Ministry of Housing and Urban Development (MHUD) to Rotorua District Council

- This is a submission on behalf of Mountain Surf Trust (MST) on an application for a resource consent to use the existing site and motel buildings for contracted emergency housing at Lake Rotorua Motel, 131 Lake Road, reference number RC17647 (the Application). MST owns a property in the contraction in the contraction of this development.
- MST is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
- 3. MST's submission relates to all parts of the Application.
- 4. MST opposes the Application. The reasons for MST's opposition are that:
 - (a) The effects of the Application on safety associated with anti social behaviour in the Lake Road area are substantial and of concern, particularly in relation to MST's tenants at
 - (b) The increased traffic effects associated with the Application are adverse, particularly as there are no pedestrian crossings in the area;
 - (c) The significant adverse effects associated with the Application cannot be avoided, remedied or mitigated and therefore the Application should not be granted;
 - (d) The significant adverse effects associated with the Application are long term, particularly when considered in conjunction with the other existing emergency housing sites in Rotorua and the applications being considered at the same time as the Application;
 - (e) The economic effects of the Application are signification revenue with the use of the motel for emergency hotourists, and also the associated lost tourism revenin central Rotorua;

(f) The Applications are inconsistent with the policy fra

ua District Plan;

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CONFIDENTIALITY: The information contained in this email (and any attachments) may be legally privileged and confidential. This information is hearing and for the recipient named above. If the reader of this email is not the intended recipient you are notified that any use, disclosure, counting at the containing the containing prohibited. If you have received this email in error please notify us immediately and permanently delegating containing and the containing the

- (g) The Applications, which are for non-complying activities, will not comply with s 104D(1)(a) or (b) of the RMA;
- (h) The Applications are inconsistent with the policy framework in the Bay of Plenty Regional Policy Statement;
- The Applications are inconsistent with the objectives and policies of the National Policy Statement for Urban Development 2020;
- (j) The Application does not give effect to Part 2 of the RMA.
- MST seeks that the Applications be declined. MST wishes to be heard in support of its submissions.
- MST requests, pursuant to section 100A of the Act, that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Ngā mihi

HOLLAND BECKETT LAW

Vanessa Hamm / Partner

CC: Ministry of Housing and Urban Development c/o The Property Group Limited Wellington Office PO Box 2874 WELLINGTON 6140

Attention: Alice Blackwell ablackwell@propertygroup.co.nz

Electronic address for Restore Rotorua:

Telephone:

Postal address:



Contact person:



11 July 2022

Rotorua Lakes Council Private Bag 3029 Rotorua Mail Centre ROTORUA 3046 BY EMAIL planning.submissions@rotorualc.nz

Tēnā koutou

Restore Rotorua Incorporated Submissions on 12 Applications by Ministry of Housing and Urban Development (MHUD) to Rotorua District Council

- We act for Restore Rotorua Incorporated (RRI). These are the submissions of RRI on 12 land use resource consent applications from MHUD.
- 2. The applications relate to the following addresses:
 - (a) RC17647 Lake Rotorua Motel 131 Lake Road, Rotorua;
 - (b) RC17648 Alpin Motel 16 Sala Street, Rotorua;
 - (c) RC 17650 New Castle Motor Lodge 18 Ward Street, Rotorua;
 - (d) RC17662 Malones Spa Motel 321 Fenton Street, Rotorua;
 - (e) RC17661 Pohutu Lodge 3 Meade Street, Rotorua;
 - (f) RC17673 Union Victoria Motel 26/28 Victoria Street, Rotorua;
 - (g) RC17887 Ascot on Fenton 247 Fenton Street & 12 Toko Street, Rotorua;
 - (h) RC17889 Roto Vegas Motel 249-251 Fenton Street & 14-16 Toko Street, Rotorua;
 - (i) RC17890 Midway Motel 293 Fenton Street, Rotorua;
 - (j) RC17891 Geneva Motor Lodge 299 Fenton Street, Rotorua;
 - (k) RC17892 Ann's Volcanic 107 Malfroy Road, Rotorua; and
 - (I) RC17893 Apollo Motel 7 Tryon Street, Rotorua (the Applications).
- The Applications all relate to a request to use the sites and buildings within those sites for Contracted Emergency Housing with a term of five years. The proposed activities at the above named sites are for various occupation levels and unit numbers.
- RRI is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
- RRI's submissions relate to all parts of the Applications. Where RRI's submissions relate to a
 particular property, RRI has made that clear.
- RRI opposes the Applications. The reasons for RRI's views are
 - (a) The adverse effects of existing emergency hous significant, and the cumulative social, economic Applications are significant and unacceptable;
 - (b) The significant adverse effects associated with th remedied or mitigated and therefore the Applicatio

been s of the

annot be avoided, be granted;

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- (c) The significant adverse effects associated with the Applications are long term, particularly when considered in conjunction with the time for which the sites have already been operating and with the other emergency housing sites in Rotorua;
- (d) The Applications, if granted in total or in part, raise safety issues in the Rotorua CBD, including on Fenton Street and in adjacent areas of Glenholme, Fenton Park, and Victoria. Safety is already a significant concern for central Rotorua users as experienced by the Fenton Street Hindu temple, churches and schools on Fenton Street;
- (e) The economic effects of the Applications are significant, both in terms of lost tourism revenue with the use of hotels and motels for emergency housing, particularly on Fenton Street which is the main street of tourism in Rotorua, and also the associated lost tourism revenue associated with safety concerns in central Rotorua;
- (f) The following applications contain a number of studio rooms (with living and sleeping in the same room) which are not suitable for permanent or semi-permanent living:
 - (i) RC 17650 New Castle Motor Lodge;
 - (ii) RC17673 Union Victoria Motel;
 - (iii) RC17662 Malones Spa Motel;
 - (iv) RC17893 Apollo Motel;
 - (v) RC17892 Ann's Volcanic;
 - (vi) RC17889 Roto Vegas Motel;
 - (vii) RC17891 Geneva Motor Lodge;
- (g) The applications RC17890 Midway Motel and RC17647 Lake Rotorua Motel state that there are a number of family rooms in these facilities, but our understanding is that these are small motel rooms or studio rooms which are not appropriate for long term accommodation for a family;
- (h) A number of the Applications do not sufficiently support families due to containing no grassed areas or play areas for children, limited cooking and laundry facilities, and being adjacent to other emergency housing;
- (i) The Applications are inconsistent with the policy framework in the Rotorua District Plan;
- (j) The Applications, which are for non-complying activities, will not comply with s 104D(1)(a) or (b) of the RMA;
- (k) The Applications are inconsistent with the policy framework in the Bay of Plenty Regional Policy Statement;
- (I) The Applications are inconsistent with the objectives and policies of the National Policy Statement for Urban Development 2020;
- (m) The Application does not give effect to Part 2 of the RMA.
- 7. RRI seeks that the Applications be declined. RRI wishes to be heard in support of its submissions. $\stackrel{\times}{\times}$

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KWL-1044071-10-149-V4

8. RRI is aware that the Rotorua Lakes Council has delegated its functions, powers and duties to an Independent Hearing Panel to hear and decide this application. For the avoidance of doubt, RRI requests, pursuant to section 100A of the Act, that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Ngā mihi **HOLLAND BECKETT LAW**



Vanessa Hamm / Partner

CC: Ministry of Housing and Urban Development c/o The Property Group Limited Wellington Office PO Box 2874 WELLINGTON 6140

Attention: Alice Blackwell ablackwell@propertygroup.co.nz

Electronic address for Restore Rotorua:

Telephone: Postal address:

Contact person:



REVISED SUBMISSION TO ROTORUA LAKES COUNCIL AND THE PROPERTY GROUP LIMITED

RE MHUD'S APPLICATION FOR 13 RESOURCE CONSENTS FOR CONTRACTED EMERGENCY HOUSING WITH A TERM OF FIVE YEARS

by ROTORUA DISTRICT RESIDENTS AND RATEPAYERS

Wednesday 17 August 2022

EXECUTIVE SUMMARY

RDRR'S revised submission opposes all 13 resource consent applications for the following reasons:

- 1. The notification and consultation process exhibited predetermination, bias and improper purposes, with irrelevant considerations being taken into account.
- 2. The criteria regarding zoning were not clarified and should have been to ensure relevant feedback.
- 3. The applicable criteria from the RMA were not clarified and should have been to elicit relevant feedback.
- 4. A website that was the major point of contact for citizens was non-operational and may have deterred concerned citizens from gaining access to the information that they are entitled to under LGOIMA.
- 5. There are no assurances or incentives for the three service providers to find more permanent housing options.
- 6. The needs assessments of the homeless methodology needs to be clarified in professional terms.
- 7. The so-called 'wrap-around support services' need to be clarified, and professionally standardized and justified to ensure effective delivery.
- 8. The variances in 'wrap-around support services' indicate that the three support providers are working to different well-being models which need to be resolved before resource consent is given.
- 9. It is not clear who will be managing the homeless system in Rotorua and providing public accountability.
- 10. The unacceptable environmental effects of the proposed resource consents include
 - a. Reducing the real estate values of homes in the vicinity of all 13 motels.
 - b. Undermining the recovery of tourism and fundamentally altering the character of Rotorua without the informed consent of citizens, both considered improper purposes.
 - c. A waste of public resources in a context of inflation and rates rises.

- d. The MHUD applications are part of a wider muddled strategy that is increasingly being contested because of the perverse outcomes it has created.
- e. No guarantee that Rotorua people will be first in line for homes built in Rotorua, which many regard as an improper purpose.
- f. The scale of proposed throughput of homeless people into social housing is not feasible, has not been formally endorsed as Council policy, which again reflects improper purposes.
- 11. The RDRR endorses the concerns of Restore Rotorua Inc (RRI), specifically that
 - a. Adverse effects of existing emergency housing in central Rotorua have been significant, and the potential cumulative social, economic and environmental effects of the Applications are significant and unacceptable.
 - b. The significant adverse effects associated with the Applications cannot be avoided, remedied or mitigated and therefore the Applications should not be granted.
 - c. The significant adverse effects associated with the Applications are long term, particularly when considered in conjunction with the time for which the sites have already been operating and with the other emergency housing sites in Rotorua.
 - d. The Applications, if granted in total or in part, raise safety issues in central Rotorua, which is already a significant concern for CBD users.
 - e. The economic effects of the Applications, both in terms of lost tourism revenue with the use of hotels and motels for emergency housing, and the associated lost tourism revenue associated with safety concerns in the CBD.
 - f. The Applications are inconsistent with the policy framework in the Rotorua District Plan.
 - g. The Applications, which are for non-complying activities, will not comply with s 104D(1)(a) or (b) of the RMA.
 - h. The Applications are inconsistent with the policy framework in the Bay of Plenty Regional Policy Statement.
 - i. The Applications are inconsistent with the objectives and policies of the National Policy Statement for Urban Development 2020.
 - j. The Applications do not give effect to Part 2 of the RMA.
- 12. RDRR requests that the Applications be declined, or at least limited to one year, and to be heard in support of its submission.
- 13. RDRR support the Council delegating its functions, powers, and duties to hear and decide the application to hearings commissioners who are not members of the local authority.
- 14. RDRR requests that pragmatic alternatives to the Applications be considered:

- a. Have MSD limit the inflow to proven locals, deduct the number of people leaving from population estimates and refuse the MHUD applications because the combined throughput cannot be plausibly housed.
- b. A fundamental flaw in Council's housing policy is that it has persisted in using high growth assumptions, despite evidence mounting that low growth assumptions are warranted.
- c. Since support for the MHUD's applications may have collapsed in Council and in central government, RDRR asks that Commissioners to regard the 13 Applications as null and void.

BACKGROUND

This submission to the Rotorua Lakes Council (Council) is on behalf of the 1,136 current members, associates and friends of the Rotorua District Residents and Ratepayers (RDRR).

Twelve Applications by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) were publicly notified 11 June 2022 in the Rotorua Daily Post. They are summarized in Appendix 1.

The thirteenth Application was accepted by the Chairman of the Independent Hearing Panel on 5 August 2022 with identical conditions (also see Appendix 1).

The complexity of the submission process and requirements was protested immediately by many parties as unreasonable. The process and requirements were then changed, poorly advertised, and caused even more confusion.

One result was the RDRR's normal gathering of feedback was delayed, then disrupted, and initially only permitted one relatively brief round of consultation. Another result of the late receipt of the 13th Application is widespread skepticism, rendering another round of consultations of RDRR members pointless.

Please note that a link to the replies from MHUD to the Council's request for more information, and the Beca Social Impact Assessment attached to each property, was not made available to the RDRR until 6 July, initially too late to be given a detailed evaluation.

There is, therefore, considerable concern in the RDRR that the decision-making process has evidenced predetermination, bias and improper purposes, and that irrelevant considerations have been taken into account.

MAKING THIS SUBMISSION

The RDRR is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

RDRR's revised submission relates to all parts of the 13 Applications. Given the changed, confused and confusing requirements regarding making a submission, RDRR decided to email it, with a completed Form 13, simultaneously to

- Bethany Bennie, Boffa Miskell at bethany.bennie@boffamiskell.co.nz
- Council's Planning Department at planning.submissions@rotorualc.nz
- Alice Blackwell, The Property Group Limited, ablackwell@propertygroup.co.nz

THE QUALITY OF PUBLIC NOTIFICATION

The <u>public notice</u> for contracted emergency housing indicated that the subject sites are a mix of zonings including the Commercial 4 – City Entranceway Zone and Residential 2 – Medium Density Residential Zone under the Operative Rotorua District Plan (District Plan). The criteria related to zoning were not clarified and should have been to ensure relevant feedback.

The same <u>public notice</u> indicates that all thirteen resource consent applications were applied for as a Non-Complying Activity in accordance with Sections 104D of the Resource Management Act 1991. The applicable criteria from the RMA were not clarified and should have been to elicit relevant feedback.

The public notification of each of the full resource consent applications was inadequate. For example, the <u>Publicly Notified Resource Consent Application: RC17647 – 131 Lake Road,</u>
Rotorua dated 11 June 2022 stated, as did the other 11 applications, that

To view the full application, visit www.rotorualakescouncil.nz/contractedemergencyhousing . The application will be found under the Planning Guidance & Resource Consents section in 'Publicly Notified Resource Consents'.

This website was not operational during the consultation period. While the full applications may have been available elsewhere, this non-operational website was the major point of contact for citizens potentially affected by the proposed consents and may have deterred them

from gaining access to the information that they are entitled to under the <u>Local Government</u> <u>Official Information and Meetings Act.</u>

These flaws in the consultation process may have helped predetermine outcomes, mobilized bias and served improper purposes.

CONDITIONS SOUGHT BY MHUD'S CONSENT APPPLICATIONS

The public notice defines 'contracted emergency housing' as where MHUD contract specific motels to provide emergency accommodation for families/whānau with children, young people, and people with disabilities. The provision also can include kuia, kaumātua, and elderly individuals.

The provision is to be exclusive - MHUD proposes to contract the whole of each motel for emergency housing for five years. No other guests will be allowed stay at each motel while it is contracted by MHUD for those five years. There will be an unacceptably high degree of redundancy in these arrangements, at public expense.

MHUD has indicated that 'wrap-around support services' will be provided for those staying in contracted emergency housing. It is proposed that this support is provided by a service provider, either Visions of a Helping Hand, Emerge Aotearoa or WERA Aotearoa. Support will allegedly involve:

- Assessing the immediate needs of each whānau/family.
- Working alongside the whānau/family during their stay to manage any issues related to their stay.
- Assisting them in finding more permanent housing options.
- 24/7 on-site security and on-site social workers .

RDRR is concerned that the following issues and service conditions were not addressed in the public notice or in the additional materials, and now need to be, **before resource consent is given**:

The needs assessments of the homeless are apparently to be provided by Te Taumata o
Ngāti Whakaue at Te Kopakū (The Hub) but need to be clarified in professional terms to
ensure that they are efficient and effective. Additionally, since it being funded by public

- monies, The Hub needs to clarify its role, reporting lines, expertise, performance indicators, supervision and accountabilities.
- The so-called 'wrap-around support services' need to be clarified; objectives, nature and professional standards to ensure adequacy, appropriateness and sustainability over time. The services should be professionally standardized and justified using an evidence-based approach or they could lack efficiency and effectiveness and waste public money.
- The variances in 'wrap-around support services' evident in Appendix 1 indicate that the three providers are working to different models which need to be resolved in the interests of equity, efficiency, and effectiveness. For example, some providers will deliver 24/7 security whereas others will only provide 24/7 security on call.
- There are no assurances or incentives for the three service providers to assist those staying in contracted emergency housing to find "more permanent housing options." The estimates that the average stay will be 2-3 months, the longest stay will be 19 months and the shortest 3 days, appear contrived. The three service providers have very little control over the availability of rental properties or new builds.
- It is not clear who will be managing the system to ensure maximum occupancy and through-put and to guarantee the quality of support and security, protecting the environment and providing public accountability. The rights of nearby residents must be protected with authorised, planned and active supervision of the service providers and to guarantee a route for feedback and public accountability over the years of consent.

LIKELY ENVIRONMENTAL IMPACTS

There is a widespread perception that consenting these 13 motels for five years to provide emergency housing will **reduce real estate values of homes** in their vicinity by about \$100,000-\$200,000. Several real estate professionals have confirmed that when Council announced the proposed revocation and sale of 10 reserves there was an immediate loss of house values at about this scale. There is anger that the retirement nest egg of many residents and ratepayers will be affected by the proposed 13 resource consents in a context of rising rates and inflation.

The second impact <u>deeply resented</u> is the prospect of five-year resource consents for Rotorua's new homeless industry **irreparably undermining the recovery of tourism and fundamentally altering the character of Rotorua without the informed consent of citizens**. This is widely regarded as an improper purpose, especially with a new Council to be elected on 8 October 2022 that could well take a very different view in the wisdom of a homeless industry.

A key factor is that the focus on the needs of the homeless fail to mention the needs of the people affected by this housing. There has been no consideration for the mental health and wellbeing of neighbours affected by the housing of the homeless within their suburbs.

Many have responded to this policy blind spot by leaving Rotorua in despair. Council has been alerted to this growing emigration but has not measured it despite repeated requests that it does so. RDRR members with tourism-related businesses share the view that Rotorua's homeless industry in general, and the 13 resource consents applied for by MHUD in particular, will significantly retard the recovery of tourism industry. Hence, it would be seen as very helpful if the proposed five-year length of the resource consents were denied or, at most, limited to one year.

The third impact deeply resented is the extent to which, since the Labour government came into office five years ago, **public resources have been wasted**. Over \$1 Billion has been diverted to motel owners in a few selected cities to accommodate the homeless; Rotorua being one. 4,000 households across New Zealand are now living in motels. MSD Minister Sepuloni has said that it's not a long-term solution but also asserted that there is no other option and motel accommodation is used a last resort. There are 27,200 people are now waiting for a state house, a record.

There are other contributing causes to the housing crisis, such as previous government policies, and not classifying four Gibraltar board factories in Auckland during level four COVID lockdown as an essential service. The Healthy Homes Act and cancelling interest deductibility for landlords have contributed to rent increases, decreased rental supply as landlords sold up, which exacerbated the housing shortage, leading to more homelessness, and so on. The point is that the MHUD applications are part of a wider muddled central government strategy that is increasingly being contested because of the perverse outcomes it has created.

The nature and rate of local progress was revealed at the opening of three new two-bedroom homes replacing a former three-bedroom Kāinga Ora home on the property at May Road. The event was confused by a <u>mayoral blunder</u> that claimed that Rotorua needed 6,000 new homes "immediately" rather than the predictions by contracted experts that Rotorua needed an additional 6,000 public and private homes within the "next decade".

Despite the confusion, Kāinga Ora Regional Director Darren Toy said the three homes were the first of 37 homes being built on existing Kāinga Ora sites in Rotorua. They make up about 260 public houses under construction or being planned in Rotorua, he said. It is current government policy that new public houses be given to "the most needy" in New Zealand, he confirmed, although local factors such as schools and work would be considered. This meant that there is no guarantee that Rotorua people will be first in line for homes built in Rotorua, which many regard as an improper purpose.

Another form of improper purpose is the scale of throughput proposed by the MHUD applications. As summarized in Appendix 1, and further clarified by a <u>more recent report</u>, if the applications by MHUD are successful, the 13 motels will cater for over 1,000 homeless people every 2-3 months. If three cohorts of about 1,000 pass through the 13 motels each year for five years, it will mean that about 15,000 will need homes over the period. This scale of throughput is not feasible, has not been formally endorsed as Council policy in a context of an imminent local election, and the MHUD applications could therefore reflect improper purposes.

However, with new builds ranging between 200-300 per annum since about 2007, and consents rising in recent times to about 400-550 per annum, this is about one tenth of the scale required over five years. A pragmatic solution would be to have MSD cut the inflow, deduct the number of people leaving from population estimates and refuse the MHUD applications because the combined throughput cannot possibly be housed, therefore constituting improper purposes.

The origin of Council's now obsolete estimates and working assumptions are known. In March 2020, an Infometrics' report to Council predicted an increase of population by 5,900 people by 2051, under low growth-rate assumptions. Under high-growth assumptions it predicted an increase of population of 28,900 people by 2051. Assuming the high growth rate, there would be a 37.9% increase over 31 years, which would equate to a 1.2% increase per annum in population. Low-growth assumptions would mean little more than flat-lining growth. Since then, Council has persisted in using the high growth assumptions, despite mounting evidence that low growth assumptions are warranted. An incoming Council could well adopt much more modest 'growth' assumptions.

For example, in a Checkpoint interview on 1 July 2022, resident Carolyne Hall said seven of her neighbours had sold up and moved due to the law-and-order problems emanating from the Fenton Street motels that house homeless. She asked if crime continues to increase with job losses from tourism and associated industries, how many more residents will leave the district? It is critical to note that the impact of COVID-19 pandemic was not considered in any of the Infometric projections.

Further, according to the March 2020 Infometrics report, the construction industry is expected to grow from 2,700 to 3,300 between 2019 and 2029 (annual average growth of 2.03%) to keep pace with population growth and eliminate the housing shortage in Rotorua. Since then, however, building costs and delays have increased, compounded by labour and material shortages, supply chain problems, inflation, and the COVID pandemic. These facotrs have not been factored into Council's 'growth' assumptions.

Recent confidential discussions between RDRR and leaders in the business sector have confirmed that private sector investment is being actively withheld until there is greater certainty regarding risks. With increased crime associated with housing the homeless in motels, Rotorua's reputation as a safe tourist and investment destination have been badly affected.

There is also a fear that, given the increase of social housing stock in Rotorua planned by Kāinga Ora, average real estate values could fall significantly. In addition to the increase in construction costs, the Rotorua Lakes Council are proposing to re-introduce development contributions. This will add to the cost of building over and above substantial financial contributions being demanded for infrastructure. Investors are also unsure if the private sector will be able to compete with the public sector, who seem to be receiving benefits at secret 'mates' rates', to build social housing on reserves and to buy land at a reduced rate from Council.

Finally, support for the MHUD's applications may have collapsed in the Council and in central government, if mayoral candidate Fletcher Tabuteau is to be believed when he <u>claimed</u> on 7 July that "the government will [soon] announce an end to the practice of providing emergency housing to "out of towners".

He also claimed that the coming policy flip was a result of a petition he launched in June, which only attracted 53 signatures. Given that Tabuteau recently worked for the Council for most of a year in the Planning Department, and his campaign launch was actively supported by the outgoing mayor, it appears that the informal policy context supporting MHUD's Applications has changed dramatically and fundamentally to the point where its purposes may be obsolete. It would be wise, RDRR contends, to await the outcomes of the 8 October 2022 local elections.

SUMMARY

This submission by RDRR opposes all 13 resource consent applications, or at least, limits the time period to one year to await the outcomes of the local elections on 8 October 2022.

The notification and consultation process exhibited predetermination, bias and improper purposes.

The criteria regarding zoning were not clarified and should have been to ensure relevant feedback. The applicable criteria from the RMA were not clarified and should have been to elicit relevant feedback.

A non-operational website was the major point of contact for citizens and may have deterred concerned citizens from gaining access to the information that they are entitled to under LGOIMA.

There are no assurances or incentives for the three service providers to find "more permanent housing options."

The needs assessments of the homeless and the so-called 'wrap-around support services' need to be clarified in professional terms, standardized and justified.

The variances in 'wrap-around support services' indicate that the three providers are working to different models which needs to be resolved.

It is not clear who will be managing the homeless system in Rotorua.

The unacceptable environmental effects of the resource consents may

- Reduce the real estate values of homes in the vicinity of the 13 motels
- Irreparably undermine the recovery of tourism and fundamentally alter the character of Rotorua without the informed consent of citizens, both improper purposes
- The waste of public resources involved
- The MHUD applications are part of a wider muddled strategy that is increasingly being contested because of the perverse outcomes it has created
- No guarantee that Rotorua people will be first in line for homes built in Rotorua, which many regard as an improper purpose, and
- The scale of throughput of homeless people is not feasible, has not been formally endorsed as Council policy, and the MHUD applications could therefore reflect improper purposes.

The RDRR endorses the concerns of Restore Rotorua Inc, specifically that

- Adverse effects of existing emergency housing in central Rotorua have been significant, and the potential cumulative social, economic and environmental effects of the Applications are significant and unacceptable;
- The significant adverse effects associated with the Applications cannot be avoided, remedied or mitigated and therefore the Applications should not be granted;
- The significant adverse effects associated with the Applications are long term, particularly when considered in conjunction with the time for which the sites have already been operating and with the other emergency housing sites in Rotorua;
- The Applications, if granted in total or in part, raise safety issues in central Rotorua, which is already a significant concern for CBD users;

- The economic effects of the Applications, both in terms of lost tourism revenue with the use of hotels and motels for emergency housing, and the associated lost tourism revenue associated with safety concerns in the CBD;
- The Applications are inconsistent with the policy framework in the Rotorua District Plan;
- The Applications, which are for non-complying activities, will not comply with s 104D(1)(a) or (b) of the RMA.
- The Applications are inconsistent with the policy framework in the Bay of Plenty Regional Policy Statement;
- The Applications are inconsistent with the objectives and policies of the National Policy Statement for Urban Development 2020;
- The Applications do not give effect to Part 2 of the RMA.

CONCLUDING NOTE

RDRR requests that the 13 Applications be declined, or at least, the period of consents be limited to one year to respect the outcomes of the 8 October 2022 local elections.

This feedback is provided in good faith by the members, associates, and friends of the RDRR. RDRR wishes to be heard in support of its submission. The designated spokesperson for RDRR is Dr Reynold Macpherson,

RDRR is aware that the Rotorua Lakes Council has delegated its functions, powers and duties to an Independent Hearing Panel to hear and decide this application. This is most welcome.

RDRR is campaigning for a pragmatic alternative to the Applications:

- Have MSD limit the inflow to proven locals.
- Deduct the number of people leaving from Rotorua's population estimates.
- Refuse the MHUD applications because the combined throughput of emergency accommodation can never be housed.
- Revise the Council's housing policy using low growth assumptions.
- Investigate the possibility that support for the MHUD's applications may have collapsed in Council and in central government, effectively rendering the proposals null and void, and their purposes improper.

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Inquiries to Reynold Macpherson,

APPENDIX 1 - SUMMARY OF APPLICATIONS BY MHUD FOR CONTRACTED EMERGENCY HOUSING CONSENTS

	Application	Motel Name	Address(es)	Max Occupants*	Units	Term	Typical Stay	Longest Stay	Shortest Stay	Support Provider	On-site Support	On-site Security	Zone
1	RC17673	Union	26/28 Victoria	76	20	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4 &
		Victoria								Helping Hand	8.30-5 24/7	oncall	Resi 2
2	RC17889	Rotovegas	249-251 Fenton &	108	26	5 yrs	2-3 mths	19 mths	3 days	WERA Aotearoa	M-F 9-5	24/7	Comm 4 &
			14-16 Toko										Resi 2
3	RC17761	Pohutu	3 Meade	58	14	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
										Helping Hand	8.30-5 24/7	oncall	
4	RC 17650	Newcastle	18 Ward	64	16	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
										Helping Hand	8.30-5 24/7	oncall	
5	RC17890	Midway	293 Fenton	90	50	5 yrs	2-3 mths	19 mths	3 days	Emerge	M-F 8-5	24/7	Resi 2
										Aotearoa	Kaitiaki 4/7		
6	RC17762	Malones	321 Fenton	66	20	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
										Helping Hand	8.30-5 24/7	oncall	
7	RC17647	Lake	131 Lake	140	38	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
		Rotorua								Helping Hand	8.30-5 24/7	oncall	
8	Rc17891	Geneva	299 Fenton	52	14	5 yrs	2-3 mths	19 mths	3 days	Emerge	M-F 8-5	24/7	Comm 4
										Aotearoa	Kaitiaki 4/7		
8	RC17887	Ascot	247 Fenton & 12	54	14	5 yrs	2-3 mths	19 mths	3 days	WERA Aotearoa	M-F 9-5	24/7	Comm 4 &
			Toko										Resi 2
10	RC17893	Apollo	7 Tyron	117	39	5 yrs	2-3 mths	19 mths	3 days	WERA Aotearoa	M-F 9-5	24/7	Comm 3
11	RC17892	Ann's	107 Malfroy	39	10	5 yrs	2-3 mths	19 mths	3 days	Emerge	M-F 8-5	24/7	Resi 2
		Volcanic								Aotearoa	Kaitiaki 4/7		
12	RC17648	Alpin	16 Sala	142	40	5 yrs	2-3 mths	19 mths	3 days	Visions of a	24/7 on call	24/7	Comm 4
										Helping Hand			
13	RC18244	Emerald Spa	284-286 Fenton	93	29	5 yrs	2-3 mths	19 mths	3 days	Visions of a	24/7 on call	24/7	Comm 4
										Helping Hand			
	Totals			1099	330								

^{*} Excludes motel staff and children under 18 months

Contact person: [name al designation, if applicable

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Fax/email:

Rotorua Lakes Council is the op	perating name of Rotorua Distric	t Council)	
To: Name of Submitter: Chief Executive Salarie Ushth load puk and			k and
Rotorua Lakes Council	Persona UNI	1	,
Private Bag RO3029	- lose long	of the out	Zi -
ROTORUA		(Full Name)	
his is a submission on an appli	cation from: Mensed no	argheron	
	(Name of applica	nt and	hu Tolumb
for a Resource Consent to:	10 varous Files	all enper	I williams go
whom There ste	y for common	eurogeney ,	ocury -
at: 12 Color De	& po taa fer	m of 12 1	KOR
[Briefly describe the t	ype of consent, proposed activit	y, and excation of the	resource consent)
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SUBMISSION TO ROTORUA LAKES COUNCIL AND THE PROPERTY GROUP LIMITED

RE MHUD'S APPLICATION FOR 12 RESOURCE CONSENTS TO USE VARIOUS SITES AND EXISTING BUILDINGS WITHIN THOSE SITES FOR CONTRACTED EMERGENCY HOUSING WITH A TERM OF FIVE YEARS

by ROTORUA DISTRICT RESIDENTS AND RATEPAYERS

Monday 11 July 2022

EXECUTIVE SUMMARY

This submission makes 11 points to oppose all 12 resource consent applications and makes three requests:

- 1. The notification and consultation process exhibited predetermination, bias and improper purposes, and irrelevant considerations being taken into account;
- 2. The criteria regarding zoning were not clarified and should have been to ensure relevant feedback;
- 3. The applicable criteria from the RMA were not clarified and should have been to elicit relevant feedback;
- 4. A website that was the major point of contact for citizens was non-operational and may have deterred concerned citizens from gaining access to the information that they are entitled to under LGOIMA;
- 5. There are no assurances or incentives for the three service providers to find more permanent housing options;
- 6. The needs assessments of the homeless methodology needs to be clarified in professional terms;
- 7. The so-called 'wrap-around support services' need to be clarified, and professionally standardized and justified;
- 8. The variances in 'wrap-around support services' indicate that the three support providers are working to different well-being models which need to be resolved before resource consent is given; and
- 9. It is not clear who will be managing the homeless system in Rotorua;
- 10. The unacceptable environmental effects of the proposed resource consents include
 - a. Reducing the real estate values of homes in the vicinity of the 12 motels
 - b. Undermining the recovery of tourism and fundamentally altering the character of Rotorua without the informed consent of citizens, both improper purposes
 - c. A waste of public resources in a context of inflation and rates rises

- d. The MHUD applications are part of a wider muddled strategy that is increasingly being contested because of the perverse outcomes it has created
- e. No guarantee that Rotorua people will be first in line for homes built in Rotorua, which many regard as an improper purpose, and
- f. The scale of proposed throughput of homeless people is not feasible, has not been formally endorsed as Council policy, which reflect improper purposes;
- 11. The RDRR endorses the concerns of Restore Rotorua Inc (RRI), specifically that
 - a. Adverse effects of existing emergency housing in central Rotorua have been significant, and the potential cumulative social, economic and environmental effects of the Applications are significant and unacceptable;
 - The significant adverse effects associated with the Applications cannot be avoided, remedied or mitigated and therefore the Applications should not be granted;
 - c. The significant adverse effects associated with the Applications are long term, particularly when considered in conjunction with the time for which the sites have already been operating and with the other emergency housing sites in Rotorua;
 - d. The Applications, if granted in total or in part, raise safety issues in central Rotorua, which is already a significant concern for CBD users;
 - e. The economic effects of the Applications, both in terms of lost tourism revenue with the use of hotels and motels for emergency housing, and the associated lost tourism revenue associated with safety concerns in the CBD;
 - f. The Applications are inconsistent with the policy framework in the Rotorua District Plan;
 - g. The Applications, which are for non-complying activities, will not comply with s 104D(1)(a) or (b) of the RMA.
 - h. The Applications are inconsistent with the policy framework in the Bay of Plenty Regional Policy Statement;
 - The Applications are inconsistent with the objectives and policies of the National Policy Statement for Urban Development 2020;
 - j. The Applications do not give effect to Part 2 of the RMA.
- 12. RDRR requests that the Applications be declined, or at least limited to one year, and to be heard in support of its submission.
- 13. RDRR requests, pursuant to section 100A of the Act, that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.
- 14. RDRR requests that pragmatic alternatives to the Applications be considered:

- a. have MSD limit the inflow to proven locals, deduct the number of people leaving from population estimates and refuse the MHUD applications because the combined throughput can never be housed;
- b. a fundamental housing policy flaw is that Council has persisted in using the high growth assumptions, despite evidence mounting that low growth assumptions are warranted, and;
- c. since support for the MHUD's applications may have collapsed in Council and in central government, it asks that Commissioners to regard the Applications as null and void.

BACKGROUND

This submission to the Rotorua Lakes Council (Council) is on behalf of the 1,093 members, associates and friends of the Rotorua District Residents and Ratepayers (RDRR).

Twelve Applications by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) were publicly notified 11 June 2022 in the Rotorua Daily Post. They are summarized as Appendix 1.

The complexity of the submission process and requirements was protested by many parties as unreasonable. The process and requirements were then changed, poorly advertised, and caused even more confusion. One result was the RDRR's normal gathering of feedback was delayed, then disrupted, and only permitted one relatively brief round of consultation.

Please note that a link to the replies from MHUD to the Council's request for more information, and the Beca Social Impact Assessment attached to each property, was not made available to the RDRR until 6 July, too late to be given a detailed evaluation.

There is considerable concern in the RDRR that the decision-making process has evidenced predetermination, bias and improper purposes, and that irrelevant considerations have been taken into account.

MAKING THIS SUBMISSION

The 12 Applications relate to the following addresses:

- 1. RC17647 Lake Rotorua Motel 131 Lake Road, Rotorua;
- 2. RC17648 Alpin Motel 16 Sala Street, Rotorua;

- 3. RC 17650 New Castle Motor Lodge 18 Ward Street, Rotorua;
- 4. RC17662 Malones Spa Motel 321 Fenton Street, Rotorua;
- 5. RC17661 Pohutu Lodge 3 Meade Street, Rotorua;
- 6. RC17673 Union Victoria Motel 26/28 Victoria Street, Rotorua;
- RC17887 Ascot on Fenton 247 Fenton Street & 12 Toko Street, Rotorua;
- 8. RC17889 Roto Vegas Motel 249-251 Fenton Street & 14-16 Toko Street, Rotorua;
- 9. RC17890 Midway Motel 293 Fenton Street, Rotorua;
- 10. RC17891 Geneva Motor Lodge 299 Fenton Street, Rotorua;
- 11. RC17892 Ann's Volcanic 107 Malfroy Road, Rotorua; and
- 12. RC17893 Apollo Motel 7 Tryon Street, Rotorua.

The Applications all relate to a request to use the sites and buildings within those sites for Contracted Emergency Housing with a term of five years. The proposed activities at the above sites are for various occupation levels and unit numbers.

The RDRR is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

RDRR's submission relates to all parts of the Applications. Given the changed, confused and confusing requirements regarding making a submission, RDRR decided to email it, with a completed Form 13, simultaneously to

- Bethany Bennie, Boffa Miskell at bethany.bennie@boffamiskell.co.nz
- Council's Planning Department at planning.submissions@rotorualc.nz
- Alice Blackwell, The Property Group Limited, ablackwell@propertygroup.co.nz

THE QUALITY OF PUBLIC NOTIFICATION

The <u>public notice</u> for contracted emergency housing indicated that the subject sites are a mix of zonings including the Commercial 4 – City Entranceway Zone and Residential 2 – Medium Density Residential Zone under the Operative Rotorua District Plan (District Plan). The criteria regarding zoning were not clarified and should have been to ensure relevant feedback.

The same <u>public notice</u> indicates that the twelve resource consent applications have been applied for as a Non-Complying Activity in accordance with Sections 104D of the Resource Management Act 1991. The applicable criteria from the RMA were not clarified and should have been to elicit relevant feedback.

The public notification of each of the full resource consent applications was inadequate. For example, the <u>Publicly Notified Resource Consent Application: RC17647 – 131 Lake Road, Rotorua</u> dated 11 June 2022 stated, as did the other 11 applications, that

To view the full application, visit www.rotorualakescouncil.nz/contractedemergencyhousing . The application will be found under the Planning Guidance & Resource Consents section in 'Publicly Notified Resource Consents'.

This website was not operational during the consultation period. While the full applications may have been available elsewhere, this non-operational website was the major point of contact for citizens potentially affected by the proposed consents and may have deterred them from gaining access to the information that they are entitled to under the Local Government Official Information and Meetings Act.

These flaws in the consultation process may have helped predetermine outcomes, mobilized bias and served improper purposes.

CONDITIONS SOUGHT BY MHUD'S CONSENT APPPLICATIONS

The public notice defines 'contracted emergency housing' as where MHUD contract specific motels to provide emergency accommodation for families/whānau with children, young people, and people with disabilities. The provision also can include kuia, kaumātua, and elderly individuals.

The provision is to be exclusive - MHUD proposes to contract the whole of each motel for emergency housing for five years. No other guests will be allowed stay at each motel while it is contracted by MHUD for those five years. There will be high degree of redundancy in these arrangements at public expense.

MHUD has indicated that 'wrap-around support services' will be provided for those staying in contracted emergency housing. It is proposed that this support is provided by a service provider, either Visions of a Helping Hand, Emerge Aotearoa or WERA Aotearoa. Support will allegedly involve:

Assessing the immediate needs of each whānau/family

- Working alongside the whānau/family during their stay to manage any issues related to their stay
- Assisting them in finding more permanent housing options
- 24/7 on-site security and on-site social workers

RDRR is concerned that the following issues and service conditions were not addressed in the public notice or in the additional materials, and now need to be, before resource consent is given:

- The needs assessments of the homeless are apparently to be provided by Te Taumata o
 Ngāto Whakaue at The Hub but need to be clarified in professional terms to ensure that
 they are efficient and effective. Additionally, since it being funded by public monies, The
 Hub needs to clarify its role, reporting lines, expertise, performance indicators,
 supervision and accountabilities.
- The so-called 'wrap-around support services' need to be clarified; objectives, nature and professional standards to ensure adequacy, appropriateness and sustainability over time. The services should be professionally standardized and justified using an evidence-based approach or they could lack efficiency and effectiveness and waste public money.
- The variances in 'wrap-around support services' evident in Appendix 1 indicate that the three providers are working to different models which need to be resolved in the interests of equity, efficiency, and effectiveness. For example, some providers will deliver 24/7 security whereas others will only provide 24/7 security on call.
- There are no assurances or incentives for the three service providers to assist those staying in contracted emergency housing to find "more permanent housing options."
 The estimates that the average stay will be 2-3 months, the longest stay will be 19 months and the shortest 3 days appear contrived. The three service providers have very little control over the availability of rental properties or new builds.
- It is not clear who will be managing the system to ensure maximum occupancy and through-put and to guarantee the quality of support and security and the environment.
 The rights of nearby residents must be protected by the planned and active supervision of the service providers and to guarantee a route for feedback and public accountability over the years of consent.

LIKELY ENVIRONMENTAL IMPACTS

There is a widespread perception that consenting these 12 motels for five years to provide emergency housing will **reduce real estate values of homes** in their vicinity by about \$100,000-

\$200,000. Several real estate professionals have confirmed that when Council announced the proposed revocation and sale of 10 reserves there was an immediate loss of house values at about this scale. There is anger that the retirement nest egg of many residents and ratepayers will be affected by the proposed 12 resource consents in a context of rising rates and inflation.

The second impact <u>deeply resented</u> is the prospect of five-year resource consents for Rotorua's new homeless industry **irreparably undermining the recovery of tourism and fundamentally altering the character of Rotorua without the informed consent of citizens**. This is widely regarded as an improper purpose.

A key factor is the focus on the needs of the homeless without mention of the needs of the people affected by this housing. There has been no consideration for the mental health and wellbeing of neighbours affected by the housing of the homeless within their suburbs.

Many have responded to this policy blind spot by leaving Rotorua in despair. Council has been alerted to this growing emigration but has not measured it. RDRR members with tourism-relation businesses share the view that Rotorua's homeless industry in general, and the 12 resource consents applied for by MHUD in particular, will significantly retard the recovery of tourism industry. Hence, it would be seen as very helpful if the proposed five-year length of the resource consents were denied or, at most, limited to one year.

The third impact deeply resented is the extent to which, since the Labour government came into office five years ago, **public resources have been wasted**. Over \$1 Billion has been diverted to motel owners in a few selected cities to accommodate the homeless; Rotorua being one. 4,000 households across New Zealand are now living in motels. MSD Minister Sepuloni has said that it's not a long-term solution but asserted that there is no other option and motel accommodation is used a last resort. There are 27,200 people are now waiting for a state house, a record.

There are other contributing causes to the housing crisis, such as previous government policies, and not classifying four Gibraltar board factories in Auckland during level four COVID lockdown as an essential service. The Healthy Homes Act and cancelling interest deductibility for landlords have contributed to rent increases, decreased rental supply as landlords sold up, which exacerbated the housing shortage, leading to more homelessness, and so on. The point is that the MHUD applications are part of a wider muddled central government strategy that is increasingly being contested because of the perverse outcomes it has created.

The nature and rate of local progress was revealed at the opening of three new two-bedroom homes replacing a former three-bedroom Kāinga Ora home on the property at May Road. The event was confused by a <u>mayoral blunder</u> that claimed that Rotorua needed 6,000 new homes

"immediately" rather than the predictions by contracted experts that Rotorua needed an additional 6,000 public and private homes within the "next decade".

Despite the confusion, Kāinga Ora Regional Director Darren Toy said the three homes were the first of 37 homes being built on existing Kāinga Ora sites in Rotorua. They make up about 260 public houses under construction or being planned in Rotorua, he said. It is current government policy that new public houses be given to "the most needy" in New Zealand, he confirmed, although local factors such as schools and work would be considered. This meant that there is no guarantee that Rotorua people will be first in line for homes built in Rotorua, which many regard as an improper purpose.

Another form of improper purpose is the scale of throughput proposed by the MHUD applications. As summarized in Appendix 1, and further clarified by a more recent report, if the applications by MHUD are successful, the 12 motels will cater for up to 1,008 homeless people for 2-3 months. If three cohorts of about 1,000 pass through the 12 motels each year for five years, it will mean that about 15,000 will need homes over the period in addition to the housing needs of about 850 MSD clients already in Fenton Street motels. This scale of throughput is not feasible, has not been formally endorsed as Council policy, and the MHUD applications could therefore reflect improper purposes.

It is an open question as to how many motels the government are planning to use for emergency housing in Rotorua. Housing Minister Megan Woods has said she wants to reduce the number of motel emergency housing providers from 45 to 30 motels, a reduction of about one third. If the annual throughput capacity of MSD's currently contracted motels (1,121) is reduced by this order, they will still process about 750 people annually.

Adding the MHUD's proposed throughput to MSD's current throughput indicates that about 3,750 homeless people are to be processed annually. If they comprise household units of about 3 people, we will need about 1,250 new homes to be built annually. However, with new builds ranging between 200-300 per annum since about 2007, and consents rising in recent times to about 400-550 per annum, this is about one third of the scale required. A pragmatic solution would be to have MSD cut the inflow, deduct the number of people leaving from population estimates and refuse the MHUD applications because the combined throughput cannot possibly be housed.

The origin of Council's now obsolete estimates and working assumptions are known. In March 2020, an <u>Infometrics' report</u> to Council predicted an increase of population by 5,900 people by 2051, under low growth-rate assumptions. Under high-growth assumptions it predicted an

increase of population of 28,900 people by 2051. Assuming the high growth rate, there would be a 37.9% increase over 31 years, which would equate to a 1.2% increase per annum in population. Low-growth assumptions would mean little more than flat-lining growth. Since then, Council has persisted in using the high growth assumptions, despite mounting evidence that low growth assumptions are warranted.

For example, in a Checkpoint interview on 1 July 2022, resident Carolyne Hall said seven of her neighbours had sold up and moved due to the law-and-order problems emanating from the Fenton Street motels that house homeless. She asked if crime continues to increase with job losses from tourism and associated industries, how many more residents will leave the district? It is critical to note that the impact of COVID-19 pandemic was not considered in any of the Infometric projections.

Further, according to the March 2020 Infometrics report, the construction industry is expected to grow from 2,700 to 3,300 between 2019 and 2029 (annual average growth of 2.03%) to keep pace with population growth and eliminate the housing shortage in Rotorua. Since then, however, building costs and delays have increased, compounded by labour and material shortages, supply chain problems, inflation, and the COVID pandemic.

Recent confidential discussions between RDRR and leaders in the business sector have confirmed that private sector investment is being actively withheld until there is greater certainty regarding risks. With increased crime associated with housing the homeless in motels, Rotorua's reputation as a safe tourist destination has been badly affected.

There is also a fear that, given the increase of social housing stock in Rotorua planned by Kāinga Ora, average real estate values could fall significantly. In addition to the increase in construction costs, the Rotorua Lakes Council are proposing to re-introduce development contributions. This will add to the cost of building over and above substantial financial contributions to infrastructure. Investors are also unsure if the private sector will be able to compete with the public sector, who seem to be receiving benefits at secret 'mates rates', to build social housing on reserves and to buy land at a reduced rate from Council.

Finally, support for the MHUD's applications may have collapsed in the Council and in central government, if mayoral candidate Fletcher Tabuteau is to be believed when he <u>claimed</u> that "the government will [soon] announce an end to the practice of providing emergency housing to "out of towners".

He also claimed that the coming policy flip was a result of a petition he launched in June, which attracted only 53 signatures. Given that Tabuteau recently worked for the Council for most of a year in the Planning Department, and his campaign launch was actively supported by the outgoing mayor, it appears that the informal policy context supporting MHUD's application has changed dramatically and fundamentally to the point where its purposes are obsolete.

SUMMARY

This submission by RDRR opposes all 12 resource consent applications, or at least, limits the time period to one year.

The notification and consultation process exhibited predetermination, bias and improper purposes.

The criteria regarding zoning were not clarified and should have been to ensure relevant feedback. The applicable criteria from the RMA were not clarified and should have been to elicit relevant feedback.

A non-operational website was the major point of contact for citizens and may have deterred concerned citizens from gaining access to the information that they are entitled to under LGOIMA.

There are no assurances or incentives for the three service providers to find "more permanent housing options."

The needs assessments of the homeless and the so-called 'wrap-around support services' need to be clarified in professional terms, standardized and justified.

The variances in 'wrap-around support services' indicate that the three providers are working to different models which needs to be resolved.

It is not clear who will be managing the homeless system in Rotorua.

The unacceptable environmental effects of the resource consents may

- Reduce the real estate values of homes in the vicinity of the 12 motels
- Irreparably undermine the recovery of tourism and fundamentally alter the character of Rotorua without the informed consent of citizens, both improper purposes
- The waste of public resources involved
- The MHUD applications are part of a wider muddled strategy that is increasingly being contested because of the perverse outcomes it has created
- No guarantee that Rotorua people will be first in line for homes built in Rotorua, which many regard as an improper purpose, and

• The scale of throughput of homeless people is not feasible, has not been formally endorsed as Council policy, and the MHUD applications could therefore reflect improper purposes.

The RDRR endorses the concerns of Restore Rotorua Inc, specifically that

- Adverse effects of existing emergency housing in central Rotorua have been significant, and the potential cumulative social, economic and environmental effects of the Applications are significant and unacceptable;
- The significant adverse effects associated with the Applications cannot be avoided, remedied or mitigated and therefore the Applications should not be granted;
- The significant adverse effects associated with the Applications are long term, particularly when considered in conjunction with the time for which the sites have already been operating and with the other emergency housing sites in Rotorua;
- The Applications, if granted in total or in part, raise safety issues in central Rotorua, which is already a significant concern for CBD users;
- The economic effects of the Applications, both in terms of lost tourism revenue with the use of hotels and motels for emergency housing, and the associated lost tourism revenue associated with safety concerns in the CBD;
- The Applications are inconsistent with the policy framework in the Rotorua District Plan;
- The Applications, which are for non-complying activities, will not comply with s 104D(1)(a) or (b) of the RMA.
- The Applications are inconsistent with the policy framework in the Bay of Plenty Regional Policy Statement;
- The Applications are inconsistent with the objectives and policies of the National Policy Statement for Urban Development 2020;
- The Applications do not give effect to Part 2 of the RMA.

CONCLUDING NOTE

RDRR requests that the Applications be declined, or at least, the period of consents be limited to one year.

This feedback is provided in good faith by the members, associates, and friends of the RDRR. RDRR wishes to be heard in support of its submission. The designated spokespersons for RDRR are Denys Caves,

RDRR is aware that the Rotorua Lakes Council has delegated its functions, powers and duties to an Independent Hearing Panel to hear and decide this application. To be clear, RDRR requests, pursuant to section 100A of the Act, that the Council delegates its functions, powers, and duties

to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

RDRR has a pragmatic alternative to the Applications. Have MSD limit the inflow to proven locals, deduct the number of people leaving from population estimates and refuse the MHUD applications because the combined throughput of emergency accommodation can never be housed. A fundamental flaw in Council's housing policy is that it used high growth assumptions, despite evidence mounting that low growth assumptions are warranted. Finally, support for the MHUD's applications may have collapsed in Council and in central government, effectively rendering the proposals null and void, and their purposes improper.

ınank	you.	

Inquiries to

Attachment Form 13.

APPENDIX 1 - SUMMARY OF APPLICATIONS BY MHUD FOR CONTRACTED EMERGENCY HOUSING CONSENTS

Advertised Rotorua Daily Post, 11 June 2022, pp. 10-15.

	Application	Motel	Address(es)	Max	Units	Term	Typical	Longest	Shortest	Support	On-site	On-site	Zone
	прриссион	Name	71441 235(23)	Occupants*			Stay	Stay	Stay	Provider	Support	Security	20116
1	RC17673	Union	26/28 Victoria	76	20	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4 &
		Victoria								Helping Hand	8.30-5 24/7	oncall	Resi 2
											oncall		
2	RC17889	Rotovegas	249-251 Fenton &	108	26	5 yrs	2-3 mths	19 mths	3 days	WERA Aotearoa	M-F 9-5	24/7	Comm 4 &
			14-16 Toko										Resi 2
3	RC17761	Pohutu	3 Meade	58	14	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
										Helping Hand	8.30-5 24/7	oncall	
											oncall		
4	RC 17650	Newcastle	18 Ward	64	16	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
										Helping Hand	8.30-5 24/7	oncall	
											oncall		
5	RC17890	Midway	293 Fenton	90	50	5 yrs	2-3 mths	19 mths	3 days	Emerge	M-F 8-5	24/7	Resi 2
										Aotearoa	Kaitiaki 4/7		
6	RC17762	Malones	321 Fenton	66	20	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
										Helping Hand	8.30-5 24/7	oncall	
											oncall		
7	RC17647	Lake	131 Lake	140	38	5 yrs	2-3 mths	19 mths	3 days	Visions of a	Soc Wkrs M-F	24/7	Comm 4
		Rotorua								Helping Hand	8.30-5 24/7	oncall	
											oncall		
8	Rc17891	Geneva	299 Fenton	52	14	5 yrs	2-3 mths	19 mths	3 days	Emerge	M-F 8-5	24/7	Comm 4
										Aotearoa	Kaitiaki 4/7		
8	RC17887	Ascot	247 Fenton & 12	54	14	5 yrs	2-3 mths	19 mths	3 days	WERA Aotearoa	M-F 9-5	24/7	Comm 4 &
			Toko	<u> </u>								1-	Resi 2
10	RC17893	Apollo	7 Tyron	117	39	5 yrs	2-3 mths	19 mths	3 days	WERA Aotearoa	M-F 9-5	24/7	Comm 3
11	RC17892	Ann's	107 Malfroy	39	10	5 yrs	2-3 mths	19 mths	3 days	Emerge	M-F 8-5	24/7	Resi 2
		Volcanic		1	1	<u> </u>				Aotearoa	Kaitiaki 4/7	1-	
12	RC17648	Alpin	16 Sala	142	40	5 yrs	2-3 mths	19 mths	3 days	Visions of a	24/7 on call	24/7	Comm 4
				1	1					Helping Hand			
	Totals			825	251								

^{*} Excludes motel staff and children under 18 months

RFS-628763

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Name of Submitter: Chief Executive evnold Rotorua Lakes Council Private Bag RO3029 ROTORUA (Full Name) This is a submission on an application from: Te Tuepapa Kura Káinga - Ministry of Housing and Urban Development (MHUD) (Name of applicant) for a Resource Consent to: use various sizes and existing buildings within those sites for Contracted Emergency Housing with a term of five years. Ref RC17647, RC17645, RC17650, RC17667, RC17661, RC17673, RC17687, RC17683, RC17693, RC17631, RC17692, RC17693 131 Like Ro. 16 Sale St. 16 Ward Ave. 321 Fector St. 3 Meeter St. 75-76 Voccha 5: 5 5 Linor St. 247 Femior St 6 12 Toko St. 249 Femior St 6 16 Toko St. 263 Femior St. 767 Femior St. 167 Modify Ro. and 7 Tyros St. Roberts at: [Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: All parts of all twelver resource consent applications. [Give Details] My submission is: The assessments included with the applications conclude that the effects are less than minor and the proposals are consisent with the objectives and colicies of the Rotonia Distinct Plan. Resource consent can be granted in accordance with Sections 104 and 104B of the Resource Management Act 1991. [include whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views1 I seek the following decision from the consent authority: Grant Resource Consent to all tweleve applications subject to suggested conditions cuttined in the applications, [Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission. * If others make a similar submission, I will consider presenting a joint case with them at a hearing. * [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter): Address for service of Submitter: Telephone: Fax/email: Contact person: Iname and designation, if applicable]

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS-62873

File	Ma.		
File	INO.		

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA

Section 96 Resource Management Act 1991
(Rotorua Lakes Council is the operating name of Rotorua District Council)

To:	Name of Submitter:
Chief Executive	RICHARD REHAMI JAMES
Rotorua Lakes Council	MICHINO REPERTY JEIMES
Private Bag RO3029	
ROTORUA	(Full Name)
This is a submission on a sure	
This is a submission on an applica	
Te Tüäpapa Kura Káinga – Ministry of Housing and Urban Developm	ant (MHUD)
	(Name of applicant)
for a Resource Consent to: use vario	ous sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.
Rel RC17547, RC17648, RC17650, RC17662, RC17661, RC17673, RC17887	
at:	18-28 Victoria St. & 5 Union St. 247 Fention St. & 12 Toka St. 249 Fention St. & 16 Toka St. 293 Fention St. 299 Fention St. 107 Malthy Rd. and 7 Tyron St. Rolenus
[Briefly describe the type	e of consent, proposed activity, and location of the resource consent]
The specific parts of the application	on that my submission relates to are:
All pade of all busts	
All parts of all tweleve resource consent applications,	
[Give Details]	
My submission is:	
The assessments included with the applications conclude that the	effects are less than minor and the proposals are consisent with the objectives and policies of the Rotonia Distirct Plan.
Resource consent can be granted in accordance with Sections 10	and 1048 of the Resource Management Act 1991.
include –	
whether you support or opposi	e the specific parts of the application or wish to have them amended; and
the reasons for your views]	the first to have them amended, and
seek the following decision from	the consent authority:
Grant Resouce Consent to all tweleve applications subject to sugge	sted conditions outlined in the applications,
[Give precise	details including the
wish / do not wish to be heard i	details, including the general nature of any conditions sought]
If others make a similar submissi	on, I will consider presenting a joint case with them at a hearing.
[Delete if you would not consider	r presenting a joint case with them at a hearing.
	Freedoming a John Casej
gnature of submitter (or person a	uthorised a a A
sign on behalf of submitter):	uthorised RR Janus Date: 09/07/2022
alabara farra i con i	2202 []

to sign on behalf of submitter):	orised RR Janus.	Date: 09/07/2023
Address for service of Submitter		, , , , , , , , , , , , , , , , , , , ,
		Telephone:
Contact person: [name and		Fax/email:

Date Registered: 12/7/2022

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS - 628736

File	No:		

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991



Document Number: RDC-1283680 Date Registered: 12/7/2022

designation, if applicable]

(Rotorua Lakes Council is the ope	erating name of Rotorua District Council)	
To: Chief Executive Rotorua Lakes Council Private Bag RO3029	Name of Submitter:	James
ROTORUA	(Full N	Received
This is a submission on an applica To Tüäpaaa Kura Käinga – Minitiny of Housing and Ulban Developm		3 30 1 JUL 2022
	(Name of applicant)	Rotorua Lakes Council
for a Resource Consent to: Use variation inclined, inclined, inclined, inclined, inclined, inclined, inclined, inclined, inclined	ous sites and existing buildings within those sites for Contracted Emergency Housin r notices. Acress, no rear matrices, no read	ig with a ferm of five years
at: 1911 Ake Ro, 16 Solo St 19 Ward Ave. 371 Ferron St. 1 Mende St	26-26 Virioca 51 & 8 Liston St. 247 Fenton St & 12 Tout, St, 248 Femon St & 18 Tout, St, 250 Femins	St. CRIFFernoe St., 107 Malinay Ro. and 7 Types St. Roseaus
	on that my submission relates to are:	ion of the resource consent;
All parts of all twelver resource consent applications.		
[Give Details]		
My submission is:		
The assessments included with the applications conclude that the	ne affects are less than minor and the proposals are consisent with the objectives an	nd odkdes of the Rotorus Distirct Plan,
Resource consont can be granted in accordance with Sections to	104 and (049 of the Resource Management Act 1991,	
 (include – whether you support or oppo the reasons for your views) seek the following decision from 	se the specific parts of the application or the consent authority:	wish to have them amended; and
Grant Resource Consent to all twelvee applications subject to su	ggseted conditions pullined in the applications.	
wish / do not wish to be heard	ssion, I will consider presenting a joint cas	
Signature of submitter (or person to sign on behalf of submitter):		Date: 09/7/20
Address for service of Submitter:		
		Telephone:
Contact person: [name and		RRD002NZLO

Doc No: IT-2044 (1 June 2005)	File No:
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You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS 628767

8 8				
1	File	No:		

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991

(Rotorua Lakes Council is the operation	ng name of Rotorua District Council)			
То:	Name of Submitter:			
Chief Executive	Miria Te Whata			
Rotorua Lakes Council	MINICA TETTINATA			
Private Bag RO3029				
ROTORUA	(Full Nam	e)		
This is a submission on an application	from			
Te Tüápapa Kura Káinga – Ministry of Housing and Urban Development (MHUD				
	(Name of applicant)			
for a Resource Consent to:use various sites a	and existing buildings within those sites for Contracted Emergency Housing with a	term of five years.		
Ref. RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17687, RC17689, S				
at: 131 (A&A RC. 18 Skle St. 18 Word Ave. 321 Ferion St.3 Meace St. 78-28 Victor	(a St & 5 Union St 247 Fanton St & 12 Toko St, 249 Fanton St & 16 Toko St, 263 Fanton St, 298 Fant	28 St. 107 Makina Rri ann 7 Turns St. Data		
	onsent, proposed activity, and location o			
		, the resource consents		
The specific parts of the application the	at my submission relates to are:			
All parts of all twetere resource consent applications.				
[Give Details]				
My submission is: See attached.				
The assessments included with the applications conclude that the effects an	e less than minor and the proposals are consisent with the objectives and policies	of the Rotonia Dictirct Plan		
Resource consent can be granted in accordance with Sections 104 and 104		a a a rotor de District Fleix		
[include –				
	specific parts of the application or wish	to be		
the reasons for your views]	specific parts of the application of wish	to have them amended; and		
I seek the following decicion from the	annul authority			
I seek the following decision from the c	onsent authority:			
Grant Resource Consent to all tweleve applications subject to suggested con-	ditions outlined in the applications.			
[Give precise deta	ails, including the general nature of any c	onditions sought1		
I wish / do not wish to be heard in sur	pport of my submission.			
* If others make a similar submission, I	will consider presenting a joint case with	them at a hearing.		
* [Delete if you would not consider pres	senting a joint case]			
Signature of submitter (or person autho	rised 1	Date:		
to sign on behalf of submitter):	Mitenforter	11/07/22		
Address for service of Submitter	V	, which is a second		
		Telephone:		
		Fax/email:		
Contact person: [name and				
esignation, if applicable 1				

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS 628768

File No:

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA

Section 96 Resource Management Act 1991

To:	Name of Submitter:
Chief Executive	
Rotorua Lakes Council	Taua Rewi
Private Bag RO3029	
ROTORUA	
- 1 Call 1	(Full Name)
This is a submission on an app	Disation from:
Te Tuapaoa Kura Kainga – Ministry of Housing and Urban De	
	(Name of applicant)
for a Resource Consent to:	se various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.
Ref. RG17847, RC17846, RC17850, RC17812, RC17861, RC17813, R	
	Aeade St. 15-28 Victora St & S Union St. 247 Ferton St & 12 Tokio St. 249 Ferton St & 16 Tokio St. 250 Ferton St. 299 Ferton St. 107 Malhoy Ro, and 7 Tyron St. Rotokia
[Briefly describe the	type of consent, proposed activity, and location of the resource consent]
The specific parts of the applic	cation that my submission relates to are:
All parts of all tweleve resource consent applications,	
[Give Details]	
My submission is:	
The assessments included with the applications conclude	that the effects are less than mirror and the proposals are consisent with the objectives and policies of the Rotorua Distinct Plan.
Resource consent can be granted in accordance with Sect	lors 104 and 1049 of the Resource Management Act 1991.
include -	
whether you support or op	pose the specific parts of the application or wish to have them amended; and
the reasons for your views	I
sook the following desiries for	
seek the following decision fr	om the consent authority:
Grant Resouce Consent to all tweleve applications subject	to suggested conditions cultimed in the applications,
[Give pre	ecise details, including the general nature of any conditions sought]
wish / do not wish to be hea	ard in support of my submission.
If others make a similar subn	nission, I will consider presenting a joint case with them at a hearing.
[Delete if you would not cons	ider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 11 7 2022
Address for service of Submitter:	
	Telephone:
Contact person: [name and	Fax/email:
designation, if applicable]	

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.



FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA LAKES COUNCIL

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

10:	Name of Submitter:
Chief Executive	Caloba D. I and a
Rotorua Lakes Council	Later Koberts
Private Bag RO3029	
ROTORUA	(Full Name)
This is a submission on an application	from
Te Túápapa Kira Kánga – Ministry of Housing and Urban Development (MHUD)	
f D	(Name of applicant)
	nd existing buildings within those sites for Contracted Emergency Housing with a term of five years,
Ref. RC17647, RC17648, RC17650, RC17652, RC17681, RC17673, RC17897, RC17899, R	C17890, RC17891, RC17892, RC17893
	a St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Maltroy Rd, and 7 Tyron St, Rolenus
[Briefly describe the type of co	onsent, proposed activity, and location of the resource consent]
The specific parts of the application tha	
	terry submission relates to are:
All parts of all tweleve resource consent applications,	
Give Details]	
Aveculosissis - :-	
My submission is: See attached.	
The assessments included with the applications conclude that the effects are	less than minor and the proposals are consisent with the objectives and policies of the Rotonia Distirct Plan.
Resource consent can be granted in accordance with Sections 104 and 1848	
include –	
whether you support or oppose the	specific parts of the application or wish to have them amended; and
the reasons for your views]	specific parts of the application of wish to have them amended; and
and the full	
seek the following decision from the co	onsent authority:
Grani Resouce Consent to all tweleve applications subject to suggested condi-	tions outlined in the applications,
Give precise deta	ils including the several water f
wish / do not wish to be heard in sup	ils, including the general nature of any conditions sought]
If others make a similar submission Ly	will consider presenting a joint case with them at a hearing.
[Delete if you would not consider prese	enting a joint case!
	J

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

Contact person: [name and

designation, if applicable]

RFS 628770

Filo	No:		
FILE	INO.		

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991

Fax/email:

(Rotorua Lakes Council is the operation	ng name of Rotorua District Council)	
To:	Name of Submitter:	
Chief Executive	Ani Duri	
Rotorua Lakes Council		
Private Bag RO3029		
ROTORUA	(Full No	ame)
This is a submission on an application	from:	
Te Túápapa Kura Káinga – Ministry of Housing and Urban Development (MHUI	2)	
	(Name of applicant)	
for a Resource Consent to: Use various sites :	and existing buildings within those sites for Contracted Emergency Housing v	with a larm of Sun years
Ref. RC17647, RC17648, RC17650, RC17662, RC17661, RC17613, RC17867, RC17869		nare term of hya jedis.
at: 131 Lake Rd, 16 Sala St. 18 Ward Ave, 121 Ferion St. 3 Meede St. 28-28 Voto	na St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St. 2	
(briefly describe the type of t	consent, proposed activity, and locatio	n of the resource consent]
The specific parts of the application th	at my submission relates to are:	
All parts of all tweleve resource consent applications,		
[Give Details]		
My submission is:		
The assessments included with the applications conclude that the effects a	re less than minor and the proposals are consisent with the objectives and po-	oldies of the Rotorua Distinct Plan.
Resource consent can be granted in accordance with Sections 104 and 104	IB of the Resource Management Act 1991.	
[include –		
whether you support or oppose the the reasons for your views]	specific parts of the application or wi	sh to have them amended; and
seek the following decision from the o	consent authority:	
Grant Resource Consent to all tweleve applications subject to suggested con-	ditions cultined in the applications.	
[Give precise det	ails, including the general nature of an	av conditions sought?
wish / do not wish to be heard in su	pport of my submission.	ly conditions soughtj
If others make a similar submission,	will consider presenting a joint case v	with them at a hearing
* [Delete if you would not consider pre	senting a joint case]	The state of the s
ignature of submitter (or person autho		Date:
o sign on behalf of submitter):	28 Wei	09/07/2002
address for service of Submitter:		
		Telephone:
0.0		
		100

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

Contact person: [name and

designation, if applicable]

File No:	

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991



Fax/email:

To: Chief Executive Rotorua Lakes Council	Name of Submitter: Montang Jerry	
Private Bag RO3029		
ROTORUA	(Full Name	?)
This is a submission on an applica		
Te Tüapapa Kura Kainga – Ministry of Housing and Urban Developm		
	(Name of applicant)	
	ious sites and existing buildings within those sites for Confracted Emergency Housing with a te	erm of five years.
THE PICTURAL PICTURES PICTURES PICTURES PICTURES PICTURES	7 NC17885 RC17855 NC+7851 NC17858 RC17853	
ot	. 26-28 Viciona 5: 8.5 Linich St. 241 Fenton St. & 12 Toxo St. 249 Facton St.& 18 Toxo St. 293 Facton St. 299 Facto	
[Briefly describe the typ	e of consent, proposed activity, and location of	f the resource consent]
The specific parts of the applicati	on that my submission relates to are:	
All parts of all twelve resource consent applications.		
[Give Details]		
My submission is:		
My submission is:		
The assessments included with the applications conclude that the	ne effects are less than minor and the proposals are consisent with the objectives and policies	of the Rotorua Distirct Plan.
Resource consent can be granted in accordance with Sections 1	104 and 104B of the Resource Management Act 1991,	
include –		
whether you support or oppo	se the specific parts of the application or wish t	to have them amended; and
the reasons for your views]		
seek the following decision from	the consent authority:	
Grant Resouce Consent to all twelleve applications subject to sur	ggested conditions outlined in the applications,	
	se details, including the general nature of any c	onditions sought]
wish / do not wish to be heard If others make a similar submis	i in support of my submission. sion, I will consider presenting a joint case with	them at a hearing
* [Delete if you would not conside		Tthem at a hearing.
Signature of submitter (or person	authorised	Date: ,
o sign on behalf of submitter):	0.0.004	6606 10 80
Address for service of Submitter:	0 0	
		Telephone:

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

Contact person: [name and

designation, if applicable]

RFS 628774 File No: ____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA LAKES COUNCIL

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

(Rotorua Lakes Council is the operati	ng name of Rotorua District Council)	
To:	Name of Submitter:	
Chief Executive	Kaphan	a Pelulale-Pe
Rotorua Lakes Council	1001010	relulate le
Private Bag RO3029		
ROTORUA	(Full Na	me)
This is a submission on an application	from:	
Te Tüápapa Kura Káinga – Ministry of Housing and Urban Development (MHU	D)	
	(Name of applicant)	
for a Resource Consent to: USE VARIOUS Sites	and existing buildings within those sites for Contracted Emergency Housing wit	h a term of five years.
Ref. RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17667, RC17669.		
at: 131 Lake Rd. 16 Sale St. 18 Word Ave. 321 Feeton St. 3 Meede St. 36-28 Victo	ona St & S Union St. 247 Fenton St & 12 Toko St, 249 Fenton St & 14 Toko St. 293 Fenton St. 299	Fenion St. 107 Melhov Rd. and 7 Tyron St. Royen a
	consent, proposed activity, and location	
		of the resource consents
The specific parts of the application th	at my submission relates to are:	
All parts of all tweleve resource consent applications.		
[Give Details]		
My submission is:		
See attached.		
The assessments included with the applications conclude that the effects a	are less than minor and the proposals are consisent with the objectives and polo	cies of the Rotonia Distirct Plan.
Resource consent can be granted in accordance with Sections 104 and 104	4B of the Resource Management Act 1991.	
include –		
whether you support or oppose the	e specific parts of the application or wish	h to have them amended, and
the reasons for your views]	, and approaches of wish	rto nave them amenaea, ana
sock the fall of the second	or 100 kg	
seek the following decision from the o	consent authority:	
Grant Resouce Consent to all tweleve applications subject to suggested con-	ditions cutlined in the applications	
Wish / do not wish to be board in an	ails, including the general nature of any	conditions sought]
wish / do not wish to be heard in su	pport of my submission.	
[Delete if you would not consider pres	will consider presenting a joint case wi	th them at a hearing.
to the district of the second	senting a joint casej	
gnature of submitter (or person autho	prised, 7, 000	Date:
sign on behalf of submitter):		Date: 09-07-22
ddress for service of Submitter		
		Telephone:

		Fax/email:

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

Contact person: [name and

designation, if applicable]



E:Io	MI-		
File	INO.		

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA LAKES COUNCIL

Fax/email:

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

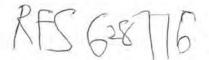
To:	Name of Submitter:	A STATE OF THE PROPERTY OF THE
Chief Executive		
Rotorua Lakes Council Chevil Alavao		
Private Bag RO3029		
ROTORUA	(Full Nam	e)
This is a sub-state of		
This is a submission on an application		
Te Tüápapa Kura Káinga – Ministry of Housing and Urban Development (MHUD))	
	(Name of applicant)	
for a Resource Consent to:use various sites ar	nd existing buildings within those sites for Contracted Emergency Housing with a	term of five years.
Ref. RC17847, RC17646, RC17650, RC17662, RC17661, RC17673, RC17887, RC17889, R	IC17890, RC17891, RC17892, RC17933	
at:	a St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fentor St. 299 Fen	ion St. 107 Malhoy Rd, and 7 Tyron St. Rojowa
[Briefly describe the type of co	onsent, proposed activity, and location o	of the resource consent!
		,
The specific parts of the application that	at my submission relates to are:	
All parts of all tweleve resource consent applications.		
[Give Details]		
•		
My submission is:		
See attached.		
The assessments included with the applications conclude that the effects are	plass than minor and the proposals are consisent with the objectives and policies	of the Rotorua Distirct Plan,
Resource consent can be granted in accordance with Sections 104 and 1048	B of the Resource Management Act 1991.	
include –		
whether you support or oppose the	specific parts of the application or wish	to have them amended; and
the reasons for your views]	, so the approach of wish	to nave them amenaea, and
seek the following decision from the co	onsent authority:	
Grant Resource Consent to all tweleve applications subject to suggested cond		
an weinze apprinations subject to suggested cond	stons cuttined in the applications,	
[Give precise deta	ils, including the general nature of any c	conditions sought]
wish do not wish to be heard in sup	port of my submission.	
If others make a similar submission, I	will consider presenting a joint case with	n them at a hearing.
[Delete if you would not consider pres	enting a joint case]	
ignature of submitter (or person autho	rised 00	Data and
o sign on behalf of submitter):		Date: 8/7/22.
address for service of Submitter:		
		Telephone:
		refeptione.

Doc No: IT-2044 (1 June 2005)	
(, 52,16,2500)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

Contact person: [name and

designation, if applicable]



File No:

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA LAKES COLUMNI

Fax/email:

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

To:	Name of Submitter:		
Chief Executive	Barbara. A. T		
Rotorua Lakes Council			
Private Bag RO3029 ROTORUA	-		
	(Full Name)		
This is a submission on an applic	ation from:		
Te Tuapana Kura Kanga – Ministry of Housing and Urban Develop			
	(Name of applicant)		
for a Resource Consent to: ""	rious sites and existing buildings within those sites for Contracted Emergency Housing with a	Land 1	
Ref. RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC1761		sem o ive years.	
131 Leka Rr. 16 Sila St. 18 Ward Ave. 321 Factor St. 1 Media 5	91 (1628 Viziona 51 & 5 Unico 6) (247 Fentina 5) & 12 Toko 51, 244 Fentina 51 & 14 Toko 51, 291 Fentina 51, 294 Fe	NAC WILLS BY	
	pe of consent, proposed activity, and location o		
,	es estimately, proposed activity, and location (of the resource consent]	
The specific parts of the applicat	ion that my submission relates to are:		
All parts of all tweleve resource consent applications,			
Give Details]			
My submission is:			
See attached.			
The assessments included with the applications conclude that the	e effects are less than minor and the proposals are consisent with the objectives and policie	s of the Protocia Diction Story	
Resource censent can be granted in accordance with Sections 1		The State of the S	
nclude -			
whether you support or oppos	se the specific parts of the application or wish	to have them amanded and	
the reasons for your views]	. The second state of the	to have them umenaea, and	
cook the fellowing to the first	4 th sixt same for a control of		
seek the following decision from	the consent authority:		
Grant Resouce Consent to all tweleve applications subject to sug	gested conditions cultimed in the applications.		
[Give precis	a dataile including the		
wish / do not wish to be heard	e details, including the general nature of any o	conditions sought]	
If others make a similar submiss	sion, I will consider presenting a joint case with	h thom at a baseless	
[Delete if you would not conside	r presenting a joint case)	rthem at a hearing.	
gnature of submitter (or person		Date: / /	
sign on behalf of submitter):		8/7/22	
dress for service of Submitter:			
		Telephone:	

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

Contact person: [name and

designation, if applicable]

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Fax/email:

To:	
To:	Name of Submitter:
Chief Executive	Aula Chan
Rotorua Lakes Council	-114/21 20 20 20 20 20 20 20 20 20 20 20 20 20
Private Bag RO3029 ROTORUA	
NOTOROA	(Full Name)
This is a submission on an applic	
1111	(Name of applicant)
or a Resource Consent to: Use var	
	rious sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.
Rel RC1/847, RC17849, RC17850, RC17867, RC17861, RC17873, RC1789	
	57. 25-28 Vittoria St. & & Liston St. 747 Ferton St. & 12 Toka St., 249 Repron St. & 16 Toka St. 295 Fention St. 2016 Fention St. 107 Malliay Rd. and 7 Tyron St. Rationus
[Briefly describe the typ	ne of consent, proposed activity, and location of the resource consent]
he specific parts of the applicati	ion that my submission relates to are:
All parts of all iweleve resource consent applications,	
Give Details]	
A. J. L. J. G. L. J. J. L.	
ly submission is:	
San attached	
See attached:	
The assessments included with the applications conclude that the	ne effects are (ess than minor and the proposals are consisert with the objectives and policies of the Rotonia Distinct Plan.
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1	
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1	04 and 104B of the Resource Nanagement Act 1991.
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1 Include — whether you support or oppos	04 and 104B of the Resource Nanagement Act 1991.
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1	04 and 104B of the Resource Nanagement Act 1991.
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1 include — whether you support or oppositive reasons for your views]	se the specific parts of the application or wish to have them amended; and
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1 include — whether you support or oppositive reasons for your views]	se the specific parts of the application or wish to have them amended; and
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1 include — whether you support or oppositive reasons for your views] seek the following decision from	se the specific parts of the application or wish to have them amended; and the consent authority:
The assessments included with the applications conclude that the Resource consent can be granted in accordance with Sections 1 include — whether you support or oppositive reasons for your views] seek the following decision from	se the specific parts of the application or wish to have them amended; and the consent authority:
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Doc No:	IT-2044	(1 June 2005)	File No: _

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

We are we going to go!

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA

Name of Submitter: ean.

omoure

(Full Name)

This is a submission	on a	n application	from:
----------------------	------	---------------	-------

Te Tokpepa Kura Kainga - Ministry of Housing and Urban Development (MHUD)

(Name of applicant)

for a Resource Consent to: use various sites and existing buildings within those siles for Contracted Emergency Housing with a term of five years.

Ref. RC17647.RC17648.RC17650.RC17667.RC17667.RC17867.RC17867.RC17869.RC17800.RC17800.RC17800.RC17800

at:

on St. 75-28 Vetoria St. & Stinon St. 247 Fanton St. & 12 Toxo St. 240 Fanton St. & 16 Toxo St. 201 Fanton St. 267 Fanton St., 107 Majroy, Ro. 4td 1 Tyron St. Rosenson

[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:

All parts of all twelve resource consent applications.

[Give Details]

My submission is:

The assessments included with the applications conclude that the effects are less than minor and the proposals are consisent with the objectives and policies of the Rotorua Distinct Plant

Resource consent can be granted in accordance with Sections 104 and 1048 of the Resource Management Act 1991,

[include -

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views]

I seek the following decision from the consent authority:

Grant Resource Consent to all tweleve applications subject to suggested conditions cultimed in the applications,

[Give precise details, including the general nature of any conditions sought]

I wish / do not wish to be heard in support of my submission.

- * If others make a similar submission, I will consider presenting a joint case with them at a hearing.
- * [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: (07/2)
Address for service of Submitter	V 1 2 2
	Telephone:

Contact person: [name and	Fax/email:
designation, if applicable]	

Doc No: IT-2044 (1 June 2005)	File No:
	(0.00)

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Retorua District Council) To: Name of Submitter: Chief Executive Rotorua Lakes Council EHO21-Private Bag RO3029 ROTORUA (Full Name) This is a submission on an application from: (Named of applicant) Rotorua Lakes Council for a Resource Consent to: [Briefil describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: [Give Details] My, submission is: [include

whether you support or oppose the specific parts of the application or wish to have them amended; and

I seek the following decision from the consent authority:

[Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting a joint case]

Signatur to sign o	Date: 11 0 0 00
Address	11-07.22
***************************************	Talanhana

Contact person: [name and	Fax/email:
designation, if applicable]	

Doc No: 11-2044 (1 June 2005)	File No:
FORM 13 SUBMISSION ON A PUBLICLY OR LIMITED N APPLICATION CONCERNING RESOURCE CO Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Co	DNSENT
To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA Name of Submitter: Kon ALD WILLION	(Full Name)
This is a submission on an application from: ONALD WILLIAM BEETRY	Received
for a Resource Consent to: 1789 (Name of applicant), and the specific parts of the application that my submission relates to an	Rotorua Lakes Council Rotorua Lakes Council Customer Centre
Ay submission is: LAMPISE TO CONTRACTED Emergency Housing Miles To Contracted Emergency Housing On Kalled Domes in Violence / Young Child Poly Rubbanchide - whether you support or oppose the specific parts of the application the reasons for your views]	Land Use Ponsent Iven Roamin on Roads is Consistantly on Footpat on or wish to have them amended; and
Per line he reserve consent authority:	tion - Land use Gonza

[Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting d joint case]

Signatu to sign o	Date: 11 07- 22
Address	11
	Tolonkon
Contact person: [name and	Fax/email:
designation, if applicable]	

File	No:		

FORM 13 SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED ROTORUA APPLICATION CONCERNING RESOURCE CONSENT (Rotorua Lakes Council is the operating name of Reforma District Council) To: Name of Submitter: Chief Executive EFHQ1. Rotorua Lakes Council Private Bag RO3029 Received ROTORUA Full Name) This is a submission on an application from: Rotorua Lakes Council (Name of applicant) Customer for a Resource Consent to: [Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: [Give Details] [include -

whether you support or oppose the specific parts of the application or wish to have them amended; and

the reasons for your views]

I seek the following decision from the consent author from the consent author	t application - Land use Gonz	-
	- 01	

[Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting d joint case]

Signatu		Date:
to sign	0	11:-0/1,72
Address		

***************************************	******************************	
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designation, if applicable]	***************************************	

File	No:	-	
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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED

ROTORUA

APPLICATION CONCERNING RESOURCE CONSENT (Rotorua Lakes Council is the operating name of Rotorua District Council) To: Name of Submitter: Chief Executive hlusian EEHQ1-Rotorua Lakes Council Private Bag RO3029 ROTORUA Received (Full Name) This is a submission on an application from: Rotorua Lakes Council Customer Centre (Ngmejof applicant) for a Resource Consent to: [Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: [Give Details] increas ouse [include whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] I seek the following decision from the consent authority:

[Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting djoint case]

Signatur to sign o	Date: 11-07.22
Address	11.70/, 12

Contact person: [name and	
designation, if applicable]	***************************************

2011 (1 danc 2005)		F	ile No:
FORM 13			
SUBMISSION ON A PUBLICLY OR L	IMITED NOTI	FIED I	OTORUA
APPLICATION CONCERNING RESO	URCE CONS	NT	AKES COUNCIL
ection 95 Resource Management Act 1991			
Rotorua Lakes Council is the operating name of Roto			
To: Name of Subn	nitter:	./	
Rotorua Lakes Council Ronard	Windsom	SEEHOL	Pt=
Private Bag RO3029			1
ROTORUA	(5.11	A1 1	Device
	(Full	Name)	Received
nis is a submission on an application from:			4 1 IUL 2021
KONALD WILLIAM SCETT	4		ins Cour
	f applicant)	1.	Rotorua Lakes Cour Customer Centre
r a Resource Consent to: 1/662 - N/a/O	nes Sta M	blet	Custon
2 1			
521 tenton St Polon			
[Briefly describe the type of consent, propose	d activity, and locati	ion of the re-	700000000000000000000000000000000000000
		on of the res	Source consent)
e specific parts of the application that my submissio	n relates to are:		
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ive Details]			
ve Details)	,		
submission is:)	4	1
APPOSE To Contracted Emergency	Housing	-Land U	e longent
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flude -		0	Kubbish ow stre
whether you support or oppose the specific parts of	the application or v	vish to have	them amended, and
the reasons for your views]			enem amenaeu, una
ek the following decision from the consent authority			
the following decision from the consent authority	1: 0-1. 1-	1	1
The state consul	Moncetion	~ ~ ~	end use Genza
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Character to the term			
[Give precise details, including the sh / do not wish to be heard in support of my sub	general nature of a	any condition	s sought]
f others make a similar submission, I will consider pre	masioπ.	with the	the beaution
Delete if you would not consider presenting a joint co	sel	with them a	it a nearing.
nature		Date:	1 . 5
sign on	-0	1 1	1 (1) 77

Si Address fo Contact person: [name and designation, if applicable]

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	FORM 13	
SUBMISSION ON A PUBL		FIED ROTORUA
APPLICATION CONCERN	ING RESOURCE CONS	FNT
Section 96 Resource Management Ac	1 1991	
(Rotorua Lakes Council is the operatin		
To:	Name of Submitter:	
Chief Executive Rotorua Lakes Council	Longer Wissiam	KEHO!
Private Bag RO3029		
ROTORUA		
	(Full	Name)
This is a submission on an application	from: O	Received
1/-	· V 10	Kec
MONALD WALIA		11 JUL 2022
17007	(Name of applicant)	akes Council
for a Resource Consent to: 17887.	HSCOT on Kenton	Rotorua Lakes Council Customer Centre
2.7 1	7 /	Custo
at: AH Jenten &	x KotoRA &	12 Toko ST Kolos.
[Briefly describe the type of co	onsent, proposed activity, and loca	tion of the resource consent]
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The specific parts of the application the	at my submission relates to are:	
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[Give Details]		
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My submission is:		A , 0 ,
h MITOSE TO CONFRONTE	kmergeny Housing	-Land Use Consent
- golditrony Domest Vict	ence - Small Kidies	under 5 Danis Bress Stal
- Boy Rucers up - Down	Sheets-Rubbish she	- 1 /
[include -	, 435/6	
whether you support or oppose the	specific parts of the application or	wish to have them amended; and
the reasons for your views]		
I seek the following decision from the c	and a such a site	
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I wish / do not wish to be heard in su	ails, including the general nature of	any conditions sought]
* If others make a similar submission, I	will consider presenting a joint case	se with them at a hearing
* [Delete if you would not consider pres	senting a joint case]	at a nearing.
oi.		
Signature	\$ (- =	Date: 11 a 2 22
to sign on Address fo	Jan C	11-07.22
Auuress II		

	The second secon	
Contact person: [name and		

designation, if applicable]

File No:

	FORMA	
	FORM 13	
SUBMISSION ON A PUBL	ICLY OR LIMITED NOTIFI	ED ROTORUA
APPLICATION CONCERN	ING RESOURCE CONSE	UT
Section 96 Resource Management Ac	1 1991	
(Rotorua Lakes Council is the operation	ng name of Rotorua District Council)	
To:	Name of Submitter:	
Chief Executive	V , 1- ,	1/
Rotorua Lakes Council	TODALD WILLIAM &	SEEHQI-
Private Bag RO3029		
ROTORUA	/m 11 63	
	(Full Ne	ame)
This is a submission on an application		Received
1/-	from: O	1 ILL LULE
MONALD WALIA	n Darkt	1 1 3 Council
2	(Name of applicant)	11 JUL LOLD 11 JUL LOLD 10/e (Rotorua Lakes Council Customer Centre
for a Resource Consent to: RC171	647 - Lake Kotorum NI	ole Rotorstome.
1.	2	
121/11/1	(,) 1	
at: 15/ Like Koad	KOTORUA	
[Briefly describe the type of c	onsent, proposed activity, and location	n of the resource consent]
The specific parts of the application the	at my submission relates to are:	
- Joseph		
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[Give Details]		
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- ADDITIONAL Domestic	Vielence - Smell Kids	(under 5) roaning STreet
- Kay Kaces up a Down	Street - People fintrudes	
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whether you support or oppose the	specific parts of the application or wis	sh to have them amended: and
the reasons for your views]		
I sould the following Haria A.	0	
I seek the following decision from the c		1 /
from the resure	Consert application	- hand use work
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* If others make a similar submission, I	will consider presenting a joint case w	vith them at a hearing.
* [Delete if you would not consider pres	senting d joint case]	
Cignoture		
Signature to sign on	1	Date:
to sign on		11-01-22
Address fo		

Contact person: [name and		Fax/email:
designation, if applicable]		
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FORM 13

APPLICATION CONCE Section 96 Resource Manageme.	IBLICLY OR LIMITED NOTIFIE RNING RESOURCE CONSEN nt Act 1991 erating name of Rotorua District Council)	
To:	Name of Submitter:	*
Chief Executive	David Alexande	~ Milherian
Rotorua Lakes Council	Jee to present	
Private Bag RO3029		Received
ROTORUA	(Full Nar	ne) 1 1 JUL 2027
This is a submission on an applica	/	HUD Rotors Lores Lores Lores
1 se Thomas	(Name of applicant)	MCCV)
		1 (0
	se a property for Co	ntracted
Emergency Ho	using with a term of	five years.
at: Lake Rotorna	Motel - 131 Lake Rus	ad
	e of consent, proposed activity, and location	of the resource consent]
The specific parts of the applicati	on that my submission relates to are:	
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[Give Details]		
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the reasons for your views]	se the specific parts of the approacion or wis	nto have them amenaed, and
seek the following decision from	the consent authority:	
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Decline cons	ent to the application	~
[Give precis	se details, including the general nature of an	y conditions sought]
I wish / do not wish to be heard	가는 이 병 그 일을 하면 그 나는 그 나는 내 그리고 있었다. 그런 사람들은 그 사람들은 점심하다 하다 하는 것이다.	
	ision, I will consider presenting a joint case w	vith them at a hearing.
* [Delete if you would not conside	er presenting a joint case]	
Circultura of subscriptura (20	Cohe
Signature of submitter (<i>or</i> person to sign on behalf of submitter): .		Date: July 2012
	ACC NOT	The second rest
Address for service of Submitter:		Telephone:

Fax/email: Contact person: [name and designation, if applicable]

Contact person: [name and

designation, if applicable]

To:	Name of Submitter:
Chief Executive	_ David Alexander Milherson
Rotorua Lakes Council Private Bag RO3029	
ROTORUA	(Full Name)
his is a submission on an applic	ation from: a Kara Karinga (MHCI)
	(Name of applicant)
-	Ise a property for Contracted
4.7	susing with a term of five years.
	16 Sala Street
(Briejly describe the typ	pe of consent, proposed activity, and location of the resource consent]
he specific parts of the applicat	tion that my submission relates to are:
	of the consent
Give Details]	sian at supposed services
My submission is: The te	in of the consent is far too long for
1 1 1 12 1	be a temporary measure
	provision of support services is inceleque
nclude -	induces effects on the local residualial enviro
whether you support or oppo	ose the specific parts of the application or wish to have them amended; and
	ose the specific parts of the application or wish to have them amended; and
whether you support or oppo the reasons for your views]	
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whether you support or opport the reasons for your views] seek the following decision from	ent to the application
whether you support or opport the reasons for your views] seek the following decision from	ise details, including the general nature of any conditions sought
whether you support or opport the reasons for your views] seek the following decision from [Give precedus of the precedure of the pre	ise details, including the general nature of any conditions sought) d in support of my submission. ssion, I will consider presenting a joint case with them at a hearing.
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whether you support or opport the reasons for your views] seek the following decision from [Give precedus of the property of	ise details, including the general nature of any conditions sought] d in support of my submission. ssion, I will consider presenting a joint case with them at a hearing. der presenting a joint case] Date:
whether you support or opport the reasons for your views] seek the following decision from	ise details, including the general nature of any conditions sought] d in support of my submission. ssion, I will consider presenting a joint case with them at a hearing. der presenting a joint case] The application Date: Date: The application Date: Date:

File No: RC 17650

Telephone:

Fax/email:

APPLICATION CONCERN	FORM 13 ICLY OR LIMITED NOTIFIED ROTORUA IING RESOURCE CONSENT
Section 96 Resource Management Ad (Rotorua Lakes Council is the operation	
To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter:
This is a submission on an application The Thomas application	
Emergency Houses: New Costle Motor	ing with a term of five years. - hodge - 18 Ward Avenue consent, proposed activity, and location of the resource consent)
1) The term of	n of supposed services
The proposed proinclude - to evoid adu	of the consent is far too long for a temporary maasure ovinion of support services is insulaque cross effects on the local residualial environ e specific parts of the application or wish to have them amended; and
seek the following decision from the	consent authority:
Decline consent	to the application
wish / do not wish to be heard in s	I will consider presenting a joint case with them at a hearing.
Signature of submitter (or person autrosis sign on behalf of submitter):	

designation, if applicable]

File No: 12 C 17662

FORM 13 SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT (Rotorua Lakes Council is the operating name of Rotorua District Council) To: Name of Submitter: Chief Executive avid Alexander Milherson Rotorua Lakes Council Private Bag RO3029

ROTORUA	(Full Name)
This is a submission on an appli	a Kura Kainga (MHUD)
	(Name of applicant)
for a Resource Consent to:	Use a property for contracted
	ousing with a term of five years.
1 - 1	Motel - 321 Fenton Street
	upe of consent, proposed activity, and location of the resource consent]
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
The specific parts of the application of the applic	ation that my submission relates to are:
2) The provi	sian at supposed services
Give Details]	
	erm of the consend is fair too long for
what should	be a temporary measure
The proposed	adverse effects on the local residualial environm
 whether you support or opp 	pose the specific parts of the application or wish to have them amended; and

the reasons for your views]

I seek the following decision from the consent authority:

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ec ind	COUSEVE	20	410	ay	plica	rior	

[Give precise details, including the general nature of any conditions sought]

I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting a joint case]

Signature of submitter for person authorised all well and to sign on behalf of submitter):	Date: July 2012
Address for service of Submitter	Telephone:
Contact person: [name and designation, if applicable]	Fax/email:

File No: R C 17661

FORM 13 SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991 Ta: Name of Submitter: Chief Executive avid Alexander Milherson Rotorua Lakes Council Private Bag RO3029 ROTORUA (Full Name) This is a submission on an application from: for a Resource Consent to: Use a property for ([Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: The term of the consent [Give Details] My submission is: term of the consent is four two long and it restrants branches to routing [include - to evoid adverse effects on the local residualial en whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] I seek the following decision from the consent authority: [Give precise details, including the general nature of any conditions sought] I wish / do not mish to be heard in support of my submission. * If others make a similar submission, I will consider presenting a joint case with them at a hearing. * [Delete if you would not consider presenting a joint case] Signature of submitter for person authorised Dan Co

File No: 12 < 17 673

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 96 Resource Managem	ERNING RESOURCE CONSENT ent Act 1991 perating name of Retorua District Council)
To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: David Alexander Milherson (Full Name)
	(Full Name)
This is a submission on an applic	
- le lucquepe	a Kura Kainga (MHUD) (Name of applicant)
for a Resource Consent to:	Ise a property for Contracted
Imergency Ho	susing with a term of five years.
at: Union Victor	-ta Motel - 26-28 Victoria St + 5 Union St
[Briefly describe the typ	pe of consent, proposed activity, and location of the resource consent]
1) The term	sion that my submission relates to are: of the consent sion of supposed services
The properal	provision of support services is inealeque solverse effects on the local residualial environces the specific parts of the application or wish to have them amended; and
seek the following decision from	n the consent authority:
Decline cons	ent to the application
wish / do not wish to be heard	ision, I will consider presenting a joint case with them at a hearing.
ignature of submitter for person	
o sign on behalf of submitter): . ddress for service of Submitter:	II Only LOLL
duress for service of submitter:	

Telephone:

Contact person: [name and designation, if applicable]

To sign on behalf of submitter:

Tally 2012

Tally 2012

Tally 2012

Fax/email:

File No: 12 C 17887

FORM 13 SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT (Rotorua Lakes Council is the operating name of Rotorua District Council) 7o: Name of Submitter: Chief Executive Alexander Milherson Rotorua Lakes Council Private Bag RO3029 ROTORUA (Full Name) This is a submission on an application from: Kura Ka (Name of applicant) for a Resource Consent to: Use - 2 LIT [Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: term of the consend [Give Details] My submission is: to consent is far too long is resioned tomograp avoid adverse effects on the local residential whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] I seek the following decision from the consent authority: [Give precise details, including the general nature of any conditions sought]

I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 11 July 2012
Address for service of Submitter:	
	Telephone:
	Fax/email:
Contact person: [name and	ray citian.
designation, if applicable]	

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

HOTORUA Lineas Colores

(Rotorua Lakes Council is the operating name of Rotorua District Council) To: Name of Submitter: Chief Executive Alexander Milherson Rotorua Lakes Council Private Bag RO3029 ROTORUA (Full Name) This is a submission on an application from: Kura Kainga (Name of applicant) for a Resource Consent to: Use Vagas [Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: The term of the consent [Give Details] My submission is: the consent is for two long tonique to ministera services is avoid adverse effects on the local residential whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] I seek the following decision from the consent authority:

recline consent to the application

[Give precise details, including the general nature of any conditions sought]

I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 11 July 2012
Address for service of Submitters	Telephone:
Contact person: [name and designation, if applicable]	Fax/email:

File No:	RC	17	8	90

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

To:	Name of Submitter:
Chief Executive	2
Rotorua Lakes Council	Javid Alexander Milherson
Private Bag RO3029	
ROTORUA	
	(Full Name)
for a Resource Consent to:	(Mame of applicant) (Name of applicant) (Ase a property for Contracted ousing with a term of five years. rel - 293 Footon Street upe of consent, proposed activity, and location of the resource consent)
11 The term	tion that my submission relates to are:
Give Details]	sian at support services
include - Lo ever of whether you support or opport the reasons for your views]	be a temporary measure provision of support services is inealeque adverse effects on the local residualial environce ose the specific parts of the application or wish to have them amended; and
	m the consent authority:
2 1	
2 1	sent to the application
[Give prec	

Signature of submitter (or person authorised to sign on behalf of submitter): Address for service of Submitter: Telephone: Fax/email: Contact person: [name and designation, if applicable]

File No: AC17891

FORM 13 SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991 To: Name of Submitter: Chief Executive avid Alexander Milherson Rotorua Lakes Council Private Bag RO3029 ROTORUA (Full Name) This is a submission on an application from: for a Resource Consent to: Use a property [Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: The term of the consen [Give Details] My submission is: form of the consent is far too long for temporary measure province of support services is inea [include - to avoid adverse effects on the local residualial and whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] I seek the following decision from the consent authority: [Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission. * If others make a similar submission, I will consider presenting a joint case with them at a hearing. * [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised Activities 1)

Address for service of Submitter:

Telephone:

Contact person: [name and designation, if applicable]

To person authorised Activities (I)

Taly 2011

Taly 2011

Fax/email:

Contact person: [name and

designation, if applicable |

File No: 2 C 17892

FORM 13 SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT Section 96 Resource Management Act 1991 To: Name of Submitter: Chief Executive avid Alexander Milherson Rotorua Lakes Council Private Bag RO3029 ROTORUA (Full Name) This is a submission on an application from: Te Thopapa Kura Kainga (Name of applicant) Motel - 107 Malfrey [Briefly describe the type of consent, proposed activity, and location of the resource consent] The specific parts of the application that my submission relates to are: The term of the consent [Give Details] My submission is: . form of the consent is fair too long province of surrent services is inse [include - to avoid adverse effects on the local residential envi whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] I seek the following decision from the consent authority: [Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission. * If others make a similar submission, I will consider presenting a joint case with them at a hearing. * [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised Acres) to sign on behalf of submitter): Address for service of Submitter: Telephone: Fax/email:

File No: RC 17893

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 96 Resource Management Act 1991

	perating name of Rotorua District Council)
To: Chief Executive Rotorua Lakes Council Private Bag RO3029	Name of Submitter: David Alexander Milherson
ROTORUA	(Full Name)
This is a submission on an applica	otion from: Kura Kainga (MHUD)
	(Mame of applicant)
for a Resource Consent to:	using with a term of five years.
Emergency Ho	using with a term of five years.
at: Apollo Hutel	- 7 Tryon Street
Briefly describe the typ	e of consent, proposed activity, and location of the resource consent]
The specific parts of the applicati	on that my submission relates to are:
	ilan at supposed services
Give Details]	
what should b	e a temporary measure
include - Lo everal of whether you support or opposithe reasons for your views]	provision of support services is ineadequalities effect on the local residential environmenters parts of the application or wish to have them amended; and
seek the following decision from	the consent authority:
Decline conse	ent to the application
[Give precis	e details, including the general nature of any conditions sought]

I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting a joint case]

Signature of submitter for person authorised and The to sign on behalf of submitter):	Date: 11 July 2012
Address for service of Submitter	
	Telephone:
Contact person: [name and	Fax/email:
designation, if applicable]	

mile Na			
File No),		

FORM 13



To:	
Chief Franchise	Name of Submitter:
Chief Executive Rotorua Lakes Council	David Hexander Potterson
Private Bag RO3029	Received P
ROTORUA	(Full Name) 0 2 SEP 2022
This is a submission on an applic	Rotorua Lakes
. ()	During and Urban Development
- Miles	(Name of applicant)
for a Resource Consent to:	Is a the existing site and motal
7 1 1 6	outracted emergency housing
	nton Street
Energy describe the ty	pe of consent, proposed activity, and location of the resource consent]
The specific parts of the applica	tion that my submission relates to are! A five year consent
is gross by excess	ive for what should be only a temporary me
(2) Provision of	support services (3) Number of occupant
[Give Details]	
WA FIN	e your darm is completely inappropriate
	at support services are completely leading
(3) The access	
(3) The large nu	wher of disadvantaged people inpa limited
(3) The large Mu.	argorous (b) The adorse effects on both the
(3) The large Mu.	angerow. W The adorse effects on both the
(3) The large muser is de linclude - residential whether you support or opposition	argorous (b) The adorse effects on both the
(3) The large Mu.	angerow. W The adorse effects on both the
(3) The large mu environment is d [include - residential whether you support or opport the reasons for your views]	argerow. We The adorse effects on both the environment and the occupants are substant ose the specific parts of the application or wish to have them amended; and
(3) The large muser is defined and include - residential whether you support or opposition	organow. We the adorse effects on both the environment and the occupants are substant ose the specific parts of the application or wish to have them amended; and me the consent authority:

I wish / do not wish to be heard in support of my submission.

- * If others make a similar submission, I will consider presenting a joint case with them at a hearing.
- * [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 2-9-2022
Address for service of Submitter:	
Rotonia 3010	Telephone:
Contact person: [name and As a lose designation, if applicable]	Fax/email:

RFS 628787 File No: _____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA This is a submission on an application	Name of Submitter: Marrie Porter (Full Name)
Private Bag RO3029 ROTORUA	
ROTORUA	(Full Name)
	(Full Name)
This is a submission on an application	
Te Túapapa Kura Kálnga – Ministry of Housing and Urban Development (
	(Name of applicant)
for a Resource Consent to: use various s	ites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.
Ref. RC17847, RC17648, RC17650, RC17662, RC17661, RC17673, RC17887, RC1	7869, RG17890, RC17891, RC17892, RC17893
131 Liske Re. 16 Sale St. 18 Word Ave. 321 Fertion St. 3 Meade St. 28-20	t Victoria St & B. Urron St, 247 Fendon St & 12 Toko St, 249 Fenton St & 19 Toka St, 293 Fenton St, 200 Fenton St, 107 Mattroy Rd, and 7 Tyron St. Rotorva
VIII	of consent, proposed activity, and location of the resource consent]
The specific parts of the application	TO TO THE POPULATION OF THE PO
All parts of all tweleve resource consent applications.	Received
[Give Details]	/ / JUL 2022
My submission is:	Rotorua Lakes Counci Customer Centre
The assessments included with the applications conclude that the effi	ects are less than minor and the proposals are consisent with the objectives and policies of the Rotorua Distinct Plan.
Resource consent can be granted in accordance with Sections 104 at	nd 104B of the Resource Management Act 1991.
include –	
whether you support or oppose	the specific parts of the application or wish to have them amended; and
the reasons for your views]	
seek the following decision from the	ne consent authority:
Grant Resource Consent to all tweleve applications subject to suggest	ed conditions outlined in the applications.
[Give precise	details, including the general nature of any conditions sought]
wish / do not wish to be heard in	support of my submission. on, I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 08/07/22
Address for service of Submitter	Telephone:
•••••••••••••••••••••••••••••••••••••••	

Doc No: IT-2044 (1 June 2005)	File No:
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You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA

Name of Submitter: IONIKA

(Full Name)

This is a submission on an application from:

HOUSING (Name of applicant)

for a Resource Consent to: (STING BUILDINGS

[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:

BEING GIVEN A 5 YEAR [Give Details] MOIELS My submission is:

[include - THE SOCIAL BEHAVIOUR IN A ONCE BEAUTIFULCITY IS OUT OF CONTRO

whether you support or oppose the specific parts of the application or wish to have them amended; and

the reasons for your views]

I seek the following decision from the consent authority: KOTORUA MOTELS

[Give precise details, including the general nature of any conditions sought] I wish / do not wish to be heard in support of my submission.

* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

* [Delete if you would not consider presenting a joint case]

THE PROPERTY OF THE PARTY OF TH
Telephone
Fax/email:
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ROTORUA LAKES COUNCIL To handless origin too o Rodorus

Civic Centre 1061 Haupapa Street Private Bag 3029 Rotorua Mail Centre Rotorua 3046 New Zealand

Doc No: RDC-1268418 Enquiries to: **Bethany Bennie**

Dear Sir/Madam,

Publicly Notified Resource Consent Applications: Contracted Emergency Housing

Consent no:	RC17647 – LAKE ROTORUA MOTEL – 131 LAKE ROAD, ROTORUA;
	RC17648 – ALPIN MOTEL – 16 SALA STREET, ROTORUA;
	RC17650 – NEW CASTLE MOTOR LODGE – 18 WARD AVE, ROTORUA;
	RC17662 – MALONES SPA MOTEL – 321 FENTON STREET, ROTORUA;
	RC17661 – POHUTU LODGE – 3 MEADE STREET, ROTORUA;
	RC17673 – UNION VICTORIA MOTEL – 26-28 VICTORIA STREET & 5 UNION STREET, ROTORUA;
	RC17887 – ASCOT ON FENTON – 247 FENTON STREET AND 12 TOKO STREET, ROTORUA;
	RC17889 – ROTO VEGAS MOTEL – 249 FENTON ST AND 16 TOKO STREET, ROTORUA;
	RC17890 - MIDWAY MOTEL - 293 FENTON STREET, ROTORUA;
	RC17891 – GENEVA MOTOR LODGE – 299 FENTON STREET, ROTORUA;
	RC17892 - ANN'S VOLCANIC - 107 MALFROY ROAD, ROTORUA; AND
	RC17893 - APOLLO MOTEL - 7 TRYON STREET, ROTORUA
Type of application:	LAND USE CONSENT - NON COMPLYING
Applicant:	MINISTRY OF HOUSING & URBAN DEVELOPMENT
Proposal:	RESOURCE CONSENT TO USE THE EXISTING SITE AND MOTEL BUILDINGS
	FOR CONTRACTED EMERGENCY HOUSING

Te Tūāpapa Kura Kāinga — Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operators of the above accommodation providers, to Rotorua Lakes Council for twelve resource consents to use the sites and existing buildings for contracted emergency housing for five years.

The twelve applications have been publicly notified in the Rotorua Daily Post on Saturday 11 June 2022.

What is contracted emergency housing?

Contracted emergency housing is where MHUD contract specific motels to provide emergency accommodation for families/whānau with children, young people, and people with disabilities. It also can include kuia, kaumātua, and elderly individuals.

MHUD contract the whole motel for emergency housing. No other guests can stay at the motel while it is contracted by MHUD.

Wrap-around support services are provided for those staying in contracted emergency housing. This support is provided by a service provider, either Visions of a Helping Hand, Emerge Aotearoa or WERA Aotearoa. Support involves:

- Assessing the immediate needs of each whānau/family
- Working alongside the whānau/family during their stay to manage any issues related to their stay
- Assisting them in finding more permanent housing options.
- 24/7 on-site security and on-site social workers.

Making a submission

You can make a submission on any of the twelve resource consents.

You need to be clear on your submission as to which application you are submitting on. This means identifying the address of the application site you are submitting on.

If you decide to submit on some or all of the other contracted emergency housing applications you will need to fill out <u>a separate submission for each application</u>, identifying your reasons for your submission.

It is preferable that you use the submission form (Form 13). Copies of this form are available from the Rotorua Lakes Council, 1061 Haupapa Street, Rotorua, or on the Council website.

Once you have written your submission, please send it to the Rotorua Lakes Council, Private Bag 3029, Rotorua, or e-mail to planning.submissions@rotorualc.nz

Submissions close at 5.00pm on: Monday 11 July 2022.

As well as providing your submission to Council, a copy must be served on the applicant as soon as reasonably practicable. The applicants address for service is:

The Property Group Limited Wellington Office PO Box 2874 Wellington 6140

Attention: Alice Blackwell ablackwell@propertygroup.co.nz

To view the full application, visit www.rotorualakescouncil.nz/contractedemergencyhousing. The application will be found under the Planning Guidance & Resource Consents section in 'Publicly Notified Resource Consents'. The complete public file is held at the Customer Services Centre of the Rotorua District Council, 1061 Haupapa Street, and may be inspected there during normal office hours.

If you have any queries regarding this letter please contact Bethany Bennie on (07) 9275748 or at Bethany.bennie@boffamiskell.co.nz

Yours faithfully,

Hannah Smith Business Support Administrator

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THE	A.Cari		
File	NO:		

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

То:	Name of Submitter:
Chief Executive	Stephen Punkarton
Rotorua Lakes Council	STEPPEN I MILLOTON
Private Bag RO3029	
ROTORUA	(Full Name)
This is a submission on an applica	ation from:
Te Tűápapa Kura Kálnga – Ministry of Housing and Urban Developm	ent (MHUD)
	(Name of applicant)
for a Resource Consent to: _use vari	ous sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.
Ref. RC17647, RC17648, RC17650, RC17662, RC17681, RC17673, RC17881	, RC17889, RC17890, RC17891, RC17892, RC17893
at:	29-29 Victoria 51 & 3 Union St. 247 Fenton St & 12 Toko St., 249 Fenton St & 19 Toko St., 253 Fenton St. 299 Fenton St. 107 Malfroy Rd. and 7 Tyron St. Rotorya
[Briefly describe the typ	e of consent, proposed activity, and location of the resource consent]
The specific parts of the applicati	on that my submission relates to are:
All parts of all tweleve resource consent applications.	
[Give Details]	
My submission is:	
	e effects are less than minor and the proposals are consisent with the objectives and policies of the Rotorua Distirct Plan.
Resource consent can be granted in accordance with Sections 1	
include –	
	se the specific parts of the application or wish to have them amended; and
the reasons for your views]	and the same of the expension of this to have them unterlaced, and
seek the following decision from	the consent authority:
Grant Resouce Consent to all tweleve applications subject to sug	gested conditions outlined in the applications.
[Give precis	e details, including the general nature of any conditions sought]
wish / do not wish to be heard	
ii otilers make a similar submiss	sion, I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 8-7-22
Address for service of Submitter:	Telephone:

* [Delete if you would not consider presenting a joint case]

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS 628800

File Mar			
	File No:		

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA

To:	Name of Submitter:/	
Chief Executive	1/2/1/2	4/
Rotorua Lakes Council	cargo I hills	R.
Private Bag RO3029		
ROTORUA		(Full Name)
This is a submission on an appl Te Tüápapa Kura Káinga – Ministry of Housing and Urban Devel		
	(Name of applicant)	
for a Resource Consent to: USE	various sites and existing buildings within those sites for Contracted Erm	argency Housing with a term of five years.
Ref. RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC	7887, RC17889, RC17890, RC17891; RC17892, RC17893	
at: 131 Liske Rd, 16 Sala St. 18 Ward Ave, 321 Fenton St. 3 Nea	de St. 20-28 Victoria St. 5.5 Union St. 247 Fenton St. & 12 Toko St. 249 Fentor St. 6. 10 Jul	as St. 283 Fenton St. 299 Fenton St. 107 Malfroy Rd. and 7 Tyron St. Rotonia
[Briefly describe the t	ppe of consent, proposed activity, an	nd location of the resource consent]
The specific parts of the applica	ation that my submission relates to a	are:
All parts of all tweleve resource consent applications.		
[Give Details]		
My submission is:		
The assessments included with the applications conclude the	at the effects are less than minor and the proposals are consisent with th	e objectives and policies of the Rotorus Distirct Plan.
Resource consent can be granted in accordance with Section	ns 104 and 104B of the Resource Management Act 1991.	
include – whether you support or opp the reasons for your views]	pose the specific parts of the applica	tion or wish to have them amended; and
seek the following decision fro	m the consent authority:	
Grant Resouce Consent to all tweleve applications subject to	suggested conditions outlined in the applications.	
	cise details, including the general na	ture of any conditions sought]
	rd in support of my submission. ission, I will consider presenting a jo ider presenting a joint case]	oint case with them at a hearing.
WE THIS EVENT THE SAME BOYCE		ash.
signature of submitter for person	n authoricad	Date

Signature of submitter (or person authorised to sign on behalf of submitter):

Address for service of Submitter:

Telephone:

Doc No: IT-2044 (1 June 2005)	File No:

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You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS 628803

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File	INO.			

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA LAKES COUNCIL

Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council

(Rotorua Lakes Council is the operatir	ng name of Rotorua District Council)	
To:	Name of Submitter:	
Chief Executive	Ramona Thom	200
Rotorua Lakes Council Private Bag RO3029		013
ROTORUA		
NO TONON	(Full Name	e)
This is a submission on an application	from:	
Te Túápapa Kura Káinga - Ministry of Housing and Urban Development (MHUD		
	(Name of applicant)	
	and existing buildings within those sites for Contracted Emergency Housing with a	erm of five years.
Ref: RC17647, RC17648, RC17680, RC17882, RC17661, RC17673, RC17687, RC17889, F	RC17890, RC17891, RC17892, RC17693	
	ie Sr & 5 Uslon St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Tolio St, 293 Fenton St, 299 Fent	
[Briefly describe the type of c	onsent, proposed activity, and location o	f the resource consent]
The specific parts of the application the	at my submission relates to are:	
100		
All parts of all tweleve resource consent applications.		
[Give Details]		
My submission is:		
See attached.		
The assessments included with the applications conclude that the effects ar	e less than minor and the proposals are consisent with the objectives and policies	of the Rotorua Distirct Plan.
Resource consent can be granted in accordance with Sections 104 and 104	8 of the Resource Management Act 1991.	
[include –		
whether you support or oppose the the reasons for your views]	specific parts of the application or wish t	to have them amended; and
I seek the following decision from the c	onsent authority:	
Grant Resouce Consent to all tweleve applications subject to suggested con-	ditions outlined in the applications.	
wish / do not wish to be heard in su	ails, including the general nature of any c	onditions sought]
* If others make a similar submission. I	will consider presenting a joint case with	thom at a baset
* [Delete if you would not consider pres	senting a joint case]	them at a nearing.
Signature of submitter (or person author	prised	Data
to sign on behalf of submitter):		Date: 7/7/22
Address for service of Submitter		
		Telephone:

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS 629023

File No:

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA

(Rotorua Lakes Council is the of	
To: Chief Executive	Name of Submitter:
Rotorua Lakes Council	SYLVIA TAHURIORANGI
Private Bag RO3029	
ROTORUA	(Full Name)
This is a submission on an applic	ation from:
Te Tüápaoa Kura Káinga – Ministry of Housing and Urban Develop	
	(Name of applicant)
for a Resource Consent to:	rious sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.
Ref: RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC178	87, RC)7889, RC17890, RC17891, RC17892, RC17893
131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meade	51, 26-26 Victoria St & 5 Union St. 247 Fenton St & 12 Toko St. 249 Fenton St & 16 Toko St, 263 Fenton St, 299 Fenton St. 107 Malfroy Rd, and 7 Tyron St. Rotorua
[Briefly describe the type	pe of consent, proposed activity, and location of the resource consent]
The specific parts of the applicat	ion that my submission relates to are:
All parts of all tweleve resource consent applications.	
Give Details]	
My submission is:	
	he effects are less than minor and the proposals are consisent with the objectives and policies of the Rotorus District Plan.
Resource consent can be granted in accordance with Sections	
include –	ECOLOGO DO SERVICIO DE CONTRA DE CON
	se the specific parts of the application or wish to have them amended; and
the reasons for your views]	, , , , , , , , , , , , , , , , , , , ,
seek the following decision fron	the consent authority:
	The consent authority.
Grant Resouce Consent to all tweleve applications subject to su	ggested conditions outlined in the applications.
[Give preci	se details, including the general nature of any conditions sought]
	in an analysis of many and man
wish / do not wish to be heard	in support or my submission.
wish / do not wish to be heard If others make a similar submis	sion, I will consider presenting a joint case with them at a hearing.
wish / do not wish to be heard If others make a similar submis	sion, I will consider presenting a joint case with them at a hearing.
wish / do not wish to be heard If others make a similar submis [Delete if you would not consider ignature of submitter (or person	er presenting a joint case with them at a hearing. authorised Date: 177
wish / do not wish to be heard If others make a similar submis [Delete if you would not consideration of submitter for person or sign on behalf of submitter):	er presenting a joint case with them at a hearing. authorised Date: 177
wish / do not wish to be heard	er presenting a joint case with them at a hearing. authorised Date: 177

Doc No: IT-2044 (1 June 2005) File No:	(1 June 2005) File No:	
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You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS 629025 File No:

FORM 13

APPLICATION CO Section 96 Resource Mana	NCERNING RESOURCE C gement Act 1991 he operating name of Rotorua District	CONSENT
To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter:	(Full Name)
This is a submission on an a Te Tüäpapa Kura Käingä – Ministry of Housing and Urbar		
for a Resource Consent to: Ref. RC17847, RC17848, RC17860, RC17882, RC17881, RC178	(Name of applicant) use various sites and existing buildings within those sites for Contracted E 873, RC17887, RC17889, RC17690, RC17891, RC17892, RC17883	
at: 131 Lake Rd, 16 Sale St. 18 Ward Ave, 321 Fenton S	il, 3 Meade St. 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fanton St & 15	Toks St. 263 Fenton St. 299 Fenton St. 107 Malfroy Rd, and 7 Tyron St. Rotonua
The specific parts of the app	olication that my submission relates to	are:
All parts of all tweleve resource consent applications.		
	ude that the effects are less than minor and the proposals are consisent with Sections 104 and 104B of the Resource Management Act 1991.	i the objectives and policies of the Rotorus Distirct Plan.
	Sections 104 and 1048 of the Resource Management Act 1991.	
the reasons for your viev	oppose the specific parts of the applicants from the consent authority:	ation or wish to have them amended; and
Grant Resource Consent to all twelvee applications sub	oject to suggested conditions outlined in the applications.	
wish / do not wish to be h If others make a similar su	precise details, including the general nameard in support of my submission. bmission, I will consider presenting a joint case]	
ignature of submitter <i>(or</i> pe o sign on behalf of submitte		Date: 16/22

Address for service of Submitter Telephone:

Doc No: IT-2044 (1 June 2005)	File No:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

RFS G29026

File No:	

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

ROTORUA LAKES COUNCIL

Section 96 Resource Management Ac (Rotorua Lakes Council is the operatir	t 1991 ig name of Rotorua District Council)
То:	Name of Submitter:
Chief Executive	Karing Symington
Rotorua Lakes Council	- Imagra
Private Bag RO3029 ROTORUA	
	(Full Name)
This is a submission on an application	from:
Te Tüápapa Kura Kálnga – Ministry of Housing and Urban Development (MHUD	
	(Name of applicant)
for a Resource Consent to:use various sites a	and existing buildings within those sites for Contracted Emergency Housing with a term of five years.
Ref: RC17647, RC17649, RC17650, RC17662, RC17661, RC17673, RC17887, RC17889, F	RC17890, RC17891, RC17692, RC17893
131 Lake Rd, 16 Sale St. 18 Ward Ave. 321 Fenton St. 3 Meade St. 28-28 Victor	ria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 263 Fenton St, 299 Fenton St, 107 Malfroy Rd, and 7 Tyron St, Rotorus
[Briefly describe the type of c	consent, proposed activity, and location of the resource consent]
The specific parts of the application th	at my submission relates to are:
All parts of all tweleve resource consent applications.	
[Give Details]	
My submission is: See attached.	
The assessments included with the applications conclude that the effects at	re less than minor and the proposals are consisent with the objectives and policies of the Rotorua District Plan.
Resource consent can be granted in accordance with Sections 104 and 104	IB of the Resource Management Act 1991.
[include – whether you support or oppose the the reasons for your views]	e specific parts of the application or wish to have them amended; and
I seek the following decision from the o	consent authority:
Grant Resouce Consent to all tweleve applications subject to suggested con-	nditions outlined in the applications.
I wish $/$ do not wish to be heard in su	I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 8/7/2027
Address for service of Submitter:	Telephone:

Doc No: IT-2044 (1 June 2005)	File No:
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You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.