

RFS 629027

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <hr/> <i>Aimee Fowler</i> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

Te Tūāpapa Kura Kāhga – Ministry of Housing and Urban Development (MHUD)

*(Name of applicant)*

for a Resource Consent to: use various sites 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, RC17690, RC17691, RC17692, RC17693

at: 131 Lake Rd, 16 Sala St, 16 Ward Ave, 321 Fenton St, 3 Neade St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 263 Fenton St, 299 Fenton St, 107 Malloy Rd, and 7 Tyron St, Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <i>Aimee Fowler</i>	Date: <i>8/7/22</i>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px; margin-top: 5px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>

**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.

**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)*

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Laressa Ashley Eriha</u>  <i>(Full Name)</i>
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This is a submission on an application from:

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

\_\_\_\_\_  
*(Name of applicant)*

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

Ref: RC17847, RC17848, RC17850, RC17862, RC17861, RC17873, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meade St, 28-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Malthoy Rd, and 7 Tyron St, Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>Laressa</u>	Date: <u>8/6/02</u>
Address for service of Submitter: 	Telephone: 

**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.



RFS 629029

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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <i>Kate McCarroll</i> _____ _____ (Full Name)
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This is a submission on an application from:

Te Tōāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD)

(Name of applicant)

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

Ref: RC17847, RC17848, RC17850, RC17862, RC17861, RC17873, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893

at: 131 Lake Rd, 10 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meade St, 20-26 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 253 Fenton St, 299 Fenton St, 107 Malloy Rd, and 7 Tynon St, Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): ..... <i>Kate McCarroll</i> .....	Date: <i>8/6/2007</i>
Address for service of Submitter:	Telephone:

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border: 1px solid black; padding: 2px; text-align: center; font-family: cursive;">LAVINIA TEWAHARAKEKE CREED</div> <p style="text-align: center;">(Full Name)</p>
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This is a submission on an application from:

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

(Name of applicant)

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

Ref: RC17647, RC17648, RC17650, RC17669, RC17661, RC17673, RC17687, RC17689, RC17690, RC17691, RC17699, RC17700

at: 131 Lake Rd, 16 Sale St, 18 Ward Ave, 321 Fenlon St, 3 Meane St, 2508 Victoria St & 5 Laird St, 247 Fenlon St & 12 Toko St, 243 Fenlon St & 18 Toko St, 293 Fenlon St, 299 Fenlon St, 107 Military Rd, and 7 Turin St, Rotorua.

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

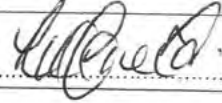
I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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: <u>08/07/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>

**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.

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WE HAVE SO MANY HOMELESS, AND EMERGENCY HOUSING NOT ONLY PUTS A ROOF OVER THEIR HEADS BUT ALSO GIVES THEM A CHANCE TO DEAL WITH FACTORS THAT PLACED THEM IN THOSE SITUATIONS.

THE PEOPLE THAT WORK IN EMERGENCY HOUSING HAVE ACCESS TO SERVICES THAT ACCOMMODATE OUR HOMELESS TO BETTER THEIR LIVES.


EMERGENCY HOUSING GIVES THOSE TAMARIKI THE OPPORTUNITY TO HAVE NORMALITY IN THEIR LIVES.



**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">Storm Misty Hodge</div> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> <div style="text-align: right; margin-top: 5px;"><i>(Full Name)</i></div>
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This is a submission on an application from:

Te Tūāpapa Kūia Kāinga – Ministry of Housing and Urban Development (MHUD)

*(Name of applicant)*

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

Ref: RC17847, RC17848, RC17850, RC17862, RC17861, RC17873, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Saki St, 19 Ware Ave, 321 Fenlon St, 11/Edge St, 25-26 Victoria St & a Lister St, 247 Fenlon St & 42 Toko St, 249 Fenlon St & 16 Toko St, 293 Fenlon St, 299 Fenlon St, 107 Mallory Rd, and 7 Tynah St Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

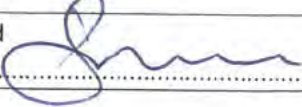
I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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: 8.7.22
Address for service of Submitter: <div style="background-color: black; height: 30px; width: 100%; margin-top: 5px;"></div>	Telephone: <div style="background-color: black; height: 30px; width: 100%; margin-top: 5px;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: <div style="background-color: black; height: 30px; width: 100%; margin-top: 5px;"></div>



**Note to submitter:**

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RFS 629034

**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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag R03029 ROTORUA	<b>Name of Submitter:</b> <u>SAMANTHA TAIKATO</u> _____ _____ <p style="text-align: right;">(Full Name)</p>
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This is a submission on an application from:

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

\_\_\_\_\_  
(Name of applicant)

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

Ref: RC17847, RC17848, RC17850, RC17852, RC17851, RC17873, RC17897, RC17869, RC17922, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Saw St, 18 Wood Ave, 101 Fenlon St, 1 Mairangi St, 28-28 Victoria St & 5 Lincoln St, 247 Fenton St & 12 Toko St, 243 Fenlon St & 18 Toko St, 293 Fenlon St, 209 Fenlon St, 101 Mallory Rd, and 7 Tyron St, Rotorua

\_\_\_\_\_  
[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>S. TAIKATO</u>	Date: <u>08:07:22</u>
Address for service of Submitter: _____ _____	Telephone: _____
Contact person: [name and designation, if applicable] _____	Fax/email: _____

**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.

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;">Sharyan ngatarua Cooney</div> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <div style="text-align: right; font-size: 0.8em;">(Full Name)</div>
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This is a submission on an application from:

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

(Name of applicant)

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

Ref: RC17847, RC17644, RC17620, RC17561, RC17661, RC17673, RC17687, RC17689, RC17692, RC17691, RC17692, RC17693

at: 131 Lake Rd, 16 Saké St, 18 Ward Ave, 321 Ferns St, 3 Maide St, 24-26 Victoria St & 5 Lund St, 247 Ferns St & 12 Toko St, 249 Ferns St & 18 Toko St, 293 Ferns St, 298 Ferns St, 101 Malby Rd, and 7 Tiers St, Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): ..... <div style="font-family: cursive; font-size: 1.5em; margin-left: 100px;">Sharyan</div>	Date: <u>08/07/21</u>
Address for service of Submitter: <div style="background-color: black; height: 20px; width: 100%; margin-bottom: 5px;"></div>	Telephone: <div style="background-color: black; height: 20px; width: 100%; margin-bottom: 5px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: <div style="background-color: black; height: 20px; width: 100%; margin-bottom: 5px;"></div>



**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.


I think emergency housing should continue as some families in reality cannot afford the expenses that come with being in a home. Its a really good opportunity for families who are in hardship and need help with resources that we can provide.

How are families over 5+ going to survive where will we live, in a car?

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Peyton Carson</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from: Peyton Carson  
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD)  
*(Name of applicant)*

for a Resource Consent to: use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.  
Ref: RC11847, RC11764, RC11650, RC11653, RC11661, RC11757, RC11887, RC11780, RC11720, RC11701, RC11622, RC11793

at: 131 Lake Rd, 16 Sible St, 18 Waim Ave, 301 Fenlon St, 1 Mowbr St, 25-26 Victoria St & 3 Union St, 247 Fenlon St & 12 Toko St, 245 Fenlon St & 15 Toko St, 293 Fenlon St, 293 Fenlon St, 10/ Maltry Rd, and 7 Tyson St Rotorua  
*[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 level 1 resource consent applications.

*[Give Details]*

My submission is:  
See attached.  
 \_\_\_\_\_  
The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:  
 \_\_\_\_\_  
Grant Resource Consent to all level 1 applications subject to suggested conditions outlined 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: <u>8.7.22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> ..... .....	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> .....
Contact person: <i>[name and designation, if applicable]</i> <u>Peyton Carson</u> .....	.....

**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.


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RFS 629039

**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)*



<p><b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p><b>Name of Submitter:</b> <u>Renee Piheme</u>   <i>(Full Name)</i></p>
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This is a submission on an application from:

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

*(Name of applicant)*

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

Ref: RC1547, RC1764a, RC1765D, RC1765J, RC1766I, RC1767J, RC1768J, RC1769J, RC1769K, RC1769L, RC1769M, RC1769N, RC1769O, RC1769P, RC1769Q, RC1769R, RC1769S

at: 131 Lake Rd, Tā Saki St, 13 Ward Ave, 301 Fenton St, 31 Anson St, 2526 Victoria St & 8 Lake St, 247 Fenton St & 12 Toka St, 249 Fenton St & 18 Toka St, 293 Fenton St, 295 Fenton St, 107 Malby Rd, and 7 Tyers St, Rotorua  
*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>Renee Piheme</u>	Date: <u>8/7/22</u>
Address for service of Submitter: [REDACTED]	Telephone: [REDACTED]
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: [REDACTED]



**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.

AFS 62904

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="font-size: 1.5em; font-family: cursive;">A Rangi</div> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

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

*(Name of applicant)*

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

Ref: RC17847, RC17848, RC17850, RC17852, RC17861, RC17873, RC17887, RC17888, RC17900, RC17901, RC17902, RC17903

at: 131 Lake Rd, 16 Salt St, 18 Windy Ave, 321 Penton St, 3 Meade St, 2628 Victoria St & a Lister St, 241 Fernside St & 12 Teate St, 245 Penton St & 14 Teate St, 203 Fenton St, 200 Fenton St, 101 Malby Rd, and 1 Fern St Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u><i>L. M.</i></u>	Date: <u><i>8/7/22</i></u>
Address for service of Submitter: <div style="background-color: black; height: 20px; width: 100%;"></div>	Telephone: <div style="background-color: black; height: 20px; width: 100%;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: <div style="background-color: black; height: 20px; width: 100%;"></div>

**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.

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RFS 629023

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Adam Brunton</u> <hr/> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

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

*(Name of applicant)*

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

Ref: RC17647 RC17648 RC17650 RC17651 RC17652 RC17653 RC17654 RC17655 RC17656 RC17657 RC17658 RC17659 RC17660 RC17661 RC17662 RC17663

at: 131 Lake Rd, 1A Sals St, 18 Vined Ave, 371 Fenton St, 3 Meade St, 24-26 Victoria St & 6 Ligon St, 247 Fenton St & 12 Toko St, 243 Fenton St & 16 Toko St, 293 Fenton St, 266 Fenton St, 101 Mallory Rd, and 7 Tyson St, Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>ah b</u>	Date: <u>8/7/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....



**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.

**From:** Denise Morgan-Koia <Denise.Morgan-Koia@rotorualc.nz>  
**Sent:** Tuesday, 2 August 2022 5:40 PM  
**To:** Bethany Bennie  
**Subject:** FW: TRIM: Submission

**From:** [REDACTED]  
**Sent:** Monday, July 11, 2022 10:45 AM  
**To:** planning.submissions@rotorualc.nz  
**Subject:** TRIM: Submission

Doc No: IT-2044 (1 June 2005) File Nos: RC17647, RC17648, RC17650, RC17652, RC17651, RC17673, RC17687, RC17859, 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: The Chief Executive  
Rotorua District Council  
Private Bag RO3029  
ROTORUA

Name of Submitter: Wendy Marie Fraser  
(Full Name)

This is a submission on an application from:  
Te Toāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD)

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 – 16 Ward Ave, Rotorua;  
Malones Spa Motel – 321 Fenton Street, Rotorua;  
Pohutu Lodge – 3 Meads 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 18 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 of the RMA 1991.

The specific parts of the application that my submission relates to are: *all above Motels*

*Drunkenness behaviour*  
*Drug dealing*  
*Theft + burglary in Glenholme*  
*Lack of police*  
*Children unattended*  
*" playing on main Roads: i.e Fenton Street*  
*Public Nuisance*

My submission is:

Stop Emergency Housing in all the above file NO's  
of Motels in Romania.

I seek the following decision from the consent authority:

Stop Emergency Housing in Romania.

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

I affirm that this is the submission of: [Signature]

Date: 11/7/2022

Address for service of Submitter:  
[Redacted]

Telephone: [Redacted]

Email: [Redacted]

Sent from my iPhone

# SUBMISSION ON BEHALF OF NOAHS HOTELS (NZ) LTD

REGARDING PUBLICALLY NOTIFIED RESOURCE CONSENT APPLICATION: RC17893:  
7 TRYON ST, ROTORUA MADE BY TE TŪĀPAPA KURA KĀINGA – MINISTRY OF HOUSING  
AND URBAN DEVELOPMENT ON BEHALF OF THE OPERATOR OF THE APOLLO HOTEL AT  
7 TYRON ST, ROTORUA

**To:** Rotorua Lakes Council  
1061 Haupapa Street  
Private Bag 3029  
Rotorua

**Attention:** Bethany Bennie, Consultant Planner

**By email:** planning.submissions@rotorualc.nz

**Name of submitter:** Noahs Hotels (NZ) Ltd (**Noahs** or **the Submitter**)

## INTRODUCTION

1. This is a submission in opposition to the resource consent application RC17892 made by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (**MHUD**) on behalf of the operator of the Apollo Hotel (**Applicant**) seeking resource consent to use the site and existing buildings at 7 Tyron Street, Rotorua for contracted emergency housing for a period of 5 years (**Application**).
2. This submission is made by Noahs, who is the operator of [REDACTED] (the **Property**). The Property is operated as a [REDACTED].
3. Noahs is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (**Act**) for the following reasons:
  - (a) the [REDACTED] activity that Noahs undertakes and the contracted emergency housing that the Applicant seeks to undertake are not competing activities. This submission is not related to or connected with trade competition but instead is focussed on the adverse effects granting the Application will have on the Submitter's operations;
  - (b) the Applicant is a Government Ministry applying on behalf of a motel operator that is seeking to secure "guaranteed income" from the Government as a provider of Contracted Emergency Housing. The Applicant is not therefore a competitor of Noahs, who continues to operate the Property as tourist accommodation and seeks income from tourists visiting the region and paying public guests; and
  - (c) the Apollo Motel is a smaller (38 unit facility) with basic kitchenette facilities as compared with the Property, which is a 203 bedroom 4+ star rated hotel, with a gift shop, comprehensive banquet facilities for events and a restaurant.
4. Noahs' submission relates to the entirety of the Application.
5. Noahs opposes the Application for the reasons outlined in this submission.
6. Noahs seeks that the Application is declined.



7. However, if the Council is minded to grant consent to the Application, Noahs seeks that amendments are made to the conditions of consent as set out in this submission to manage the adverse effects of the Application outlined in this submission.

## BACKGROUND

8. The Property was formerly known as The Holiday Inn Rotorua, but on 1 July 2022, was rebranded as a Rydges Hotel, and is operated by Noahs pursuant to an operations and management contract.
9. As noted above, the Property is a 203 bedroom, 4+ star rated hotel, with a gift shop, comprehensive banquet facilities for events, and a restaurant. It is one of Rotorua's largest hotels. A substantial investment has been made in the Property to refurbish and upgrade its facilities.
10. Prior to the imposition of border restrictions in March 2020, more than 50% of the guests at the Property were international visitors. Accordingly, it is a priority for Noahs to ensure that it offers its guests a premium experience.

## REASONS FOR SUBMISSION

### *General*

11. Although the Submitter recognises the need to provide emergency housing in the Rotorua District, it does not agree that the Application site is an appropriate location.
12. The Submitter is opposed to the Application because:
- (a) it will not achieve, and is inconsistent with, the purpose and principles set out in Part 2 of the Act;
  - (b) it is contrary to the objectives and policies of the Rotorua Lakes District Plan (**District Plan**);
  - (c) it will result in unacceptable adverse effects on the environment, and in particular on the Property. The effects of the Application on the Property are not "comparable to the existing accommodation activity operation from the subject site"... and will not be less than minor" as is stated in the Application;<sup>1</sup>
  - (d) the conditions that have been proposed do not appropriately address the environmental effects resulting from the Application.
13. Without limiting the generality of the reasons above, the more specific reasons for the Submitter's opposition are set out below.

### *Adverse effects on Rotorua's nationally significant tourism sector*

14. While the Application acknowledges<sup>2</sup> that tourism accommodation providers form a part of Rotorua's nationally significant tourism sector, the Application concludes that the impact of the contracted emergency housing sought in the Application will have only a negligible/very low negative on tourism experience and reputation.
15. The Submitter acknowledges that on some sites, the significant and important policy imperative of ensuring vulnerable people are safely accommodated, may well outweigh

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1 Application, page 20.

2 See, for example, at page 27 of the Application.

the potential impact on tourism and the overall social, economic and cultural wellbeing that a healthy tourism sector brings to Rotorua. However, the Submitter does not agree that the analysis in the Application supports a conclusion that the effects of the proposed activity on it, its Property and Rotorua's tourism sector more generally, will be low/minor or negligible.

16. The location of the Apollo site in relation to both the Property and the culturally significant Whakarewarewa site, which attracts a number of tourists, in the Submitter's view justifies a much more detailed and specific consideration of the social, economic and cultural impact of the Application, than may otherwise be required for proposals to located contracted emergency housing on other sites in different locations.
17. As is acknowledged in the Social Impact Assessment (**SIA**), local businesses closing due to reduced tourism due to COVID-19 has had the highest negative impact on individuals within the relevant local communities<sup>3</sup>. Half of the job losses in Rotorua in 2020 were experienced by lower skilled workers in hospitality, retail, service and sales industries.<sup>4</sup> Situating contracted emergency housing, which may remain in place for up to 5 years, directly opposite one of Rotorua's largest tourist hotels and at the entrance to Whakarewarewa, could further negatively impact on the tourist sector that must recover in order to return Rotorua to a sustainable tourist destination, that in turn will reduce the underlying need for contracted emergency housing.
18. On various occasions, the Application notes that the contracted emergency housing model is preferable to other emergency housing models because it separates emergency housing use from the provision of tourist accommodation.<sup>5</sup> The Application, however, proposes to have tourist accommodation directly over the road from the contracted emergency housing. Again, in Noahs' submission, the particular location of the Apollo site so close to, and visible from, the Property increases the impact of the proposed activity on not only Noahs, but also on the wider community because of the significant impact on the tourism experience and reputation of tourism in Rotorua. On that basis, the Application should be declined.
19. The Submitter also considers the SIA to be incorrect in its conclusions, particularly in respect of tourism character and amenity effects. The SIA concludes that the negative effects from contracted emergency housing is most likely "when clustered with other motels supplying emergency or longer term occupancy".<sup>6</sup> However, the Submitter considers that those conclusions do not reflect the specific location of the Apollo Hotel, or the Submitter's experience in operating nearby the Apollo Hotel for the period that it has so far been a contracted emergency housing provider.

#### *Adverse effects on amenity*

20. The Submitter is concerned that the Application will have adverse amenity effects and visual impacts on the surrounding area that are not appropriately addressed through the proposed conditions.
21. In respect of external amenity effects, the Applicant, without any specific analysis of the Property and potential impacts on it, has concluded that the effects on the Property "*are comparable to the existing tourist accommodation activity operating from the subject site or to a permitted activity operating from the subject site and are considered to be less than minor*".<sup>7</sup>

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3 SIA, page 36.

4 SIA, page 21.

5 See, for example, at page 22 of the Application.

6 SIA, page 51.

7 Application, page 20.

22. In Noahs' experience, both generally as a hotel operator in Rotorua but also as a neighbour of the Apollo Hotel both before and during its use contracted emergency housing beginning in July 2021,<sup>8</sup> the amenity effects of contracted emergency housing are not the same as those from tourist accommodation or activities that are permitted in the Commercial 3 Zone.

23. The following table sets out some of the key differences:

DESCRIPTION OF DIFFERENCE	HOTEL/MOTEL ACTIVITY	CONTRACTED EMERGENCY HOUSING ACTIVITY	IMPACT OF DIFFERENCE
Longer term occupancy	Duration of stay of each occupant/group typically 1-2 days <sup>9</sup>	Duration of stay of each occupant/group variable but average stay in emergency housing across Rotorua is 22 weeks. <sup>10</sup>	The length of an occupant's stay in accommodation can: <ul style="list-style-type: none"> <li>increase storage of property, food and other items for day to day living on a site not designed to accommodate such additional items (for example, shopping trolleys), which impacts negatively on the aesthetics and amenity of the area/neighbourhood; and</li> <li>waste management and storage demands increase and if not managed well lead to increase smell and infestation risk.</li> </ul>
Occupancy rate	Pre-emergency housing occupancy levels have not been disclosed by the Applicant but they would have been less than full occupancy at all times.	Full occupancy	Full time, full occupancy levels compound the same impacts noted above arising out of longer term occupancy. Noahs does not have access to Apollo's actual occupancy rates but based on its own data for the Rotorua market generally, it would be surprised if annual average occupancy exceeded: <ul style="list-style-type: none"> <li>a percentage in the 70s pre-Covid impact (i.e. before March 2020); and</li> <li>a percentage in the 30s between March 2020 and when the Apollo Motel first commenced emergency housing in 1 July 2021.</li> </ul>
Nature of use and occupant	Occupants are typically visitors to Rotorua. They utilise the accommodation for sleep in the evening and are not typically in their rooms or on site for long periods during the day.	Occupants are typically families not in employment and they are based in and around their accommodation throughout the day and night.	There is a possibility of behaviour being exhibited by some occupants (not all) which will have adverse implications for the amenity of the area. This is further explained later in these submissions. The Submitter is aware of other hotels that have, as a result of activities undertaken by occupants of contracted emergency housing in close proximity, been required to install additional CCTV cameras, infrared perimeter alarms, and additional panic button systems to address security concerns and provide reassurance to staff. Gates and high security fencing have also had to be installed at some sites, which is unsightly, costly and would negatively impact the Property's restaurant trade as it would be more difficult to manage the traffic flow for non-accommodation guests.

8 Application, page 8.

9 Applicant's Response to Request to matters raised in the Request for Further Information (dated 11 May 2022), Part B page 1

10 Applicant's Response to Request to matters raised in the Request for Further Information (dated 11 May 2022), Part B page 2.

24. The Submitter's experience is consistent with the effects identified in the SIA. At page 48 the SIA notes that:

Across all CEH motels there would be an incident visible to and/or heard by neighbours at least fortnightly, ranging from hearing shouting, seeing police being called or witnessing threatening verbal or physical behaviour.

25. The Submitter's position is that the adverse effects on amenity have not been adequately addressed by the proposed conditions and so consent should be declined.

*Adverse effects on security and health and safety*

26. The Apollo Hotel has been used for emergency accommodation since July 2021. The Submitter's view as to the effects of the proposed activity is informed in part by its experiences as a neighbour of the Apollo Hotel, both before and after its use for emergency accommodation. In particular, the following concerning incidents have occurred directly as a result of the emergency housing activity commencing over the road from the Property since July 2021:

- (a) on 27 February 2022, three children of the occupants at the Apollo accommodation stole 10 soft toys from the Holiday Inn gift shop. The Apollo security staff were informed of the theft at the time and assisted in recovery of the stolen toys to the shop owner; and
- (b) children from the Apollo site have been observed crossing the road and playing/riding their bikes in the Property carpark. This gives rise to a significant health and safety risks.

27. Additionally, the Submitter is concerned about the experience of other hotels in Rotorua located near emergency accommodation, where there have been other impacts on tourist accommodation providers, including:

- (a) a noticeable increase in people wandering through their properties yelling, swearing and looking for cigarette butts;
- (b) car break-ins and burned out cars in emergency housing car parks;
- (c) an increase in burglaries and break-ins, including guest room break-ins.

28. The SIA identifies similar concerns held in the community at pages 47 to 49.

29. The Submitter does not consider that the Application appropriately addresses those concerns, and accordingly should be declined.

*Adequacy of assessment of effects on the Property*

30. At Section 5.2.2 of the Application, the Applicant specifically acknowledges the existence of the Property directly east of the Apollo site.

31. Despite the operation of emergency housing at the Apollo Site since July 2021, the Applicant did not consult either Noahs, or the operator of the Holiday Inn at the time, in the preparation of its Application.

32. The Applicant, without any specific analysis of the Property and potential impacts on it, has concluded that the effects on the Property *"are comparable to the existing tourist accommodation activity operating from the subject site or to a permitted activity operating from the subject site and are considered to be less than minor."*



33. For the reasons that are outlined in this submission, the Submitter does not agree with this assessment.

*Approach to assessment of non-complying activity*

34. The Application is a non-complying activity under the Rotorua Lakes District Plan (**District Plan**). In order for the proposal to be considered under section 104 of the Act, it must therefore pass one of the 'gateway tests' in section 104D.
35. The Submitter's view is that the application does not meet either gateway test.
36. For the reasons set out above, the Submitter considers that the effects of the proposal on the environment are more than minor.
37. The Submitter also considers that the Application is contrary to the objectives and policies of the District Plan.
38. The Application argues that "the proposal and the site have a number of distinguishing factors, which are material when considering the activity against the applicable District Plan framework relevant to the underlying Industrial zone".<sup>11</sup> In particular, the Application suggests that the proposed activity "will be fundamentally similar to the existing and long-standing hotel operation". Having noted that, among other points, the Application concludes that "site is therefore assessed as being appropriate for the proposed activity having regard to the overall land use strategy in District Plan" and that it is "consistent with all relevant objectives and policies of the District Plan".
39. The Submitter disagrees that the proposed emergency housing activity is in anyway similar, let alone fundamentally similar, to the operation of a motel/hotel. While both activities provide accommodation for people, and the physical structure of the buildings is intended to remain the same, the differences between the activities is significant. For example, the assessment also fails to consider the differences in the noise that may be generated by long term residents of emergency housing and the noise generated by the uses contemplated in the Commercial 3 Zone. Security issues, and effects on amenity, are also ignored. Other key differences and their impacts are set out in the table at paragraph 23 above. The Application fails to consider the impact of those significant differences on the Submitter as a neighbouring provider of tourist accommodation endeavouring to attract tourists to its property and indeed the Rotorua region.
40. As a result of the assumption made in terms of the similarities of effects, the Submitter considers that the Application's assessment of its consistency with the relevant District Plan objectives and policies is deficient.
41. In addition, in reaching the conclusion that the Application is consistent with the objectives and policies of the District Plan the Applicant relies on the effective implementation of the Site Management Plan (**SMP**).<sup>12</sup> However, as set out elsewhere in this submission, the Submitter considers that there are a number of measures that need to be included in the conditions of consent (rather than relying on the SMP alone), and that the SMP is not sufficiently comprehensive and as currently drafted does not:
- (a) address all of the appropriate matters required to ensure for the effective management of the site; and
  - (b) provide a means of responding to the communities concerns arising from the operation of the Site and potential non-compliance with the SMP.

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11 Application, page 12.

12 Application, pages 25 to 28.

42. As the Application does not pass either of the 'gateway tests' in section 104D of the Act, it cannot be considered under section 104 and accordingly should be declined.

### DECISIONS SOUGHT

43. The Submitter seeks that the Application is declined.
44. However, if the Council is minded to grant consent, then the Submitter's position is that the conditions of consent need to be amended to address the matters raised in this submission. Accordingly, the Submitter seeks:
- (a) a shorter duration of consent. The 5 year consent period sought in the Application does not appropriately address the potential uncertainty of adverse effects from the use of the Apollo site for contracted emergency housing, given that any adverse effects may significantly affect Noahs; and
  - (b) a condition requiring review under clause 128 of Act within 12 months of the grant of consent, and again after 36 months, to deal with any adverse effects (including on amenity, traffic, parking, security and health and safety) arising from the exercise of the consent and consider whether any amendments are required to the conditions of consent. The review condition proposed by the Application is too narrow.
45. Furthermore, the conditions as proposed in the Application are not comprehensive, are inappropriately brief (there are only six in total) and place inappropriate reliance on management plans rather than setting out the key bottom lines that are required to address adverse effects. If the Council is minded to grant consent, the amendments required include, but are not limited to, inclusion of conditions of consent that:
- (a) mitigate the effects on Rotorua's nationally significant tourism sector, including requiring removal of the Apollo Hotel signs and cessation of its all marketing of Apollo as a Hotel/Motel (including its presence on online booking websites) whilst it is being used as emergency housing, so that the site is not associated with tourism operations;
  - (b) avoid, remedy or mitigate the adverse effects of the Application on amenity. These conditions should include requirements for:
    - (i) installation and maintenance of high quality permanent fencing in-keeping with character of tourist accommodation environment, that ensures that activities that are more plainly 'residential' in nature (such as hanging washing) are hidden from view;
    - (ii) installation and maintenance of landscaping that provides privacy and screens any security provisions;
    - (iii) regular maintenance of front berms and gardens (including the at least weekly removal of any shopping trolleys that may be on site);
    - (iv) an on-site dedicated play area for children, and/or measures to inform and encourage residents' use of local parks;

- (c) avoid, remedy or mitigate the adverse security effects of the Application. Those conditions should include requirements for:
  - (i) on-site security on the site at all times that is discrete and not easily observed from outside of the site;
  - (ii) a system to be established for immediate security assistance to be provided to the Property to address any issues with Apollo residents (including but not limited to anti-social behavior, criminal activity and any health and safety concerns);
  - (iii) a requirement to revise the SMP to ensure that any security measures remain appropriate and to, for example, respond if the make-up of residents changes in a way that increases or materially changes security concerns;
- (d) require consultation and engagement with neighbours (including the Submitter), including but not limited to providing opportunities to:
  - (i) establish an accord with the Rotorua Lakes District Council, Police, and Moteliers and Hoteliers, with whom the consent holder is required to have regular (monthly) meetings at which the consent holder will provide updates on operations and any changes to site management and the participants will have the opportunity to share information and provide feedback. This would be similar to the liquor licence accords that are established in most cities, and that provide an opportunity for there to be agreement on best practice and for feedback to be provided;
  - (ii) have input into the preparation of the SMP, including an opportunity to review and provide feedback on the draft SMP before it is submitted to Council;
  - (iii) provide feedback and/or complaints to the Applicant and MHUD on the implementation of the SMP;
  - (iv) have input into the preparation of any amendments to the SMP, including an opportunity to review and provide feedback on the draft changes;
  - (v) have input into the SMP before it is finalised, including in respect of the waste management plan for the Apollo site;
  - (vi) have input into any of the other management plans;
- (e) require the consent holder to regularly review and update the SMP over the duration of the consent, including in response to community feedback and to address any adverse effects;
- (f) establish a complaints process, including:
  - (i) provision of a telephone number for complaints that is manned 24 hours a day, 7 days a week;
  - (ii) identification of a liaison person at the Apollo;

(iii) identification of a liaison person at MHUD that the Submitter can contact directly to request an investigation and resolution of any incidents; and

(g) Set out traffic and parking management measures.

46. The Submitter notes that a number of similar measures to those listed in paragraph 43(b) above are proposed on page 52 of the SIA report. The SIA report considers that such methods are one of the benefits of contracted emergency housing as compared to Emergency Housing Special Needs Grants,<sup>13</sup> which in turns supports the conclusion in the SIA report that the amenity effects of contracted emergency housing are low negative.<sup>14</sup> However, the Submitter considers that neither the measures proposed by the Applicant, nor those in the SIA, go far enough to mitigate the amenity effects, which for all of the reasons outlined in this submission, are much more significant than the Applicant suggests.

47. Noahs wishes to be heard in support of its submission.

48. If others make a similar submission, the Submitter will consider presenting a joint case with them at the hearing.

**Dated:** 11 July 2022



---

W S Loutit / S J Mitchell  
Counsel for Noahs Hotels (NZ) Ltd

**Address for service of submitter:**

[Redacted address information]

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13 SIA, page 45.  
14 SIA, page 46.



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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <hr/> NATALIE JANE DAVIES <hr/> (Full Name)
---	---

This is a submission on an application from:

Te Tōpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD)

(Name of applicant)

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

Ref: RC11847 RC11848 RC11850 RC11862 RC11861 RC11873 RC11897 RC11889 RC11890 RC11891 RC11892 RC11893

at: 131 Lake Rd, 16 Sals St, 18 Ward Ave, 321 Fenton St, 3 Mease St, 25-28 Victoria St & 3 Lake St, 247 Fenton St & 12 Toko St, 245 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Maleny Rd, and 7 Tyron St, Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]



I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <i>NJD</i>	Date: <i>08/07/22</i>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <i>Natalie Davies</i>	Fax/email:

**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.

My Name is Natalie Jane Davies, I have 4 sons living with me in emergency housing now currently located on fenton st @ [REDACTED] [REDACTED] Rotorua has been my home going on 3 years now in hopes of finding a permanent home for my family. These last 3 years I have been blessed and privileged to have a roof over our heads thanks to the accommodation of the motels, work and income and the housing providers. I would be sadly awaked if these privileges are taken away from my family and many others due to lack of support from some of the community and the beating hearts inside these walls. I give my consent 100% for this submission and be open to answer any questions if necessary.

Ngā mihi..  
Natalie



AFS 629185

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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Ben Jacobs</u> _____ _____ (Full Name)
---	---

This is a submission on an application from:

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

Ben Jacobs  
(Name of applicant)

for a Resource Consent to:

use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.

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

at:

131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meads St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 248 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Malfroy Rd, and 7 Tyron St, Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>[Signature]</u>	Date: <u>08/07/22</u>
Address for service of Submitter: <u>[Redacted]</u>	Telephone: <u>[Redacted]</u>
Contact person: [name and designation, if applicable] _____	Fax/email: _____

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Nathan Owens</u> _____ _____ <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

This is a submission on an application from:

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

\_\_\_\_\_  
*(Name of applicant)*

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

Ref: RC17547, RC17646, RC11650, RC11597, RC11691, RC17673, RC11887, RC17669, RC17820, RC17801, RC17820, RC17893

at: 131 Lake Rd, 16 Sals St, 15 Ward Ave, 301 Fenton St, 3 Meece St, 24-26 Victoria St & 8 Union St, 247 Fenton St & 10 Toko St, 249 Fenton St & 18 Toko St, 293 Fenton St, 309 Fenton St, 107 Mallory Rd, and 7 Tyson St Rotorua

\_\_\_\_\_  
*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>Nathan Owens</u>	Date: <u>8/7/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100px; height: 20px; margin-bottom: 5px;"></div> _____ _____	Telephone: <div style="background-color: black; width: 100px; height: 20px; margin-bottom: 5px;"></div> _____
Contact person: <i>[name and designation, if applicable]</i> _____	Fax/email: _____



**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.

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: Sharne Marama (Full Name)

This is a submission on an application from:

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

(Name of applicant)

for a Resource Consent to:

use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.

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

at:

131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meade St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 248 Fenton St & 16 Toko St, 253 Fenton St, 299 Fenton St, 107 Millroy Rd, and 7 Tyren St, Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): J. Marama. Date: 08/07/22. Address for service of Submitter: [Redacted]. Telephone: [Redacted]. Contact person: [name and designation, if applicable]. Fax/email: [Redacted]

RFS 629141

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Cleopatra Aalyah Scott Rameta</u> <u>Walters</u> <p style="text-align: right;">(Full Name)</p>
---	--

This is a submission on an application from:

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

\_\_\_\_\_  
 (Name of applicant)

for a Resource Consent to:

use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.

Ref: RC11647, RC11648, RC11650, RC11652, RC11661, RC11679, RC11687, RC11689, RC11690, RC11691, RC11692, RC11693

at:

131 Lake Rd, 16 Sala St, 16 Ward Ave, 321 Fernon St, 3 Maska St, 26-28 Victoria St & 5 Union St, 243 Fernon St & 12 Toko St, 249 Fernon St & 16 Toko St, 293 Fernon St, 208 Fernon St, 107 Mallory Rd, and 7 Tyron St Rotorua

\_\_\_\_\_  
 [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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>Cleopatra Aalyah Scott Rameta Walters</u>	Date: <u>8/07/2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> _____ _____	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> _____
Contact person: [name and designation, if applicable] _____	Fax/email: _____

**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.



RFS 629151

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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Catherine Walters</u>  _____ (Full Name)
---	---

This is a submission on an application from:

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

\_\_\_\_\_  
(Name of applicant)

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

Ref: RC17847, RC17848, RC17850, RC17852, RC17851, RC17813, RC17887, RC17889, RC17890, RC17881, RC17880, RC17892

at: 131 Lake Rd, 16 Sale St, 18 West Ave, 321 Fenton St, 3 Maize St, 26-28 Victoria St & 5 Upper St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St, 290 Fenton St, 107 Maleny Rd, and 7 Tynd St Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined in the applications.

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

I wish to 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: <u>8/7/22</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ _____
Contact person: [name and designation, if applicable] _____	Fax/email: _____

**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.

RFS 629174E

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Miriata Ruaporo</u>  <i>(Full Name)</i>
---	---

This is a submission on an application from:

Te Tūāpapa Kūia Kāinga – Ministry of Housing and Urban Development (MHUD)

*(Name of applicant)*

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

Ref: RC17641, RC17648, RC17650, RC17652, RC17661, RC17673, RC17687, RC17689, RC17690, RC17691, RC17692, RC17693

at: 131 Lake Rd, 16 Sidk St, 15 Wood Ave, 371 Fenton St, 3 Meak St, 29-28 Valora Fr & 5 Lane St, 247 Fenton St & 12 Toka St, 249 Fenton St & 16 Toka St, 293 Fenton St, 298 Fenton St, 107 Mallory Rd, and 7 Tyndal St Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>M. Ruaporo</u>	Date: <u>8/07/2022</u>
Address for service of Submitter: [REDACTED]	Telephone: [REDACTED]
Contact person: [name and designation, if applicable] .....	Fax/email: .....

**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.



RFS 629054

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: Emily Boazoi (Full Name)

This is a submission on an application from:

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

(Name of applicant)

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

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

131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meade St, 29-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Malfroy Rd, and 7 Tyrone St, Rotorua

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 twelve resource consent applications.

[Give Details]

My submission is:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): Emily Boazoi Date: 8/7/22 Address for service of Submitter: [Redacted] Telephone: [Redacted] Contact person: [name and designation, if applicable] Fax/email: [Redacted]



RFS629047

**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)*

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>KANE</u> <u>ALEXANDER</u>  (Full Name)
---	---

This is a submission on an application from:

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

\_\_\_\_\_  
 (Name of applicant)

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

Ref: RC17847, RC17848, RC17850, RC17853, RC17861, RC17873, RC17887, RC17889, RC17909, RC17921, RC17922, RC17923

at: 131 Lake Rd, 16 Salf St, 18 Wood Ave, 311 Fenlon St, 3 Meads St, 2628 Victoria St & 4 Lichen St, 247 Fenlon St & 12 Teau St, 242 Fenlon St & 18 Teau St, 200 Fenlon St, 200 Fenlon St, 402 Makira Rd, and 7 Tyson St, Rotorua

\_\_\_\_\_  
 [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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>K. Alexander</u>	Date: _____
Address for service of Submitter: _____ _____	Telephone: _____
Contact person: [name and designation, if applicable] _____	Fax/email: _____

**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.

ME AND MY SON HAVE BEEN WELL LOOKED AFTER  
HERE AS WE HAD BEEN IN OUR VAN LIVING.  
SO NOW WE ARE WARMER WITH BASIC REQUIREMENTS  
TO LIVING. WE ARE SAFE AND MORE PRODUCTIVE.  
WE RA HAVE BEEN HELPING US IN SO MANY WAYS.  
TOWARDS GETTING OUR OWN PLACE, C.V.'S, WORK -  
LEARNING HOW TO DO BUDGETING - IN ALL AREAS.

RFS 629052

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="text-align: center; font-family: cursive; font-size: 1.2em;">Ray Vaughan King</div> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <div style="text-align: right;">(Full Name)</div>
---	---

This is a submission on an application from:

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

(Name of applicant)

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

Ref: RC17647 RC17648 RC17650 RC17657 RC17661 RC17673 RC17687 RC17689 RC17690 RC17691 RC17692 RC17693

at: 131 Linn Rd, 16 Sale St, 18 West Ave, 391 Ferris St, 3 Mease St, 25-29 Victoria St & 5 Union St, 242 Feather St & 12 Toko St, 243 Ferris St & 16 Toko St, 263 Feather St, 268 Feather St, 107 Mallory Rd, and 7 Tyne St Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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: .....
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> .....	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> .....
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....



**From:** [Bethany Bennie](#)  
**To:** [Planning Submissions](#)  
**Cc:** [Denise Morgan-Koia](#)  
**Subject:** TRIM: Submission from [REDACTED] re Emerald Spa RC18244  
**Date:** Wednesday, 10 August 2022 5:37:09 pm

---

Hi Denise,

I received a phone call yesterday from [REDACTED] who is an emergency housing tenant that has previously submitted on the other 12 applications.

He supported the last 12 applications but does not support/opposes in part this application for Emerald Spa.

Below is a transcript of our conversations which he wishes to be recorded as his submission.  
*Me and son's health in this environment - in and out of the hospital. I must be in a well-ventilated place. My son's Doctor has stated that he needs to be in a well-ventilated house. That has been ignored by the housing provider. Not good quality rooms - not proper quality cooking facilities. I was here before WERA came in and it was better. WERA are not family orientated. There is a lack of social development. Not allowed any visitors. If you come back after 10pm you get kicked out. You can't leave till 6am (which doesn't work if you get a job that starts early). Targeting Māori. Everyone's health is deteriorating. There is not one of them that has got help from these organisations in finding them a house.*

*Wanting understanding of RMA/legal stuff and a letter stating the housing providers are responsibility for our health. None of these motels are fit for long-term living. We must have adequate cooking areas, must have double-glazing, insulation in the floors or walls.*

*No visitors are depriving people of interaction which is causing mental illness.*

*I was told that if I make this submission I can get kicked out and get others kicked out and living in on the street.*

*Has met with Lena from Council. Was going to the meetings at the library.*

*Is to do with the people needing housing or is to do with the money these service provider organisations are getting?*

*Relief sought:*

*I would like things to be not against the law:*

- *These places be the way they were before the service providers came*
- *Shouldn't be going against mental health or physical health*
- *Buildings, people running the show are making it worse. People aren't feeling liked.*
- *Going against other laws*
- *Not fit for long term living*
- *I would like to be moved*

*I would like the chance to be heard.*

[REDACTED]

[REDACTED]

BML 50th



**Bethany Bennie** | Planner | Senior Professional

E: [bethany.bennie@boffamiskell.co.nz](mailto:bethany.bennie@boffamiskell.co.nz) | D: +64 7 927 5748 | LEVEL 5 | 35 GREY STREET | TAURANGA 3110 | NEW ZEALAND

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**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.

SINCE IVE BEEN HERE I HAVE HAD GOTTEN ALOT  
OF HELP WHERE I DIDNT KNOW OR HOW TO GO  
ABOUT THINGS AND THAT THEY HELP ME WITH JOBS  
MY ~~LICENSE~~ LISENCE. AND ALOT OF SUPPORT HAS  
BEEN A MAJAR IMPACT TOWARDS OTHERS.  
ITS GOOD TO HAVE A ROOF OVER MY HEAD AS WELL.



**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <i>Ryan Iraia Kirinwai Apiata</i> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

The Tōiāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD)

*(Name of applicant)*

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

Ref: RC17947 RC17648 RC17650 RC17662 RC17661 RC17673 RC17687 RC17689 RC17900 RC17697 RC17697 RC17697

at: 137 Lake Rd, 16 Sab St, 15 Vind Ave, 321 Rapanui St, 3 Maata St, 2628 Victoria St & 4 Lion St, 247 Fernside St & 12 Tove St, 2615 Euston St & 18 Tove St, 201 Foster St, 200 Fernside St, 10/11 Malingi Rd, and 7 Tyne St, Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): ..... <i>RA</i> .....	Date: <i>08/07/2022</i>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> ..... .....	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> .....
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

**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.

I'm In Emergency Housing as of being  
homeless from October last year. Wera  
has been so helpful with the accomidation  
and Services they have offered Me  
for living. Wera has helped me  
with looking for suitable housing for  
myself. and helped me with my  
C:V and cover letter to strengthen  
my options to get full time work  
If you have Any further  
Questions Please Contact  
Me Via Email. 

RFS 629049

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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Susaw Joy Barnef</u> _____ _____ (Full Name)
---	---

This is a submission on an application from:

Te Tūāpapa Kūia Kāinga – Ministry of Housing and Urban Development (MHUD)

(Name of applicant)

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

Ref: RC17541, RC17645, RC17650, RC17657, RC17661, RC17673, RC17687, RC17689, RC17690, RC17691, RC17692, RC17693

at: 131 Lake Rd, 16 Sals St, 18 Wain Ave, 321 Fenon St, 3 Maaka St, 35-38 Vobara St & 3 Lindis St, 241 Fenon St & 12 Toko St, 249 Fenon St & 16 Toko St, 293 Fenon St, 295 Fenon St, 107 Mallory Rd, and 7 Lyon St, Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]



I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>Susaw Joy Barnef</u>	Date: _____
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] _____	Fax/email: _____



**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.

Without Emergency housing me and my children will be living in my car. The wrap around services that W.A.C.T provide has been fantastic.



RFS629156

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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <i>Heira Vincent Clayton</i> _____ _____ (Full Name)
---	--

This is a submission on an application from:

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

(Name of applicant)

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

Ref: RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17687, RC17689, RC17880, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meadi St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 248 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Mallory Rd, and 7 Tyron St, Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <i>Heira Vincent Clayton</i>	Date: <i>08-Jul-2022</i>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] _____	Fax/email: [Redacted]

RFS6291249

**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <hr style="border: none; border-top: 1px solid black;"/> <i>Nana Tere-Sarah</i> <hr style="border: none; border-top: 1px solid black;"/> <p style="text-align: right;"><i>(Full Name)</i></p>
---	---

This is a submission on an application from:

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

*(Name of applicant)*

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

Ref: RC17647, RC17648, RC17650, RC17652, RC17661, RC17673, RC17687, RC17689, RC17690, RC17691, RC17692, RC17693

at: 131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meads St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 246 Fenton St & 16 Toko St, 293 Fenton St, 296 Fenton St, 107 Malfroy Rd, and 7 Tyrone St, Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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: <u>08.07.22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px; margin-top: 5px;"></div>	Telephone: .....
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....



**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)*



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Jeffrey Bruce Kaiwhata</u>  _____ <p style="text-align: right;"><i>(Full Name)</i></p>
---	---

This is a submission on an application from:

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

*(Name of applicant)*

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

Ref: RC17547 RC17646 RC17650 RC17652 RC17651 RC17613 RC17697 RC17669 RC17620 RC17691 RC17692 RC17693

at: 131 Lake Rd, 16 Site St, 18 Wairoa Ave, 221 Fenton St, 3 Maata St, 25-26 Victoria St & 3 Linton St, 241 Fenton St & 12 Toko St, 248 Fenton St & 18 Toko St, 293 Fenton St, 295 Fenton St, 107 Malloy Rd, and 7 Tyrone St, Rotorua

*[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]*

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u></u>	Date: <u>07/07/22</u>
Address for service of Submitter: <u></u>	Telephone: <u></u>
Contact person: <i>[name and designation, if applicable]</i> _____	Fax/email: _____



**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.

My name is Jeffrey Kaiwhata and I am an emergency housing client. also work alongside with WACT to find a house. I am a father of 2 children in my care ages 9 and 13 yrs old. ~~This~~ Simply put you are pushing family's out that need to a roof over there heads that isn't a car one. ~~to~~ My children and myself will be one of these family's if you push us out!!.. WACT ~~has~~ is helping me in a huge way in terms of getting what I need to get where I need to ~~be~~ be with house. I back 100% what WACT are doing for us and family's that need that extra support.. without any of this effect more homeless family's.

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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Tracy Patterson</u> <hr/> <hr/> <p style="text-align: right;">(Full Name)</p>
---	--

This is a submission on an application from:  
Ministry of Housing & Urban Development (MHUD)  
 (Name of applicant)

for a Resource Consent to: RC17648 - Alpin Motel  
16 Sala Street, Rotorua

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:

[Give Details]

My submission is:  
Refer following document Re Page 2 + 3  
Submission Tracy Patterson

- [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:  
Decline resource consent to MHUD to use Alpin Motel  
re RC17648 given the direct personal impact, together with  
decline resource consent for the further 11 motels as a direct  
 [Give precise details, including the general nature of any conditions sought] negative impact on Rotorua.

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): <u>Patterson</u>	Date: <u>13 July 2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Tracy Patterson</u>	Fax/email:



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

The above mentioned motels/motor lodges should **not** be used for emergency housing for five (5) years. A motel is inappropriate long term accommodation and against current local government by-laws. A motel is not designed for long term tenancies. The negative effects of emergency housing in motels is already showing with gangs, drug dealing, violence, child abuse, car thefts, burglaries, assaults, etc. There has been an increase in crime in Rotorua since the introduction of EH in Rotorua, whether NZ government agrees or not.

**Tracey Patterson comment:**

Given the current local government-by laws, this submission for resource consent needs no consideration, but immediately declined. The suggestion of the submission at 5 years is definitely long term, The requested resource consent goes totally against the by-laws.

Rotorua has been renowned as a tourist and conference destination with great access to accommodation and facilities. Since the introduction of EH in motels Rotorua has gained a reputation for being unsafe due to an increase in anti-social behaviour and crime in and around EH facilities which spills out into all aspects of our once beautiful town.

**Tracey Patterson comment:**

As an owner of 2 x properties in Rotorua, I have first hand experience of the known negativity now surrounding Rotorua as a previous attractive city to live in. This directly from listing one of my properties for sale with 2 potential viewers advising they will no longer consider Rotorua as a place of residence due to the nationally known growth as the Homeless Centre of New Zealand.

Further, the continued growth of motels for use as emergency housing prevents the ability for both national and international tourists to visit Rotorua and enjoy the tourist and conference facilities readily available. Accommodation availability is reducing, and tourists nervous to take advantage of remaining available motels given the surrounding properties are known emergency housing locations. This broadcast recently on TV with the previous Golden Mile now the Do Not Go there Mile.



### **RC17648 refers – Alpin Motel – 16 Sala Street, Rotorua**

As a joint owner of one of the houses next door to Alpin Motel, there is a direct personal impact of this suggested resource consent. My joint owned property neighbours Alpin Motel.

Alpin Motel have recognised insufficient fencing is in place between the properties, and informally approached the suggestion to enhance the security of the property. This sends the clear message of their suggestion of improvement required for their purpose. Fencing at the moment is adequate for it's current purpose, being solely the need for privacy.

Your site management plan refers re COMZ-59 stating... "boundary adjoining residential zone should be fenced with a 1.8 metre close-boarded fence"

Appreciating current zoning is Commercial 4 therefore the creative wording of the clause essentially complies, this should be reconsidered given the motels in the district under the resource consent are intended no longer a commercial property, but residential. Further impact of a revisit of the zoning should be considered prior to any approval being given.

### **Poor communication demonstrated**

The communication of the requested resource consent is nothing but poor. The suggestion in your letter of publishing the notice in the Daily post on 11<sup>th</sup> June is of no value with a very small audience being reached via this avenue.

Of note – Rotorua Council have all rate payers contact details on file, and successfully generate rates and communications via e-mail. This media a far more recognised acceptable communication tool.

At minimum, notifications should be made directly to rate paying residents within a 2km radius of each and every property requesting consideration as an emergency housing property. This a simple task achieved today in our electronic world.

My awareness of this resource content was by way of casual conversation with another resident who advised me of the availability of a submission, together with the already expired submission date. Within the conversation it was highlighted other members are also not aware of the suggestion of further motels being utilised as long term emergency housing.

This a shocking demonstration of poor professionalism.

### **Summary**

Rotorua residents need the opportunity to have their say. A fair submission process has not been conducted.

Rotorua residents do not want to be the Homeless Meka of New Zealand

Rotorua residents do not want to be threatened, abused, and intimidated by anyone, let alone non Rotorua residents relocated to Rotorua. The presence of security 24/7 at each of these establishments implies the need of increased formalised control.

Rotorua residents are already loosing their renowned tourist and conference destination status nationally and offshore. Adding to the damage by way of suggesting yet a further 12 locations is not acceptable.



RFS 629179

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)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Chantel Kennedy</u> _____ _____ (Full Name)
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This is a submission on an application from:

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

(Name of applicant)

for a Resource Consent to: use various sites 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, RC17890, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Sale St, 18 Ward Ave, 321 Fenton St, 3 Meads St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 246 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Milfroy Rd, and 7 Tyron St, Rotorua

[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:

See attached.

The assessments included with the applications conclude that the effects are less than minor and the proposals are consistent with the objectives and policies of the Rotorua District 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 views]

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined 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): <u>Chantel Kennedy</u>	Date: <u>8/07/22</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Chantel Kennedy</u>	Fax/email: <u>c</u>