

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>Chantelle Louise Pomare</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: RC11647, RC17648, RC17650, RC17661, RC17673, RC17687, 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, 249 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Mallfroy 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]


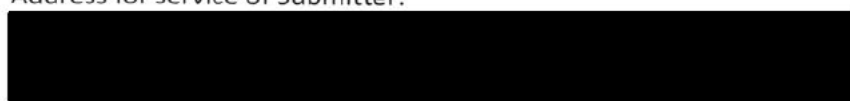


I seek the following decision from the consent authority:

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): .....  .....	Date: <u>8/7/2022</u>
Address for service of Submitter:  ..... .....	Telephone:  .....
Contact person: [name and designation, if applicable] .....	Fax/email: 

RFSG29181

**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>Baranapa Teao</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, RC17887, RC17889, RC17890, RC17881, 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, 249 Fenton St & 10 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>8/7/22</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____
Contact person: [name and designation, if applicable] _____	Fax/email: _____

RFS 629046

**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> atalasa salesa <hr/> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

The Teapapa Kura Kainga - Ministry of Housing and Urban Development (MHUD)

*(Name of applicant)*

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

Ref: RC17847, RC17848, RC17850, RC17862, RC17861, RC17872, RC17887, RC17885, RC17920, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Bakk St, 18 Ward Ave, 321 Fanning St, 3 Maize St, 2626 Victoria St & 9 Union St, 247 Fanning St & 12 Teau St, 245 Fanning St & 18 Teau St, 263 Fanning St, 280 Fanning St, 101 Maifia, Re. 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>Atalasa</u>	<b>Date:</b> .....
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> .....	<b>Telephone:</b> <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> .....
Contact person: <i>[name and designation, if applicable]</i> .....	<b>Fax/email:</b> .....

**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.

Emergency housing provides a safe environment to whanau and tamariki, it also gives the whanau a huge relief that they have a roof over their head and warm place to stay. In today's times, it could be anyone of us in different social structures that can end up here, the housing crisis does not discriminate!!! Where are the solutions for when they close emergency housing? are they just going to toss them out on the street? where is the thought about whanau? where is the thought for the children? where are they suppose to go? the fact that Rotorua Council keep talking about tourist attractions etc, is money more important then the wellbeing of these whanau that will be affected? Is Rotorua Council really willing to deny whanau a roof over their head all for tourist money. Rotorua have labelled these people as criminals, beneficiaries and other stigma's all for the sake of tourist money. Have they ever once stepped onsite one of these sites that wrap around services look after? what are they findings based on? outside on the street?? Rotorua itself has had many stigma's placed upon them, gang activities, high rate of child abuse, deprivation and poverty!! this was all here long before emergency housing. Without the housing crisis, there would be no need for emergency housing and without emergency housing, there is no need for wrap around services. This has been the domino effect since the housing crisis. To be denied of a basic human right is not right. Rotorua Council's attack on whanau and tamariki is disgusting!!


Reference: 6221322  
RDC-1267945

Doc No: IT-2044 (1 June 2005)

File No: AC17990

**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>Peter &amp; Damian Robertson as</u> <u>Trustees of Palm Haven Trust</u> <div style="text-align: right; font-size: small;">(Full Name)</div>
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This is a submission on an application from:

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: use of existing motel site and buildings  
for contracted emergency housing  
at: 293 Fenton St, Glenholme, 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:

Use and non-compliance with Rotorua Lakes  
Council land use designation.

[Give Details]

My submission is:

We oppose the application because non-compliant current  
use has resulted in degradation of the area with litter  
and anti-social behaviour. Residents have to live in  
[include - constant fear. we've had armed police on our property.

- 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:

Declining of the application and full restoration of the  
area to its designated usage and activity.

[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>DM Robertson</u>	Date: <u>07-07-2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: [name and	Fax/email: <div style="background-color: black; width: 100%; height: 20px;"></div>

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>Peter &amp; Damian Robertson as</u> <u>Trustees of Palm Haven Trust</u> (Full Name)
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This is a submission on an application from:

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: use 299 Fenton St for contracted emergency housing

at: 299 Fenton St, Rotorua, existing motel & buildings  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Use and non-compliance with Rotorua Lakes Council land use designation.  
[Give Details]

My submission is:

I/we oppose this application because: the current non-compliant use of the property has degraded the formerly attractive area with litter and anti-social behaviours. We hope  
[include - had armed police in our driveway as a result]  

- 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:

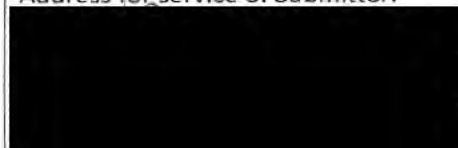

Declining of the application and restoration of the area to its designated usage & activity.

[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. Robertson</u>	Date: <u>07-07-2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and] <u>Albert a Trustee</u>	

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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>Peter &amp; Damian Robertson as Trustees of Palm Haven Trust</u> (Full Name)
---	---

This is a submission on an application from:

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: Use of 284-286 Fenton St for contracted emergency housing

at: 284-286 Fenton St, Rotorua - site and buildings  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Use and non-compliance with Rotorua Lakes Council land use designation  
[Give Details]

My submission is:

I oppose the application because the current non-compliant use of the property has caused severe degradation in the standard of presentation of the property with associated littering and anti-social behaviour  
[include - by residents, we have had armed police on our property as a result

- 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:

Declining of the application and restoration of the area to its designated usage and activity.

[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>P. Robertson</u>	Date: <u>08-08-2022</u>
Address of submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and address if applicable]	[Redacted]

Rotorua 3010

**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> _____ Shuqin Li _____ _____ <p style="text-align: right;"><i>(Full Name)</i></p>
---	---

This is a submission on an application from:  
**MINISTRY OF HOUSING & URBAN DEVELOPMENT**  
 \_\_\_\_\_  
*(Name of applicant)*

for a Resource Consent to: **USE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING (CONSENT NO. RC17891)**  
 \_\_\_\_\_

at: **299 FENTON STREET**  
 \_\_\_\_\_  
*[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:  
**I oppose this application, as it will degrade the quality of my community.**  
 \_\_\_\_\_  
 \_\_\_\_\_

- [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:  
**CANCEL THIS APPLICATION**  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**I wish / do not wish to be heard in support of my submission.**  
 \* If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
 \* *[Delete if you would not consider presenting a joint case]*

Signature of submitter (or person authorised to sign on behalf of submitter): ..... <b>Shuqin Li</b> .....	Date: <b>6/7/2022</b>
Address for service of Submitter: 	Telephone: 
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.

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*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> Shuqin Li <hr/> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

This is a submission on an application from:  
**MINISTRY OF HOUSING & URBAN DEVELOPMENT**  
 \_\_\_\_\_  
*(Name of applicant)*

for a Resource Consent to: **USE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING (CONSENT NO. RC17890)**  
 \_\_\_\_\_

at: **293 FENTON STREET**  
 \_\_\_\_\_  
*[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:  
**I oppose this application, as it will degrade the quality of my community.**  
 \_\_\_\_\_  
 \_\_\_\_\_

- [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:  
**CANCEL THIS APPLICATION**  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**I wish / do not wish to be heard in support of my submission.**  
 \* If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
 \* *[Delete if you would not consider presenting a joint case]*

Signature of submitter (or person authorised to sign on behalf of submitter): ..... <b>Shuqin Li</b> .....	Date: <b>6/7/2022</b>
Address for service of Submitter: _____ _____	Telephone: _____
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.

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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> ANGELA NICOLE DRYNDE _____ _____ (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, RC17671, RC17887, RC17889, RC17890, RC17891, RC17892, RC17993

at: 131 Lake Rd, 16 Salt St, 16 Ward Ave, 321 Fenton St, 3 Meade St, 25-26 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Maffroy Rd, and 7 Tyrer 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: _____ 	Telephone: _____ 
Contact person: [name and designation, if applicable] _____	Fax/email: _____

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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)

Table with 2 columns: To: Chief Executive Rotorua Lakes Council... and Name of Submitter: APL Property Limited on behalf of Anthony Victor Steele and Greet Van Der Helm...

This is a submission on an application from:

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

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing

at: 16 Sala Street (Briefly describe the type of consent, proposed activity, and location of the resource consent)

The specific parts of the application that my submission relates to are: The density, management, control and commercial arrangement in regard to the proposed use are not yet suitable for the proposed activity and need to be worked through to ensure the impacts are managed for both within and without the site boundaries.

[Give Details]

My submission is:

This is taken from the application – page 20. I am submitting on behalf of the owners of the land and buildings of the Alpin Motel as well as the sites at 8-14 Sala Street. The statement that consent can be assumed is incorrect and has not been requested or provided on either the subject or the adjoining sites, nor even forward and direct advice of the application being made.

The adjoining properties to the west (8-14 Sala Street) are also located within the Commercial 4 Zone of the District Plan, where developments such as motels are permitted activities. We note that 8-14 Sala Street are all owned by the owner of the subject site and while written approval from these properties can be assumed, potential effects on these properties are considered to be the same as a permitted motel activity and less than minor.

We object to and oppose this Resource Consent being granted and do not yet agree to this being undertaken on this property. The current agreement between the landowner and lessee is not suitable for this new activity and does not take into account the density of occupation that occurs under the use of the site for emergency housing which is greater than occurs with the original intended use of visitor accommodation.

**Emergency accommodation tends to run at much higher occupancy numbers. The result is people looking outside the site for their own space and this can occur during night or day hours. The activity ends up having a spill over effect into the neighbourhood and careful management is needed.**

**We have observed impacts on the neighbouring properties such as the commercial site at [REDACTED] [REDACTED] We have seen footage of people heading back to the Alpin Motel after causing a nuisance and being on that site after close of the business day and at night; without authorisation during the time that the motel has been hosting higher numbers of people living at the motel on a longer term basis.**

**There are already issues with vehicles parking on the verge and on 14 Sala Street. Further occupation density will exacerbate this and is caused by staff and visitors not having room or direct access into the site, partly due to density and partly due to the barrier arm in place.**

**The current commercial agreement between the parties does not adequately cater for the building asset under this different activity and the more intensive use it will receive. The agreement needs to be remodelled to allow for this change. A purposefully agreed arrangement between the parties will ensure the obligations are well spelt-out and ensures that the site will:**

- remain safe for occupiers and neighbours will be considered**
- be kept maintained**
- not suffer from degradation of reputation and impact the current owners, neighbours and other occupiers (both commercial and residential) in the locality.**

[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:


**The consent is not yet approved until the operators can work with the owner of the land and buildings and adjoining sites to mitigate the nuisances and demonstrate management systems are in place.**

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): 	Date: 07.11.2022
Address for service of Submitter: <b>Van der Helm Family Trust</b> C/ APL Property [REDACTED]	Telephone: [REDACTED]
Contact person: [name and designation, if applicable] Joanne McCracken, APL Property Ltd	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.

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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: Kelvin Retimana Tapuke (Full Name)

Received 29 JUN 2022 Rotorua Lakes Council Customer Centre Jeff 2:30pm

This is a submission on an application from:

Ministry of Housing & Urban Development RC17889 (Name of applicant)

for a Resource Consent to: RC17889 Land use consent - non complying. Use existing site + Motel buildings for contracted Emergency Housing.

at: 244-251 Fenton Street, 14-16 Toko Street, 8A, 8B, 10B Toko Street. [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:

Non compliance of land use consent. Application to become Emergency Housing for 108 occupants for 5 years.

[Give Details]

My submission is:

I oppose the application RC17889. Our property, house and vehicles have been vandalised since emergency housing has occurred in our area. Twice fences have been kicked in \$3.5k, vehicles broken into \$1k insurance. Trespassing on property.

[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:

An embargo on Council rate increases for [redacted] Rotorua until the Emergency Housing period ceases. 5yrs.

[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]



Document Number: RDC-1277463 Date Registered: 30/6/2022

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

Date: 29/6/2022

Address for service of Submitter: [redacted]

Telephone: [redacted]

Contact person: [name and designation, if applicable] Kelvin Tapuke, House Owner

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.



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: Kelvin Retimana Tapuke (Full Name)

Received 29 JUN 2022

Rotorua Lakes Council Customer Centre 2:30pm

This is a submission on an application from:

Ministry of Housing & Urban Development (Name of applicant)

for a Resource Consent to: RC17887 - 247 Fenton St & 12 Toko Street, Rotorua

Land use consent non-complying. Use existing site + Motel buildings for contracted Emergency Housing. at: 247 Fenton Street & 12 Toko 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:

Non compliance of Land use Consent Application to become Emergency Housing for 54 people / period of over 5 years.

[Give Details]

My submission is:

I oppose the application RC17887. Our property house and vehicles have been vandalised since emergency housing has occurred. Fences broken twice, Vehicles broken into. Property stolen. Trespassers entering property.

[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:

An embargo on Council rate increases for [redacted] Rotorua until the Emergency Housing period is completed. (5yrs, 10yrs, 20yrs).

[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): Kelvin Tapuke Date: 29/6/2022 Address for service of Submitter: [redacted] Telephone: [redacted] Contact person: [name and designation, if applicable] Kelvin Tapuke, House Owner. Fax/email: [redacted]

**Note to submitter:**

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RFS 628588

Received P  
11 JUL 2022  
Rotorua Lakes Council



Document Number: RDC-1282915  
Date Registered: 11/7/2022

Doc No: IT-2044 (1 June 2005)

File No: \_\_\_\_\_

**FORM 13**  
**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**  
Section 96 Resource Management Act 1991  
(Rotorua Lakes Council is the operating name of Rotorua District Council)

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

Wai Smith

(Name of applicant)

for a Resource Consent to: As per attachments highlighted in circle  
namely ① Malones Spa Motel ② Ascot on Featon  
 at: ③ Roto Vegas ④ Midway ⑤ Geneva Motor Lodge  
 [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:

Resource consent for contracted emergency housing for  
 [Give Details] 5 years.

My submission is:  
My objection is due to 1) recent rough incident happened  
at E.J's emergency housing hostel was a typical example of  
bringing Non-residents to our otherwise friendly community  
 [include - 2) Motel turns to E.H. will further reduce the number of  
 whether you support or oppose the specific parts of the application or wish to have them amended; and  
 the reasons for your views] motels available to tourists when tourism returns  
to normal this September 2022.

I seek the following decision from the consent authority:

to withdraw the proposal for resource consent for  
contracted emergency housing for 5 years!  
 [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>29/06/2022</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ _____

RC17648 – Alpin Motel – 16 Sala Street ✓

RC17650 – New Castle Motor Lodge – 18 Ward Avenue ✓

RC17662 – Malones Spa Motel – 321 Fenton Street ✓

RC17661 – Pohutu Lodge – 3 Meade Street ✓

RC17673 – Union Victoria Motel – 26-28 Victoria Street & 5 Union Street ✓

RC17887 – Ascot on Fenton – 247 Fenton Street and 12 Toko Street ✓

RC17889 – Roto Vegas Motel – 249 Fenton Street and 16 Toko Street ✓

RC17890 – Midway Motel – 293 Fenton Street ✓

## 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> <i>Donnarae Raukawa-Doughty</i> _____ _____ (Full Name)
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This is a submission on an application from:

*Donnarae Raukawa-Doughty* \_\_\_\_\_  
 (Name of applicant)

for a Resource Consent to: *RC 17893* \_\_\_\_\_

at: *7 Tryon Street Whakarewarewa Rotorua – Emergency Housing* \_\_\_\_\_  
 [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:

*Emergency Housing Residents – unruly behaviour, domestic violence witnessed, swearing, drug deals witnessed, intimidation and an unsafe environment*

[Give Details]

My submission is:

*I own the property at [REDACTED] which is leased out with an Art Gallery business operating from there. There is also a [REDACTED] to the Gallery. For the past 18 months, the property at 7 Tryon Street has been operating as an Emergency Housing and during this period the occupants of both the Art Galley and the [REDACTED] have advised me that they have been subjected to witnessing instances by the Emergency Housing Residents of unruly behaviour including, swearing, domestic violence arguments and drug delivery deals taking place. The gallery also has incidents of residents wandering into the gallery and/or sitting outside the gallery entrance smoking and leaving cigarette butts on the ground outside. The presence of these residents loitering around the gallery entrance has had an adverse affect on art enthusiasts wishing to enter the gallery as they feel uncomfortable and intimidated. This has also affected exhibitions and functions that were to be held at the gallery as once it became known of the emergency housing residents next door, artists didn't feel comfortable as intrusion into the gallery and safety of art pieces could not be guaranteed.*

*The Gallery owner also feels intimidated by the residents and doesn't like to confront them incase there is retaliation towards him or the business premises during the evenings when he is not present.*

*The [REDACTED] has felt unsafe with the residents [REDACTED] because of the behaviour witnessed and as she has a primary school age child, this is also an unsafe environment for a child to be around. There has been a theft of a \$2000 gas califont with water pipes cut which has added more distress and anxiety to the occupier.*

*The site of 7 Tryon Street was built and designed for vacation stop-over accommodation and not for long term emergency housing. The site does not have children playground facilities or any grassed area for play and it is a very unnatural environment for children to be accommodated in.*

*The current rates I pay reflect the area being zoned business urban retail and now having the prospect of a maximum of 117 residents living next door (with many of them displaying unruly behaviour traits) will certainly continue to have an adverse impact on the business operation of the property.*

**For the reasons stated in my submission, I oppose the Resource Consent Application RC17893**

[include –

- whether you **oppose** the specific parts of the application or wish to have them amended; and
- the reasons for your views] **reasons as stated in my submission**
- 

I seek the following decision from the consent authority:

**To NOT APPROVE consent for the proposal of using 7 Tryon Street as a contracted Emergency Housing site**

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <b>DR Raukawa-Doughty</b>	Date: <b>10 July 2022</b>
Address for service of Submitter: [REDACTED] [REDACTED]	Telephone: [REDACTED]
Contact person: [name and designation, if applicable] <b>Donnarae Raukawa-Doughty</b>	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.**

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## 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> <i>Logan Okiwi Shipgood and Dianna Doughty</i> <hr/> <div style="text-align: right;">(Full Name)</div>
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This is a submission on an application from:

*Logan Okiwi Shipgood and Dianna Doughty* \_\_\_\_\_  
 (Name of applicant)

for a Resource Consent to: *RC 17893* \_\_\_\_\_

at: *7 Tryon Street Whakarewarewa Rotorua – Emergency Housing* \_\_\_\_\_  
 [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:

*As the [REDACTED] director and owner, located at [REDACTED] Whakarewewa, I have operated a business there since 2015. For the past nearly two years the Apollo hotel [REDACTED] has been occupied with emergency housing. This has brought dramatic change to the area around our business, particularly with the use of drugs, alcohol, gang insignia and gang like behaviour. I have personally witnessed drug taking, drug trafficking, lots of arguing, swearing and abusive behaviour, drunkenness as well as our property being stolen.*

*I was raised in Whakarewarewa village as a penny diver. We have a proud history of having started tourism here in Rotorua and for New Zealand. We would like to keep Whakarewarewa as a proud tourist destination. Since the arrival of emergency housing to the Apollo Hotel in Tryon St, I have sadly watched the decline of people's attendance to our gallery because many people feel less safe and are intimidated walking past where alot of unsavoury characters hanging out in the car park and out the front of my [REDACTED]*

*It seems Rotorua has become a dumping ground for New Zealand's homeless/housing problems and a cash cow for the 'Apollo Hotel' and many new 'service providers'.*

*This is unfair and very damaging to local businesses and those like myself trying to make a living. I used to feel comfortable with my 9-year-old son playing around and in front of the [REDACTED] however it is no longer a safe environment for him to be.*

*Simple question...Would you let your child or mokopuna be present in an unsafe area?*

*5 years emergency housing occupation [REDACTED] to our business, in a tourist/business hub is not a short term solution. This is a long term tenancy which impacts greatly on our business, our livelihoods and the safety of our community.*

*Whakarewarewa is the future of Rotorua's Tourism. It is a Geothermal Wonderland and Māori living village for whānau, hapū and manuhiri to experience our unique city and nation. It is not the responsibility of Whakarewarewa residents and local business owners to solve New Zealand's housing crisis.*

**In conclusion, we oppose the land use consent application.**

**Mauriora!**

[include –

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

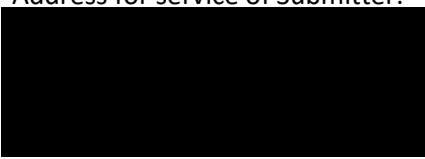

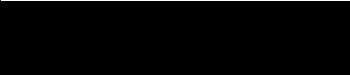
I seek the following decision from the consent authority:

**We oppose consent for the proposal of using 7 Tryon Street as a contracted Emergency Housing site**

**We wish to be heard in support of my submission.**

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

\* [

Signature of submitter (or person authorised to sign on behalf of submitter): <b>Logan Okiwi Shipgood</b> .....	Date: <b>10 July 2022</b> .....
Address for service of Submitter:  .....	Telephone: 
Contact person: [name and designation, if applicable] <b>Logan Okiwi Shipgood</b> .....	Fax/email: 

**Note to submitter:**

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Document Number: RDC-1282946

Date Registered: 11/7/2022

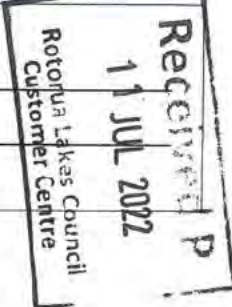
FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTICE 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: Tim & Carolyn Tombleson (Full Name)



This is a submission on an application from:

Ministry of Housing and Urban Development RC17662n- 321 Fenton St Rotorua (Name of applicant)

for a Resource Consent to: Use the site (Malones Motel) and existing buildings at 321 Fenton Street Rotorua for contracted emergency housing for a period of five years

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: Use of an existing Motel to provide permanent social housing

[Give Details]

My submission is:

We currently own the property being [redacted] which is run as rented accommodation. We have owned the property for approx. 20 years. Over the last two years the property in question [redacted] has been providing social housing. During this period, we have had two sets of tenants and both have regularly complained about behaviour from the Motel tenants. In April & May 2021 I was renovating the property and regularly found rubbish (nappies & broken light bulbs thrown over the fence into our back yard. Our tenants have complained of their property being used as a thoroughfare by Motel tenants to shortcut access onto Tilsley st. On confronting the trespassing individuals our tenants have been met with racial abuse (our tenants are of [redacted] descent). Our tenants two young sons feel traumatised and afraid to venture out into the backyard due to abuse being hurled at them previously. Our tenants have felt uncomfortable complaining to Ministry of Social Development for fear of retaliation

In summary we strongly oppose the consent that is being sought to provide long term social housing

[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:




Reject the consent being applied for at 321 Fenton St Rotorua

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

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

\*

Signature of submitter (or person authorised to sign on behalf of submitter): [Signature] Date: 10th July 2022

Address for service of Submitter:  ..... .....	Telephone:  .....
Contact person: <i>[name and designation, if applicable]</i> Tim Tombleson .....	Fax/email.: 

**Note to submitter:**

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## **Submission on Resource Content Applications RC17673 to Use Existing Motel Buildings for Contracted Emergency Housing**

Submission on Resource Content Applications:  
RC17673 – 26/28 Victoria Street and 5 Union Street

Submitters: Dr Kirk Torr and Ms Donna Webster

We own [REDACTED] Rotorua. We currently rent these properties to tenants. We **strongly oppose** that resource content be given for MHUD to use these sites and existing buildings for contracted emergency housing for five years.

Our strong opposition is based on the following factors:

- The current emergency housing situation in these locations and other locations along Fenton street has been a disaster for the wider Rotorua community. Where a few Hoteliers have benefited, the wider community has suffered from an escalation of antisocial behaviour, intimidation, alcohol consumption and excessive noise, drug taking and drug dealing, and criminal behaviour.
- Rotorua reputation as a tourist destination has been badly damaged by this rise in antisocial behaviour resulting from this emergency housing. This has been widely reported including articles in RNZ, Newshub, Rotorua Daily Post and New Zealand Herald. A few excerpts include:

**Rotorua's emergency housing problem**, RNZ, 21 June 2022

*'Fenton Street used to be Rotorua's Golden Mile. Now locals call this stretch of road 'MSD Mile'*

**Steven Joyce: Motel generation deserves better — fast**, New Zealand Herald, 10 July 2022

*OPINION: Of all the public policy failures in this country over the past half-decade, one of the most appalling, and in some ways most surprising, is the unfolding debacle that is social and emergency housing, writes Steven Joyce'*

**Rotorua mayoral candidate Fletcher Tabuteau launches petition to change Fenton St 'ghetto'**, New Zealand Herald, 14 June 2022.

- Our tenants include a widow with child and young family with two children. [REDACTED] Streets have in the past been safe locations to live. Previous tenants at these locations have provided us with this feedback. However, in recent times the increase in antisocial/criminal behaviour which certain recipients of this emergency housing have brought into the area has created an environment of intimidation and fear. We fear for the safety of our tenants if this situation were to be extended for five years.
- We also fear that the value of our rental property will be badly affected by being in close proximity to emergency housing for five years. It is a fact that antisocial/criminal behaviour has become a norm of everyday life in this environment. Many of the recipients are people in genuine need and are law-abiding members of the community, but unfortunately some are not. We know of Rotorua residents

who have accessed this emergency housing only to find themselves in frightening and dangerous situations, intimidated by these undesirable elements. The result is that these genuine cases have fled the emergency housing (which has been established to help them) out of fear for their own safety.

- It is also well known in the community that a portion of people using this emergency housing have come from outside Rotorua. The Ministry of Social Development Rotorua Emergency Housing report shows that 40% of the recipients of the emergency housing in 2021 came from outside Rotorua. We have heard of cases where people have placed their possessions into storage and moved towns to come to Rotorua simply to take dishonest advantage of the essentially free accommodation offered by this emergency housing. This has also been reported in the local media.

*Kelly Makiha, a senior journalist at the Rotorua Daily Post investigated the issue. Makiha's met a lot of people who are genuinely in need of accommodation, but she's also met a couple from Gisborne who had left their children with grandparents because they wanted time to themselves!*

- The range of stays in the emergency housing on Fenton street has been from 3 days to 19 months. Clearly some of these stays are not emergency housing at all, but rather some recipients playing the system and preventing other people in need from accessing this service. Extending this emergency housing for five years is not the answer. It is just creating much wider social problems. Permanent housing is the answer. This is where the government should be investing.

Kind regards



Dr Kirk Torr



Ms Donna Webster

## **Submission on Resource Content Applications RC17887 to Use Existing Motel Buildings for Contracted Emergency Housing**

Submission on Resource Content Applications:

RC17887 – 247 Fenton Street and 12 Toko Street, Rotorua

Submitters: Dr Kirk Torr and Ms Donna Webster

We own [REDACTED] Rotorua. We currently rent these properties to tenants. We **strongly oppose** that resource content be given for MHUD to use these sites and existing buildings for contracted emergency housing for five years:

Our strong opposition is based on the following factors:

- The current emergency housing situation in these locations and other locations along Fenton street has been a disaster for the wider Rotorua community. Where a few Hoteliers have benefited, the wider community has suffered from an escalation of antisocial behaviour, intimidation, alcohol consumption and excessive noise, drug taking and drug dealing, and criminal behaviour.
- Rotorua reputation as a tourist destination has been badly damaged by this rise in antisocial behaviour resulting from this emergency housing. This has been widely reported including articles in RNZ, Newshub, Rotorua Daily Post and New Zealand Herald. A few excerpts include:

**Rotorua's emergency housing problem**, RNZ, 21 June 2022

*'Fenton Street used to be Rotorua's Golden Mile. Now locals call this stretch of road 'MSD Mile'*

**Steven Joyce: Motel generation deserves better — fast**, New Zealand Herald, 10 July 2022

*OPINION: Of all the public policy failures in this country over the past half-decade, one of the most appalling, and in some ways most surprising, is the unfolding debacle that is social and emergency housing, writes Steven Joyce'*

**Rotorua mayoral candidate Fletcher Tabuteau launches petition to change Fenton St 'ghetto'**, New Zealand Herald, 14 June 2022.

- Our tenants include a widow with child and young family with two children. [REDACTED] Streets have in the past been safe locations to live. Previous tenants at these locations have provided us with this feedback. However, in recent times the increase in antisocial/criminal behaviour which certain recipients of this emergency housing have brought into the area has created an environment of intimidation and fear. We fear for the safety of our tenants if this situation were to be extended for five years.
- We also fear that the value of our rental property will be badly affected by being in close proximity to emergency housing for five years. It is a fact that antisocial/criminal behaviour has become a norm of everyday life in this environment. Many of the recipients are people in genuine need and are law-abiding members of the community, but unfortunately some are not. We know of Rotorua residents

who have accessed this emergency housing only to find themselves in frightening and dangerous situations, intimidated by these undesirable elements. The result is that these genuine cases have fled the emergency housing (which has been established to help them) out of fear for their own safety.

- It is also well known in the community that a portion of people using this emergency housing have come from outside Rotorua. The Ministry of Social Development Rotorua Emergency Housing report shows that 40% of the recipients of the emergency housing in 2021 came from outside Rotorua. We have heard of cases where people have placed their possessions into storage and moved towns to come to Rotorua simply to take dishonest advantage of the essentially free accommodation offered by this emergency housing. This has also been reported in the local media.

*Kelly Makiha, a senior journalist at the Rotorua Daily Post investigated the issue. Makiha's met a lot of people who are genuinely in need of accommodation, but she's also met a couple from Gisborne who had left their children with grandparents because they wanted time to themselves!*

- The range of stays in the emergency housing on Fenton street has been from 3 days to 19 months. Clearly some of these stays are not emergency housing at all, but rather some recipients playing the system and preventing other people in need from accessing this service. Extending this emergency housing for five years is not the answer. It is just creating much wider social problems. Permanent housing is the answer. This is where the government should be investing.

Kind regards



Dr Kirk Torr



Ms Donna Webster

## **Submission on Resource Content Applications RC17889 to Use Existing Motel Buildings for Contracted Emergency Housing**

Submission on Resource Content Applications:

RC17889 – 249-251 Fenton Street and 14-16 Toko Street, Rotorua

Submitters: Dr Kirk Torr and Ms Donna Webster

We own [REDACTED] Rotorua. We currently rent these properties to tenants. We **strongly oppose** that resource content be given for MHUD to use these sites and existing buildings for contracted emergency housing for five years:

Our strong opposition is based on the following factors:

- The current emergency housing situation in these locations and other locations along Fenton street has been a disaster for the wider Rotorua community. Where a few Hoteliers have benefited, the wider community has suffered from an escalation of antisocial behaviour, intimidation, alcohol consumption and excessive noise, drug taking and drug dealing, and criminal behaviour.
- Rotorua reputation as a tourist destination has been badly damaged by this rise in antisocial behaviour resulting from this emergency housing. This has been widely reported including articles in RNZ, Newshub, Rotorua Daily Post and New Zealand Herald. A few excerpts include:

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*OPINION: Of all the public policy failures in this country over the past half-decade, one of the most appalling, and in some ways most surprising, is the unfolding debacle that is social and emergency housing, writes Steven Joyce'*

**Rotorua mayoral candidate Fletcher Tabuteau launches petition to change Fenton St 'ghetto', New Zealand Herald, 14 June 2022.**

- Our tenants include a widow with child and young family with two children. [REDACTED] Streets have in the past been safe locations to live. Previous tenants at these locations have provided us with this feedback. However, in recent times the increase in antisocial/criminal behaviour which certain recipients of this emergency housing have brought into the area has created an environment of intimidation and fear. We fear for the safety of our tenants if this situation were to be extended for five years.
- We also fear that the value of our rental property will be badly affected by being in close proximity to emergency housing for five years. It is a fact that antisocial/criminal behaviour has become a norm of everyday life in this environment. Many of the recipients are people in genuine need and are law-abiding members of the community, but unfortunately some are not. We know of Rotorua residents

who have accessed this emergency housing only to find themselves in frightening and dangerous situations, intimidated by these undesirable elements. The result is that these genuine cases have fled the emergency housing (which has been established to help them) out of fear for their own safety.

- It is also well known in the community that a portion of people using this emergency housing have come from outside Rotorua. The Ministry of Social Development Rotorua Emergency Housing report shows that 40% of the recipients of the emergency housing in 2021 came from outside Rotorua. We have heard of cases where people have placed their possessions into storage and moved towns to come to Rotorua simply to take dishonest advantage of the essentially free accommodation offered by this emergency housing. This has also been reported in the local media.

*Kelly Makiha, a senior journalist at the Rotorua Daily Post investigated the issue. Makiha's met a lot of people who are genuinely in need of accommodation, but she's also met a couple from Gisborne who had left their children with grandparents because they wanted time to themselves!*

- The range of stays in the emergency housing on Fenton street has been from 3 days to 19 months. Clearly some of these stays are not emergency housing at all, but rather some recipients playing the system and preventing other people in need from accessing this service. Extending this emergency housing for five years is not the answer. It is just creating much wider social problems. Permanent housing is the answer. This is where the government should be investing.

Kind regards



Dr Kirk Torr



Ms Donna Webster



## 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)***ROTORUA  
LAKES COUNCIL**

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b>  JOHN ANTHONY LLOYD
---	---

**This is a submission on an application from:**

The Ministry of Housing & Urban Development, on behalf of the operator of the Midway Motel (RC17890) for a Resource Consent to use the site and existing buildings at 293 Fenton Street Rotorua (Midway Motel) for contracted emergency housing with associated support services for a period of five years.

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

- (i) the number of occupants that MHUD want to house on the 293 Fenton Street site, and
- (ii) the suitability of the Midway Motel for the purpose stated in the application, particularly its location

**My submission is:**

I oppose granting a resource consent to the Ministry of Housing & Urban Development to operate the Midway Motel for emergency housing for the following reasons

- The Resource Consent Application RC17890 seeks approval for housing 90 occupants in 50 units on the 293 Fenton Street site. When operated as a motel for visitors to Rotorua, Midway motel had 15 units; reference Expedia, Booking.com, Trip Adviser etc. I assume from the RC application for 50 units and 90 occupants that the owners plan to expand the motel by taking advantage of the signalled changes to the city plan that would allow residential buildings up to three levels in Fenton St. I strongly oppose such a development for housing the homeless on Fenton St. as would a large majority of Rotorua residents. So, I submit that the consent application be rejected on this point alone.
- Unsociable behaviour in the neighbourhood and lack of respect

We built at [REDACTED] in Glenholme 12 years ago as it was a quiet, tidy, area within an easy walk to the city. We are approximately [REDACTED] from Midway Motel. For ten years we loved living here but sadly the homeless in motels experiment has only delivered bad outcomes for us. I list some of them below. As far as I can make out there is no justifiable connection between being homeless and living in a motel and anti-social behaviour, but the motel experiment has proven this connection exists. Some of my experiences of living close to two motels housing the homeless are:

- My wife will not walk into the city alone due to a past nasty experience involving a homeless person
- Many domestic fights; real nasty ones with threats and obscenities from our nearest new motel neighbours
- Many motels have become unkempt as the managers have no incentive to keep them tidy in order to compete for customers. Very sad.
- More household break-ins and car thefts in area. No proof that homeless from motels are responsible but highly likely
- General rubbish just discarded randomly (including used condoms and what I have been told are P bags)

- Supermarket trollies strewn about the area (one morning I counted 10 of them)
- Incidents of aggressive, unsociable behaviour towards total strangers.
- Increased graffiti in area

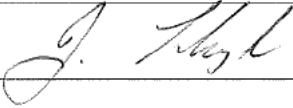



My walk last Sunday morning was unfortunately fairly typical of what has been happening in our area since the motel policy was put in place. As I exited our driveway a young girl came running towards me and was clearly running to escape her mother who was trying (unsuccessfully) to keep up. The mother yelled out to me to grab her daughter, which of course I didn't, so I received a spray of obscenities as she ran past me in pursuit of her daughter calling out "I'll fu...n kill you". The poor kid was obviously going to have a bad experience when her mother finally caught up with her. Then towards the end of my walk I passed one of our new neighbours sitting on the Fenton street median strip, obviously high on some substance, yelling repeatedly "f..k you, f..k k you, f..k you" directed at no particular person or thing. These scenes are fairly typical of what we may experience on a Sunday morning stroll around our neighbourhood since the homeless moved in.

▪ Deleterious tourist impressions

The Midway Motel is directly opposite the Arawa Park Hotel (previously Rydges) and even closer to the popular Urbano restaurant, so as the number of tourists gradually grows back over the next few years (hopefully) increasing numbers of tourists will be walking in the area. From my experiences and observations of antisocial behaviour of some homeless currently living in the close proximity motels, including the Midway Motel, there will be a high probability that tourists will be exposed to this bad behaviour while they are in the area. Continuing the motel experiment for another five years will be an absolute disaster for our tourism industry and for our once-loved Fenton St.

**I seek the following decision from the consent authority:**

Reject the application

Signature of submitter		Date: 8/7/2022
		Telephone: 
Contact person: Mr John Lloyd		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)***ROTORUA  
LAKES COUNCIL**

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> JOHN ANTHONY LLOYD
---	---

**This is a submission on an application from:**

The Ministry of Housing & Urban Development, on behalf of the operator of the Geneva Motel (RC17891) for a Resource Consent to use the site and existing buildings at 299 Fenton Street Rotorua for contracted emergency housing with associated support services for a period of five years.

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

the suitability of the Geneva Motel for the purpose stated in the application, particularly its location

**My submission is:**

I oppose granting a resource consent to the Ministry of Housing & Urban Development to operate the Geneva Motel for emergency housing for the following reasons

- Unsociable behaviour in the neighbourhood.

We built at [REDACTED] in Glenholme 12 years ago as it was a quiet, tidy, area within an easy walk to the city. We are approximately [REDACTED] from the back of the Geneva Motel. For ten years we loved living here but sadly the homeless in motels experiment has only delivered bad outcomes for us. I list some of them below. As far as I can make out there is no justifiable connection between being homeless and living in a motel and anti-social behaviour, but the motel experiment has proven this connection exists. Some of my experiences of living close to two motels housing the homeless are:

- My wife will not walk into the city alone due to a past nasty experience involving a homeless person
- Many domestic fights; real nasty ones with threats and obscenities from our nearest new motel neighbours
- Many motels have become unkempt as the managers have no incentive to keep them tidy in order to compete for customers. Very sad.
- More household break-ins and car thefts in area. No proof that homeless from motels are responsible but highly likely
- General rubbish just discarded randomly (including used condoms and what I have been told are P bags)
- Supermarket trollies strewn about the area (one morning I counted 10 of them)
- Incidents of aggressive, unsociable behaviour towards total strangers.
- Increased graffiti in area

My walk last Sunday morning was unfortunately fairly typical of what has been happening in our area since the motel policy was put in place. As I exited our driveway a young girl came running towards me and was clearly running to escape her mother who was trying (unsuccessfully) to keep up. The mother yelled out to me to grab her daughter, which of course I didn't, so I received a spray of obscenities as she ran past me in

pursuit of her daughter calling out "I'll fu...n kill you". The poor kid was obviously going to have a bad experience when her mother finally caught up with her. Then towards the end of my walk I passed one of our new neighbours sitting on the Fenton street median strip, obviously high on some substance, yelling repeatedly "f..k you, f..k k you, f..k you" directed at no particular person or thing. These scenes are fairly typical of what we may experience on a Sunday morning stroll around our neighbourhood since the homeless moved in.

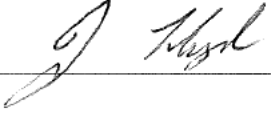



- Deleterious tourist impressions

The Geneva Motel is directly opposite the Arawa Park Hotel (previously Rydges) and even closer to the popular Urbano restaurant, so as the number of tourists gradually grows back over the next few years (hopefully) increasing numbers of tourists will be walking in the area. From my experiences and observations of antisocial behaviour of some homeless currently living in the close proximity motels, including the Geneva Motel, there will be a high probability that tourists will be exposed to this bad behaviour while they are in the area. Continuing the motel experiment for another five years will be an absolute disaster for our tourism industry and for our once-loved Fenton St.

**I seek the following decision from the consent authority:**

Reject the application

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

Signature of submitter 	Date: 8/7/2022
	Telephone: 
Contact person: Mr John Lloyd	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 19 Resource Management Act 1991  
Rotorua District Council*

To:  
The Chief Executive  
Rotorua District Council  
Private Bag RO3029  
ROTORUA

**Name of Submitter:**

Andre Den boer

*(Full Name)*

**This is a submission on an application from:**

Te Tūāpapa 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 – 18 Ward Ave, Rotorua;  
Malones Spa Motel – 321 Fenton Street, Rotorua;  
Pohutu Lodge – 3 Meade Street, Rotorua;  
Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua;  
Ascot On Fenton – 247 Fenton Street And 12 Toko Street, Rotorua;  
Roto Vegas Motel – 249 Fenton St And 16 Toko Street, Rotorua;  
Midway Motel - 293 Fenton Street, Rotorua;  
Geneva Motor Lodge – 299 Fenton Street, Rotorua;  
Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

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

**My submission is:**

I oppose all of the above applications for the following reasons: Having had a ownership interest in a property that shares a boundary with one of the applicants we have had occasions that rubbish has been thrown over the fence on to our property. We can imagine that other neighbours of all the applicants have had similar if not worse problems. Our property has been available for long term tenants for many years and having neighbours like this effects our tenants. We also are concerned how this resource consent is degrading Rotorua as a tourist destination

**I seek the following decision from the consent authority:**

That each of the above applications be declined.

- 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: Andre Den boer

Date: 10.7.2022

Address for service of Submitter:  
[Redacted]

Telephone: [Redacted]

Email: [Redacted]

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

<https://www.rotorualakescouncil.nz/our-council/consultation-and-public-notices/publicnotices/public-notice-for-contracted-emergency-housing>

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

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

The Rotorua District Council:  
[planning.submissions@rotorualc.nz](mailto:planning.submissions@rotorualc.nz)

**and:**

MHUD:  
[ablackwell@propertygroup.co.nz](mailto:ablackwell@propertygroup.co.nz)

**and:**

Restore Rotorua Inc:  
[restorerotorua@gmail.com](mailto:restorerotorua@gmail.com)

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)



RRD002NU07

Document Number: RDC-1278015

Date Registered: 1/7/2022

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA

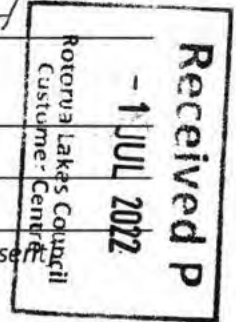
Name of Submitter: Horizon Commercial Limited (Full Name)

This is a submission on an application from:

Ministry of Housing and Urban Development (Name of applicant)

for a Resource Consent to: RC 17893

at: 7 Tyron Street 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:

Use the existing site and Hotel Buildings for contracted emergency housing. (Give Details)

My submission is:

We oppose the resource consent for 7 Tyron Street entirely because we own 2 childcare centres which are licensed for 100 children. These centres are [redacted]

from 4 & 6 Tyron St. We are concerned for the welfare of these children & the ongoing [include - viability of the business with up to 117 homeless occupants to close

- 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:

to deny the application

do not [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): [Signature] Date: 1-7-2022 Address for service of Submitter: [redacted] Telephone: [redacted] Contact person: [Signature] Paul Stevenson Director 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.

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>Horizon Commercial Limited</u>  _____ _____ (Full Name)
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This is a submission on an application from: Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: RC 17648

at: 16 Sala Street 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:  
use the existing site and motel buildings for contracted emergency housing  
[Give Details]

My submission is: We oppose the resource consent for 16 Sala Street entirely because we own 2 childcare centres which are licensed for 100 children. These centres are only [redacted] from 16 Sala Street. We are concerned for the welfare of these children & the ongoing viability of the business with up to 142 homeless occupants  
[include - these purpose built childcares have been there for approx 15 years,  
 • whether you support or oppose the specific parts of the application or wish to have them amended; and  
 • the reasons for your views] their address is 4+6 Tyron St.

I seek the following decision from the consent authority:  
to deny the application

I do not wish [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>1/7/22</u>
Address for service of Submitter: [redacted]	Telephone: [redacted]
Contact person: [name and designation, if applicable] <u>Director Paul Stevenson</u>	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.

## 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> Jerzy Antoni Zabkiewicz _____ _____ <div style="text-align: right;"><i>(Full Name)</i></div>
---	--

This is a submission on an application from:  
 Ministry of Housing and Urban Development

*(Name of applicant)*

for a Resource Consent to:

Use property at 107 Malfroy Rd Rotorua for contracted emergency housing for five years  
Non complying land use category.

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:

Appropriateness of this property for the stated purpose; number of occupants proposed; behaviour of occupants.

*[Give Details]*

My submission is:

I oppose this application as the owner of the adjacent property at [REDACTED] This motel has been used for a considerable length of time for emergency housing. The occupants have been less than responsible in their behaviour, and appeared to be intoxicated or under other influences at times. I have had numerous complaints from my tenant as to damage to fences, gate, litter thrown onto the property, noise and general unsociable attitudes. I have personally seen a male jump over the recently installed fence into the access lane between the two properties, so security is obviously inadequate. This motel does not have extensive grounds, is on a very busy road and would not be suitable for families if the following motel rules are followed:

- |   |   |
|---|---|
|  Children and beds | <b>Child policies</b><br><br>Children are not allowed.<br><br><b>Cot and extra bed policies</b><br><br>There is no capacity for cots at this property.<br><br>There is no capacity for extra beds at this property. |
|---|---|

If the proposed number of 39 occupants over 10 units is implemented, this implies 20 or more young children on site. It also implies that occupancy could be up to four per unit for varying lengths of time. This appears to be excessive. The proposed kaitiaki on site support is not substantial and the "support staff on site" is not defined and could simply be motel staff. Security is not credible following my comment about fence jumping males.

Reading the guest reviews for the motel prior to it becoming emergency housing, I conclude that the owner is simply exploiting a situation where their commercial operations are at risk of collapsing.

*[include –*

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

I seek the following decision from the consent authority:




Rejection of the proposed application or at the very least a much lower occupancy together with socially acceptable behaviour.

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

**I / 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>A Zabkiewicz</i> .....	Date: ..4/7/22.....
Address for service of Submitter: ..... 	Telephone: 
Contact person: <i>[name and designation, if applicable]</i> .....J A Zabkiewicz.....	Fax/email: 

RAS 62917

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>Jo Marama Trina Draper</i> <hr/> <p style="text-align: right;">(Full Name)</p>
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This is a submission on an application from:

Te Tūhapa 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, RC17690, RC17662, RC17691, RC17673, RC17387, RC17289, RC17890, RC17691, 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, 249 Fenton St & 10 Toko St, 263 Fenton St, 299 Fenton St, 107 Melhoy 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): <i>Jo Draper</i>	Date: <i>8.7.2022</i>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <i>Jo Draper</i>	Fax/email: 

RFS629173

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>Joshua Diamond</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: RC17647, RC17648, RC17650, RC17652, RC17661, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Sala St, 16 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, 263 Fenton St, 299 Fenton St, 107 Millroy 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>Joshua Diamond</u> .....	Date: <u>08/07/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Joshua Diamond</u>	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)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA
Name of Submitter: Kahui Tu Kaha (under the umbrella of Arohanui ki te Tangata collective) (Full Name)

This is a submission on an application from:

Te Tuāpapa 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 Saa St, 16 Ward Ave, 321 Fenton St, 3 Meade St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Matfroy 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. as part of the Arohanui ki te Tangata collective

\* 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): Barbara Browne
Date: 11/07/2022
Address for service of Submitter: Kahui Tu Kaha
Telephone:
Contact person: [name and designation, if applicable] Barbara Browne, CEO
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.

11 July 2022

Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

Attention: Chief Executive

Emailed to: [planning.submissions@rotorualc.nz](mailto:planning.submissions@rotorualc.nz)

Dear Sir

**Re: Submission to “Change the use” of motels from short term to long term.**

Attached together with this letter is our submission as noted above.

The purpose for our submission is to:

1. Support the change of use of motels for short term stays to long term stays (enabling motels to continue housing whānau temporarily with wrap around support).
2. Ensure that the displacement of a large number of people (300 whānau/ families/ tamariki/ mānaha) does not occur through the removal of motels as a resource for emergency housing
3. Ensure a solution for homelessness until a better alternative can be provided. Although motels are not the perfect solution, it is better than the alternative - living in garages and cars, or sleeping rough.
4. Ensure that people receive their entitlement to a warm, dry, decent, affordable and accessible home.

Nāku noa iti,



Barbara Browne  
**Chief Executive/ Tumu Whakarei**

**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)



Document Number: RDC-1277478  
 Date Registered: 30/6/2022

**To:**  
 Chief Executive  
 Rotorua Lakes Council  
 Private Bag RO3029  
 ROTORUA

**Name of Submitter:**  
LARISSA MARIE PARK  
 \_\_\_\_\_  
 \_\_\_\_\_  
 (Full Name)

This is a submission on an application from:  
MITUD re 131 LAKE RD, ROTORUA (LAKE ROTORUA MOTEL)  
 (Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: 131 LAKE RD, 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:  
change of use of motel business to emergency housing provider and the term of five years  
 [Give Details]

My submission is:  
that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently  
 [include - whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.  
 I seek the following decision from the consent authority:

DECLINE this consent.

[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>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: [name and designation, if applicable] ..... <u>LARISSA MARIE PARK</u>	Fax/email: <div style="background-color: black; width: 100%; height: 20px;"></div>

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>LARISSA MARIE PARK</u> <hr/> <p style="text-align: right;">(Full Name)</p>
---	---

This is a submission on an application from:

MTHD re 299 FENTON ST, ROTORUA (GENEVA MOTOR LODGE)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing

at: 299 FENTON 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:

change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:

that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing

[include - continues in the manner and extent it currently  
• whether you support or oppose the specific parts of the application or wish to have them amended; and  
• the reasons for your views] Is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.

I seek the following decision from the consent authority:

DECLINE this consent.

[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>Larissa Marie Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	E-mail: 

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>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:  
MTHUD re 18 WARD AVE, ROTORUA (NEWCASTLE MOTOR LODGE)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 18 WARD AVE, 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:  
change of use of motel business to emergency housing provide and the term of five years  
[Give Details]

My submission is:  
that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently  
[include - whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.  
I seek the following decision from the consent authority:

DECLINE this consent.

[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>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	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>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:  
MTHUD RE 247 FENTON ST (ASCOT ON FENTON MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 247 FENTON 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:  
change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:  
that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently  
[include - whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.

I seek the following decision from the consent authority:  
DECLINE this consent.

[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>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	Fax/email: [Redacted]

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>LARISSA MARIE PARK</u> _____ _____ (Full Name)
---	---

This is a submission on an application from:

MHMD RE 16 SALA ST, ROTORUA (ALPHIN MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing

at: 16 SALA 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:

change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:

that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently is. Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.  
[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 this consent.

[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>L Park</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] ..... <u>LARISSA MARIE PARK</u>	E-mail: 

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>LARISSA MARIE PARK</u> <hr/> (Full Name)
---	--

This is a submission on an application from:

MTHD re 7 TYRON ST, ROTORUA (APOLLO MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing

at: 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:

change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:

that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing

[include - continues in the manner and extent it currently

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views] Is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.

I seek the following decision from the consent authority:  
DECLINE this consent.

[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>L Park</u>	Date: <u>20/6/22</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	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>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:

MHMD RE 26-28 VICTORIA ST + 5 UNION ST ROTORUA  
(Name of applicant) (UNION VICTORIA MOTEL)

for a Resource Consent to: use the existing site and motel

buildings for contracted emergency housing

at: 26-28 VICTORIA ST + 5 UNION 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:

change of use of motel business to emergency housing  
provider and the term of five years  
[Give Details]

My submission is:

that Rotorua's reputation as a tourist town has  
been and continues to be damaged and this will  
be unable to be restored if emergency housing

[include - continues in the manner and extent it currently  
• whether you support or oppose the specific parts of the application or wish to have them amended; and  
• the reasons for your views] is, Rotorua's tourism businesses are  
suffering as a result of reputation damage and lack  
I seek the following decision from the consent authority: of tourism accommodation  
due to change of use.

DECLINE this consent.

[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>L Park</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	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>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:  
MTHQ RE 107 MALFROY RD, ROTORUA (ANN'S VOLCANIC MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 107 MALFROY RD, 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:  
change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:  
that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently  
[include - whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.  
I seek the following decision from the consent authority:  
DECLINE this consent.

[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>Park</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	E-mail: 

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>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:  
MHUD re 3 MEADE ST, ROTORUA (POHUTU LODGE)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 3 MEADE ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

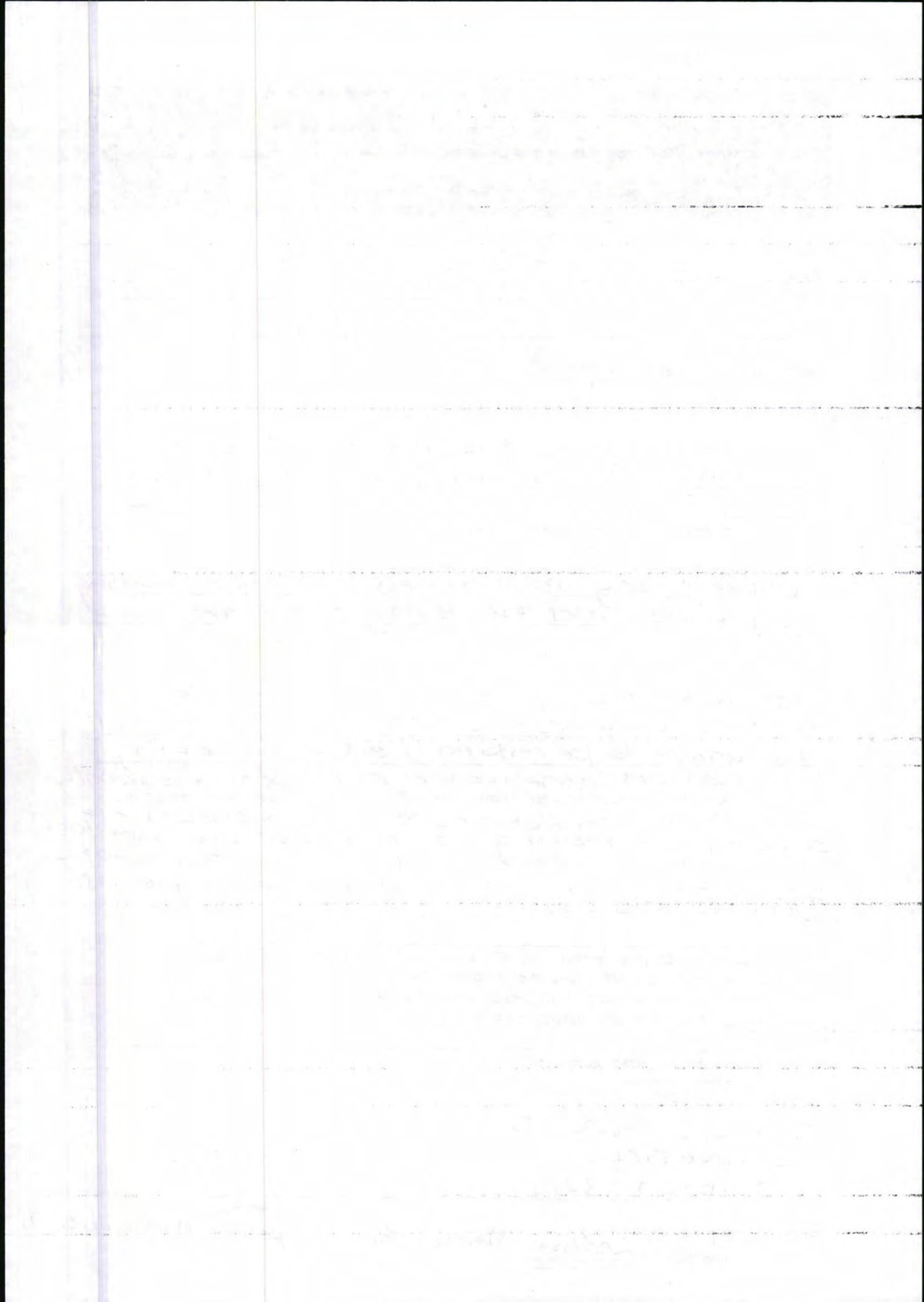
The specific parts of the application that my submission relates to are:  
change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:  
that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently  
[include - whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.  
I seek the following decision from the consent authority:

DECLINE this consent.

[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>Larissa Marie Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	Fax/email: [Redacted]



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>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:  
MITUD re 293 FENTON ST, ROTORUA (MIDWAY MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 293 FENTON 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:  
change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:  
that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently  
[include - whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views] is, Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation  
I seek the following decision from the consent authority: due to change of use.

DECLINE this consent.

[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>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	Fax/email: [Redacted]

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>LARISSA MARIE PARK</u>  _____  _____ (Full Name)
---	---

This is a submission on an application from:  
MHMD re 321 FENTON ST, ROTORUA (MALONES SPA MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 321 FENTON 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:  
change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:  
that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently is. Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.  
[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 this consent.

[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>L Park</u>	Date: <u>20/07/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	Facsimile: 

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>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:

MHMO RE 249 FENTON ST + 16 TOKO ST, ROTORUA  
(Name of applicant) (ROTOVEGAS MOTEL)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 249 FENTON ST + 16 TOKO 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:

change of use of motel business to emergency housing provider and the term of five years  
[Give Details]

My submission is:

that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing continues in the manner and extent it currently is. Rotorua's tourism businesses are suffering as a result of reputation damage and lack of tourism accommodation due to change of use.  
[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 this consent.

[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>Paul</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	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)*

**ROTORUA LAKES 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;"> <i>honoree horaine Raima Rapana</i> </div> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <div style="text-align: center; font-family: cursive; font-size: 1.2em;"> <i>Rapana</i> </div> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

This is a submission on an application from:

Te Tūāpapa Kōwhiriā – 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, RC17548, RC17550, RC17551, RC17552, RC17553, RC17554, RC17555, RC17556, RC17557, RC17558, RC17559, RC17560, RC17561, RC17562, RC17563, RC17564

at: 131 Lake Rd, 16 Sala St, 15 Wairi Ave, 301 Fenton St, 3 Maede St, 24-26 Victoria St & 3 Union St, 247 Fenton St & 42 Tote St, 240 Fenton St & 16 Tote St, 293 Fenton St, 299 Fenton St, 107 Maleny Rd, and 7 Taha 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="text-align: center; font-family: cursive; font-size: 1.2em;"> </div>	<b>Date:</b> .....
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 30px; margin-top: 5px;"></div>	<b>Telephone:</b> <div style="background-color: black; width: 100%; height: 30px; margin-top: 5px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	<b>Fax/email:</b> .....



**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.

RES 629/53

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>Maree Rehe</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: RC11047, RC11764a, RC11765a, RC11766, RC11767, RC11768, RC11769, RC11770, RC11771, RC11772, RC11773, RC11774, RC11775, RC11776, RC11777, RC11778, RC11779, RC11780, RC11781, RC11782, RC11783

at: 131 LKA Rn, 1A S4b St, 1B Ward Ave, 321 Fenlon St, 3 Mease St, 25-26 Vintea St & 5 Union St, 247 Fenlon St & 12 Toka St, 249 Fenlon St & 16 Toka St, 293 Fenlon St, 298 Fenlon St, 107 Mabey 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>M. Rehe</u>	Date: <u>08.07.2022</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 629175

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>Michelle Kavanagh</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 those sites for Contracted Emergency Housing with a term of five years.

Ref: RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17687, RC17680, RC17680, RC17691, RC17692, RC17903

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 Maffroy 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): <i>Michelle Kavanagh</i>	Date: 8.7.22
Address for service of Submitters: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable]	Fax/email: _____

RFS 629167

**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: 1.2em; font-family: cursive; color: blue; text-align: center;">Morgan Lee King</div> <hr/> <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, RC17662, RC17861, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 2 Meade St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 248 Fenton St & 16 Toko St, 263 Fenton St, 299 Fenton St, 107 Mallory 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): ..... <div style="font-size: 1.5em; font-family: cursive; color: blue; text-align: center;">Morgan Lee King</div>	Date: <span style="font-size: 1.2em; font-family: cursive; color: blue;">8/7/05</span>
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>
Name of person (name and designation, if applicable) .....	Fax/email: .....

RFS 629178

**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>Rachael Marie Payne</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: 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 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></u>	Date: <u>8/7/22</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>Rachael Payne</u>	Fax/email: 

~~RDC~~ RFS 629140

**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-size: 1.5em; font-family: cursive;">Rawinia JRC</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;"/> <div style="text-align: center; font-size: 0.8em;">(Full Name)</div>
---	--

This is a submission on an application from:

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

\_\_\_\_\_  
(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, RC17046, RC11950, RC11667, RC11901, RC17673, RC17687, RC17889, RC17920, RC17801, RC17892, RC17893

at: 131 Uke Rd, 16 Sals St, 19 Ward Ave, 321 Fernon St, 3 Maude St, 29-28 Victoria St & S Union St, 247 Fernon St & 10 Toko St, 243 Fernon St & 16 Toko St, 293 Fernon St, 299 Eureka 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): ..... <div style="text-align: center; font-size: 1.5em; font-family: cursive;">RJC</div>	Date: <u>8/9/22</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.



RFS629174

**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>Rawiri Palmer</u> <hr/> <hr/> <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, RC17662, RC17661, RC17673, RC17687, RC17888, RC17889, RC17890, RC17891, RC17892, RC17893

at: 131 Lake Rd, 16 Sala St, 16 Ward Ave, 321 Fenton St, 1 Meade 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): .....	Date: <u>7/7/22</u>
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>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

RFS 629/55

**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>Renneigh Falwasser</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

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: RC11641, RC11644, RC11650, RC11660, RC11661, RC11672, RC11687, RC11689, RC11690, RC11691, RC11692, RC11693

at: 131 Lake Rd, 16 Sals St, 18 Wairoa Ave, 321 Fenton St, 33 Meade St, 35-38 Victoria St & 51/52 St, 241 Fenton St & 12 Toka St, 249 Fenton St & 18 Toka St, 293 Fenton St, 299 Fenton 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: <u>08/07/2005</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.

RFS 629/52

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> Sarah Ross _____ _____ <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: RC17847, RC17848, RC17850, RC17862, RC17864, RC17873, RC17897, RC17899, RC17920, RC17921, RC17932, RC17933

at: 131 Lake Rd, 16 Sale St, 13 Ward Ave, 321 Fenon St, 3 Meade St, 26-28 Victoria St & 5 Union St, 247 Fenon St & 12 Toko St, 249 Fenon St & 16 Toko St, 293 Fenon St, 299 Fenon 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:

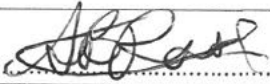


Grant Resource Consent to all twelve applications subject to suggested conditions outlined in the applications.

\_\_\_\_\_  
[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): _____ 	Date: 8.09.22
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> <u>Ting Jiang</u> _____ _____ (Full Name)
---	---

This is a submission on an application from:

Union Victoria Motel  
(Name of applicant)

for a Resource Consent to: use existing site and motel buildings for contracted emergency housing.

at: 5 Union Street / 26/28 Victoria Street  
[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:

Land use consent

[Give Details]

My submission is:

I oppose the application  
Too many emergency house residents, not safe, noisy

[include -

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

I seek the following decision from the consent authority:

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): ..... <u>Ting Jiang</u>	Date: <u>04/07/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] ..... <u>Ting Jiang</u>	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.

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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

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



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

This is a submission on an application from:

The Property Group Limited

*(Name of applicant)*

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

at: 16 Sala Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level or awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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>4th July 2022</u>
Address for service of Submitter: <div style="background-color: black; width: 150px; 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> <u>Paul Romanes</u> .....	Fax/email: .....



**Note to submitter:**


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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

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



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

This is a submission on an application from:

The Property Group Limited

*(Name of applicant)*

for a Resource Consent to: RC17650 - New Castle Motor Lodge - 18 Ward Avenue

at: 18 Ward Avenue, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level of awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:



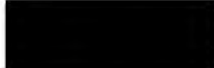
We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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>4th July 2022</u>
Address for service of Submitter:  ..... .....	Telephone:  .....
Contact person: <i>[name and designation, if applicable]</i> <u>Paul Romanes</u> .....	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.

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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

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



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

This is a submission on an application from:

The Property Group Limited

*(Name of applicant)*

for a Resource Consent to: RC17661 - Pohutu Lodge - 3 Meade Street

at: 3 Meade Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level or awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:

We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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>4th July 2022</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> <u>Paul Romanes</u> .....	Fax/email: .....

**Note to submitter:**


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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

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



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

This is a submission on an application from:

The Property Group Limited

*(Name of applicant)*

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

at: 16 Sala Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level of awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

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

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

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Contact person: <i>[name and designation, if applicable]</i> <u>Paul Romanes</u> .....	Fax/email: .....

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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Paul Romanes</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

This is a submission on an application from:

**The Property Group Limited**

*(Name of applicant)*

for a Resource Consent to: RC17661 - Pohutu Lodge - 3 Meade Street

at: 3 Meade Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

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I seek the following decision from the consent authority:

We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

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

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

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Signature of submitter (or person authorised to sign on behalf of submitter): .....  .....	Date: <u>4th July 2022</u>
Address for service of Submitter: [Redacted] ..... .....	Telephone: [Redacted] .....
Contact person: <i>[name and designation, if applicable]</i> <u>Paul Romanes</u> .....	Fax/email: .....



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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

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



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

This is a submission on an application from:

**The Property Group Limited**

*(Name of applicant)*

for a Resource Consent to: RC17887 - Ascot on Fenton - 247 Fenton Street and 12 Toko Street

at: 247 Fenton and 12 Toko Streets, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

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I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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>4th July 2022</u>
Address for service of Submitter: <div style="background-color: black; width: 150px; 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> <u>Paul Romanes</u> .....	Fax/email: .....

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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Paul Romanes</u> <hr/> <div style="text-align: right;"><i>(Full Name)</i></div>
---	--

This is a submission on an application from:

The Property Group Limited

*(Name of applicant)*

for a Resource Consent to: RC17889 - Roto Vegas Motel - 249 Fenton Street and 16 Toko Street

at: 249 Fenton and 16 Toko Streets, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

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I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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.

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Signature of submitter (or person authorised to sign on behalf of submitter): .....  .....	Date: <u>4th July 2022</u>
Address for service of Submitter: <div style="background-color: black; width: 150px; height: 20px; margin-bottom: 5px;"></div> ..... .....	Telephone: <div style="background-color: black; width: 80px; height: 20px; margin-bottom: 5px;"></div> .....
Contact person: <i>[name and designation, if applicable]</i> <u>Paul Romanes</u> .....	Fax/email: .....

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*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Paul Romanes</u> <hr/> <div style="text-align: right;"><i>(Full Name)</i></div>
---	--

This is a submission on an application from:

**The Property Group Limited**

*(Name of applicant)*

for a Resource Consent to: RC17890 - Midway Motel - 293 Fenton Street

at: 293 Fenton Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level or awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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>4th July 2022</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> <u>Paul Romanes</u> .....	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.

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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

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



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

This is a submission on an application from:

The Property Group Limited

*(Name of applicant)*

for a Resource Consent to: RC17893 - Apollo Hotel - 7 Tyron Street

at: 7 Tyron Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level or awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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>4th July 2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> ..... .....	Telephone: <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> .....
Contact person: <i>[name and designation, if applicable]</i> <u>Paul Romanes</u> .....	Fax/email: .....



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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

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



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

This is a submission on an application from:

**The Property Group Limited**

*(Name of applicant)*

for a Resource Consent to: RC17892 - Ann's Volcanic Motel - 107 Malfroy Road

at: 107 Malfroy Road, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level or awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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>4th July 2022</u>
Address for service of Submitter: <div style="background-color: black; width: 150px; 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> <u>Paul Romanes</u> .....	Fax/email: .....

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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Paul Romanes</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

This is a submission on an application from:

**The Property Group Limited**

*(Name of applicant)*

for a Resource Consent to: RC17891 - Geneva Motor Lodge - 299 Fenton Street

at: 299 Fenton Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

We do not believe this motel should continue to be used for emergency housing in any form. I would also like to raise the substantial effects the use of motels for emergency housing has had on local tourism, which is a major contributor to our local economy, I am an avid mountain biker and there is certainly a high level or awareness amongst out of town mountain bikers that Rotorua is now no longer a safe place to travel to. The vast majority that I talk to now, drive from their home to the trails to ride on Saturday, then drive to Taupo to eat and stay the night then return to Rotorua on Sunday to ride before going home. Few enter Rotorua city to eat, shop, stay as they have previously. This is a significant loss to the local economy directly attributable, I think to the negative effects of the emergency housing in Rotoruas central city

I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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.

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Contact person: <i>[name and designation, if applicable]</i> <u>Paul Romanes</u> .....	Fax/email: .....

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**FORM 13**

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT**

*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Paul Romanes</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

This is a submission on an application from:

The Property Group Limited

*(Name of applicant)*

for a Resource Consent to: RC17661 - Pohutu Lodge - 3 Meade Street

at: 3 Meade Street, Rotorua - MHUD Emergency Housing

*[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:

Any use of the property for Emergency Housing by MHUD or any other entity

*[Give Details]*

My submission is:

I Strongly OPPOSE this application

I live with my wife and 3 small children in the immediate vicinity of the property, we have experienced first hand the extremely negative effect the use of local motels for emergency housing has had on our area. Since this motel has been used for emergency housing we have been robbed numerous times, witnessed extreme violence immediately outside of the motel and our house aswell as a significant degradation of the area. We now no longer feel safe in our area or our own home.

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I seek the following decision from the consent authority:


We seek that the application be dismissed in its entirety, I believe that because the applicant has been using the property for this purpose already it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community - it has failed miserably at this, against this background, I cannot see any improvements in the future

*[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.

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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>
Contact person: <i>[name and designation, if applicable]</i> <u>Paul Romanes</u>	Fax/email: .....

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