

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>Taura Grant</u>  _____ _____ (Full Name)	Received P  - 1 JUL 2022  Rotorua Lakes Council Customer Centre
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This is a submission on an application from:

Te Tūāpapa Kōwhiri Kōwhiri - Ministry of Housing & Urban Development  
(Name of applicant)

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

at: 299 Fenton St (RC17891, 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:

- The use of the whole motel for emergency housing
  - the term of five years is excessive
- [Give Details]

My submission is:

I DO NOT support the submission, on the grounds:

- density/concentration in regard other emergency motels (Geneva sit) directly opposite Midway motel which is applying for another consent)

[include - (2) sitting on a quiet residential street


- 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 his consent application.
  - Impose density limitations (eg only 1x emergency motel within a 350m radius of each other), to support "community" for all involved
- [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>TG</u>	Date: <u>21/6/2022</u>
Address for service of Submitter: _____ _____	Telephone: _____
Contact person: [name and designation, if applicable] <u>Taura Grant</u>	 RRD002NUH2

**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:**  
Taura Grant  
\_\_\_\_\_  
\_\_\_\_\_  
(Full Name)

Received  
- 1 JUL 2022  
Rotorua Lakes Council  
Customer Centre

This is a submission on an application from:

Te Tūāpapa Kura Kōinga - Ministry of Housing & Urban Development  
(Name of applicant)

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

at: Midway Motel, 293 Fenton St (RC17890)  
[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:

- 1) The use of the whole motel for emergency housing
- 2) the term of five years is excessive

[Give Details]

My submission is:

I DO NOT support the submission, on the grounds:  
1) density/concentration in regard other emergency motels (there is one which  
sit directly opposite Midway motel which is applying for a consent)  
2) sitting on a quiet residential street

[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 his consent application.
- Impose density limitations (eg only 1x emergency motel  
within a 350m radius of each other), to support a "community"

[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]

*waiting for all involved*

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Taura Grant</u>	Date: <u>21/6/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Taura Grant</u>	Fax/email:

**Note to submitter:**

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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)*

**To:**

Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

**Name of Submitter:**

Ira Te Kani and Andrew Taylor

This is a submission on an application from: Te Tuapapa Kura Kainga – RC17890

for a Resource Consent to: *use the site and existing buildings at 293 Fenton Street, Rotorua for contracted emergency housing for five years.*

at: *Midway Motel, 293 Fenton Street, Rotorua*

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

*The proposed activity, i.e. emergency housing, in areas/accommodation not fit for purpose*

My submission is:

*I oppose the use of Midway Motel for emergency housing for the length of five years.*

*These small motel rooms are not fit for purpose, and it has been our experience that with the limited amount of space inside and out of these rooms, the occupants wander around the neighbourhoods.*

*The Government should be providing more suitable housing for these people, especially the children.*

*These motels were not designed to be occupied at the level they are currently being occupied and at the level they will continue to be occupied at if Resource Consent for these applications is granted.*

*I am not aware of any feasibility reports having been done on the wastewater and storm water systems ability to cope with such population densification.*

*We own a property in [REDACTED] Street, which is being tenanted through [REDACTED] and know first hand that family and friends staying in motels, congregate in this street, because of the limited space available to them in their emergency housing situation. We know there are older retired people living in [REDACTED] Street who are now afraid of being alone in their own homes, where they have lived happily for a great number of years.*

*The applications note that security will be provided on site for the motels but that does not help us living the neighbourhood. Residential properties are in need of some form of security also.*

I seek the following decision from the consent authority:

*I would not object to them being given a shorter timeframe of up to 6 months only, so that Government could find alternative housing solutions to emergency housing e.g. the Kainga Ora development corner of Malfroy and Ranolf Streets, or the old Boulevard Motel complex. The Government needs to decrease the number of motels being used, and stop bringing in people from outside Rotorua.*

*I oppose the granting of resource consents for all the other motels in Rotorua, especially around the corner of Fenton & Robertson Streets, with the large concentration of these motels such as Tuscany Villas and Emerald Spa being used for emergency housing.*

*We knew of people who chose to move to Te Kaha to live, but who were relocated to emergency housing in Rotorua, when this became available.*

*I appreciate that some of them need "wrap-around-services" but it is upsetting when I see the large number of physically fit young people striding around the streets, when employers are crying out for workers.*

*Emergency Housing and wrap around services are needed but they must be delivered in such a way as to cause limited impact on surrounding neighbourhoods and communities.*

*I do not oppose Emergency Housing and the wrap around services that are said will be provided (albeit without any great detail). But it is not fair, sustainable nor safe for Emergency Housing to be concentrated in Rotorua, and particularly on Fenton Street (and at the end of Robertston Street), like is occurring now and which Government plans to continue and grow, for a minimum of 5 years.*

*Emergency Housing needs to be spread throughout the city and district, and not concentrated in any one area. The Boulevard site was purchased by the Government for \$8 million some time ago and will be used as Transitional Housing. That site alone should be the extent of government housing on Fenton Street. MSUD must stop funding the use of motels on Fenton Street as Emergency Housing and find other locations for this.*

*There should be a rule requiring no more than one Emergency or Transitional Housing facility (for say up to 55 people), in a 1.5km radius. This would ensure that those in need of Emergency Housing support can better assimilate into neighbourhoods, rather than overwhelm neighbourhoods.*

*We have discussed with neighbours our desire to support individuals and families in Emergency Housing within our community by volunteering and donating time and resources, sharing garden bounty and meals and arranging shared lunches / social events – but at the level of densification currently operating, the prospect of such private, charitable projects is unlikely, due to sheer overwhelm and intimidation.*

*There appears to be no consideration regarding the lack of green and play space for those in need of Emergency Housing. Band aids are applied and now sought to be left festering for 5 years.*

**MHUD must be forced to consider a more sustainable model that integrates with communities.**

*For example, I am aware that if resource was put into the establishment of a community garden, locals and those in Emergency Housing could come together to create something for the whole community to enjoy and benefit from. It is short sighted planning to allow continued densification of inner city residential and commercial land space for Transitional and Emergency Housing, without creating a positive offset for those using such facilities and the communities in which they are located.*

*I realise land is scarce and housing is desperately needed but we must be smarter with our solutions and move the majority of Transitional and Emergency Housing out of the main town center and away from Fenton Street, as well as focus on creating positive spaces for those in need of support, rather than placing them in harmful environments.*



**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):



Date:

11 July 2022

Address for service of Submitter:



Telephone:



Contact person: Ira Te Kani

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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**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)*

**To:**

Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

**Name of Submitter:**

Ira Te Kani and Andrew Taylor

Owners of [REDACTED]

This is a submission on an application from: Te Tuapapa Kura Kainga – RC17891  
for a Resource Consent to: *use the site and existing buildings at 299 Fenton Street, Rotorua for contracted emergency housing for five years.*

at: *Geneva Motor Lodge, 299 Fenton Street, Rotorua*

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

*The proposed activity, i.e. emergency housing, in areas/accommodation not fit for purpose*

My submission is:

*I oppose the use of Geneva Motor Lodge for emergency housing for the length of five years.*

*These small motel rooms are not fit for purpose, and it has been our experience that with the limited amount of space inside and out of these rooms, the occupants wander around the neighbourhoods.*

*The Government should be providing more suitable housing for these people, especially the children.*

*These motels were not designed to be occupied at the level they are currently being occupied and at the level they will continue to be occupied at if Resource Consent for these applications is granted.*

*I am not aware of any feasibility reports having been done on the wastewater and storm water systems ability to cope with such population densification.*

*We own a property in [REDACTED] Street, which is being rented through [REDACTED] and know first hand that family and friends staying in motels, congregate in this street, because of the limited space available to them in their emergency housing situation. We know there are older retired people living in [REDACTED] Street who are now afraid of being alone in their own homes, where they have lived happily for a great number of years.*

*The applications note that security will be provided on site for the motels but that does not help us living the neighbourhood. Residential properties are in need of some form of security also.*



I seek the following decision from the consent authority:

*I would not object to them being given a timeframe of up to 6 months only, so that Government could find alternative housing solutions to emergency housing e.g. the Kainga Ora development corner of Malfroy and Ranolf Streets, or the old Boulevard Motel complex. The Government needs to decrease the number of motels being used, and stop bringing in people from outside Rotorua.*

*I oppose the granting of resource consents for all the other motels in Rotorua, especially around the corner of Fenton & Robertson Streets, with the large concentration of these motels such as Tuscany Villas and Emerald Spa being used for emergency housing.*

*We knew of people who chose to move to Te Kaha to live, but who were relocated to emergency housing in Rotorua, when this became available.*

*I appreciate that some of them need "wrap-around-services" but it is upsetting when I see the large number of physically fit young people striding around the streets, when employers are crying out for workers.*

*Emergency Housing and wrap around services are needed but they must be delivered in such a way as to cause limited impact on surrounding neighbourhoods and communities.*

*I do not oppose Emergency Housing and the wrap around services that are said will be provided (albeit without any great detail). But it is not fair, sustainable nor safe for Emergency Housing to be concentrated in Rotorua, and particularly on Fenton Street (and at the end of Robertston Street), like is occurring now and which Government plans to continue and grow, for a minimum of 5 years.*

*Emergency Housing needs to be spread throughout the city and district, and not concentrated in any one area. The Boulevard site was purchased by the Government for \$8 million some time ago and will be used as Transitional Housing. That site alone should be the extent of government housing on Fenton Street. MSUD must stop funding the use of motels on Fenton Street as Emergency Housing and find other locations for this.*

*There should be a rule requiring no more than one Emergency or Transitional Housing facility (for say up to 55 people), in a 1.5km radius. This would ensure that those in need of Emergency Housing support can better assimilate into neighbourhoods, rather than overwhelm neighbourhoods.*

*We have discussed with neighbours our desire to support individuals and families in Emergency Housing within our community by volunteering and donating time and resources, sharing garden bounty and meals and arranging shared lunches / social events – but at the level of densification currently operating, the prospect of such private, charitable projects is unlikely, due to sheer overwhelm and intimidation.*

*There appears to be no consideration regarding the lack of green and play space for those in need of Emergency Housing. Band aids are applied and now sought to be left festering for 5 years.*

**MHUD must be forced to consider a more sustainable model that integrates with communities.**

*For example, I am aware that if resource was put into the establishment of a community garden, locals and those in Emergency Housing could come together to create something for the whole community to enjoy and benefit from. It is short sighted planning to allow continued densification of inner city residential and commercial land space for Transitional and Emergency Housing, without creating a positive offset for those using such facilities and the communities in which they are located.*

*I realise land is scarce and housing is desperately needed but we must be smarter with our solutions and move the majority of Transitional and Emergency Housing out of the main town center and away from Fenton Street, as well as focus on creating positive spaces for those in need of support, rather than placing them in harmful environments.*

**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):

*L Te Kani*

Date:

11 July 2022

Address for service of Submitter:



Telephone:



Contact person: Ira Te Kani

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

ROTORUA  
LAKES COUNCIL

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

To:

Name of Submitter:

Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

Ira Te Kani and Andrew Taylor

Owners

This is a submission on an application from: *Te Tuapapa Kura Kainga - RC18244*

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

at: *Emerald Spa Motor Inn, 284-286 Fenton Street, Rotorua*

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

*the proposed activity, i.e. emergency housing, in areas/accommodation not fit for purpose*

My submission is:

*I oppose the use of Emerald Spa Motor Inn for emergency housing for the length of five years.*

*These small motel rooms are not fit for purpose, and it has been our experience that with the limited amount of space inside and out of these rooms, the occupants wander around the neighbourhoods.*

*The Government should be providing more suitable housing for these people, especially the children.*

*These motels were not designed to be occupied at the level they are currently being occupied and at the level they will continue to be occupied at if Resource Consent for these applications is granted.*

*I am not aware of any feasibility reports having been done on the wastewater and storm water systems ability to cope with such population densification.*

*We own a property in [REDACTED] Street, which is being rented through Airedale Properties, and know first hand that family and friends staying in motels, congregate in this street, because of the limited space available to them in their emergency housing situation. We know there are older retired people living in Robertson Street who are now afraid of being alone in their own homes, where they have lived happily for a great number of years.*

*Our first tenants were eventually removed from our property, after suspicions of drug dealing were notified to us. A person being harboured at this property was eventually charged with murder, and a drug test at the property revealed meth having been used here. The property was visited frequently by gang members, witnessed by the neighbours.*

*We gave them a second chance, and the property was leased to a whanau with health issues. However, these tenants have since been given notice because they were being visited constantly by large numbers of people on foot and by vehicle, day and night. The excuse given was that they were whanau living in emergency housing (motels) nearby. However, dealings were witnessed by neighbours, and word got back to us from various sources that "meth" was being sold at this house. Gang members were known to visit this property also.*

*I tried to ring the "105" police number to inform them, but was number 20 in the queue but because of work commitments could not stay on hold for that long.*

*These tenants have also been given notice to vacate and we are removing this property from the management of Airedale Properties, and have apologised to the neighbours.*

*However, during these tenancies, it has been noted that young children have been left in vehicles alone while visiting this property, school-age children have been visiting this property with adults during school hours, and the visitors were noisy whilst there and inconsiderate drivers.*

*The applications note that security will be provided on site for the motels but that does not help us living the neighbourhood. Residential properties are in need of some form of security also.*

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

*I would not object to them being given a timeframe of up to 6 months only, so that Government could find alternative housing solutions to emergency housing e.g. the Kainga Ora development corner of Malfroy and Ranolf Streets, or the old Boulevard Motel complex. The Government needs to decrease the number of motels being used, and stop bringing in people from outside Rotorua.*

*I oppose the granting of resource consents for all the other motels in Rotorua, especially around the corner of Fenton & Robertson Streets, with the large concentration of these motels such as Geneva Motor Lodge, Midway Motel, Tuscany Villas and Emerald Spa being used for emergency housing.*

*We knew of people who chose to move to Te Kaha to live, but who were relocated to emergency housing in Rotorua, when this became available. Some were gang members who thought it was wonderful getting a motel unit to live in, and receive a benefit.*

*I appreciate that some of them need "wrap-around-services" but it is upsetting when I see the large number of physically fit young people striding around the streets, when employers are crying out for workers.*

*Emergency Housing and wrap around services are needed but they must be delivered in such a way as to cause limited impact on surrounding neighbourhoods and communities.*



*I do not oppose Emergency Housing and the wrap around services that are said will be provided (albeit without any great detail). But it is not fair, sustainable nor safe for Emergency Housing to be concentrated in Rotorua, and particularly on Fenton Street (and at the end of [REDACTED] Street), like is occurring now and which Government plans to continue and grow, for a minimum of 5 years.*

*Emergency Housing needs to be spread throughout the city and district, and not concentrated in any one area. The Boulevard site was purchased by the Government for \$8 million some time ago and will be used as Transitional Housing. That site alone should be the extent of government housing on Fenton Street. MSUD must stop funding the use of motels on Fenton Street as Emergency Housing and find other locations for this.*

*There should be a rule requiring no more than one Emergency or Transitional Housing facility (for say up to 55 people), in a 1.5km radius. This would ensure that those in need of Emergency Housing support can better assimilate into neighbourhoods, rather than overwhelm neighbourhoods.*

*We have discussed with neighbours our desire to support individuals and families in Emergency Housing within our community by volunteering and donating time and resources, sharing garden bounty and meals and arranging shared lunches / social events – but at the level of densification currently operating, the prospect of such private, charitable projects is unlikely, due to sheer overwhelm and intimidation.*

*There appears to be no consideration regarding the lack of green and play space for those in need of Emergency Housing. Band aids are applied and now sought to be left festering for 5 years.*

*MHUD must be forced to consider a more sustainable model that integrates with communities. For example, I am aware that if resource was put into the establishment of a community garden, locals and those in Emergency Housing could come together to create something for the whole community to enjoy and benefit from. It is short sighted planning to allow continued densification of inner city residential and commercial land space for Transitional and Emergency Housing, without creating a positive offset for those using such facilities and the communities in which they are located.*

*I realise land is scarce and housing is desperately needed but we must be smarter with our solutions and move the majority of Transitional and Emergency Housing out of the main town center and away from Fenton Street, as well as focus on creating positive spaces for those in need of support, rather than placing them in harmful environments.*

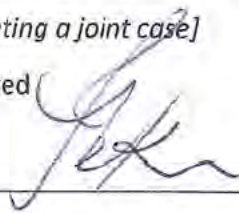
I seek the following decision from the consent authority:

**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):



Date:  
2 September 2022

Address for service of Submitter:

---

Telephone:



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Fax/email:

Contact person: Ira Te Kani



**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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**Please help us to stop the continued use of Motels for Emergency Housing in Rotorua for the next 5 years !!**

The Rotorua Lakes Council once again tried to make this process hard for any Party willing to make a submission about the concerns that have plagued Rotorua for nearly 3 years with Emergency Housing in Motels.

Initially a separate submission for each Motel was required !!! (Form 13)

As of Wed 22<sup>nd</sup> June the Council have been told to change this format on their website to allow a single submission on all applications as a whole.

My suggestion would be to fill out (Form 13) highlighting your most disturbing concerns with this proposal from Ministry of Housing and Urban Development. Include any first-hand experiences of disruptive behaviour you have personally encountered from a particular site with an attachment, if necessary, as Form 13 does not give enough space to address the numerous concerns Rotorua residents have been experiencing.

Please note: Any Ratepayer or Resident of Rotorua can make a submission.

**Please ensure you note the address on Form 13 of all the sites that are of concern.** It would be extremely helpful if you agreed to be heard in support of your submission. Effectively it would slow down this application from MHUD, and help us be heard and seen.

This form can be viewed on website:

[www.rotorualakescouncil.nz/contractedemergencyhousing](http://www.rotorualakescouncil.nz/contractedemergencyhousing)

Submitted to: [planning.submission@rotorualc.nz](mailto:planning.submission@rotorualc.nz)

**OR: The Chief Executive Rotorua Lakes Council, Private Bag RO3029 Rotorua**

And a copy of this submission must also be sent to:

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

For: The Property Group Ltd, Wellington Office, PO Box 2874, Wellington 6140

**IMPORTANT: All submissions must be lodged to both parties by 5pm 11<sup>th</sup> July 2022. Please ask for confirmation of submission received.**

**This may be our only chance to stop the slow and deliberate destruction of Fenton St, Central City area, and our beautiful tourist town: Rotorua.**

**We genuinely care about how our city is being slowly sold out by RLC, MSD, MHUD and Dept of Corrections**

**Thank you for your support from "A Concerned Long Time Resident and Ratepayer of this City".**



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 R03029  
ROTORUA

**Name of Submitter:**  
Jo Meyer - (Oneka)  
\_\_\_\_\_  
(Full Name)

Received

11 JUL 2022

Rotorua Lakes Council  
Customer Centre

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

for a Resource Consent to: Use the sites & existing buildings for contracted emergency housing for 5 years.

at: RC 17648 Alpin Motel, RC 17893 Apollo Motel & RC 17650 New Castle 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:  
RC 17648, 17893 & 17650 in particular, but the argument extends to the application of 12 Rotorua motels as Emergency Housing for 5 years.  
[Give Details]

My submission is:  
Opposing resource consent to MHUD to use motels for emergency housing.  
See attached.

- [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:  
To decline consent to MHUD to use motels in Rotorua for emergency housing

[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): Jo Meyer

Date: 06-07-2022

Address for service of Submitter:  
[Redacted]

[Redacted]

Contact person: [name and designation, if applicable] Ms JO Meyer

Fax/email: [Redacted]



Jo. Mayer

**Please help us to stop the continued use of Motels for Emergency Housing in Rotorua for the next 5 years !!**

The Rotorua Lakes Council once again tried to make this process hard for any Party willing to make a submission about the concerns that have plagued Rotorua for nearly 3 years with Emergency Housing in Motels.

Initially a separate submission for each Motel was required !!! (Form 13)

As of Wed 22<sup>nd</sup> June the Council have been told to change this format on their website to allow a single submission on all applications as a whole.

My suggestion would be to fill out (Form 13) highlighting your most disturbing concerns with this proposal from Ministry of Housing and Urban Development. Include any first-hand experiences of disruptive behaviour you have personally encountered from a particular site with an attachment, if necessary, as Form 13 does not give enough space to address the numerous concerns Rotorua residents have been experiencing.

Please note: Any Ratepayer or Resident of Rotorua can make a submission.

**Please ensure you note the address on Form 13 of all the sites that are of concern.** It would be extremely helpful if you agreed to be heard in support of your submission. Effectively it would slow down this application from MHUD, and help us be heard and seen.

This form can be viewed on website:

[www.rotorualakescouncil.nz/contractedemergencyhousing](http://www.rotorualakescouncil.nz/contractedemergencyhousing)

Submitted to: [planning.submission@rotorualc.nz](mailto:planning.submission@rotorualc.nz)

**OR: The Chief Executive Rotorua Lakes Council, Private Bag RO3029 Rotorua**

**And a copy of this submission must also be sent to:**

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

For: The Property Group Ltd, Wellington Office, PO Box 2874, Wellington 6140

**IMPORTANT: All submissions must be lodged to both parties by 5pm 11<sup>th</sup> July 2022. Please ask for confirmation of submission received.**

**This may be our only chance to stop the slow and deliberate destruction of Fenton St, Central City area, and our beautiful tourist town: Rotorua.**

**We genuinely care about how our city is being slowly sold out by RLC, MSD, MHUD and Dept of Corrections**

**Thank you for your support from "A Concerned Long Time Resident and Ratepayer of this City".**



FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 224 Resource Management Act 1991  
(Rotorua Lakes Council is the operating name of Rotorua District Council)

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

Name of Submitter:  
Jo Meyer (Oneva Tohanna)  
  
(Full Name)

This is a submission on an application from:

Ministry of Housing & Urban Development  
(Name of applicant)

for a Resource Consent to:

Use the sites & existing buildings for contracted emergency housing for 5 years

at: RC17648 Alpin Motel. RC17893 Apollo Motel & RC17650 New Castle 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:

RC17648, 17893 & 17650 in particular, but the argument extends to the application of 12 Rotorua motels as Emergency Housing for 5 years.  
[Give Details]

My submission is:

Opposing resource consent to MHUD to use motels for emergency housing.  
See attached.

[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:

To decline consent to MHUD to use motels in Rotorua for emergency housing

[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>Jo Meyer</u>	Date:	<u>06-07-2022</u>
Address for service of Submitter:	[Redacted]	Telephone:	[Redacted]
Contact person: [name and designation, if applicable]	<u>Ms OJ Meyer</u>	Fax/email:	[Redacted]



8 July 2022

Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

#### Resource Consent Application

I write in response to your letter dated 10.6.22. regarding your intention to grant emergency housing consent for five years to 12 motels in Rotorua, one being the Alpin Motor Lodge.

I understand that the Alpin Motor Lodge is one of a number of sites currently applying for emergency housing consents.

As a local resident, I am very concerned about this application.  
The concerns include the following:

#### **Safety of local vulnerable residents**

The area surrounding the Alpin Motor Lodge, New Castle Motor Lodge and Apollo Motel are quiet neighbourhoods, with many older, single and vulnerable residents.

We are all very concerned about keeping the area that way. These are residents who carefully chosen the area where they felt at home and fit in.

#### **Lack of impact studies on the changing profile from visitors to emergency housing**

Neither I, nor any of the residents I spoke to, have seen impact studies completed for this area, in relation to its use as emergency accommodation. No impact studies were included in the documents sent to us, as local residents.

We therefore request copies of any existing impact studies. Or, if they do not exist, that an impact assessment is completed prior to the application being considered.

Accommodation such as AirBnB, hotels and motels are mainly used in evenings and overnight.

Visitors are primarily holiday makers, sport and recreation related or work-related activities, such as conferences.

They are mostly adults or families.

For the most part, they have their own transport or have transport arranged to access activities or events throughout the day.

The long-term usage of the Alpin Motor Lodge as emergency accommodation will have significant long-term impacts on the local neighbourhood. For example, increased day-time population in the local area (residents of emergency housing who are home throughout the day) would require:

- Increased need for grocery stores and local amenities that tourists and short-term visitors would previously have driven to access in other areas.
- Increased need for local police presence and security requirements
- Additional noise in the local community, from increased day-time population.
- Increased need for playgrounds and parks for the growing number of local children.

## **Concerns with Over-crowding; health risks associated with emergency housing**

In your letter dated 10 June 2022, you describe:

Maximum of 142 occupants in 40 one-bedroom units. This number excludes motel staff and children under 18 months.

Even if only 18 units of the 40 have only 1 child under 18 months it amounts to 160 people, 4 in each unit.

If there are 2 children under 18 months in units, this rises to 142 plus 80 with 220 people **equating to 5.5 people per one bedroom unit.**

This indicates that the intention is to have three to four (3-5.5) persons per one bedroom, which, as we might all agree will highly likely be children and young people. This breaches measures used by Statistics NZ (see below) to assess the bedroom requirements of a household and can be defined as over-crowding.

Some of us work in the health sector. It is expected that the health sector will have to pick up the increased risks and complications in addition to the current workload, created through over-crowding?

As such, we request written approval from the following for the planned over-crowding of vulnerable communities at the Alpin Motor Lodge:

- Written approval from the Health Minister
- Written approval from the Paediatric Team at Rotorua Hospital
- Written approval from RAPHs, who represent most General Practices in Rotorua (including the local Sore Throat and Skin Infection Clinic).

In addition, we request copies of your plans to monitor the ages, genders, and total numbers of people in each unit.

How is "Visions of a Helping Hand" monitoring this?.

How many support workers are on site?

What is the training?

For context, the following is a direct quote from Statistics NZ:

*What is crowding?*

- *Crowding is caused when the homes that people live in are too small to accommodate the number of people in a household.*
- *There are many different measures of crowding.*
- *The capacity of a dwelling can be measured by floor area, or the number of bedrooms or rooms.*
- *The measure used by Stats NZ is the Canadian National Occupancy Standard (CNOS).*
- *This measure calculates the number of bedrooms needed based on the demographic composition of the household.*
- ***It presumes that there should be no more than two people to a bedroom, but that couples and children of certain ages can share a bedroom.***

*Previous research has found that this index works fairly well within the New Zealand context. It is also used to measure crowding in Australia.*

*Reference: <https://www.stats.govt.nz/news/almost-1-in-9-people-live-in-a-crowded-house>*



**The Canadian National Occupancy Standard** summarises the bedroom requirements of a household

based on the following criteria:

- **There should be no more than 2 persons per bedroom;**
  - **Children less than 5 years of age of different sexes may reasonably share a bedroom;**
  - **Children 5 years of age or older of opposite sex should have separate bedrooms;**
  - **Children less than 18 years of age and of the same sex may reasonably share a bedroom;**
- and
- **Single household members 18 years or older should have a separate bedroom, as should parents or couples.**

Reference: <https://meteor.aihw.gov.au/content/386254>

#### **Concerns with the length of the experimental trial**

It is very unwise to allow an experiment with so much at stake and so many vulnerable humans at risk which include the homeless, the existing residents and services. Then we do not even to mention the huge risk to Rotorua as a whole, the Bay of Plenty and also for the nation.

This is a very risky decision.

#### **Origins of emergency accommodation residents**

Why should Rotorua take on this big burden of providing so much emergency accommodation.

Most of the people in need are NOT from Rotorua. Our infrastructure and resources can not withstand this multiplication of needs.

This is not normal growth of a town.

Is this what Rotorua council and representatives of the Rotorua's ratepayers want for our town?

#### **Request for further consultation**

As ratepayers we request extension of your deadline and for more consultation with so many other sectors first.

You run a serious risk of being personally responsible for many and far-reaching consequences for not communicating and really listening to those affected.

Yours sincerely

O J Meyer



13 June 2022



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

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

Dear Sir/Madam,

**Publicly Notified Resource Consent Applications: Contracted Emergency Housing**

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

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

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

**What is contracted emergency housing?**

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

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

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




RFC 629158

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

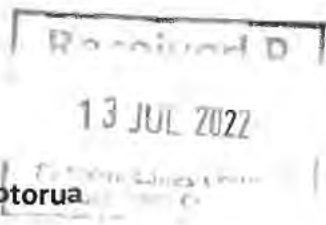


Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b>  <b>Walter &amp; Theresa Scheer</b> 
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This is a submission on an application from:

**RC17647 – 131 Lake Road, Rotorua**



**Additionally**

**RC17673 – Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua**

**RC17889 – Roto Vegas Motel – 249 Fenton St and 16 Toko Street, Rotorua**

**RC17892 – Ann’s Volcanic - 107 Malfroy Road, Rotorua**

for a Resource Consent to:

**Resource Consent to use the existing site and motel buildings for contracted emergency housing at: 31 Lake Road ( aka Lake Rotorua Hotel)**

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

- **Relevance of designated zoning to proposed application –**
- **The number of occupants proposed to be present on site**
- **The proposed duration of the consent -**
- **Duration of proposed stays**
- **Quality of on-site support proposed**
- **Adherence to the proposed site management plans**

My submission is:

[include –

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

Our submission will clearly state our position is OPPOSITION to each specific part of the application(s) above and our grounds for these objections.

We will be heavily referencing the application document provided by Alice Blackwell, Senior Planner from The Property Group (The Property Group) to Rotorua Council in May 2022.

- **Relevance of designated zoning to proposed application –**

**We OPPOSE the application on the basis that the intended use is incongruous to the zonings**

The permitted activity in *Commercial 4 - City Entrance Zoning* is tourist accommodation. Domestic (and International) tourist market can be broadly defined as propensity to travel domestically for leisure purposes (short breaks of 5 nights or less). It is on this basis that the motel facilities have been constructed and this is also the reason that some of the physical features of the units have “leniency” where compared to what rental accommodation would legally be required to have to offer under healthy homes legislation.

The proposed use of the existing site and motel buildings are contrary to the legal zoning of the land (and therefore, we would expect, its current resource consent) and the purpose for which the facilities were built.

Any reference to permitted activities under *Residential 1 – Low Density Living Zone* will be spurious given that the likely portion of 131 Lake Road subject to this zoning is an undeveloped green field on the northern side.

- **The number of occupants proposed to be present on site (and sites in Rotorua)**

**We OPPOSE the application on the basis that the number of accommodation places (in total) being applied for is significantly higher the number for which CEH claims to be “on average” providing.**

**We OPPOSE all 12 applications on the basis that the true scope of need for CEH has not been quantified accurately and is not being monitored effectively.**

It is recognised that this resource consent application is being processed concurrently with 12 other resource consent applications for CEH in motels and this number of consents being considered at the same time is definitely a major concern for us as individuals and those with whom we have contact in the wider community.

The Property Group provided detailed notes to Rotorua Council in May 2022. These notes include an assertion that CEH provides accommodation for average of approximately 600 people, or 250 families.

The Property Group submission also acknowledges (pg 10) that some 1,121 people who entered emergency housing in Rotorua in 2021 nearly one third of the recipients of CEH were potentially from “out of town”. This raises a serious question about the capacity for CEH being sought and the impact it has on adjacent residents and the community.

It is relevant to remind Council at this point that the ambit of these 12 applications (which appear to be driving at increased capacity for CEH), is in addition to the CEH facilities already consented and operating in Rotorua since COVID (March 2020) AND those that have been acquired in Rotorua. To process this many applications en-masse in the absence of quantifiable need is irresponsible.

A very brief analysis of the 12 applications shows that current CEH applications are in fact for over 1000 people (166% of current “average” or a expressed another way a 67% increase in

capacity) and seeks to secure just over 300 units (likewise 120% of current "average" or 20% increase in capacity)

Lake Rotorua	Lake	140	38
Alpin	Sala	142	40
New Castle	Ward	64	16
Malones	Fenton	66	20
Pohutu	Mead	58	14
Union Victoria	Union / Victoria	78	20
Ascot	Fenton	54	14
Rotorvegas	Fenton / Toko	108	26
Midway	Fenton	90	50
Geneva	Fenton	52	14
Anns	Malfroy	39	10
Apollo	Tyron	117	39

Source: compilation of public notifications "description of activity" Sections.

- **The number of occupants proposed to be present on site (and sites in Rotorua)**  
*Continued...*

**We OPPOSE** the current application(s) on the basis that they build capacity in a CEH program deemed necessary in Rotorua which is already operating at surplus to requirements IF 600 people is in fact the average number of Rotorua based residents that need to be temporarily housed.

As stated above the aggregated applications seek to increase capacity. This is not acceptable in our view. We have grave concerns over how the "need" is being monitored and expenditure on the same controlled.

**131 Lake Road**, is geographically isolated from the remainder of the applicants - the only applicant on the northern entrance way to our city. It is therefore the first logical candidate to be declined in order to offer geographical efficiency to service providers of supervision, security, and other social services.

**We OPPOSE** the application on the basis that the proposed number of occupants exceeds that actual capacity of the site

Application for 131 Lake Road, seeks 140 occupants in 38 units.

The Property Group submission states (pg 8) that *"The Housing Service Provider (Visions) use two units for operations, both of these units sleep up to four people and as such this would reduce the maximum capacity for CEH down to 132 people."*

The MAXIMUM application should be reduced to 132 occupants.

**We continue to OPPOSE** the submission even if the numbers are reduced to this (more accurate) descriptor.

At either of these ratios the average habitation density is clearly 3-4 people per unit.



The Property group explain (pg3) *Contracted Emergency Housing (CEH) is primarily for families and whānau with children, young people and people with disabilities. A focus on whānau based accommodation implies 1-2 children per unit or, 30 – 60 children on site. Noting of course that this extrapolation excludes infants sleeping in cots which only increases our concerns about density of the population concerned.*

The Motel style complex does not offer safe, suitable, compliant indoor spaces. We respectfully contend that the units would fail Healthy homes compliance testing in terms of insulation, ventilation, and access to kitchen and laundry facilities.

Outdoor play space for this number of children is effectively non-existent. Given that the logical outdoor play area is the central courtyard which is also the carpark.

The carpark opens (with unrestrained access) onto the one of the busiest arterial routes servicing the city. Lake Road is a dual carriage way open to four lanes of heavy traffic. Bennett Road, a main feeder road from Koutu / Kawaha Point, is less than 20m from the hotel driveway. This is simply not a suitable environment for children.

- **The proposed duration of the consent -**

**We OPPOSE the proposed duration of the consent on the basis that FIVE YEARS cannot by any definition be regarded as a temporary solution.**

**We OPPOSE the proposed duration of the consent on the basis that neither CEH providers nor Lakes Council have provided quantifiable proof that the quantum of applications (when considered alongside existing facilities) can provide resolution of the crisis.**

An emergency is by definition a serious, unexpected, and often dangerous situation requiring immediate action.

The use of Contracted Emergency Housing (CEH) as a response to what was framed as a housing crisis could well meet this definition. CEH has provided an immediate response, which we believe was appropriate during COVID related lockdowns. But, it is now clearly becoming entrenched despite the fact that the scale of CEH being considered is regarded by our community as presenting potentially dangerous solutions, creating damaging perceptions of safety and hospitality among our tourists and visitors, and, to have it suggested that this is now needed for FIVE years is, to be honest, unexpected and not demonstrated as necessary.

We would expect this application process to consider modelling not just of supposed need, but also a clear policy road map for how CEH contributes to the long term resolution of the “housing crisis” it purports to address.

In the absence of a policy roadmap for resolution of the current needs, a FIVE year consent risks entrenching the current “emergency” response even further as a social policy. FIVE years is excessive (likened to a shot in the a dark at duration) not only for the current Council, but also for the incoming Council, and the one after that!!

This duration is unacceptable it implies that we expect this situation to persist until at least 2027.

- **Duration of proposed stays**

**We OPPOSE the application on the basis that the proposed length of stay contemplates occupancy that cannot not be considered temporary in the context of NZ tenancy Law.**

The Property Group submission contends that across all emergency housing, the average length of stay in is 22 weeks, the typical length of stay is 2-3 months and the maximum length of stay is 19 months.

It is helpful to consider this statement in the context of New Zealand Tenancy laws which are expressed in days.... The statement would therefore read: *across all emergency housing, the average length of stay in is 154 days (22 weeks), the typical length of stay is 60-90 days (2-3 months) and the maximum length of stay is 583 days (19 months)*

Tenancy Services website states that *"Whether you're a landlord or a tenant, it's important to know the differences between a periodic tenancy and a fixed-term tenancy" further that If the tenancy does extend beyond 90 days, all rules (edit) for periodic tenancy, will apply as usual. For the purpose of clarity "a periodic tenancy agreement has no end date. It continues until either the tenant or the landlord gives written notice to end it*

There is no doubt that CEH clients are enjoying all benefits of tenants, with none of the responsibilities for which tenants are legally obliged.

We respectfully suggest that ALL twelve applications (and in particular RC17647) must be considered in the context of the definition of a residential tenancy under New Zealand Law.

Consideration must extend to what demands, compliance and reporting conditions would be placed on a consortium of private landlords attempting to apply for five years of CEH at a selection of residential addresses peppered throughout Rotorua. Would such a consortium be granted leniency from healthy homes compliance, density of occupancy within their properties and immunity from neighbour opportunities to object?

Consideration should also extend to what will be the consequences when providers of a CEH resident, having passed the 90 thresholds, seeks to secure a tenancy via the tenancy tribunal.

These concerns are already evidenced by The Property Group's admission that across all CEH motels, there are 16 whānau and five individuals that have been in CEH since 1 July 2021 (i.e. from when motels were first contracted by HUD). Over one year in CEH.

Here then are 21 examples of the CEH providing tenancy not temporary accommodation. Again, for clarity, if 600 is the average number of CEH clients, then more than 4% of the clients are captured by this one example... Over one year in CEH!

And if 22 weeks (154 days) is the average then the situation is drifting more towards tenancy than temporary emergency housing. How will this situation ever be improved if FIVE-year resource consents are granted?

Again, a policy roadmap for resolution is required not a blanket admission that simply providing more housing for longer will resolve the issue.

- **Quality of on-site support proposed**

**We OPPOSE the application on the basis that the facilities are not designed for or suitable for providing high density community housing with adherent wrap around services, the types of services required by CEH residents on site.**

The Property Group make it very clear that CEH clients require intense screening, access to social services, in some cases supervision. We know from personal observation that there is a need for on-site security personnel.

The application states that Social Workers or support staff are working from two units in the complex. These are not purpose built offices.

The Property Group acknowledge in their submission that there are likely to be victims of domestic abuse and violence on site – these clients would necessarily be at risk from their abusers or aggressors.

The property group also devote an entire section of their report to defending the rights of unspecified CEH client (asserted to be around 1% of the population concerned) who are subject to restrictions such as (but not limited to) Bail • Home detention; • Probation; • Supervision; • Restraining orders; • Protection orders; • Compulsory treatment orders.

The fact that they acknowledge that there are a percentage (albeit currently small) of their clients who are subject to the same confirms community fears about the risk of CEH as a housing solution that concentrates risk geographically.

The presence of rehabilitating, recovering or at-risk individuals in potentially high concentration adds yet another layer of risk, requiring a quality of facilities and levels of supervision that 131 Lake Road is incapable of providing.

Council has already expressed their concern on this front as far back as September 2021 when they wrote: *Unless this issue can be satisfied, the emergency housing activity is unlikely to fit within the terms of the District Plan definition of “community housing”, regardless of whether the number of persons on site at any one time otherwise satisfies the definition.*



- **Adherence to the proposed site management plans**

**We OPPOSE the application on the basis that the liberal ideology driving the placement of CEH residents makes it very much a matter of individual choice as whether or not a site management plan can be adhered to (or for that matter enforced)**

The Property Group takes pains to point out (pg7) that *"In our view, residents in CEH choose to be there, irrespective of whether or not they are also subject to conditions as a result of offending. As such it is also our view that these residents are free to leave CEH if they choose to and relocate to an alternative approved address.*

The nature of CEH means that it is extremely unlikely that any resident will leave by choice to somehow magically relocate to an alternate address, after all the reason they have been provided with a CEH placement is surely because they currently have nowhere else to go.

We expect council to thoroughly interrogate the Consent Applicants on which way they want CEH residents to be perceived?

As vulnerable members of society that need a temporary house solution before a permanent change can be made for their betterment ?

Or ...

As individuals who are free to make choices at taxpayer expenses irrespective of whether their "choice" entails adherence conditions on their behaviour and actions.

Contracted Emergency Housing applicants (and clients) cannot have this both ways. The very fact that the dilemma is exposed during their application demonstrates a risk to successful execution of site management plans

I seek the following decision from the consent authority:  
 Give precise details, including the general nature of any conditions sought

**We seek that Consent Authority uphold our OPPOSITION to the applications for the reasons outlined above**

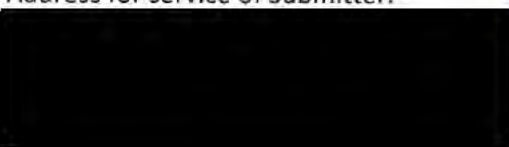


**We seek that Consent Authority DECLINE the applications on the basis that they will:**

- Ignore or contravene existing zoning and resource consent
- Create capacity that inadvertently sponsors growth of high density, low quality housing solutions, adding to the crisis rather than its resolution
- Entrench the emergency response as social policy for at least FIVE years
- Inadvertently create a new type of rental accommodation, where providers (as landlords) are funded by the state to provide multiple CEH residencies (tenancies) on a single site, without simultaneously requiring the providers to comply with relevant housing legislation
- Not in or of themselves RESOLVE the housing crisis. And could contribute to exacerbation of the crisis as increasing capacity that drives demand by choice.

**We Seek that the Consent Authority DIRECT Rotorua Lakes Council, CEH Providers, tangata Whenua and Local Ratepayers to engage in an exercise that not only quantifies emergency housing need but places the need in the context of its contribution to RESOLUTION of the housing crisis, rather than simply perpetuating it under a different cloak.**

**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): (Digitally signed) <i>email</i> <b>Walter and Teresa Scheer. W H Scheer</b> T M Scheer <i>Scheer</i>	Date: 11 July 2022
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <i>Teresa Scheer (Ngati Whakaue). Walter Scheer. We are both residents of Rotorua. Rate Payers. LandLords and Business owner/operator.</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

Doc No: IT-2044 (1 June 2005)

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:

SENYS J. CAVES (SEANYN)  
(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.

STRONGLY OBJECT TO EACH OF THE 12 LISTED  
MOTELS ABOVE IN THEIR ENTIRETY

**My submission is:**

I oppose all of the above applications for the following reasons:

I object and strongly oppose these applications that were granted by Rotorna Lakes Council as a Temporary measure established initially in opposition to the RLC's District Plan. I reside in the Glenhelme area close to many of these establishments and have experienced all the detrimental <sup>anti</sup> social & criminal effects of the clients allocated the comodation in these motels. For approx 3yrs and now the Govt & Council (RLC) wants the duration of the terms granted for 5yrs, which is totally unacceptable and as residents / ratepayers we have no trust in the system, nor any confidence the situation will improve in your area that's basically become a Ghetto.

Rotorna has had their fair of negative experiences

I seek the following decision from the consent authority:

That each of the above applications be declined.

DECLINE ALL APPLICATIONS - STICK TO THE ORIGINAL PURPOSE & DISTRICT PLAN RELATED TO MOTEL ACCOMODATION

- 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: J. M. [Redacted]

Date: 6 JULY, 2022

Address for service of Submitter:

Telephone:

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: BlackmanSpargo Rural Law Limited (Full Name)

This is a submission on an application from:

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

for a Resource Consent to: use the sites and existing buildings for contracted emergency housing for 5 years

at: 16 Sala Street, Rotorua, and 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: Emergency housing at the Apollo Hotel, 7 Tyron Street, Rotorua, and emergency housing at the Alpin Motel, 16 Sala Street, Rotorua [Give Details]

My submission is: Attached

- [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: We oppose this application as we believe it will have an adverse impact on our staff, clients, and our business

[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): [Handwritten signature] Date: 11 July 2022
Address for service of Submitter: 24 Froude Street, Rotorua Telephone: [Redacted]



Contact person: *[name and designation, if applicable]* Sheree Bennett, Practice Manager

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.

**In the matter of the publicly notified resource consent applications by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the Applicant”) regarding RC17648 and RC17893**

**Submission to the Rotorua Lakes District Council from BlackmanSpargo Rural Law Limited (“the Submitter”).**

A resource consent can be granted for a non-complying activity if the Applicant establishes the adverse effects of the activity on the environment will be minor, and that the activity will not be contrary to the objectives of the relevant plan.

The directors of the Submitter believe the granting of the two applications will have a major adverse impact on the environment.

**Background**

The Submitter has been leasing the building at 24 Froude Street for over 17 years and uses the building to operate its rural law firm business. The carpark at 19 Sala Street is licensed to the Submitter and is used for car parking for its seventeen staff. Of the seventeen staff, sixteen are female.

**Alpin Motel**

The Alpin Motel is situated directly opposite the carpark. The motel has become considerably more dilapidated since it has been used for emergency housing, which lowers the tone in the area. During the day there are a number of people that visit the motel and park on the road, making the turn into Sala Street more hazardous. Staff have repeatedly seen undesirable people hanging around the motel doing things that appear illicit, and on numerous occasions police have been on the premises. Staff often need to work longer hours, and some now choose not to work late as they are concerned for their personal safety. If it is dark, staff no longer shut the gate as they leave the carpark, which leaves the property open for direct access. The back door, which leads out onto the carpark, is kept locked at all times because of the concern of staff that a strange person will walk into the office and become threatening. Staff are also concerned about leaving belongings in their cars which could entice a break-in.

**Apollo Hotel**

The Apollo Hotel is situated on Tyron Street which is around the corner from the Froude Street premises. The Submitter believes that having emergency housing located at Tyron Street will adversely affect the safety of its own staff and its clients, some of which are elderly, plus have an extreme detrimental effect on the Rydges Hotel, situated on the corner of Froude and Tyron Streets. Staff no longer take the short stroll to the BP service station or take walks in their lunchtimes along Fenton Street or the immediate vicinity, as are concerned about the groups that wander, loiter, and meet up to exchange what appears to be illicit items. Staff are concerned about their personal safety. The Submitter has also considered the need to have the front door locked at all times which, is not only a fire hazard, but will make access to staff and clients very difficult.

**Other Matters to Consider**

Rotorua is one of the main tourist destinations in New Zealand. To have a multitude of emergency housing premises in Rotorua has already had a negative impact on our New Zealand visitors and if changes are not made, will taint our reputation overseas. The Submitter appreciates that there is a need for emergency housing and that there are families in need, however there are homeless people who have addiction and mental issues, and they are causing problems in our community.

**Conclusion**

The above facts need to be taken into consideration. The applications for resource consent to use both the Alpin Motel and the Apollo Hotel for emergency housing should be declined due to the major adverse impact they will have on our environment and the reputation of Rotorua as a tourist destination.

**FORM 13**



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

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

<p><b>To:</b>                  Chief Executive                  Rotorua Lakes Council                  Private Bag RO3029                  ROTORUA</p>	<p><b>Name of Submitter:</b>                   Antony, Shybu</p>
--	--

This is a submission on an application from:

Ministry of Housing and Urban Development

for a Resource Consent to: 293 Fenton Street, Rotorua for contracted emergency housing for 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:

- The consent that is sought for a period of five years.
- Maximum of 52 occupants in 14 units.

*[Give Details]*

My submission is:

I strongly oppose giving resource consent to the above activity on this address by the applicant. This is because we have had too much unlawful activity from people in the emergency motels throughout this area. These include; damage to property, trashing and vandalizing within areas nearby, car theft, dangerous driving, intimidation and verbal abuse to the public and ruining the reputation of the city.

*[include –*

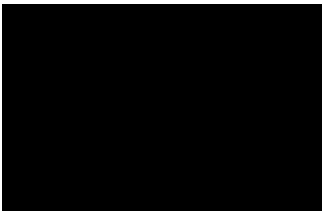


*▪ whether you support or oppose the specific parts of the application or wish to have them amended; and ▪ the reasons for your views]*

I seek the following decision from the consent authority:

Please do not give resource consent to this address.

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <b>Shybu Antony</b>	Date: <p style="text-align: center;"><b>20/6/2022</b></p>
Address for service of Submitter:   New Zealand	Telephone: 
Contact person: <i>[name and designation, if applicable]</i>	Fax/email: 



Shybu Antony	
--------------	--

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

**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>  <p style="text-align: right;">Antony, Shybu</p>
---	--

This is a submission on an application from:

Ministry of Housing and Urban Development

for a Resource Consent to: 284-286 Fenton Street, Rotorua for contracted emergency housing for 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:

- The consent that is sought for a period of five years.
- Maximum of 52 occupants in 14 units.

*[Give Details]*

My submission is:

I strongly oppose giving resource consent to the above activity on this address by the applicant. This is because we have had too much unlawful activity from people in the emergency motels throughout this area. These include; damage to property, trashing and vandalizing within areas nearby, car theft, dangerous driving, intimidation and verbal abuse to the public and ruining the reputation of the city.

*[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:

Please do not give resource consent to this address.

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <b>Shybu Antony</b>	Date: <b>20/6/2022</b>
Address for service of Submitter:  <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> 3010  New Zealand	Telephone:  <div style="background-color: black; width: 100px; height: 15px; margin-left: 100px;"></div>

Contact person: <i>[name and designation, if applicable]</i> Shybu Antony	Fax/email: 
--	---

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

**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.



3 July 2022

Chief Executive  
Rotorua Lakes Council  
Private Bag 3029  
ROTORUA

By Email: [planning.submissions@rotorualc.nz](mailto:planning.submissions@rotorualc.nz)

CC: Alison Blackwell ([ablackwell@propertygroup.co.nz](mailto:ablackwell@propertygroup.co.nz))

Dear Geoff

**RE: SUBMISSION ON A PUBLICLY NOTIFIED RESOURCE CONSENT APPLICATION: RC17673 – UNION VICTORIA MOTEL 26/28 Victoria Street Rotorua (Site Address 5 Union Street/26-28 Victoria Street, Rotorua)**

As can be seen by my residential address above, I live [REDACTED] to the Union Victoria Motel, therefore, probably one of the most affected people in Rotorua in relation to this motel being used for emergency housing.

Whilst I feel that it is highly inappropriate that Rotorua residents are being housed in motels, I do not want to be seen as a person saying 'not in my back yard', and understand that there needs to be an immediate, but short term, solution to the crisis that the people currently housed in the motels are facing, and realise that this is better than being on the streets. However, I have major concerns the consent would be extended beyond the five years and that 'out of towners' are being housed in our motels, which I do not support.

I will, however, accept the granting of the resource consent only on the following basis:

- That there is no 'right of renewal', or renewal on the consent; that the consent is for a maximum of five years; the motel is returned to being a tourist motel at the end of five years; and that Council cannot go back on this and extend it.
- Council have a robust plan in place, i.e. a sinking lid policy, so that at the end of 5 years that all of the people housed in the Union Victoria Motel are out of the accommodation and housed at the end of the 5 year period, enabling it to be returned to a motel.
- That the onsite support as mentioned in the application, especially re the support services and security, is ensured. Having it stipulated that it is 'Visions of a Helping Hand' will be the support organisation in the application should be removed; as if that organisation is not doing an effective job they should be replaced by another service provider. I also want to ensure that there are robust processes in place for the monitoring and performance of these organisations who are providing the on-site response (with clear KPIs and intervention if they are performing poorly).

- That the 'temporary fencing' on the Union Street side of the property is replaced with proper permanent high security fencing, that is also aesthetically pleasing; as this affects the value of our property, the image and desirability of our neighbourhood, and the mana of the people having to live in the motel. The current temporary fencing is not appropriate or acceptable (See figure 1 & 2 for photo of current temporary fencing).
- That there remains only one entrance to the Union Victoria Motel (Victoria Street entrance) and that the entrance from the Union St side remains blocked off.
- That the landscaping is maintained to a good standard (including the areas belonging to the property on the outside of the fencing), including weeding and maintenance. Currently it is an eyesore (see Figure 3 & 4 for photo of current state of grounds maintenance). This also affects the value of our property, the image and desirability of our neighbourhood, and the mana of the people having to live in the motel.
- That the motel do not turn up the geothermal pressure to the extent that there is any water squirting from the geothermal pressure overflow pipe and spraying onto our property. This has been an issue on numerous occasions over the last couple of years.
- That occupants, the owners of the motel and the support service organisation are required to follow the rules laid out in the Site Management Plan.
- That the occupants of the motel are Rotorua residents and not from out of town.

Figure 1.





Figure 2.



Figure 3.





**Figure 4.**



I think that I am being very reasonable and I don't think the above stipulations are too much to ask to enable the consent to be granted.

If you have any questions, please do not hesitate to contact me on [REDACTED] or [REDACTED]

Yours sincerely

A handwritten signature in black ink on a white background, enclosed in a thin black border. The signature appears to read "Jennifer Murray".

Jennifer Murray



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>PHILIP PARNELL</u> <u>SPACKMAN</u> (Full Name)
---	--

This is a submission on an application from: RC 17662 MALONES SPA MOTEL  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED  
at: 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:  
THAT THE ENTIRE PROPERTY IS NOT TO BE USED FOR THAT PURPOSE  
[Give Details]

My submission is:  
SEE ATTACHED

- [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:  
THAT RESOURCE CONSENT AS APPLIED FOR NOT BE GRANTED

[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>20/6/2022</u>
Address for service of Submitter: <u>[Redacted]</u>	Telephone: <u>[Redacted]</u>
Contact person: [name and designation, if applicable] .....	Fax/email: <u>[Redacted]</u>

## **Publicly Notified Resource Consent Application:**

### **RC17662 321 Fenton Street Rotorua.**

My name is Philip Parnell Spackman. I am a resident of Glenholme residing in [REDACTED] metres from the Malones Spa Motel and 4 other motels used for social housing.

I am also the Venue Manager at the Arawa Bowling Club Lytton Street which shares a boundary with Malones Spa Motel.

My submission is an objection to the resource consent application from Malones Spa Motel seeking for social housing long term approval. My concerns are that of a resident for 19 years in Glenholme.

I am not opposed to the Government and the Ministry of Social Development doing what it needs to do to help people. However, it needs to make proper assessments before approving these properties suitability, management skills and the impact on residents living nearby.

In the last 30 months I have been able to observe:

- The deterioration in behaviour of persons resident in nearby Motels (incl Malones).
- The poor management and lack of community consideration displayed by those persons managing the motel facilities.
- A sharp increase in Criminality and disorder seriously impacting on residents safety, wellbeing and finances.

#### **Specific to Malones Spa Motel:**

MHUD in the Malones application for resource consent claim, that the area is 'surrounded' with reserves for children to play as their driveway and car park is not suitable. I endorse this unsuitability. The Motel car park and driveway is dangerous and not suitable as a play area. Linton Park is the only close children play area with a very limited activity resource. It is about 500 meters away across what the applicant in the "Malones resource consent application" correctly identify as an 'Urban Primary Arterial Road'. It is a very busy 40 metres wide highway. There are no pedestrian crossings, and it is a daunting task even for adults to walk across. I have never seen children whom I was able to identify as coming from the motels using the area.

Instead, the streets of Glenholme are the only available playing areas.

My observations are that Malones management and "Vision of a helping hand" have no intention of complying with these play area concerns. It is being ignored as children are observed constantly playing in the vehicle car park and drive in and their toys, scooters and sports equipment regularly litter the car park.



As an example, on the 17<sup>th</sup> of June 2022 I observed a group of 4 children playing together on the drive near the entrance. As I watched a “Vision of a helping hand” employee drove into the complex through the group, ignoring them, then parking in front of the office which he entered.

### **Malones Spa Motel have shown little community responsibility:**

- Shopping trollies in numbers are left lying in the street (Sumner Street entrance) often for weeks until removed by either myself or by Supermarkets at my request.
- On one occasion I approached Malones Management requesting that they deal with a trolley laden with rubbish which at times I had sighted on their rear entrance. I undertook to return the trolley myself to the supermarket (who had refused to uplift it because of the contents) if they, Malones would take the rubbish out. The Malones employee claimed they had nowhere to put the rubbish and then within a few hours during darkness on the same evening the trolley (which had been there for several weeks) was pushed away from the motels side entrance across the road into the driveway of a residence and the rubbish purposely tipped out.
- For many months graffiti has been on the side fences facing Sumner Street with no effort made by management to remove it. While graffiti on the front fence facing Fenton Street has only just been painted out after several months.
- I have personally approached the management of The Pure Guest House, Aces Motel, Apex and Malones regarding rubbish removal parking of vehicles on foot paths or the state of their berm lawns or disgraceful appearance of property including graffiti or temporary poorly constructed fencing. Malones Spa Motel has been the least cooperative.

### **Criminality, Community safety and wellbeing:**

- Between 2003 and 2019 I never had a reason to phone the NZ Police to report disorder or a crime effecting myself, property or that of the Arawa Bowling Club.
- In the last 18 months I have phoned the Police on 5 occasions for domestic violence or disorder that has occurred within meters of my address involving persons I knew to be from the nearby Motels. The last at 4am on the 23 May 2022.
- Since of the 1<sup>st</sup> of May 2022 on two occasions I have reported to Police intruders caught on security cameras attempting to steal property from my address.
- Between 2003 and 2020 the Arawa Bowling Club reported to Police only 1 burglary or report of damage. Since 2021 on behalf of the Arawa Bowling Club I have reported to the Police 3 instances of burglary and damage involving thousands of dollars in some part irreplaceable property.

- As a Police Officer for 34 years my own investigation showed that the offenders had entered Arawa Bowling Club via 323 Fenton Street, a rarely occupied property situated between Malones and Apex Motel. It has been observed on occasions occupants from these motels using the bowling club as an accessway between Lytton and Fenton Streets requiring members to carryout random patrols in the evenings at the club.
- On two occasions while I have been playing bowls occupants from Malones have thrown property and rubbish over the fence onto the club's greens. On one occasion a pair of scissors embedded itself into the green at my feet, on another occasion soiled napkins landed on the green. social housing tenants from Apex Motel one evening threw and smashed at least a dozen empty bottles on to our green.
- I have personally been attacked by an unregistered dog owned by a resident of the motel alongside Malones Spa Motel (reported to Dog control) and on a separate occasion along with my wife threatened by a social house occupant because he wrongly thought we had stopped on the foot path opposite to look at his car. (Not reported).
- I have had to intervene to stop large groups of resident motel children stealing from letter boxes, a community library in Sumner St, and from playing on the Arawa Bowling Greens.
- I have observed drug dealing taking place in a social housing motel within view of my property (Reported and confirmed by Police) and it is a regular occurrence to see patched gang members visiting or entering Fenton Street motels near my home.

### **Community responses:**

- I am personally aware of at least 2 associates who have sold their properties because of the impact of social housing on their wellbeing and many others are considering moving from the area because of safety.
- 5 of my near neighbours in Glenholme have installed security cameras and security gates costing thousands of dollars.
- The Arawa Bowling Club has now found it necessary to alarm their outbuildings and at present are seeking sponsorship funding to place new security fencing in the areas adjoining social housing motels. The Police have recommended that security cameras be installed. It should be noted that Arawa Bowling Club [REDACTED]. If security funding is not obtained and burglaries and damage continues, then serious consideration will need to be given [REDACTED].
- It is noted that two major hotels bordering Fenton Street and near Malones have been required to install security fencing and gates. As has a school and a second property closely situated and in the vicinity of Malones Spa Motel and 5 other social housing locations.

I acknowledge that many of these incidents and concerns are not entirely Malones Spa Motel specific. What it does indicate however that social housing has had a major and serious impact on Rotorua and citizens living in the area.

The issues outlined are spread across all those motels bordering my home and there is nothing in Malone Spa Motel's application that their present and future residents will be specially selected or behave in any different manner.

These motels being used for social housing has placed a dark cloud over this community and I find myself while walking or cycling into the CBD running a gauntlet of high security fencing, orange cones, illegally parked cars on now destroyed grass berms, shopping trollies, broken glass, littered rubbish and graffiti. Many of the social housing motels are now shabby in appearance and poorly managed. The area surrounding the intersection of Sumner and Fenton Streets has developed into a no-go area for many residents while out walking.

They and any other Rotorua Motels should not be granted extended Resource consent to be used for social housing. Rotorua now has a justifiably poor reputation throughout New Zealand because of the social housing situation. Allowing motels resource consent to continue will only further fuel that reputation.

P Spackman



**From:** [Denise Morgan-Koia](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig\\_batchelar](#)  
**Subject:** FW: TRIM: CONTRACTED EMERGENCY HOUSING SUBMISSION  
**Date:** Wednesday, 27 July 2022 12:47:44 pm

---

**From:** Lorraine Bryce [REDACTED]  
**Sent:** Friday, July 8, 2022 3:02 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Cc:** ablackwell@propertygroup.co.nz  
**Subject:** TRIM: CONTRACTED EMERGENCY HOUSING SUBMISSION

To 8 July 2022  
Rotorua lakes Council  
Private Bag 3029  
Rotorua  
Contracted Emergency Housing Submission.

RC17887 Ascot on Fenton 247 Fenton St, & 11 Toko St. Rotorua

This submission is to object to the Resource Consent for the above motel to be emergency housing for the next 5 years.

I am making this submission on behalf of my mother, Doreen van der Sanden of [REDACTED]. Since this motel has been used for emergency housing, she has become increasingly distressed with ongoing behaviour problems with the current emergency housing residents. She has been subjected to being asked for money when she has gone out for a walk, theft of personal property from her garden and has had people chased by the police over her back fence and running through her garden.

We have also witnessed possible drug use with small packages being exchanged or thrown through the gate of the motel and then cars racing away.

The problems seem to be increasing in the area. I would also like to reference the article from the Rotorua Daily Post (dated Tuesday, June 28 2022 - pages A1 to A3.) In this article, a naked man caused a considerable disturbance in Victoria St (around the corner from my mother) and various other streets in the area. He also broke into an elderly lady's home in Toko St, terrifying her. Finally, the man was found stabbed after having had an altercation with others, in the street.

This ongoing problem is totally unacceptable for existing residents who have lived peacefully in the area for many years.

She is feeling very intimidated and unsafe by this ongoing problem to the point where she no longer wishes to go out or even open her front door. This has created health problems for my mother with the constant anxiety and recently culminated in her having a stroke. My mother is 98 years old and wishes to remain in her own home and to feel safe being able to do so.

I urge that due consideration be given to relocating this emergency housing to a more suitable location and that the rights of the existing homeowners be respected and given due consideration.

Lorraine Bryce  
for  
Doreen van der Sanden



**From:** [Denise Morgan-Koia](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig\\_batchelar](#)  
**Subject:** FW: TRIM: CONTRACTED EMERGENCY HOUSING SUBMISSION  
**Date:** Wednesday, 27 July 2022 12:47:35 pm

---

**From:** Lorraine Bryce [REDACTED]  
**Sent:** Friday, July 8, 2022 3:09 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Cc:** ablackwell@propertygroup.co.nz  
**Subject:** TRIM: CONTRACTED EMERGENCY HOUSING SUBMISSION

To 8 July 2022  
Rotorua lakes Council  
Private Bag 3029  
Rotorua  
Contracted Emergency Housing Submission.

RC17889 Roto Vegas Motel, 249 Fenton St & 11 Toko St. Rotorua

This submission is to object to the Resource Consent for the above motel to be emergency housing for the next 5 years.

I am making this submission on behalf of my mother, Doreen van der Sanden of [REDACTED]. Since this motel has been used for emergency housing, she has become increasingly distressed with ongoing behaviour problems with the current emergency housing residents. She has been subjected to being asked for money when she has gone out for a walk, theft of personal property from her garden and has had people chased by the police over her back fence and running through her garden.

We have also witnessed possible drug use with small packages being exchanged or thrown through the gate of the motel and then cars racing away.

The problems seem to be increasing in the area. I would also like to reference the article from the Rotorua Daily Post (dated Tuesday, June 28 2022 - pages A1 to A3.) In this article, a naked man caused a considerable disturbance in Victoria St (around the corner from my mother) and various other streets in the area. He also broke into an elderly lady's home in Toko St, terrifying her. Finally, the man was found stabbed after having had an altercation with others, in the street.

This ongoing problem is totally unacceptable for existing residents who have lived peacefully in the area for many years.

She is feeling very intimidated and unsafe by this ongoing problem to the point where she no longer wishes to go out or even open her front door. This has created health problems for my mother with the constant anxiety and recently culminated in her having a stroke. My mother is 98 years old and wishes to remain in her own home and to feel safe being able to do so.

I urge that due consideration be given to relocating this emergency housing to a more suitable location and that the rights of the existing homeowners be respected and given due consideration.



Lorraine Bryce  
for  
Doreen van der Sanden



To:  
Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

Name of Submitter:  
David Mark Gahan  
  
(Full Name)

This is a submission on an application from:  
RC17673  
Unknown - not supplied - 26-28 Victoria ST  
(Name of applicant)

for a Resource Consent to: Amass overpopulated slum lord millionaire  
of underprivileged and lower economic/physically and/or mentally  
at: 26-28 Victoria ST - inhumane housing - slum living etc  
[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:  
20 rooms - 78 people - 3.9 persons / room!

[Give Details]

My submission is:  
20 rooms (not actual - have been subdivided internally)  
how many bathrooms / ROOMS? one they shared? Do the tenants have  
cars? 76 cars to be parked? Does this meet fire guidelines  
[include - and safety protocols - insurance? - 78/20 = 3.9 people/room  
▪ 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:  
Oppose completely - slum lord millionaire - what take are you  
getting - why is the applicant not represented? - who is  
the representative acting for applicant?

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>By David Gahan</u>	Date: <u>10/7/2022</u>
Address for service of Submitter: <u>All rights reserved</u>	Telephone:
Contact person: [name and designation, if applicable]	Fax/email:



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:**

Geraldine Slater

*(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. To the ministry of Housing & Urban Development for the discontinued use of of the above Motels & Buildings for contracted Emergency Housing for 5 years.

I oppose the granting of a possible Resource Consent to MHUD to use our 12 Motels in Rotorua as Emergency Housing for 5 years.



**My submission is:**

,We live in the Glenholme area & are constantly aware of the disrupted & anti Social behaviour of the homeless in our Motels in & around Fenton St.  
There is a constant pesence of police in attendance & young children playing on the verge of Fenton St unsupervised.  
The constant fighting & abuse that we see is sad to see in our former lovely City. We are taunted as we walk by with our dog (on a lead). We are too frightened to answer back due to our age & frailty.

Our tourist now have no accomodation to stay at & travel from Tauanga or Taupo where there are plenty of safe Motels to stay at. Recently there was a large dog left chained up outside a Motel with the car door open who barked & scared us. Where are the dog Rangers ?. We are asked for smokes & money from these residents from the Motels.

Fenton St & its surrounds look like a slum area with Security ar Motel gates & so much anti social behaviour displayed. It is no longer safe to wa k in these areas due to a recent stabbing.

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

That each of the above applications be declined. Yes

- 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:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Taura Grant</u>  _____ _____ (Full Name)	Received P  - 1 JUL 2022  Rotorua Lakes Council Customer Centre
---	--	--

This is a submission on an application from:

Te Tūāpapa Kōwhiri Kōwhiri - Ministry of Housing & Urban Development  
(Name of applicant)

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

at: 299 Fenton St (RC17891, 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:

- The use of the whole motel for emergency housing
  - the term of five years is excessive
- [Give Details]

My submission is:

I DO NOT support the submission, on the grounds:

- density/concentration in regard other emergency motels (Geneva sit) directly opposite Midway motel which is applying for another consent)

[include - (2) sitting on a quiet residential street

- 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:

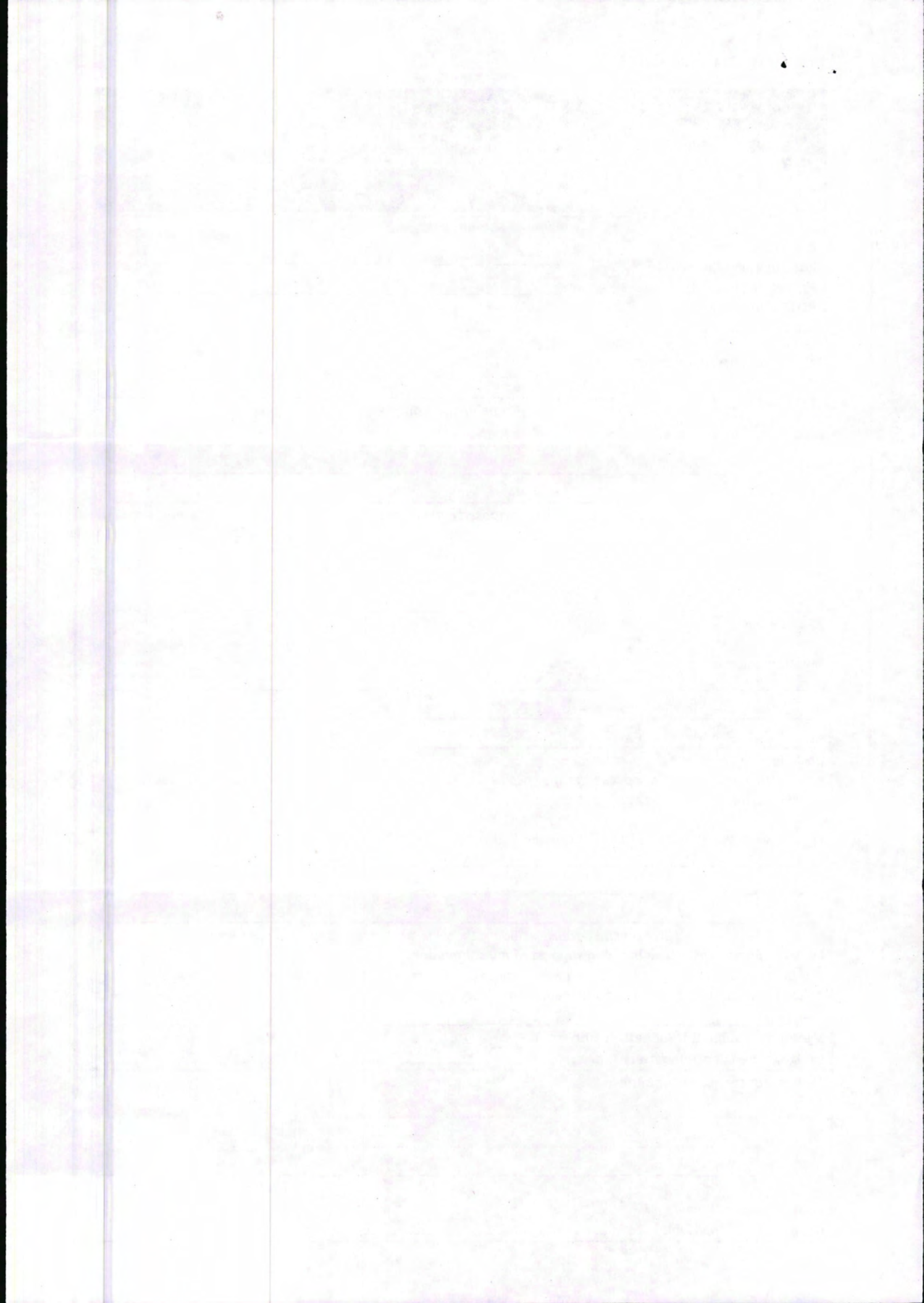
- Decline his consent application.
  - Impose density limitations (eg only 1x emergency motel within a 350m radius of each other), to support "community" for all involved
- [Give precise details, including the general nature of any conditions sought]

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>TG</u>	Date: <u>21/6/2022</u>
Address for service of Submitter: _____ _____	Telephone: _____
Contact person: [name and designation, if applicable] <u>Taura Grant</u>	 RRD002NUH2

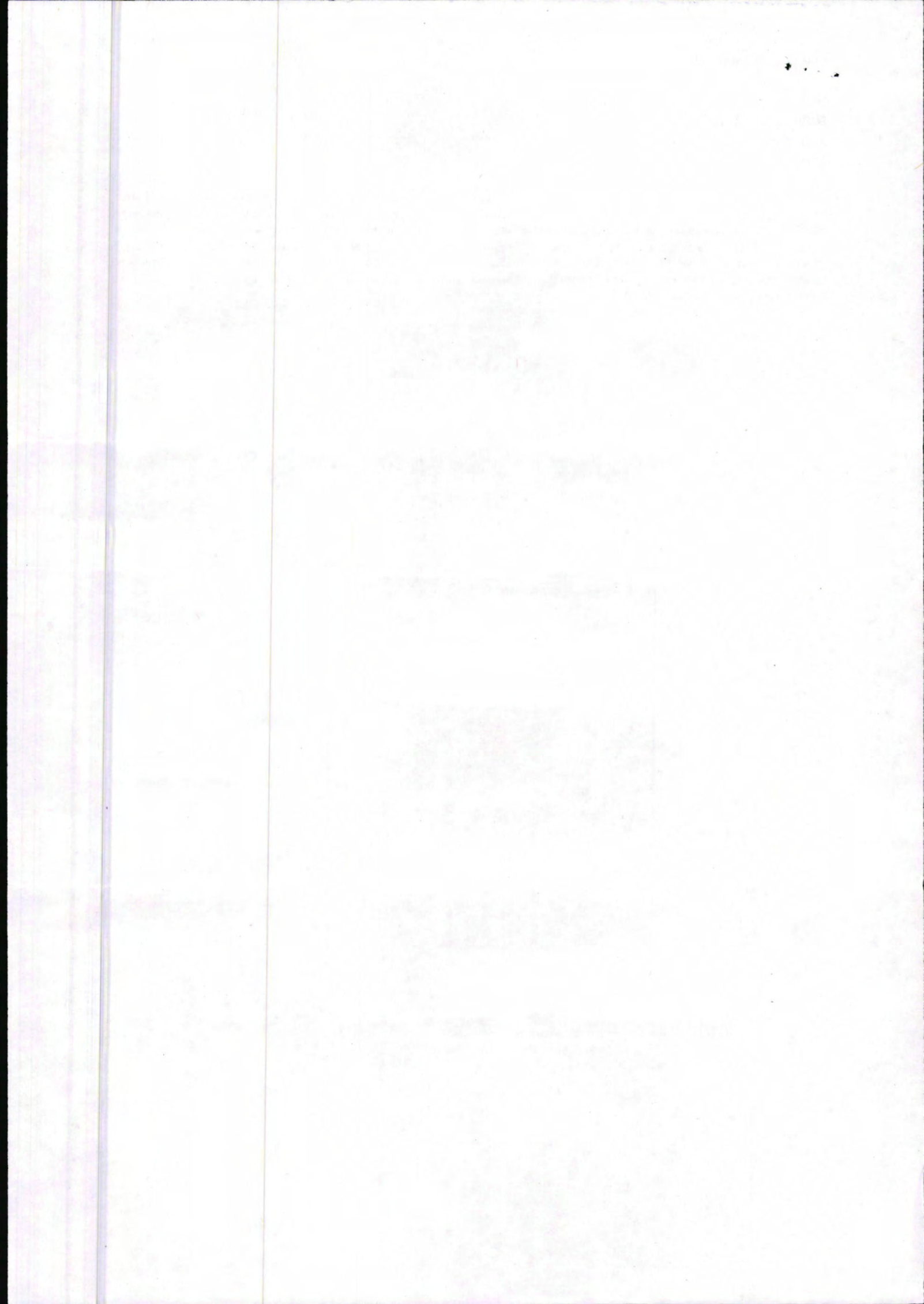




**Note to submitter:**

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:**  
Taura Grant  
\_\_\_\_\_  
\_\_\_\_\_  
(Full Name)

Received  
- 1 JUL 2022  
Rotorua Lakes Council  
Customer Centre

This is a submission on an application from:

Te Tūāpapa Kura Kōinga - Ministry of Housing & Urban Development  
(Name of applicant)

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

at: Midway Motel, 293 Fenton St (RC17890)  
[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:

- 1) The use of the whole motel for emergency housing
- 2) the term of five years is excessive

[Give Details]

My submission is:

I DO NOT support the submission, on the grounds:  
① density/concentration in regard other emergency motels (there are, which sit directly opposite Midway motel ~~that~~ is applying for a consent)  
② sitting on a quiet residential street

[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:

- a. Decline his consent application.
- b. Impose density limitations (eg only 1x emergency motel within a 350m radius of each other), to support a "community"

[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]

*waiting for all involved*

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Taura Grant</u>	Date: <u>21/6/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Taura Grant</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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Rotorua Lakes Council  
Civic Centre  
1061 Haupapa Street  
Rotorua  
New Zealand

Telephone +64 7 348 4199  
info@rotorualc.nz  
rotorualakescouncil.nz

**ROTORUA**  
**LAKES COUNCIL**  
Te Kaunihera o ngā Roto o Rotorua

# 404 Form

**Reference** REF220719993 **Submitted** 11 Jul 2022 04:55

**Comments**

i wanted to oppose resource proposed for emergency housing in motels in Rotorua.

**Name**

Ashok Adlakha

**How can we contact you?**

Email

**Email**

[REDACTED]

**Phone**

[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>Maureen Frances Gray</u>  _____ (Full Name)
---	--

This is a submission on an application from:

The Property Group Ltd,  
(Name of applicant)

for a Resource Consent to: use the site for Emergency Housing

at: 7 Tryon 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:

intended use

[Give Details]

My submission is:

The site and buildings are not designed for long term use. The facilities in each unit are not set up for this eg cooking facilities laundry, areas for children to play. These facilities have a negative impact on surrounding tourism businesses.

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

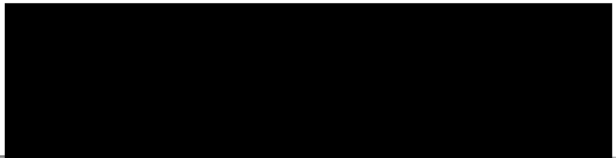
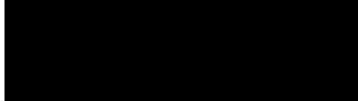

I seek the following decision from the consent authority:

To deny Resource Consent P.O.O

[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: 

**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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This location is adjacent to a significant tourist attraction, Whakarewarewa Village and also to a childcare centre.

We have seen increased Police presence in the area and instances of dangerous driving and unauthorised entry to my place of work 

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>Maureen Frances Gray</u>  (Full Name)
---	---

This is a submission on an application from:

The Property Group Ltd  
(Name of applicant)

for a Resource Consent to: use the site for Emergency Housing

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:  
intended use

[Give Details]

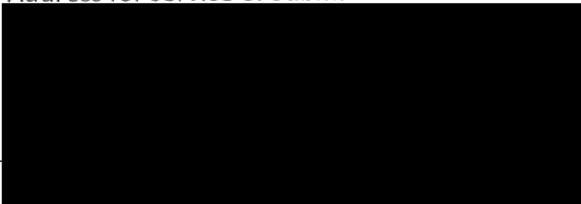


My submission is:  
The site and buildings are not designed for long term use. The facilities in each unit are not set up for this eg cooking facilities, laundry, [include - areas for children to play. These facilities have  
 a negative impact on surrounding tourism businesses.

- 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 Resource 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>[Signature]</u>	Date: <u>8.7.22</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] .....	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>Maureen Frances Gray</u> <hr/> <div style="text-align: right;"><i>(Full Name)</i></div>
---	--

This is a submission on an application from:  
The property Group Ltd.  
*(Name of applicant)*

for a Resource Consent to: use the site for Emergency Housing  
 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:  
intended use  
 \_\_\_\_\_  
*[Give Details]*

My submission is:  
The site and buildings are not designed for long term use. The facilities in each unit are not set up for this eg cooking facilities, laundry, [include - areas for children to play. These facilities have a negative impact on surrounding tourism businesses]  
 • 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 Resource 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><i>M Gray</i></u>	Date: <u>7.7.22</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] .....	Fax/email: <div style="background-color: black; width: 100%; height: 20px;"></div>

**Note to submitter:**

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

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



**FORM 13**

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



Section 96 Resource Management Act 1991

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> Peter Anton van Leeuwen  <i>(Full Name)</i>
---	--

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

Malones Spa Motel, 321 Fenton Street;

Ascot on Fenton, 247 Fenton Street;

Roto Vegas Motel, 249 Fenton Street

Midway Motel, 293 Fenton Street;

Geneva Motor Lodge, 299 Fenton Street;

*(Name of applicant)*

**for a Resource Consent to:**

Use sites and exiting buildings for contracted emergency housing for five years

at: Addresses listed above

*[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:**

Contracted emergency housing

*[Give Details]*

**My submission is:**

That a 5 year resource consent NOT be approved for contracted emergency housing for the motels listed in this submission. I appose these consent requests.

Supporting reasons for my submission:

Rotorua has been a big tourist destination for national and international visitors for a long time. Covid has curtailed this but visitors are now starting to return and motel accommodation in Fenton Street currently being used for social housing is going to be required to meet this need.

I want to see Fenton street return and exceed its historical significance as the 'Golden Mile' of Rotorua. I want residents to be proud of how we showcase our city not only in our beautiful people, beautiful gardens and forests but also our accommodation options.

I don't want to see Fenton Street motels become a permanent arrangement for social housing.

I appose Government legislating for outcomes apposed by the residents of Rotorua. We can and will take care of our residents with out the need for government intervention.

While it is acknowledged a 5 year consent provides certainty for the listed Motel operators, it risks these motels becoming permanent options for social housing needs.

Alternative to a one off 5 Year consent:

I suggest that resource consent be reappraised each year for up to 5 years as long as the applicants can:

1. Show they are compliant with the conditions for emergency housing which could include:
  1. Length of stay set to a maximum;
  2. Wrap-around support services are being provided and working;
  3. Security service requirements met, which could include no convictions for crime from residents;
  4. A plan provided for action in the event consent is not approved for another year.
2. Provide evidence that their accommodation is not required for visitors to Rotorua. By this I mean consent will not be approved when visitors to Rotorua are at a level that requires all Fenton Street Motels to be available. Priority will be set at returning Fenton Street back to its Golden Mile status.

[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:**

That contract emergency housing applications for the listed motels not be approved.

*[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>Peter van Leeuwen</i>	Date: 9th July 2022
Address for service of Submitter: 	Telephone: 
Contact person: <i>[name and designation, if applicable]</i> Peter van Leeuwen	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> Peter Anton van Leeuwen  <i>(Full Name)</i>
---	--

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

Emerald Spa Motor Inn, 284-286 Fenton Street, Rotorua

*(Name of applicant)*

**for a Resource Consent to:**

Use sites and exiting buildings for contracted emergency housing for five years

**at:** Addresses listed above

*[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:**

Contracted emergency housing

*[Give Details]*

**My submission is:**

That a 5 year resource consent NOT be approved for contracted emergency housing for the motel listed in this submission. I appose these consent requests.

**Supporting reasons for my submission:**

Rotorua has been a big tourist destination for national and international visitors for a long time. Covid has curtailed this but visitors are now starting to return and motel accommodation in Fenton Street currently being used for social housing is going to be required to meet this need. The Emerald Spa Motor Inn was listed as a 4 Star Hotel on Google prior to its current use as emergency housing. It needs to be vacated and return to its original purpose of accommodating visitors to Rotorua.

I want to see Fenton street return and exceed its historical significance as the 'Golden Mile' of Rotorua. I want residents to be proud of how we showcase our city not only in our beautiful people, beautiful gardens and forests but also our accommodation options.

I do NOT want to see Fenton Street motels become a permanent arrangement for social housing. Current motels used for emergency housing are proving that it is unsafe for those living in these conditions and the surrounding community is being adversely affected as well.

I appose Government legislating for outcomes apposed by the residents of Rotorua. We can and will take care of our residents with out the need for government intervention.

While it is acknowledged a 5 year consent provides certainty for the listed Motel operators, it risks these motels becoming permanent options for social housing needs.



Alternative to a one off 5 Year consent:

I suggest that resource consent be reapproved each year for up to 5 years as long as the applicants can:

1. Show they are compliant with the conditions for emergency housing which could include:
  1. Length of stay set to a maximum;
  2. Wrap-around support services are being provided and working;
  3. Security service requirements met, which could include no convictions for crime from residents;
  4. A plan provided for action in the event consent is not approved for another year.
2. Provide evidence that their accommodation is not required for visitors to Rotorua. By this I mean consent will not be approved when visitors to Rotorua are at a level that requires all Fenton Street Motels to be available. Priority will be set at returning Fenton Street back to its Golden Mile status.

[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:**

That contract emergency housing applications for the listed motels not be approved.

*[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>Peter van Leeuwen</i>	Date: 27th August 2022
Address for service of Submitter: [REDACTED] [REDACTED] Rotorua, 3010	Telephone: [REDACTED]
Contact person: <i>[name and designation, if applicable]</i> Peter van Leeuwen	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> <u>Tim Cossar</u> _____ _____ (Full Name)
---	---

This is a submission on an application from:

Te Puia, 20 Hemo Road, Whakarewarewa, Rotorua 3010  
(Name of applicant)

for a Resource Consent to: RC 17661-3 Meade St, Rotorua

at: Land use content - non complying. Use of existing site & motel buildings for contracted 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:

Inappropriateness of proposed land use.

[Give Details]

My submission is: See attached.

[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 the consent application outright.

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

~~I wish~~ <sup>Wish</sup> ~~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>11/7/2022</u>
Address for service of Submitter: _____ _____	Telephone: _____
Contact person: [name and designation, if applicable] <u>Tim Cossar (CEO)</u>	Fax/email: _____

### Our submission is:

This submission is made by Te Puia. Te Puia is a visitor focused business located within Te Whakarewarewa Geothermal Reserve.

Te Puia is the home of the NZ Māori Arts and Crafts Institute. Te Puia has been operating in its current form on its site since 1967. The organisation was established after the enactment of the New Zealand Māori Arts and Crafts Institute Act 1963. In 2020 the organisation transferred from Crown to iwi ownership, and it now operates under the NZ Māori Arts and Crafts Vesting Act 2020.

A significant part of the organisations' focus is on training. At any given time, the organisation has 15-25 tauira studying and learning traditional arts and crafts. Traditionally, each tauira is funded by way of an annual scholarship. Additional to this, all tumu and pouako in the schools have historically been funded by the revenues generated off visitors to Te Puia with no Government subsidy.

In terms of the values of our organisation, we understand and support the need for emergency housing for the most vulnerable in our community. Our values help guide our Board decisions, and we are particularly mindful as an Iwi owned business that Māori are negatively impacted by the current housing crisis.

However, we are equally mindful of the economic, social, and cultural impact on the Te Puia business as a nationally and internationally recognised tourism operator based in Rotorua. Therefore, the Board has agreed to oppose the application as presented.

Additionally, the Board of Te Puia would also ask that the Minister of Housing consults with Mana Whenua in relation to the site included in the application, and any other future sites being considered before any approvals are given.

Te Puia maintains that the use of commercial visitor type accommodation for emergency housing is not the optimum use of traditional visitor accommodation as the tourism industry builds back post the peak of the pandemic.

Te Puia is a tourism business with strong māori cultural and legacy perpetuation functions. To be successful, Te Puia relies on a strong and vibrant tourism industry to survive, thrive and meet its cultural perpetuation commitments and costs. The tourism industry has been badly affected by the Covid pandemic. Te Puia maintains that as much commercial visitor accommodation returns to the market for visitors, as soon as possible. In our view this is essential to the rebuild of the tourism industry in Rotorua.

Unfortunately, the pandemic has led to some negative perceptions of Rotorua as a domestic and international visitor destination. A good deal of this negative perception relates to emergency housing in visitor type accommodation. Te Puia is mindfully aware how this is and may well continue to potentially impact the build back of the local tourism industry post pandemic.



# 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>Tim Cossar</u> <hr/> <hr/> <p style="text-align: right;">(Full Name)</p>
---	---

This is a submission on an application from:

Te Puiā ; 20 Hemo Road ; Whakarewarewa ; Rotorua  
(Name of applicant)

for a Resource Consent to: RC 18244 - 284-286 Fenton Street ; Rotorua

at: Land use consent - non complying - Use of existing site & motel buildings for contracted 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:  
Inappropriateness of proposed land use.

[Give Details]

My submission is: See attached

[include -

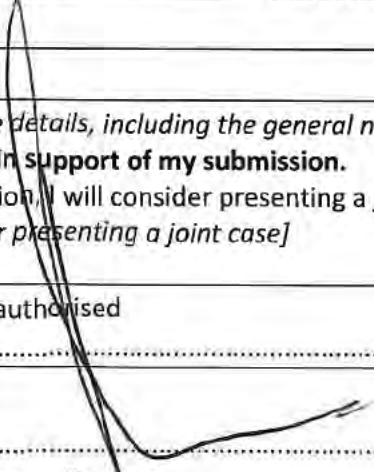
- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views]

I seek the following decision from the consent authority:  
Decline the application outright

[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>12/8/22</u>
Address for service of Submitter: <u>Te Puiā</u> <u>PO Box 334 Rotorua 3010</u> <u>20 Hemo Road - Whakarewarewa - Rotorua 3010</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>Tim Cossar (CEO)</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.

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.

### Our submission is:

This submission is made by Te Puia. Te Puia is a visitor focused business located within Te Whakarewarewa Geothermal Reserve.

Te Puia is the home of the NZ Māori Arts and Crafts Institute. Te Puia has been operating in its current form on its site since 1967. The organisation was established after the enactment of the New Zealand Māori Arts and Crafts Institute Act 1963. In 2020 the organisation transferred from Crown to iwi ownership, and it now operates under the NZ Māori Arts and Crafts Vesting Act 2020.

A significant part of the organisations' focus is on training. At any given time, the organisation has 15-25 taura studying and learning traditional arts and crafts. Traditionally, each taura is funded by way of an annual scholarship. Additional to this, all tumu and pouako in the schools have historically been funded by the revenues generated off visitors to Te Puia with no Government subsidy.

In terms of the values of our organisation, we understand and support the need for emergency housing for the most vulnerable in our community. Our values help guide our Board decisions, and we are particularly mindful as an Iwi owned business that Māori are negatively impacted by the current housing crisis.

However, we are equally mindful of the economic, social, and cultural impact on the Te Puia business as a nationally and internationally recognised tourism operator based in Rotorua. Therefore, the Board has agreed to oppose the application as presented.

Additionally, the Board of Te Puia would also ask that the Minister of Housing consults with Mana Whenua in relation to the site included in the application, and any other future sites being considered before any approvals are given.

Te Puia maintains that the use of commercial visitor type accommodation for emergency housing is not the optimum use of traditional visitor accommodation as the tourism industry builds back post the peak of the pandemic.

Te Puia is a tourism business with strong māori cultural and legacy perpetuation functions. To be successful, Te Puia relies on a strong and vibrant tourism industry to survive, thrive and meet its cultural perpetuation commitments and costs. The tourism industry has been badly affected by the Covid pandemic. Te Puia maintains that as much commercial visitor accommodation returns to the market for visitors, as soon as possible. In our view this is essential to the rebuild of the tourism industry in Rotorua.

Unfortunately, the pandemic has led to some negative perceptions of Rotorua as a domestic and international visitor destination. A good deal of this negative perception relates to emergency housing in visitor type accommodation. Te Puia is mindfully aware how this is and may well continue to potentially impact the build back of the local tourism industry post pandemic.



3 August 2022

Please Quote: 6221187  
Doc No: RDC-1267984  
Enquiries to: **Bethany Bennie**Civic Centre  
1061 Haupapa Street  
Private Bag 3029  
Rotorua Mail Centre  
Rotorua 3046  
New ZealandTIM COSSAR  
TE PUIA  
20 HEMO ROAD  
WHAKAREWAREWA  
ROTORUA 3010

Dear Sir/Madam,

**Publicly Notified Resource Consent Application: RC18244 – 284-286 Fenton Street, Rotorua**

<b>Consent no:</b>	RC18244
<b>Type of application:</b>	LAND USE CONSENT - NON COMPLYING
<b>Applicant:</b>	MINISTRY OF HOUSING & URBAN DEVELOPMENT
<b>Proposal:</b>	RESOURCE CONSENT TO USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING.
<b>Site address:</b>	284 – 286 FENTON STREET

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Emerald Spa Motor Inn, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 284-286 Fenton Street, Rotorua for contracted emergency housing for five years.

The application is to be publicly notified in the Rotorua Daily Post on Saturday 6 August 2022.

**What is contracted emergency housing?**

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

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

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

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

**Description of the proposed activity at 284-286 Fenton Street**

- Maximum of 93 occupants in 29 units. This number excludes motel staff and children under 18 months.
- Consent is sought for a period of five years.
- The typical length of stay across all contracted emergency housing motels is 2-3 months. Currently, the longest length of stay is 19 months, and the shortest length of stay is three days.
- On-site support service provider is 'Visions of a Helping Hand'. They provide:
  - Registered and trained social and support workers available on-site Monday through Friday 8.30am to 5.00pm
  - 24/7 on-call social and support worker (via phone)
  - 24/7 on-site security.

- Occupants of 284-286 Fenton Street are required to follow the rules laid out in the Site Management Plan. A copy of the Site Management Plan is included in the Application.
- 284-286 Fenton Street is located in the *Commercial 4 – City Entranceway Zone* and *Residential 1 – Low Density Living Zone*.

#### **Making a submission**

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to the Rotorua Lakes Council, Private Bag 3029, Rotorua or [planning.submissions@rotorualc.nz](mailto:planning.submissions@rotorualc.nz). It is preferable that your submission be completed on Form 13. Copies of this form are available from the Rotorua Lakes Council, 1061 Haupapa Street, Rotorua, or on the Council website.

Submissions close at 5.00pm on: **Friday 2 September 2022.**

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

The Property Group Limited  
Wellington Office  
PO Box 2874  
Wellington 6140

Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](mailto:ablackwell@propertygroup.co.nz)

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

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

Yours faithfully,



Denise Morgan-Koia  
Planning Technician

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**  
*Section 95A Resource Management Act 1991*



**Publicly Notified Resource Consent Application: RC18244 – 284-286 Fenton Street, Rotorua**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Emerald Spa Motor Inn, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 284-286 Fenton Street, Rotorua for contracted emergency housing for five years.

The application has been applied for as a Non-Complying Activity in accordance with Section 104D of the Resource Management Act 1991.

**Description of the proposed activity at 284-286 Fenton Street**

- Maximum of 93 occupants in 29 units. This number excludes motel staff and children under 18 months.
- Consent is sought for a period of five years.
- The typical length of stay across all contracted emergency housing motels is 2-3 months. Currently, the longest length of stay is 19 months, and the shortest length of stay is three days.
- On-site support service provider is 'Visions of a Helping Hand'. They provide:
  - Registered and trained social and support workers available on-site Monday through Friday 8.30am to 5.00pm
  - 24/7 on-call social and support worker (via phone)
  - 24/7 on-site security.
- Occupants of 284-286 Fenton Street are required to follow the rules laid out in the Site Management Plan. A copy of the Site Management Plan is included in the Application.
- 284-286 Fenton Street is located in the *Commercial 4 – City Entranceway Zone*.

**Making a submission**

The application and the further information may be viewed at the Customer Service Centre of the Rotorua Lakes Council, 1061 Haupapa Street, Rotorua, during office hours and on the Council website ([www.rotorualakescouncil.nz/contractedemergencyhousing](http://www.rotorualakescouncil.nz/contractedemergencyhousing)). Please contact Bethany Bennie (Consultant Planner) at Boffa Miskell on (07) 927 5748 or by email [Bethany.bennie@boffamiskell.co.nz](mailto:Bethany.bennie@boffamiskell.co.nz) if you have any questions about the application.

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that —

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to the Rotorua Lakes Council, Private Bag 3029, Rotorua or [planning\\_submissions@rotorualc.nz](mailto:planning_submissions@rotorualc.nz). It is preferable that your submission be completed on Form 13. Copies of this form are available from the Rotorua Lakes Council, 1061 Haupapa Street, Rotorua, or on the Council website.

Submissions close at 5.00pm on: **Friday 2 September 2022.**



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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140

Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](mailto:ablackwell@propertygroup.co.nz)

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

Dated at Rotorua 6<sup>th</sup> August 2022

G Williams  
Chief Executive

**From:** [Planning Submissions](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [REDACTED]  
**Subject:** FW: Form 13 re:5 union st Rotorua  
**Date:** Monday, 11 July 2022 2:43:05 pm  
**Attachments:** [IMG\\_6901.jpg](#)

**From:** [REDACTED]  
**Sent:** Sunday, July 10, 2022 8:38 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Subject:** Form 13 re:5 union st Rotorua

FORM 13  
SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT  
Rotorua Lakes Council  
Private Bag 90029  
ROTORUA

To: Chief Executive  
Rotorua Lakes Council  
Private Bag 90029  
ROTORUA

Name of Submitter: Shawn Kevin Galvan  
(Full Name)

(This is a submission on an application from) 5 Union St  
(Name of applicant)

for a resource consent to: turn Union Street into a slum, devalue property, increase crime rate  
at: [REDACTED]  
(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:  
20 rooms for 78 people, illegal  
(Give Details)

My submission is: this will devalue the neighborhood, increase crime rate and put a few more on Rotorua CBD and tourists  
(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:  
Oppose completely

(Give any like 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 authorized to sign on behalf of submitter): [REDACTED]  
Date: 10/7/22

Address: [REDACTED]  
Telephone: [REDACTED]

Contact person (name and designation, if applicable): [REDACTED]

Sent from my iPhone

ATTN: Bethany Bennie

[Planning.submissions@rotorualc.nc](mailto:Planning.submissions@rotorualc.nc)

To whom it may concern:

Public response to Publicity notified resource consent application: RC17889 -249-2551 Fenton Street & 14-16 Toko Street, Rotorua

I have lived on [REDACTED] street for 18 months now, previously, I lived for 11 years 2 blocks away on [REDACTED] Street.

My daily experience of Emergency Housing in my community, is increase litter, increased dog mess and unrestrained dangerous dogs roaming Toko Street. Across the road from the day care [REDACTED] and despite security patrols, prostitution and drug dealing is being purveyed through lower windows. The Hotel on the other side has weekly visits from ambulances and police. So to say there is wrap around support for people in emergency housing, it clearly either ineffective or I suggest, actually absent. Ambulances and police should not be a support network, that is literally the ambulance at the bottom of the cliff, where is the fence at the top?

I saw a recent article stating that MSD staff had a fear of entering these sites. What does it say if MSD staff won't visit, but they are happy to have these dangerous dumping grounds in our community.

<https://www.nzherald.co.nz/bay-of-plenty-times/news/iwi-insights-safety-fears-for-social-workers-as-emergency-housing-becomes-dumping-ground/FCBSAMGGKBLGJY7BB7ACPTWJBQ/>

Just the other week, I was trying to celebrate New Zealand's first Matariki with family and we have naked men leaping out of windows and being stabbed on the street. This isn't happening at homes in Toko Street, it's happening at Emergency Housing motels. Enough is enough, this is not safe for anybody, not the residents, not the people supposedly in the care of MSD.

And now you are asking to lock this into our lives for another 5 years. How will that affect the resale value of my property? I see nothing, nothing that is improving this over the past 18 months. I just see discarded alcohol bottles and RTD cans on my street and friends who visit, who have had car windows broken overnight. Weekly police presence doesn't help, I'm embarrassed to have people visit and scared for myself.

I strongly urge the Rotorua Lakes Council to reconsider locking in Emergency Housing Consents for 5 years until there is a demonstrably improvement in the wrap around care that is shamefully lacking from MSD.

Sincerely

Emily Telfer

[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>Pirra Davis</u> _____ _____ (Full Name)
---	--

This is a submission on an application from:

Pirra  
(Name of applicant)

for a Resource Consent to: stop homeless living in motels

at: 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:

motels & Homeless

[Give Details]

My submission is:

to stop this.

[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:

to stop this situation

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

FORM 13



SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag R03029 ROTORUA	<b>Name of Submitter:</b> <u>Ailsa Henderson</u> <u>Ailsa Henderson</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 sites and existing buildings in 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:

SEE ATTACHMENT Unsavory behavior in 2 yrs  
[Give Details] Please no more. Don't feel safe in my own home.

My submission is: Please refer to the attached.

- [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:

To DECLINE the resource consent application to MHUD to use the 12 motels as emergency housing in Rotorua for five 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): _____	Date: <u>4.7.022</u>
Address for service of Submitter: _____ _____	Telephone: _____ _____
	Fax/email: _____

These twelve (12) resource consents are as follows:

- RC17647 – Lake Rotorua Motel – 131 Lake Road, Rotorua
- RC17648 – Alpin Motel – 16 Sala Street, Rotorua
- RC17650 – New Castle Motor Lodge – 18 Ward Ave, Rotorua
- RC17662 – Malones Spa Motel – 321 Fenton Street, Rotorua
- RC17661 – Pohutu Lodge – 3 Meade Street, Rotorua
- RC17673 – Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua
- RC17887 – Ascot on Fenton – 247 Fenton Street and 12 Toko Street, Rotorua
- RC17889 – Roto Vegas Motel – 249 Fenton St and 16 Toko Street, Rotorua
- RC17890 – Midway Motel - 293 Fenton Street, Rotorua
- RC17891 – Geneva Motor Lodge – 299 Fenton Street, Rotorua
- RC17892 – Ann's Volcanic - 107 Malfroy Road, Rotorua
- RC17893 - Apollo Motel – 7 Tryon Street, Rotorua



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>Satoko Mizuki</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 the sites and existing buildings for contracted emergency housing for five years

at: RC 17648: ALPIN MOTEL and RC 17650: NEW CASTLE MOTOR LODGE  
[Briefly describe the type of consent, proposed activity, and location of the resource consent] 16 GALA STREET 18 WARD AVE

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

RC 17648: ALPIN MOTEL  
RC 17650: NEW CASTLE MOTOR LODGE

[Give Details]

My submission is:

Please see attached opposing resource consent for 12 motels to be used for EH for five years

[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:

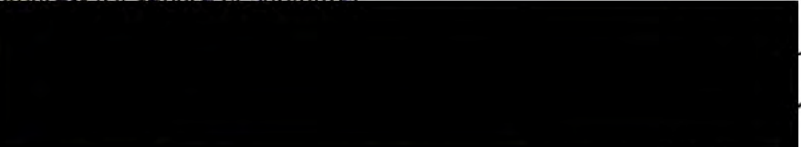

To decline resource consent to MHUB to use 12 Rotorua motels as EH for five years

[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>Satoko Mizuki</u>	Date: <u>11/7/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] _____	Fax/email: _____



8 July 2022

Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

We write in response to your letter, regarding your intention to grant emergency housing consent for five years to 12 motels in Rotorua, one being the Alpin Motor Lodge.

We understand that the Alpin Motor Lodge is one of a number of sites currently applying for emergency housing consents.

As local residents, we are very concerned about this application. Our concerns include the following:

### **Lack of impact studies on the changing profile from visitors to emergency housing**

Accommodation such as AirBnB, hotels and motels are mainly used in evenings and overnight. Visitors are primarily holiday makers, sport and recreation related or work-related activities, such as conferences.

They are mostly adults or families.

For the most part, they have their own transport or have transport arranged to access activities or events throughout the day.

The long-term usage of the Alpin Motor Lodge as emergency accommodation will have significant long-term impacts on the local neighbourhood. For example, increased day-time population in the local area (residents of emergency housing who are home throughout the day) would require:

- Increased need for grocery stores and local amenities that tourists and short-term visitors would previously have driven to access in other areas.
- Increased need for local police presence and security requirements
- Additional noise in the local community, from increased day-time population.
- Increased need for playgrounds and parks for the growing number of local children.

We have not seen any impact studies completed for this area, in relation to its use as emergency accommodation. No impact studies were included in the documents sent to us, as local residents.

We therefore request copies of any existing impact studies. Or, if they do not exist, that an impact assessment is completed prior to the application being considered.

### **Safety of local vulnerable residents**

The area surrounding the Alpin Motor Lodge, New Castle Motor Lodge and Apollo Motel are quiet neighbourhoods, with many older, single and vulnerable residents.

We are very concerned about keeping the area that way. These are residents who carefully chosen the area where they felt at home and fit in.

## Concerns with Over-crowding; health risks associated with emergency housing

In your letter dated 10 June 2022, you describe:

Maximum of 142 occupants in 40 one-bedroom units. This number excludes motel staff and children under 18 months.

Even if only 18 units of the 40 have only 1 child under 18 months it amounts to 160 people, 4 in each unit.

If there are 2 children under 18 months in units, this rises to 142 plus 80 with 220 people equating to **5.5 people per one bedroom unit**.

This indicates that the intention is to have three to four (3-5.5) persons per one bedroom, which, as we might all agree will highly likely be children and young people. This breaches measures used by Statistics NZ (see below) to assess the bedroom requirements of a household, and can be defined as over-crowding.

Some of us work in the health sector. It is expected that the health sector will have to pick up the increased risks and complications in addition to the current workload, created through over-crowding?

As such, we request written approval from the following for the planned over-crowding of vulnerable communities at the Alpin Motor Lodge:

- Written approval from the Health Minister
- Written approval from the Paediatric Team at Rotorua Hospital
- Written approval from RAPHs, who represent most General Practices in Rotorua (including the local Sore Throat and Skin Infection Clinic)

In addition, we request copies of your plans to monitor the ages, genders, and total numbers of people in each unit.

**For context, the following is a direct quote from Statistics NZ:**

*What is crowding?*

- *Crowding is caused when the homes that people live in are too small to accommodate the number of people in a household.*
- *There are many different measures of crowding.*
- *The capacity of a dwelling can be measured by floor area, or the number of bedrooms or rooms. The measure used by Stats NZ is the Canadian National Occupancy Standard (CNOS).*
- *This measure calculates the number of bedrooms needed based on the demographic composition of the household.*
- *It presumes that there should be no more than two people to a bedroom, but that couples and children of certain ages can share a bedroom.*
- *Previous research has found that this index works fairly well within the New Zealand context. It is also used to measure crowding in Australia.*

Reference: <https://www.stats.govt.nz/news/almost-1-in-9-people-live-in-a-crowded-house>



**The Canadian National Occupancy Standard summarises the bedroom requirements of a household based on the following criteria:**

- There should be no more than 2 persons per bedroom;
- Children less than 5 years of age of different sexes may reasonably share a bedroom;
- Children 5 years of age or older of opposite sex should have separate bedrooms;
- Children less than 18 years of age and of the same sex may reasonably share a bedroom;
- and
- Single household members 18 years or older should have a separate bedroom, as should parents or couples.

*Reference: <https://meteor.aihw.gov.au/content/386254>*

### **Concerns with the length of the experimental trial**

It is very unwise in our view to allow an experiment with so much at stake and so many vulnerable humans at risk which include the homeless, the existing residents and services. Then we do not even mentioning the huge risk to Rotorua as a whole, the Bay of Plenty and also for the nation.

We believe this is a very risky decision.

### **Origins of emergency accommodation residents**

Why should Rotorua take on this big burden of providing so much emergency accommodation. Most of the people in need are NOT from Rotorua. Our infrastructure and resources can not withstand this multiplication of needs. This is not normal growth of a town. Is this what Rotorua council and representatives of the Rotorua's ratepayers want for our town?

### **Request for further consultation**

We request hereby for extension of your deadline and for more consultation with so many other sectors first.

You run a serious risk of being personally responsible for many and far-reaching consequences for not communicating and really listening to those affected.

Yours sincerely

Concerned people in Rotorua

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>Jackie MORRISON</u>  _____ _____ (Full Name)
---	--

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

for a Resource Consent to: Twelve Resource Consents to use the sites and existing buildings for contracted emergency housing for 5 years. See attached sheet naming these sites 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: All twelve sites and buildings as detailed on the attached sheet.

[Give Details]


My submission is: I strongly oppose the slow and deliberate destruction of Tenter St, Central City and our once beautiful tourist town. Our city is no longer a safe, happy thriving community.

- [include - ... (Continued on separate sheet)]
- 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: My submission is that RLC decline the Application from MHUD for Emergency Housing in Rotorua Motels for the next 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>J. Morrison</u>	Date: <u>30/6/2022</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ 
Contact person: [name and designation, if applicable] _____	Fax/email: _____

RC17647 – LAKE ROTORUA MOTEL – 131 LAKE ROAD, ROTORUA;  
RC17648 – ALPIN MOTEL – 16 SALA STREET, ROTORUA;  
RC17650 – NEW CASTLE MOTOR LODGE – 18 WARD AVE, ROTORUA;  
RC17662 – MALONES SPA MOTEL – 321 FENTON STREET, ROTORUA;  
RC17661 – POHUTU LODGE – 3 MEADE STREET, ROTORUA;  
RC17673 – UNION VICTORIA MOTEL – 26-28 VICTORIA STREET & 5  
UNION STREET, ROTORUA;  
RC17887 – ASCOT ON FENTON – 247 FENTON STREET AND 12 TOKO  
STREET, ROTORUA;  
RC17889 – ROTO VEGAS MOTEL – 249 FENTON ST AND 16 TOKO STREET,  
ROTORUA;  
RC17890 – MIDWAY MOTEL - 293 FENTON STREET, ROTORUA;  
RC17891 – GENEVA MOTOR LODGE – 299 FENTON STREET, ROTORUA;  
RC17892 – ANN'S VOLCANIC - 107 MALFROY ROAD, ROTORUA; AND  
RC17893 - APOLLO MOTEL – 7 TRYON STREET, ROTORUA

LAND USE CONSENT - NON COMPLYING

MINISTRY OF HOUSING & URBAN DEVELOPMENT

RESOURCE CONSENT TO USE THE EXISTING SITE AND MOTEL BUILDINGS  
FOR CONTRACTED EMERGENCY HOUSING

*Heavie*



**Submission continued...**

My brother, sister-in-law and nephew built a beautiful new home in an area they (we all!) believed they would be for many more years to come.

Unfortunately the safe, secure friendly neighbourhood is now surrounded by emergency housing. They are subjected to vile verbal abuse almost daily. They are subjected to rubbish and other un-sightly material thrown on to their property. They are subjected to disorderly behaviour morning, noon and night.

So much so that they made the heart-breaking decision to sell their home they had so lovingly built. But who wants to buy a home, no matter how lovely it is, when it's surrounded by emergency housing sites. **NO-ONE DOES!!!**

So they remain in their home, and now it is taking it's toll on their health, physically and mentally.

Rotorua Lakes Council, you have the power to stop this application from MHUD.

**SO STOP IT PLEASE!!!**

A handwritten signature in cursive script, appearing to read "J. Monte".



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 RD3029 ROTORUA	<b>Name of Submitter:</b> <u>Sharlene Pavitt</u> _____ _____ (Full Name)
---	--

This is a submission on an application from:

RDC-1268418

Rotorua Lakes Council  
(Name of applicant)

for a Resource Consent to: use of motels for Emergency Housing in Rotorua

at: \_\_\_\_\_  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
as above - the use of motels for Emergency Housing in Rotorua  
[Give Details]

My submission is: See attached



- [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:  
Oppose the use of motels for emergency housing in Rotorua

[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>Sharlene Pavitt</u>	Date: <u>1/7/22</u>
Address for service of Submitter: 	Telephone: _____
Contact person: [name and designation, if applicable] _____	Fax/email: 

I oppose the use of Motels for Emergency Housing in Rotorua.

I own a home in Glenholme Rotorua and over the past few years our neighbour ( which used to be deemed as safe ) is now not a safe place to live.

I don't know how many instances I have heard where people in the neighbourhood ( and others of course ) have had their homes broken into, vehicles broken into and stolen, items from around their homes stolen ( simply because they are "outside" )

People live in fear now and it is totally unacceptable. My home is very close to Fenton street and the amount of people I see hanging around the current motels that are used for emergency housing, drinking on the corner of the street in the morning or up Fenton street, the yelling and screaming coming from various motels ( Wylie court in particular is frightening ) I have called the police on occasions. Trolleys being walked down Fenton and Lytton street and left outside MY property, Cars screaming up Wylie and Devon street.

MY property is MY property but unfortunately since the hear by motels have been turned into the emergency housing "homes" nothing is safe!

I am fully aware people need to have a place to live but not in the motels. Some people are 100% deserving and I am sure cause no issues at all, but those people that do are ruining this for others. Especially because our council thought it was a good idea in have people from out of town join in.

I no longer feel safe in my home, I don't feel like I can leave a door open in the weekend for the fear of someone just popping into my house ( this has happened in the neighbour so this is not an exaggeration). The things I read on the Glenholme community Facebook about thefts and home invasions are awful and totally unacceptable.

I am opposed to all of the following locations

RC17648 - ALPIN MOTEL – 16 SALA STREET ROTORUA

RC17650 – NEW CASTLE MOTOR LODGE – 18 WARD AVE ROTORUA

RD17662 - MALONES SPA MOTEL – 321 FENTON ST ROTORUA

RC17661 - POHUTU LODGE – 3 MEADE ST ROTORUA

RC17673 – UNION VICOTORIA MOTEL – 26-28 VICOTORIA ST AND 5 UNION ST ROTORUA

RC17887 - ASCOT ON FENTON – 247 FENTON ST AD 12 TOKO ST ROTORUA

RC17889 – ROTO VEGAS MOTEL – 249 FENTON ST ROTORUA

RC17890 – MIDWAY MOTEL – 293 FENTON ST ROTORUA

RC17891 – GENEVA MOTOR LODGE – 299 FENTON ST ROTORUA

RC17892 - ANN'S VOLCANIC – 107 MALFROY RD ROTORUA

RC17893 – APOLLO MOTEL – 7 TRYON ST ROTORUA

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:**

Stephen James Perrett

*(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. Also to any other applications coming.



**My submission is:**

I firmly object to all of the above applications for the following reasons:

The use of these buildings for emergency housing has already had an enormous negative impact on the city of Rotorua, and will take a long time for our reputation to recover as a tourist hotspot. Any further use of these building for emergency housing will further tarnish our once beautiful city's reputation and prolong the discontent and disgust that most Rotorua residents have towards these properties and the activities that go on in them.

This is not the type of accomodation for children and at risk people, the area in question has been the talk of the town for two years and has been associated with criminal activity, fighting, verbal/physical abuse, intimidation, burglary, rubbish on the streets, abandoned shoppping trolleys, grafitti and an area that now looks like a "rough" part of town as apposed to the once beautiful and well kept Golden Mile that greeted visitors arriving in Rotorua.

We know from people outside of Rotorua including family and friends who now have concerns and are reluctant to visit Rotorua because of the crime and disorderly behaviour, Particularly around the city and Fenton street. This has had a huge impact on the city, esppecially when people from as far away as Northland and Queenstown are talking negatively about Rotorua.

The influx of people from outside Rotorua to use this emergency housing is widely known, and to my knowledge once they have been here for just 1 month they are deemed Rotorua residents. Council and Government have hoodwinked us into beleiving it is for the betterment of those being housed and for the betterment of employment opportunities, I'd like to see where these are, as some jobs are not of their liking and they prefer to make other lives in this city hell by unrully behaviour, intimidation, asaults, petty crime and burglary. People are leaving Rotorua because of this, my family is also considering this option if the environment in the city doesn't change for the good.

5 years is excessive, its a flat out no. Given that we will need these motels to cater for the visitors from within NZ plus overseas visitors. Council have spent our endless bucket of rates money on building infrastructure to cater for the local and visitor markets. I do not see how housing homeless with no direction in life will help the Rotorua area in general. They need specialized help and at the present point in time we just dont have enough programs to cater for the local need without importing a bigger problem.

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

That each of the above applications be declined and any others in the pipeline.

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:

Date:

Address for service of Submitter:

Telephone:

Email:



Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Gaynor Frances Stewart</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 sites and existing buildings in 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:

\_\_\_\_\_  
\_\_\_\_\_  
[Give Details]

My submission is: Please refer to the attached.  
\_\_\_\_\_  
\_\_\_\_\_

- [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:

To DECLINE the resource consent application to MHUD to use the 12 motels as emergency housing, in Rotorua, for five 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>Gay Stewart</u>	Date: <u>4.7.22</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ _____
Contact person: <i>name and</i> <u>Gaynor.</u>	

These twelve (12) resource consents are as follows:

- RC17647 – Lake Rotorua Motel – 131 Lake Road, Rotorua
- RC17648 – Alpin Motel – 16 Sala Street, Rotorua
- RC17650 – New Castle Motor Lodge – 18 Ward Ave, Rotorua
- RC17662 – Malones Spa Motel – 321 Fenton Street, Rotorua
- RC17661 – Pohutu Lodge – 3 Meade Street, Rotorua
- RC17673 – Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua
- RC17887 – Ascot on Fenton – 247 Fenton Street and 12 Toko Street, Rotorua
- RC17889 – Roto Vegas Motel – 249 Fenton St and 16 Toko Street, Rotorua
- RC17890 – Midway Motel - 293 Fenton Street, Rotorua
- RC17891 – Geneva Motor Lodge – 299 Fenton Street, Rotorua
- RC17892 – Ann's Volcanic - 107 Malfroy Road, Rotorua
- RC17893 - Apollo Motel – 7 Tryon Street, Rotorua



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>Maureen Stewart</u>  _____ _____ (Full Name)
---	--

This is a submission on an application from:

MHUD → Rotorua District Council  
(name of applicant)

for a Resource Consent to: Provide emergency housing in 12 Rotorua motels for five years. (approx 1008 homeless)  
at: Various sites in 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:

Emergency Housing sites in Fenton Street Victoria street (Rotorua central, Glenholme)  
(Give Details)

My submission is: Visitors/tourists are being advised by local residents to seek accommodation outside of Rotorua such as Taupo/Tauranga as the tenants in emergency housing motels are intimidating/frightening visitors and locals with their anti-social behaviour. Negative consequences are widespread from community to individual level - social cost, financial cost, additional pressure on the health system and deprivation of houses, among many others.  
(include -

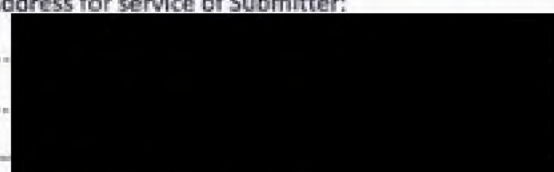
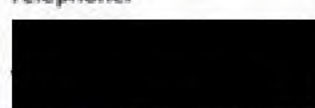

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views

I seek the following decision from the consent authority:

REVOKE MHUD RESOURCE CONSENTS 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): <u>Maureen Stewart</u>	Date: _____
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] _____	Fax/email: 

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:**

TREVOR JOHN NEWBROOK

*(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.

Doc No: IT-2044 (1 June 2005)

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

**My submission is:**

I oppose all of the above applications for the following reasons:

PLEASE SEE ATTACHMENT.

**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:

Date:

Address for service of Submitter:

Telephone:

Email:



Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

**Trevor Newbrook; Submission to Application by MHUD on behalf of the owners for Resource Consent for 12 Rotorua motels to be used as Contracted Emergency Housing.**

**1. Introduction.**

My full name is Trevor John Newbrook, I am [REDACTED] years old. I currently live at [REDACTED] [REDACTED] Glenholme, Rotorua. I am opposed to the granting of all Resource Consent Applications for Contracted Emergency Housing.

Our home is between [REDACTED] metres and [REDACTED] kilometres from all the applicant properties, except Lake Rotorua Hotel, 131 Lake Road, which is about [REDACTED] kilometres away.

Prior to moving here, we lived in Robertson Street, Glenholme approximately 5 minutes' walk away. Prior to that we lived 7 houses away, around the corner on Ranolf Street, Glenholme.

I was 10 years old, when my family moved to Rotorua and have lived here most of my life. My parents built and operated a motel on Fenton Street, where we lived until they purchased the Top 10 Holiday Park on Pukuatua Street.

My wife was born in Rotorua and grew up in Carnot Street, 120 metres from Fenton Street, where her parents lived for over 40 years. Our 3 children were also born in Rotorua as were 7 of our grandchildren. We have been lucky enough to have all our children, their spouses and our 10 grandchildren living here at times.

My wife attended Glenholme Primary School, as did our children and some of our grandchildren as third generation pupils. I was chairman of the Glenholme School PTA for many years and a member of the first Board of Trustees.

After getting married, we managed and lived at a motel on Fenton Street for 5 years. We built and moved to a townhouse on Arthur Street, Glenholme. Then to a motel on Trigg Avenue (one street back and parallel to Fenton Street) which my father and I built.

We moved to Tokoroa in 1991 where we lived for 11 years and owned and ran a retail business. I was a Councillor on the South Waikato District Council from 1995 to 2002. I resigned when we moved back to Rotorua and bought our [REDACTED] Street home.

We absolutely love Rotorua and loved living in Glenholme. It was a safe, friendly, and nice neighbourhood. We are passionate about our city and had planned to spend the rest of our retirement years here.

**2. Changing Environment.**

We have observed changes in the demographics and character of the CBD, Glenholme, Fenton Park and Victoria over the past three to four years, but such changes noticeably intensified since the first Covid-19 lockdown in March 2020.

Since that time, the appearance and feel of central Rotorua has drastically changed. There has been a noticeable decline in the aesthetic of our city centre, for example, cars now park all over the footpaths on Fenton Street and the side streets which have damaged the grass verges. There are lots of abandoned supermarket trolleys, rubbish, broken glass and dog poo all over the place. There has also been a large quantity of temporary fencing put up around the motels and certain entrances have been blocked off with road cones, which looks very untidy and unwelcoming. For example, the Malones Motel at 321 Fenton Street has its Sumner Street entrance blocked off with temporary Fencing made of 4 different materials. The Fenton Street entrance is partly block with road works cones.

Many of the emergency housing motels are in a poor state of repair and poorly maintained. It is common to see police at emergency housing motels, often several police cars at the same time. That was NOT the case when these motels were used as tourist accommodation. We now frequently hear Police sirens, both during the day and night.

A number of times, Keep New Zealand Beautiful awarded Rotorua "New Zealand's Most Beautiful City". That is certainly NOT going to happen now.

### **3. Dog Incident**

Rotorua has become a far more dangerous place and I have become much more cautious about walking through it.

We saw a car stop in Robertson Street, a man hopped out ran across the road and grabbed a baby from a pushchair, put the child on the front seat and drove off. The lady screamed out "he's taken my baby, call the police." We called the police and followed the car but felt it was too dangerous to continue at such high speeds. At the request of the police, we went back to the lady. She refused to talk to the police and walked into the Midway Motel.

When walking past Rose Court Motel one day, there was a guy outside screaming the most disgusting language into his telephone. This was opposite the St Chads Communication Centre (supporting people with disabilities to have a good life).

We have witnessed a number of times people having loud domestic arguments both at motels and on the street near our home.

There are many incidents we have seen but one in particular stands out.

**I recall vividly one day, 22 July 2021, when I was walking my puppy [King Charles Cavalier] and a lady called out to me outside the Ace Motor Lodge (319 Fenton Street), I turned around and she took a photo of my puppy. The Ace Motor lodge is an emergency housing motel. I asked the lady why and I was told that the lady's cousin had a dog like that and she was going to send her cousin the photo she took. I carried on walking home and noticed, when I walked into my driveway, that two primary school aged kids followed me home, they then ran back to the Ace Motor Lodge. About two weeks later, I saw that**



**someone had disconnected the security lights on my property and had wedged our gates so they remained open. I was worried that this was done in an attempt to steal my dog.**

After the incident with my puppy on 22 July 2021, I wrote to the mayor of Rotorua, Mrs Steve Chadwick on 26 August 2021, outlining that we were concerned about crime and safety in the Glenholme area with the continued use of motels for emergency housing. I also explained about the incident in July 2021 with our dog. I did not receive any response from Mayor Chadwick.

I no longer walk at the Fenton Street end of my own street, due to safety concerns.

If I walk on Fenton Street, I now walk on the eastern side as there are only a couple of emergency motels and feels safer.

#### **4. The Cabinet Paper.**

##### ***“Improving the provision of emergency housing in Rotorua and potential expansion”***

This heavily redacted document is available on-line.

The report says *“Accommodation is most often provided through motels and is intended to be 7 nights at a time but can be up to 21 nights in specific circumstances”*.

Referring to Rotorua it also says *“There are also up to 140 individuals utilising both the Temporary Additional Support and the Accommodation Supplement from MSD to access temporary accommodation, largely backpacker accommodation”*.

In the Cabinet Paper it also says *“People in motels are also staying longer, with an average stay of around 18 weeks”*.

A recent report from MSD and referred to in the NHUD response to more information by RDC says *“Across all emergency housing, the average length of stay is 22 weeks, the typical length of stay is 2 to 3 months and the maximum length of stay is 19 months.”*

Does this mean the average length of stay over the last year has increased by 4 weeks?

It simply does not make sense. *“Average length of stay is 22 weeks”* and *“the typical length of stay is 2 to 3 months”*. 22 weeks is 5 months, so how can a typical stay be 2 to 3 months?

#### **5. Health and safety.**

The Cabinet Paper says *“More than 50% of are people with disabilities, health conditions, mental health needs or are experiencing issues with alcohol and other drugs”*.

So many people with so many issues being brought to Rotorua must be having a real toll on the health sector. Our hospital is at maximum capacity. Our doctors, nurses and social workers are struggling to cope.

According to a conversation I had recently with a nurse, many of the people in emergency housing do not have a local doctor, so go to Rotorua Hospital Emergency Department. Due

to many of them having health issues they are admitted to hospital, putting extra stress on our hospital.

According to a report in the Rotorua Daily Post on 11 May 2022, at a RLC Operations and Monitoring Committee meeting in early May Deputy CE Anaru Pewhairangi said *“One-third of the 120 family harm calls a week in Rotorua are to emergency housing motels.”*

In the meeting Mr Pewhairangi, who was the Rotorua Police Area Commander from 2017 to 2019 said *“in 2018 police would receive about 70 calls for family harm incidents in Rotorua each week.”*

According to the report he also said *“There were between 5 and 10 families coming into Rotorua each week with family harm safety plans.”*

*“Those are people who have high-risk, complex needs, coming into our place who, from my police colleagues, do not have any association with Rotorua.”*

It was reported in the Rotorua Daily Post, 4 November 2021, following a RLC Operations and Monitoring Committee meeting *“More CCTV cameras will be installed to address crime and anti-social behaviour in Rotorua, particularly in the inner city and near emergency accommodation sites on Fenton Street.”*

Many local residents have had to build fences and gates to secure their properties, install security lighting, burglar alarms and security cameras. People should be able to live in their homes and feel safe.

The Copthorne Hotel and The Distinction Hotel, both on Fenton Street, have recently had to install security fencing around their car parks, at a huge cost to their businesses. Both these hotels have been there for over 50 years. Fencing was not required before the large cluster of emergency housing motels on and around Fenton Street.

The Seventh Day Adventist Church and School is located on the corner of Fenton and Tilsley Streets. A letterbox drop to surrounding properties dated 3 December 2021 says:

*“As of recent our little school, located nearby on 3 Tilsley Street has had a spate of damages including our security cameras being smashed, sunshade ripped, our equipment shed broken into and staff threatened.”*

This school was opened in in 1953. Now the property on both Fenton Street and Tilsley Street frontages, has temporary security fencing, while they are building permanent security fencing. The school has been part of this central Rotorua community for almost 70 years and now is forced to take these steps and expenses.

In a letter, dated 24 November 2021 to Social Development and Employment Minister, Rotorua’s Mayor Steve Chadwick said *“Our community is suffering due to drug use, violent behaviour, vandalism, and other anti-social behaviour that they are seeing on a daily basis, in the proximity of the motels providing emergency housing.”*

## **6. Local or Not?**

In Mayor Chadwick's letter she wrote that she believed Rotorua's generosity *"has been taken advantage of."*

Mayor Chadwick, also raised the issue of MSD bringing homeless people from outside Rotorua to the city.

We have been told for a couple of years by Government Officials, RLC and Ministers that the people in emergency housing in Rotorua are locals. This even goes to the highest level, with the Prime Minister confirming they are locals and saying it is just a perception that they are not.

In a Daily Post article, as far back as, 1 September 2020, relating to \$7.8 million being spent between Rotorua and Tauranga on emergency housing, the bulk was spent in Rotorua - \$5.06 million in fact.

Rotorua MP, Todd McClay is reported saying *"He is concerned Rotorua is being used as a dumping ground for the country's homeless simply because Rotorua has more motels."*

In the article Rotorua Mayor Steve Chadwick says *"It's unacceptable and Rotorua can't - and won't - be a dumping ground for problems from other cities."*

The article goes on to say - but then the MSD regional commissioner Mike Bryant *"is adamant most of them are from Rotorua."*

A report from the MSD, dated 13 April 2022, states that 31% of people in emergency housing in Rotorua are not from Rotorua. Personally, I would question if that figure is understated, given the criteria to be classified a local.

The name of the Cabinet Paper ***"Improving the provision of emergency housing in Rotorua and potential expansion"*** implies potential expansion – where are they going to get these people from for potential expansion.

We have Rotorua emergency housing motels advertising on FB Market Place. I have just looked today (9 July 2022) and found 3 properties:

**Apex on Fenton Motel. Accolade Motel and Astray Motel**

Heading: **WINZ welcome – Rotorua Motel FREE**

Description: WINZ / emergency accommodation motel in Rotorua

**7. Cumulative effect of emergency housing**

The appearance of motel properties, and frontage has also deteriorated considerably from lack of maintenance. Broken windows, slipping roof tiles and vandalism remain unfixed for long periods of time. The commercial incentive of maintaining the aesthetic of the motels in order to attract guests no longer effects motel owners who are being paid directly by the Ministry of Social Development.

I could say this for the majority of the motels on Fenton Street, which have received government grants to provide emergency housing. My observations



here are verified by a response Restore Rotorua received on 23 November 2021 from the Ministry of Social Development to an Official Information Act 1982 request, which identify the following motels on Fenton Street as providers receiving grants for emergency housing in 2021:

- (a) Ascot on Fenton;
- (b) RotoVegas;
- (c) Golden Glow;
- (d) Gateway International;
- (e) Boulevard;
- (f) Aaryn Court;
- (g) La Mirage;
- (h) Midway;
- (i) Geneva Motor Lodge;
- (j) Baden Lodge;
- (k) Fenton Court;
- (l) Brylin;
- (m) Pure Motel and Guest House;
- (n) Ace Motor Lodge;
- (o) Malones;
- (p) Rose Court;
- (q) Apex on Fenton;
- (r) Coachman;
- (s) Ashleigh Court; and
- (t) New Castle Motor Lodge.

Add to this the 3 motels I believe are also contracted emergency housing (but definitely emergency housing) on Fenton Street.

- (u) Emerald Spa;
- (v) Tuscany Villas: and
- (w) Four Canoes.

When you consider there are also a lot of other motels just off or adjacent to Fenton Street, you start to get a picture of how big the issue is. Clustering large numbers of people with varied issues and problems is not a solution for them or for our city.

It is easy to see how the cumulative affect has cast a shadow over Rotorua's tourist / hospitality industry. This city is not just a tourist town, it is also an event and conference centre. I believe some conferences and events are now under threat due to the organisers concerns around safety and availability of motel accommodation.

#### **8. Boulevard Motel**

The Council granted Kāinga Ora a resource consent to convert a motel into transitional housing for the Boulevard Motel (265 Fenton Street) on 29 July 2021, in just 20 working days, without requesting more information on the application, and without notifying the application either by limited notification to persons directly affected or public notification to

the community at large. The Boulevard is now surrounded by high fences, including along Fenton Street, where the fence makes the property look like a prison.

One year on the Boulevard is still under renovation and not operating. There seems to be a real lack of urgency or commitment by the government to resolve the housing problems.

This resource consent was processed in complete secret from the ratepayers and residents of Rotorua. I do not believe Kainga Ora or the RLC acted in an open and transparent manner – in fact, quite the opposite.

It was only by chance that Rotorua people found out about an application for another resource consent for the Wylie Court Motel, on the corner of Fenton and Wylie Streets to be used for emergency or temporary housing. Jenny Peace started a petition and over 100 local people wrote to RLC opposing the application. For reasons not made public, the resource consent application was withdrawn.

After some time and a lot of effort Restore Rotorua managed to obtain confirmation from RLC of some applications by Kainga Ora to convert motels into Contracted Emergency Housing. This has now grown to the 12 applications plus 1 on hold. The RDC which is part of a Homeless Taskforces with MSD, Kainga Ora, MHUD and local iwi seems to be operating in secret from the people of Rotorua, whom they are meant to be serving.

It is only after coming under pressure from local people, public feedback, negative media coverage, Restore Rotorua Incorporated and some threats of legal action, that RLC appointed the Independent Commissioners Panel.

## **9. Other non-complying motels.**

Why have the government departments involved not applied for resource consent for Four Canoes, Emerald Spa and Tuscany Villas? These properties have been operating illegally, outside the District Plan for over 2 years and why has the RLC not enforced it?

Do the government departments and this council think they are above the law?

With over 40 non-complying motels being used for emergency housing in Rotorua and funded by the government, why has RLC not taken any action? They wrote to 9 motels and then threatened legal action but have now withdrawn that.

I have heard it is a “staged approach” but what exactly does that mean? Maybe they just did not want to put the 15 CEM properties in front of the Commissioners at once, as it just adds more to the cumulative effects.

## **10. Public Meeting.**

After the Mayor and Council failing to take any action, even though there was huge public concern about emergency housing motels and the effects it was having, Rotorua MP Todd McClay called a public meeting, at the Arawa Bowling Club, in Glenholme. The meeting in March 2021 attracted about 350 people and spilled outside the building onto the lawn.

**Neither the Mayor or Senior Council staff bothered to attend.**

There were a lot of people who spoke of their experiences and incidents. People, who no longer felt Rotorua was a safe or desirable place, especially around the Fenton Street area.

There was also a man, that spoke, who was living in an emergency housing motel and said he had come here from Wellington.

**11. Suitability of motels.**

Motels are not suitable for long term accommodation, especially for families and whanau with children. The majority of the applicant properties have a substantial number of studio rooms (this is sleeping and living in a single room).

At the end of my street, on the Fenton Street corner, there was a family, a couple, 2 young kids and a dog living in a studio unit, about the size of our master bedroom, for about a year. The kids seemed clean and well kept and would often be outside playing on their bikes on the footpath (there is nowhere else to play). I just don't think that is suitable housing for a family. How does this affect their mental health and wellbeing?

Families living in motels surrounded by other people with serious health issues (drug addiction, alcohol addiction, mental health issues, family harm issues, etc).

Most motels have no grass or play area for children. Just a sealed drive, that is generally full of parked cars.

**12. Contracted Emergency Motels.**

This has now become a big multi-million-dollar industry. If we use Visions of a Helping Hand as an example, they now employ over 140 people, have a large fleet of vehicles and have a vested interest in keeping emergency housing motel operating for as long as possible.

What does 24/7 security look like? I took a drive past all 12 applicant properties and only saw a security person outside one of the motels (RotoVegas).

Based on my observations over many months the security people seem to mostly be inside a unit or office. How do they know what is happening, who is coming or going over side or back fences?

Security is for enforcement of the rules at the particular property and has no bearing on what the people are doing when they leave the motel grounds.

There is a lot of talk about "wrap around services". This sounds good but what does that actually mean? This needs to be spelt out and documented so everyone can know exactly what is required.



Access to suitably qualified social services? Again, what does that mean? The qualifications need to be clear and precise, so we can be sure the right person is being used to help people with serious health issues.

Who is responsible for monitoring wrap around and social services? Who is taking responsibility to ensure this is actually happening and it is happening in a correct manner by suitably qualified people?

We have read reports in the Rotorua Daily Post where people in emergency housing motels say they have had no support.

### **13. Beca – Social Impact Assessment.**

This report, to me, seems to be based on very limited information and very limited consultation with the Rotorua residents. Please see extract below:

#### *3.4.2.1 Site visits*

*Two site visits were undertaken in December 2021 (site visit one) and March 2022 (site visit two).*

*Site Visit One was an initial scoping visit to confirm the project team's definition of the social areas of influence and to identify potential stakeholders for the impact assessment.*

*Site Visit Two was undertaken over two days and involved three visits to each of the 13 CEH motels at the following times:*

- *Morning (Between 9am – 11am);*
- *After school (between 3:30pm and 5pm); and*
- *Evening (after 8pm).*

*Each of these visits included walking and/or driving around the street or block of each of the sites and involved documenting observations of site environment, surrounding environment and activities taking place at these times. Each morning visit involved walking around the site area for 10 -20 minutes (depending on if there was a neighbourhood block to walk around). Afternoon and evening visits involved driving around the street or block for 3-5 minutes per site.*

This shows that each property was visited for between 16 minutes and 30 minutes maximum. How can they possibly think, in that time, they can understand what it is like for us, who have been living it for 2½ years now??

#### *3.4.2.4 Neighbour interviews*

*Across the 13 CEH motels, neighbours (primarily residential) within close proximity of a site were either phoned directly (if operators of the sites held contact details) or delivered a leaflet (to mailboxes) inviting them to email or make contact with the social impact assessment research team to arrange a phone interview. There were approximately 65 residential neighbours identified around the 13 CEH motels. 134 interviews were conducted:*

- *Fairy Springs (1);*
- *Whakarewarewa (2);*
- *Victoria (4); and*
- *Glenholme (4 interviews and 2 emails).*

*Neighbours specifically referred to motels in close proximity to them including CEH motels. Overall, the neighbour interviews referred to all but 2 of the CEH sites. No one from Koutu or Fenton Park were spoken to.*

*The small number of interviews is due to how many people responded to the flyers.*

This is simply not acceptable. If people did not respond to a flyer, then they should have found another way to engage.

A good start would have been to speak to the 37 people who submitted to the Hearing Commissioner.

Or maybe they could have talked to some of the trades people who are constantly visiting these properties to carry out repairs and maintenance.

They did speak, via a Zoom meeting, to me, in my capacity as Chair of Restore Rotorua Incorporated. I asked [REDACTED], RRI secretary, to join us, which she did.

Did they talk to the hotels, who have had to build security fences, the restaurants, the non-EH motels, St Chads Communication Centre, the Seventh Day Adventist Church and School or The Indian Temple on Fenton Street?

Did they get all the information available from the police and RLC about crime associated with EH motels both on and off site?

Did they talk to the hospital and local health providers, especially the on-site suitably qualified social workers?

Did they talk to the on-site security people?

Did they talk to the residents at the 12 Contracted Emergency Housing Motels?

#### **14. People Leaving Rotorua.**

There is no doubt that good people, who are now finding themselves vulnerable due to the cumulative effects of so much emergency housing, are leaving Rotorua.

We are a close family, so it is heartbreaking for us. Our daughter, son-in-law and their 4 children moved to Nelson in January 2022. They were all born in Rotorua. They do not believe Rotorua is any longer a safe or suitable place to raise a family.

To be very clear, that is 4 of our grandchildren, aged 8 – 15 years old, now living in the South Island because of what MHUD, MSD, Kainga Ora and RLC have done to our home town, and now they are asking you to make it semi-permanent and without any plan to resolve the issues, maybe permanent.

**They would NOT have even considered moving 2½ years ago.**

Something needs to change and simply imbedding emergency housing for at least another 5 years is not a solution for vulnerable homeless people or the vulnerable local people living with it.

## 15. Housing.

The only solution being put forward is to build more homes. Mayor Chadwick recently said we need to build, build, build our way out of this. But there is no guarantee that any homes built will go to the people in emergency housing motels.

The Government policy is that Kainga Ora homes will go to the neediest. That means that new homes, being built in Rotorua, may go to people from other towns. There is no guarantee that anyone from an emergency housing motel, either CEH or SNG EH will get one of these homes. Do we even know if any of the people in emergency housing motels are on the Housing Register?

From the governments own reports, just housing people with extreme needs, is not getting to the core of the issue.

As the numbers of people requiring emergency housing has grown so rapidly over 2½ years, the whole system needs a complete review. This government has created a monster, where people just have to say they are homeless and they are put into a motel.

Granting these RC applications will only serve to make it easier for the government and their agencies to keep using motels for a longer and longer period of time.

This indicates to me that MSD intends to continue using Rotorua as a dumping ground for homeless people.

## 16. Why 5 years.

When you look at the figures provided, you have to wonder why 5 years. If a typical stay in emergency housing is 2 – 3 months, then surely these motels should all be empty within a few months or a year at the maximum.

Or if you look at the longest stay, 19 months, then surely 1 motel should need to be used for that period but the others much less time.

These 12 motels seeking resource consent can accommodate 1008 people, but they say occupancy is not 100%. So let us use 75% occupancy to calculate the number of people going through. With a typical stay of 2-3 months, so let's use 3 months, which equates to 4 changes of people per year.

$750 \text{ people} \times 4 \text{ per year} = 3,000 \text{ people} \times 5 \text{ years} = 15,000 \text{ people.}$

**WOW, that is 15,000 people to go through Contracted Emergency Housing in the next 5 years. Plus, all the SNG EH motels. It is clear that this is not sustainable.**

## 17. Summary.

Regardless of how many times they say there is no difference between motels being used for holiday accommodation or being used for emergency housing accommodation (either SNG EH or CEH) it is simply not true.

The differences are vast. This is evidenced by the huge changes to our community over the last 2½ years.

**There does NOT seem to be a real plan.** Mayor Chadwick says “there is a plan”. Minister Sepuloni says it is “complex”. Minister Woods says “it’s the National Parties fault”. We need some real answers, **a real plan**, not just political waffle.

There is talk about it being “just perception” but it is real. We are living it and it is real.

**As a person who had 12 years’ experience in the motel industry, I feel qualified to say that motels are NOT suitable for long term / permanent living, especially for people with families and whanau. This is NOT the solution for these families.**

The reputation of Rotorua as a leading tourist / holiday destination in New Zealand is currently at risk due to the cumulative effects of so much emergency housing. It is not too late to save Rotorua but I believe another 5 plus years of this intensive emergency housing will destroy Rotorua’s reputation, both nationally and internationally, as a tourist destination.

**The local people of Rotorua, especially those living in Glenholme, Fenton Park, Victoria and the CBD are vulnerable too!!!**

Thank you for taking the time to read my submission.

**I respectfully request, that you decline all 12 non-complying applications to use motels as Contracted Emergency Housing.**

Trevor John Newbrook

11 July 2022



**From:** [Trevor and Rosemary Newbrook](#)  
**To:** [Planning Submissions](#)  
**Subject:** RC18244 – 284-286 Fenton Street, Rotorua  
**Date:** Monday, 29 August 2022 3:09:07 pm

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Hello

I am opposed to the Resource Consent for Emerald Spa Motor Inn and would like it added to my submission on the other 12 emergency housing motel applications.

In addition I have the following concerns regarding this application:

The Emerald Spa and Tuscany Villas (280 Fenton Street) has operated as one property for some years and has been operating as one property for emergency housing since March 2020.

Why have they now been separated with only Emerald Spa applying for Resource Consent ?

Why is Tuscany Villas not applying for Resource Consent ?

I am very concerned about the cumulative effect of so many emergency housing motels, all very close together on and around Fenton Street.

I feel MHUD is trying to portray a picture that is not complete and not fully open and transparent by not applying for Resource Consents for all properties that are contracted.

I note the application says the Temple across the road is not affected but I read in the Rotorua Daily Post it has recently closed partly due to issues associated with emergency housing motels.

How can the Beca report be taken seriously when they don't even need to visit the site or talk to anyone local to form an opinion (not even the Temple across the road).

Have Beca talked to the residents, the on-site security, the suitably qualified social workers, the police, the local health providers, etc.

On 11 May 2022 the Daily Post reported RDC deputy CE Anaru Pewhairangi saying at a Council Committee meeting that 40 family harm calls a week are to emergency housing motels. He is also reported saying there were "between 5 and 10 families coming into Rotorua each week with family harm safety plans. Those are people who have high-risk, complex needs, coming into our place who, from my police colleagues, do not have any association to Rotorua"

As in my earlier submission I question the suitability of the Emerald Spa for emergency housing, as it is designed for short stay guests. There is NO outside area for kids to play or people to relax and entertain. Just a big concrete car park, full of cars. What is the effect on the mental health of those living there long term, especially the children ?

Can you please confirm receipt of this email. Thank you.

Kind regards

Trevor Newbrook

[REDACTED]  
Glenholme  
Rotorua

[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)*

**ROTORUA  
LAKES COUNCIL**

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> Rotorua Seventh-day Adventist School Board
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This is a submission on an application from:

*Ministry of Housing & Urban Development on behalf of Emerald Spa Motor Inn*

**Consent No: RC18244** Land Use Consent – Non complying

for a Resource Consent to: *Use the existing site and motel buildings at 284-286 Fenton Street, Rotorua for contracted emergency housing for five years for a maximum of 93 emergency housing tenants plus children.*

at: *284-286 Fenton Street, Rotorua*

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

*Use of the site and buildings for contracted emergency housing.*

Our submission is:

**The Rotorua Seventh-day Adventist School Board does not support this application.** The school is located at 3 Tilsley St, immediately behind the Rotorua SDA church at 311 Fenton St. This is less than 150 metres from Emerald Spa Motor Inn and recently the school has been adversely affected by the behaviours of tenants seen to be from the emergency housing motels in the area directly surrounding of our school. There have been multiple incidents of damage on the school property and staff and students have been subjected to significant hazards, threats and verbal abuse. In situations where staff were able to follow or view the perpetrators, they were heading to or from the direction of motels known to host emergency housing tenants on Fenton Street. As a direct result of damages caused by emergency housing occupants, we have had to spend approximately \$90,000 within the last 12 months on fencing, cameras, security systems and replacement of property.

There were no incidents of property damage or abuse to staff/students recorded prior to 2019. A significant number of the incidents recorded on our cameras are instigated by minors aged under 16 years. Whilst the applicant notes the presence of 24/7 security on the Emerald Spa site, this does not prevent the occupants of Emerald Spa or other emergency housing motels from continuing to attempting to enter our site. We note the application attempts mitigation by having an onsite social support service provider between 8.30am and 5pm however the majority of the recorded incidents on our property occur outside these hours. We note that the applicant states that the occupants are required to follow a site management plan, however we assume that this only applies to the motel site and not to their behaviours on or around our site.

We seek the following decision from the consent authority:

**To decline the application** due to the close proximity of the school and vulnerable children to this premises (Emerald Spa Motor Inn) proposed for emergency housing. This is based upon the increasing incidence of adverse events on our property directly linked with occupants of transitional/emergency housing.

Evidence of the type, nature and frequency of incidents is attached.

60 incidents have been reported since 2019 with the number of incidents increasing year-on-year. Incidents include vandalism, entering the school property for the purpose of drug taking or dealing, property damage including damaged locks & broken windows, verbal abuse, menacing and threatening behaviour, theft of school property, breaking & entering, fighting and dumping of rubbish (including household effects, personal items, faeces and dangerous items). 29% of incidents are serious enough to warrant reporting to the Police and 85% of incidents have had a direct detrimental effect on staff or students.

Signature of submitter (or person authorised to sign on behalf of submitter): .....	Date: 2 <sup>nd</sup> September 2022
Address for service of Submitter: Rotorua SDA School Board [REDACTED]	Telephone: [REDACTED]
Contact person: <i>Victoria Finch, Board Chair/Presiding Member</i>	Fax/email: [REDACTED]

**Note to submitter:**

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

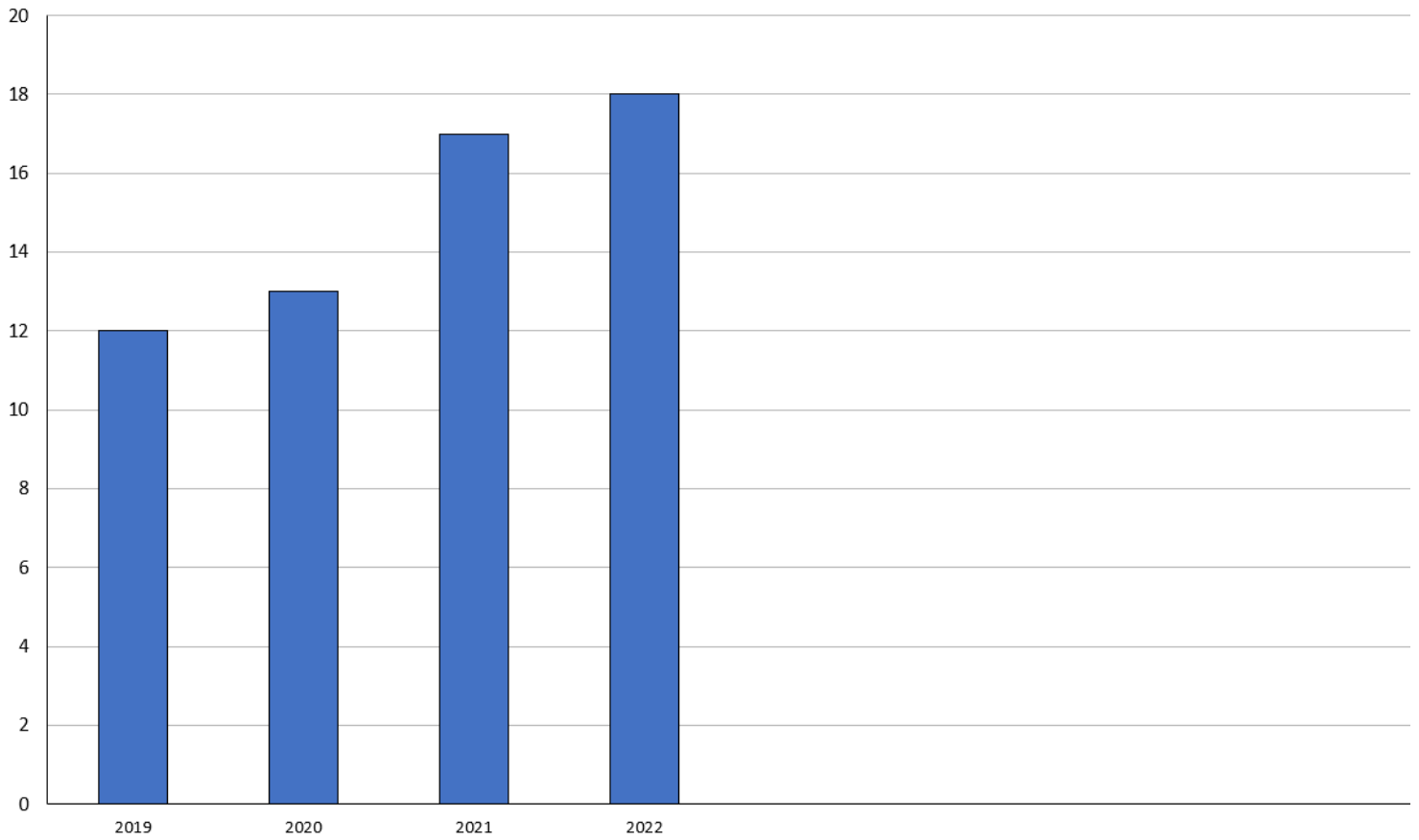
The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's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

# Fenton Area Incidents Report 31 August 2022

## Rotorua Seventh-day Adventist School

- There have been 60 incidents recorded from 2019 to 2022.

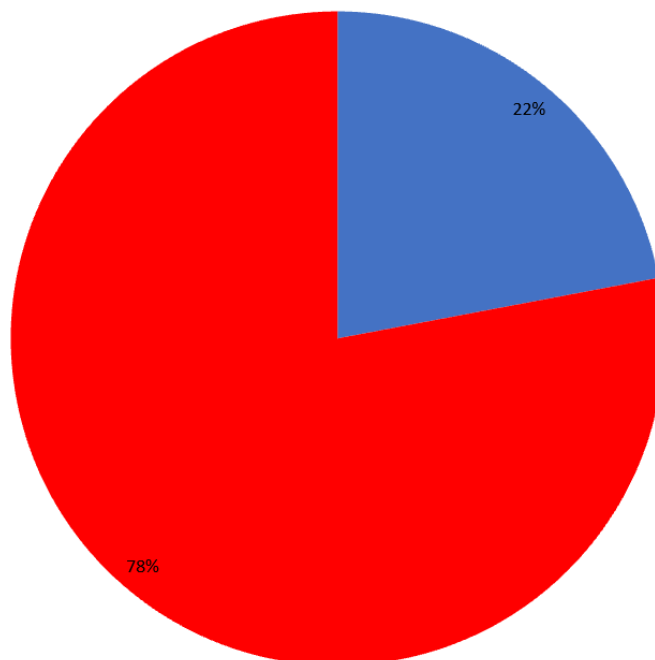
### Incidents over years



Most incidents are happening out of school hours.

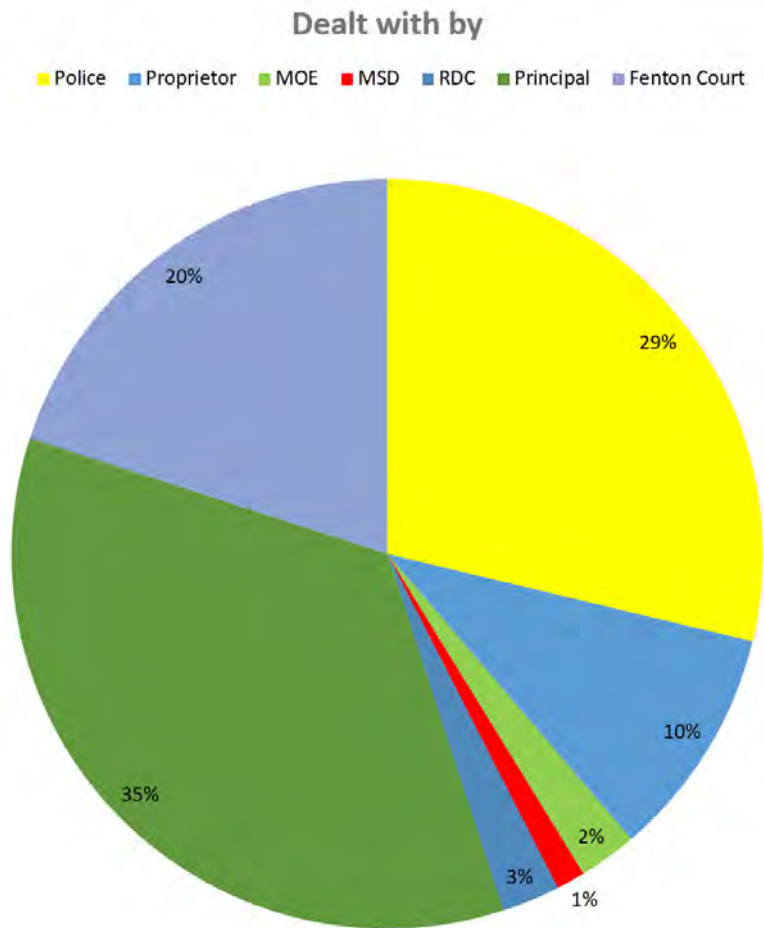
### Timings

■ School Hours ■ Outside School hours

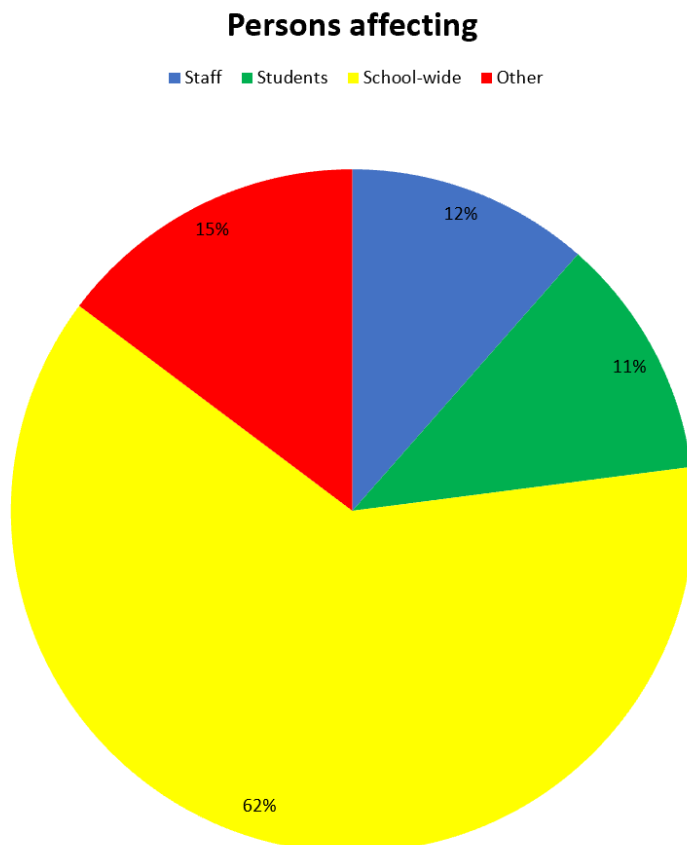




Most incidents are being dealt with by the Principal, Police and Fenton Court Motel.



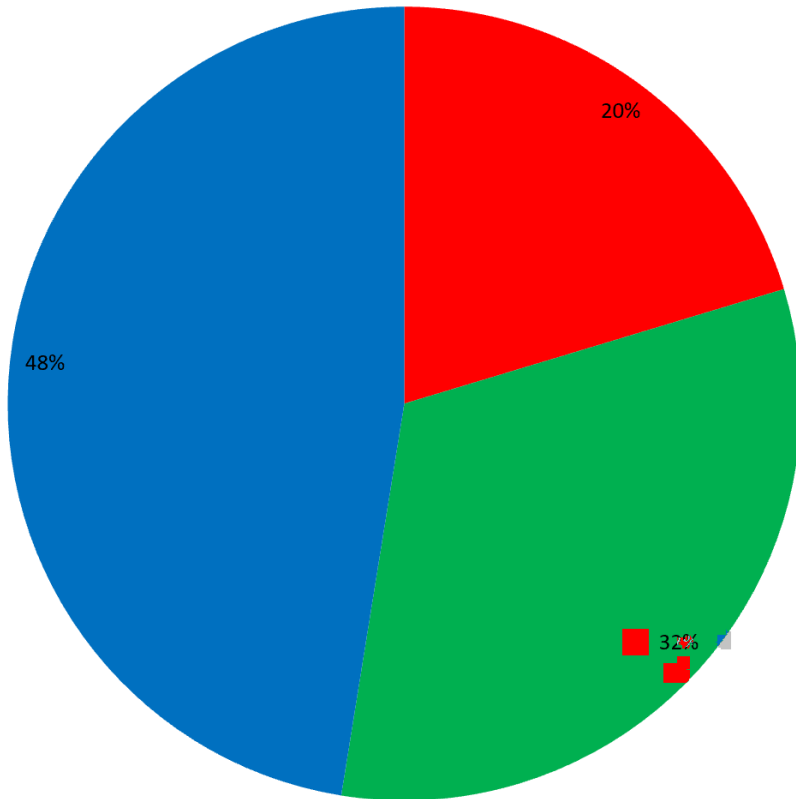
85% of incidents impact the school.



Most incidents are low, however 20% are of high severity.

### Incident Severity

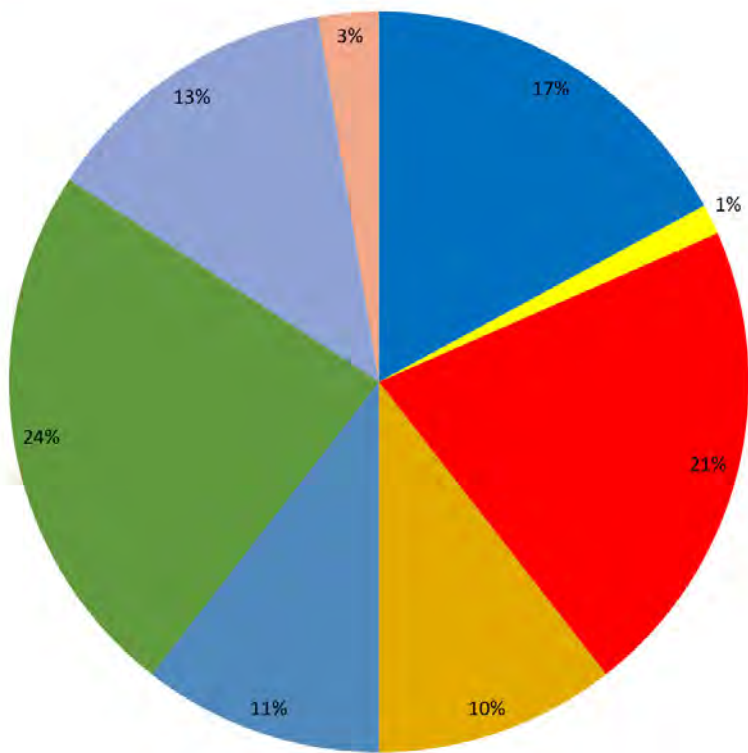
■ High ■ Moderate ■ Low



A range of incidents are occurring however most incidents relate to damages to property and threatening behaviour.

### Type of Incident

■ Vandalism ■ Drugs ■ Threatening Behaviour ■ Theft ■ Windows ■ Damages to Property ■ Rubbish on property ■ Fighting



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: Deborah Oldham (Full Name)

Received P 15 AUG 2022 Rotorua Lakes Council Customer Centre

This is a submission on an application from:

Emerald Spa Motel (Name of applicant)

for a Resource Consent to: gain resource consent for Emergency housing

at: Fenton 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: That Emerald Spa Motel be used for Emergency housing

[Give Details]

My submission is:

That resource consent be denied. There are already too many of these dysfunctional families living on Fenton St which is a main entrance to what was once awarded "beautiful city award local people like myself are afraid to walk that street now for fear of abuse."

- 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:

That the consent resource be denied. Perhaps some of the empty premises in town can be converted. That's where they all congregate to hassle people walking by, begging for cash.

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): D Oldham Date: 12/08/2022 Address for service of Submitter: [Redacted] Telephone: [Redacted] Contact person: [name and designation, if applicable] Deborah Oldham Fax/email: [Redacted]

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:**

Kimberley Ward

*(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 for Emergency Housing in their entirety, including the Emerald Spa Motel RC 18244: Site 284-286 Fenton St, Rotorua.



**My submission is:**

I oppose all of the above applications for Emergency Housing, including Emerald Spa Motel RC 18244: Site 284-286 Fenton St, Rotorua for the following reasons:

- we do not have enough resources, mental health facilities etc to look after the number of people wanting Emergency Housing in Rotorua
- there is plenty of land outside of the main town to build Emergency Housing, it should not be prime land in town
- Rotorua does not have enough hotels/motels to accommodate all of the tourists expected to visit. Less tourists effects our already struggling hospitality sector. We do not have enough accommodation for main events.
- a hotel room is not a good environment for families/children to be brought up in i.e. no green spaces
- Fenton St is one of the entrance ways into Rotorua and seeing gated motels with security is not an inviting look for people that live or visit Rotorua
- I do not feel safe walking down Fenton Street anymore. If it was safe why are a number of motels/hotels now having to put up security fencing, to keep undesirables in or out

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

That each of the above applications (including the Emerald Spa Motel) 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: Kimberley Ward

Date: 24/08/22

Address for service of Submitter:

[Redacted]  
Glenholme  
Rotorua 3010

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)*

<p><b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p><b>Name of Submitter:</b> The NZ Seventh-day Adventist Schools Association Ltd (We are the proprietor of the Rotorua Seventh-day Adventist School) (We own the school land and buildings)</p>
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This is a submission on an application from:

Ministry of Housing & Urban Development on behalf of Emerald Spa Motor Inn

**Consent No: RC18244 Land Use Consent – Non-complying**

for a Resource Consent to: Use the site and existing buildings at 284-286 Fenton Street, Rotorua for contracted emergency housing for five years, for a maximum of 93 emergency housing tenants plus children.

at: **284-286 Fenton Street, Rotorua**

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

To use the site and buildings for contracted emergency housing for a maximum of 93 emergency housing tenants plus children.


My submission is:

**The New Zealand Seventh-day Adventist Schools Association Limited does not support this application.** We are the Proprietor of this State Integrated School and own the land and buildings that the school operates from. The school, the Rotorua Seventh-day Adventist School is located at 3 Tilsley Street, immediately behind the Rotorua Seventh-day Adventist Church at 311 Fenton Street. This is less than 150 metres from Emerald Spa Motor Inn. Since the arrival of emergency housing motels to our area, that have surrounded our school, our school has been adversely affected by some of the homeless tenants from the Emergency Housing Motels in the surrounding area of our school. There have been many incidents of property damage costing thousands of dollars and our staff and students have been subjected to verbal abuse, so much so that staff and students have been fearful, and students work performance has been affected. Our school principal has documented about 60 incidents since the arrival of emergency housing, whereas there were none before. The Rotorua Seventh-day Adventist School has also made a submission containing more details and we fully support that submission.

We seek the following decision from the consent authority:

**To decline the application** due to the proximity of the Emerald Spa Motor Inn to our school, and the adverse effect that emergency housing motels are having on our school, as outlined above, and in more detail in the submission of the Rotorua Seventh-day Adventist School Board.

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

Signature of submitter (or person authorised to sign on behalf of submitter): ..... 	Date: 2 <sup>nd</sup> September 2022
Address for service of Submitter: [Redacted] ..... .....	Mobile: [Redacted]
Contact person: <i>Roger Marshall Property Manager</i> <i>For The Seventh-day Adventist Schools Association Limited</i>	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.

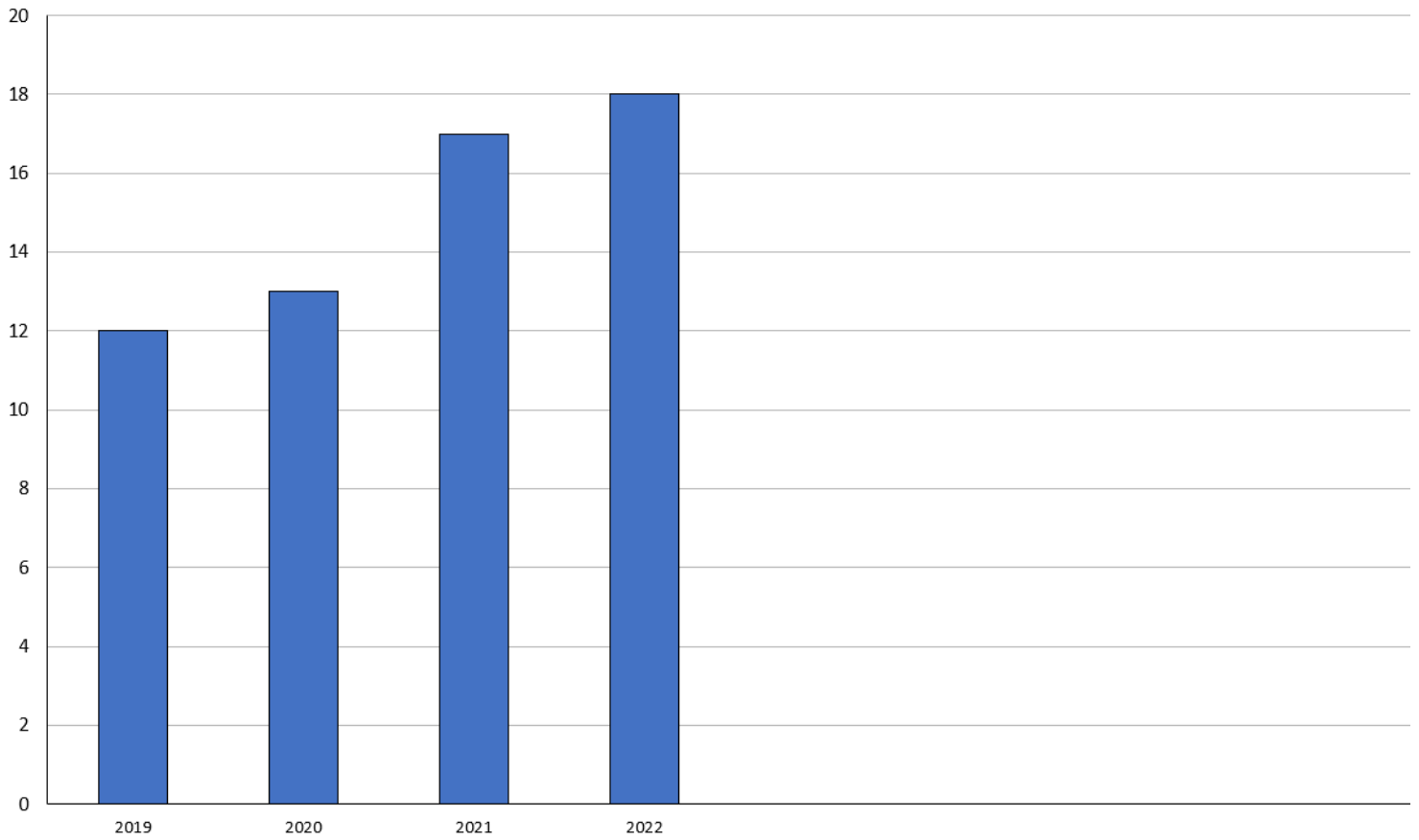


# Fenton Area Incidents Report 31 August 2022

## Rotorua Seventh-day Adventist School

- There have been 60 incidents recorded from 2019 to 2022.

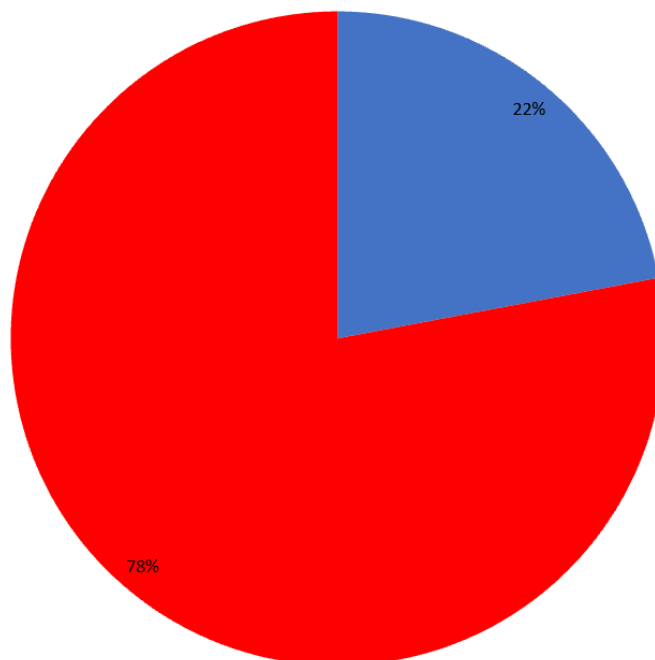
### Incidents over years



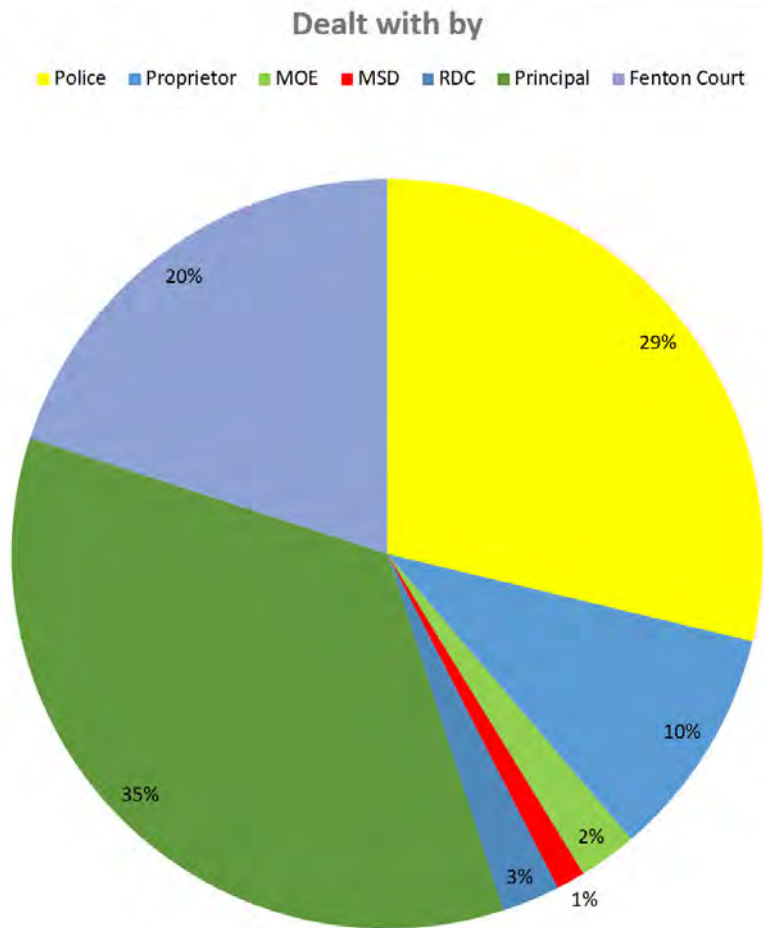
Most incidents are happening out of school hours.

### Timings

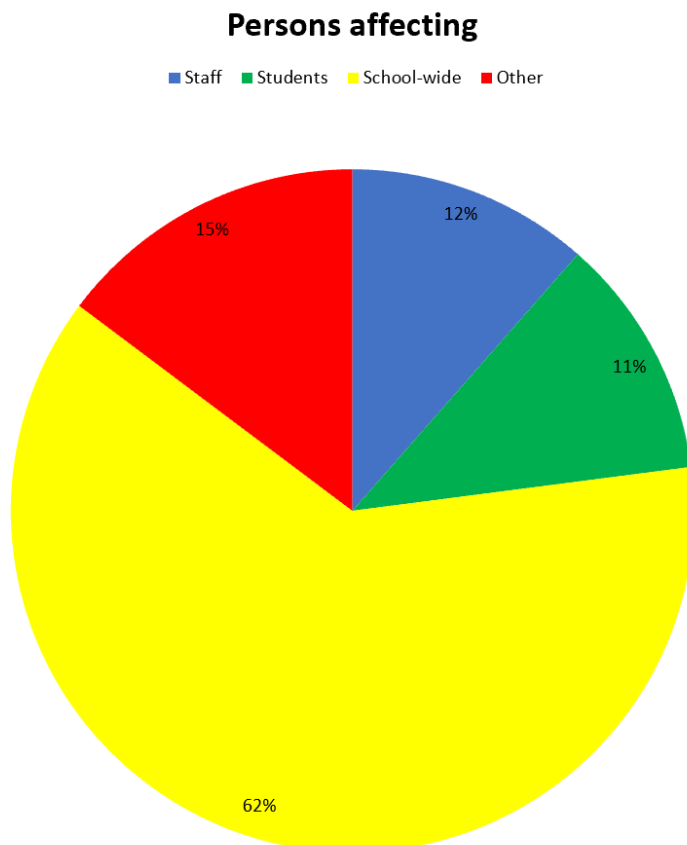
■ School Hours ■ Outside School hours



Most incidents are being dealt with by the Principal, Police and Fenton Court Motel.



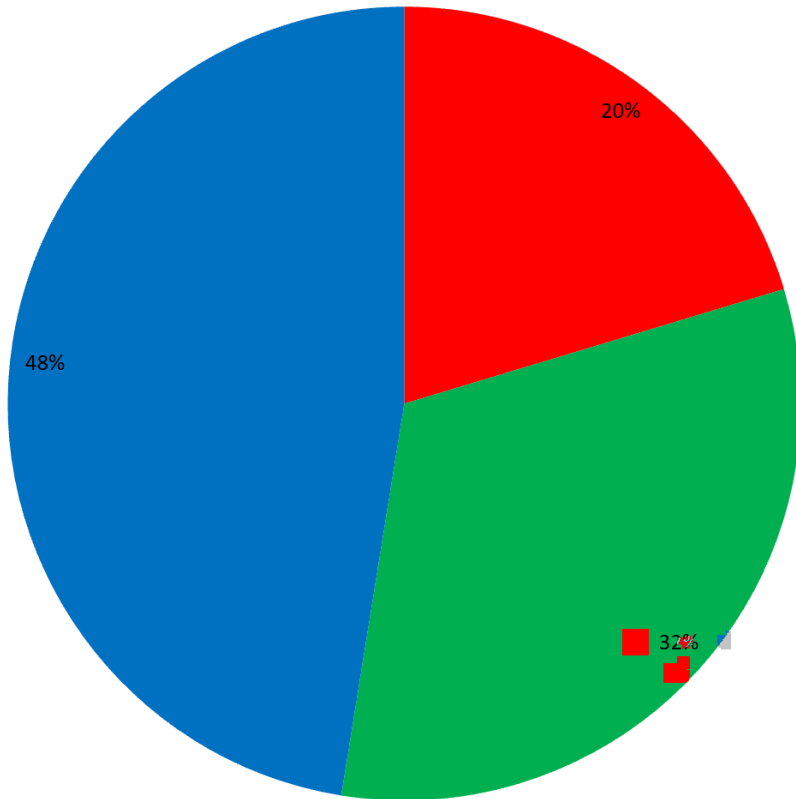
85% of incidents impact the school.



Most incidents are low, however 20% are of high severity.

### Incident Severity

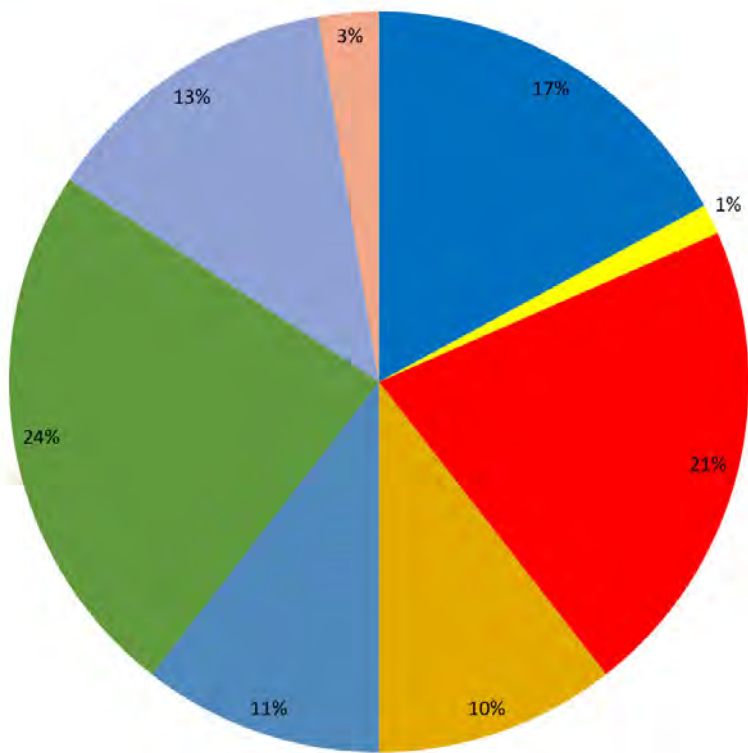
■ High ■ Moderate ■ Low



A range of incidents are occurring however most incidents relate to damages to property and threatening behaviour.

### Type of Incident

■ Vandalism ■ Drugs ■ Threatening Behaviour ■ Theft ■ Windows ■ Damages to Property ■ Rubbish on property ■ Fighting



**SUBMISSION ON APPLICATION FOR RESOURCE CONSENT  
EMERALD SPA MOTOR INN  
284-286 FENTON STREET ROTORUA**

[1] My name is Keith Williams and I am a resident and ratepayer in Rotorua. This submission speaks to the Applicant's Assessment of Environmental Effects and Social Effects. I oppose this application for Resource Consent on the grounds that the adverse effects of this proposed non complying activity are more than minor or minimal, and the proposal is contrary to the objectives and policies of the District Plan.

[2] Section 104D in the Resource Management Act 1991 prohibits the grant of consents for non complying activities where adverse effects are more than minor, including by definition potential effects and cumulative effects, unless the proposal is not contrary to objectives and policies of the relevant plan.

[3] The establishment of large scale Contracted Emergency Housing operations, primarily by converting tourist motels into emergency accommodation for the homeless, along with their various ancillary social services on the Fenton Street tourism entranceway and other adjacent central city streets, was never envisaged by the district's planners, never provided for in the District Plan and remain contrary to the objectives and policies of the district Plan.

[4] The District Plan defines city entrance ways as "the principle approaches through the urban area by road to the city centre, the character and appearance of which are important in creating a positive perception of the city by visitors."

[5] For example, the District Plan at COMZ-4 states; "Entranceway Accommodation and Tourism provide for the development of tourism enterprises and Maori cultural experiences that maintains or enhances the amenity and vibrancy along the northern and southern city entranceways to the inner city."

[6] The proposed activity of Contracted Emergency Housing on Fenton Street in this application is contrary to the objectives and policies of the District Plan at COMZ-O1 and COMZ -P4. The applicant is proposing to convert existing tourist accommodation into a non compliant activity unrelated to tourism.

[7] The proposed activity is also contrary to the Rotorua Council District Plan in that it does not meet the minimum residential density requirements for housing of a minimum net floor area for household units of 70m<sup>2</sup> and one household unit per 450m<sup>2</sup> of net site area.



[8] The conversion of tourist motels into emergency accommodation for the homeless has had significant adverse effects on Rotorua's reputation as a premier NZ tourist destination, as a result of the many negative media reports of the city's problems and issues associated with contracted emergency housing operations.

[9] The applicant states that the proposed activity will be fundamentally similar to the existing motel operation. The proposal is to accommodate up to 93 people living in longer term accommodation (average of 22 weeks but often longer) in a restrictive, confined and overcrowded environment.

[10] It has been publicly acknowledged by the proposed operator (Visions of a Helping Hand Trust) that the occupiers of Contracted Emergency Housing are vulnerable people, with many and varied high and complex needs who require onsite specialist support and 24/7 oversight including full time security.

[11] The reality is that the proposed activity is fundamentally different to the existing motel operation for the above reasons.

[12] The applicant contends that the site is appropriate for the proposed activity having regard to the overall land use strategy in the District Plan, even when the proposed activity fails to meet the minimum net floor area of 70m<sup>2</sup> for households and minimum household unit density requirements of one household unit per 450m<sup>2</sup> of site area.

[13] The applicant acknowledges that if the individual motel units were strictly interpreted as being household units, for the purpose of the proposed activity, the number of units on the site would technically exceed the density standard.

[14] The applicant claims that "emergency housing is not fundamentally out of step with the activities anticipated by the District Plan, with the non-compliant aspects being of minor significance and impact."

[15] It is my submission that accommodating up to 93 vulnerable people in restrictive, confined and overcrowded emergency accommodation on a site that does not comply with the residential density requirements of the District Plan has the potential to cause more than minor adverse effects on the site environment.

[16] There has recently been widespread media coverage on television, on radio and in newspapers of the appalling living conditions in some Contracted Emergency Housing motels, exposed as a result of a TV One investigation which also exposed allegations of anti social behaviour in Contracted Emergency Housing operated by Visions of a Helping Hand Trust.

[17] The cumulative effect of restrictive, confined and overcrowded emergency accommodation has the potential to cause anti social behaviour, resulting in potentially significant adverse effects in the applicant's site environment and potentially significant adverse effects as a result of increased anti-social behaviour in the wider community environment.

[18] For all of the reasons stated, I submit that this application for resource consent be rejected.

Keith Williams

12 September 2022



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>Tara Marain Grant</u>  _____ _____ (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 12 sites and existing buildings for contracted emergency housing

at: Geneva Motor Lodge (299 Fenton Street), Midway Motel (293 Fenton Street, Rotovegas motel (249 Fenton Street), Ascot on Fenton (247 Fenton Street, Malones Spa Motel 321 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:

The intensification of emergency housing on Fenton Street, particularly two motels (Midway RC17890 & Geneva PC17891) which are both at the end of the street where I live with ~~up~~ my husband and for tamariki. Also the period of time sought for all applications, being 5 years.  
[Give Details]

My submission is:

Please see attached.

[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:

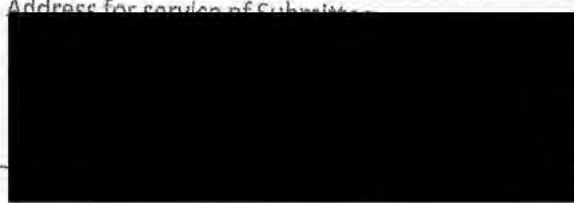
That the applications for resource consent of all Fenton street motels for emergency housing be declined.

[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>Tara Grant</u>	Date: <u>10 July 2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>Tara Grant</u>	Fax/email: 

**To:** Rotorua Lakes Council (attention: Planning Division) and the Property Group Limited (attention: Alice Blackwell)

**Regarding:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development's (MHUD) application for 12 Resource Consents to use various sites and existing buildings within those sites for contracted Emergency Housing for a term of 5 years.

**From:** Tara Grant, [REDACTED] Glenholme, Rotorua.

**Submissions:**

**1. Midway Motel and Geneva Motel**

1.1 I oppose the granting of Resource Consent for the Midway Motel, 293 Fenton Street, Rotorua (RC17890) and Geneva Motel, 299 Fenton Street, Rotorua (RC17891) specifically, for reasons, including, but not limited to:

1.1.1 These two motels are directly opposite each other and at the end of Robertson Street, where I live with my husband and four young children. Our home is approximately [REDACTED] from the motels.

1.1.2 Prior to being used for Emergency Housing, these two motels, as well as the Tuscany Villas and Emerald Court (across the road, and which are also used for Emergency Housing), were frequented by our family and friends when they visited us in Rotorua. The Geneva in particular previously being a good mid-range option for single friends through to visiting families.

1.1.3 There are no longer any options for our family and friends to stay and visit us. Meaning that friends and family now come for a day trip and more often than not will carry on and stay in Taupō or head over to Tauranga.

1.1.4 There are currently no mid-range motel options in our area available for guests to stay that are not occupied by those in need of Emergency Housing or immediately surrounded by other motels used for that purpose. This is a significant change that has occurred since we moved to [REDACTED] Street 5 years ago.

1.1.5 In the past 2 years, we have often witnessed community disturbance, social disorder, and domestic violence in the area. While it is antidotal, I believe these disturbances steam from these motels (and others on Fenton Street). This occurs during the day and at night.

1.1.6 If the Midway and Geneva Motels are contracted to provide Emergency Housing for the next 5 years, and possibly even beyond, I cannot see any prospect of our community being able to restore itself and open up again as a place for visitors to Rotorua to stay and enjoy our city.

1.1.7 We used to walk to Urbano Restaurant on Fenton Street for dinner on occasion, as it is so close and a real highlight for our area. We will no longer walk there for dinner, even though it is only minutes away, as we feel safer driving after dark.

1.1.8 My children and I also used to stop in and visit the shop owner at Willow clothing boutique or walk over to Arawa Race Course to see the horses, but I



no longer feel safe walking the children on Fenton Street, particularly if my husband is not with us. On the times that we have walked on Fenton Street, we have often encountered individuals clearly suffering from addiction issues and I have had to explain to my children why people might act in a certain way and not wear clothing etc. There needs to be better options to support those individuals that are suffering.

- 1.1.9 I have witnessed drug deals taking place in the area, something I did not see prior to the concentration of Emergency Housing on Fenton Street.
- 1.1.10 We purchased our [REDACTED] home in 2017 when we relocated to Rotorua from Auckland. My husband and children are Ngāti Whakaue so we were thrilled to find a home on Ngāti Whakaue ancestral land. We initially loved the location of our home, surrounded by an existing tourist "buzz" and within walking distance to our older girls' school and for my husband to walk to his place of work in town.
- 1.1.11 I envisaged this being our "forever home". We were married in our garden in January 2020, with our 100 guests all staying at motels on Fenton Street. I envisaged our children growing older and one-day biking to school, spending time with our neighbours (many of whom are elderly) and being part of a thriving community.
- 1.1.12 As things have spiraled out of control and all proportion with the housing crisis and the occupation of those in need of Emergency Housing concentrated at our doorstep, I would no longer want my children to bike to school nor be in our street at all without me.
- 1.1.13 We have built a fence and gate to our property and installed a security alarm system (at significant personal cost to us). We lock our gate at night to deter prowlers. Even though our security providers say that locking the gate makes it difficult for them to respond to an incident, they advised that it is better for the gate to be locked then unlocked. Many of our neighbours who do not have fences having had garden items taken, vehicles damaged and stolen and people attempting home invasions.
- 1.1.14 I am the neighborhood support contact for our street so am well aware that these incidents are not fabrications and are the terrifying lived experience of many of our neighbours.
- 1.1.15 We have had shopping trollies and litter regularly in our street. I often collect litter to try and keep our street clean.
- 1.1.16 One of our elderly neighbours has confided in me that she no longer sits in her garden but stays inside and keeps her screen doors locked at all times as she is afraid of someone coming down her driveway and coming into her home even during the day. This neighbour lives alone and has had hip replacement operation so feels particularly vulnerable.
- 1.1.17 All of our elderly neighbours tell me that they never used to feel this unsafe in their homes before the concentration of Emergency Housing on Fenton Street. The street was certainly a lot different when we bought our home 5 years ago. I am however confident that with targeted support from Council and the return of tourists to our city, this area can be a wonderful place to live again.

## 2. All Fenton Street based Motels

- 2.1 I further oppose the granting of Resource Consent for the Midway and Geneva Motels and all other Fenton Street applications, being Rotovegas Motel, 249 Fenton Street (RC17889), Ascot on Fenton, 247 Fenton Street, (RC17887), Malones Spa Motel and 321 Fenton Street ((RC17662) for reasons, including, but not limited to:
- 2.1.1 These motels were not designed to be occupied at the level they are currently being occupied and at the level they will continue to be occupied at if Resource Consent for these applications is granted.
  - 2.1.2 I am not aware of any feasibility reports having been done on the waste water and storm water systems ability to cope with such population densification.
  - 2.1.3 In recent years Robertson Street was severely flooded, with many homes suffering significant damage. The storm water and waste water systems were inadequate to deal with the heavy rain we experienced and I am concerned that the man made densification issue caused by the concentration of Emergency Housing on Fenton Street will put our systems under immense pressure and cause long term damage and possible dire consequences for public health and property.
  - 2.1.4 We choose to move to Rotorua and specifically Glenholme, for our whānau, the lifestyle and community spirit. That has almost disappeared and we wish to fight to regain strength in our community before it is too late.
  - 2.1.5 The applications note that security will be provided on site for the motels but that does not help us living the neighbourhood. Where is our security?
  - 2.1.6 Fenton Street in particular needs to be restored for tourists, so that we can attract overnight visitors to our city again and commercially prosper.

## 3. All Resource Consents Currently sought for 12 Motels to operate as Emergency Housing providers for 5 Years

- 3.1 I oppose the granting of Resource Consent for all 12 properties for the period of 5 years for reasons, including but not limited to:
- 3.1.1 I believe that MHUD must come up with better solutions to provide homes for our people then continually placing them in motels that are not fit for purpose, which places children and adults alike in harmful situations.
  - 3.1.2 We currently have an approximate 800 people in Emergency Housing motels in Rotorua. The applications seek to provide housing for over 1000 people at any one time. Based on the details in the applications, if the average length of stay is 2-3 months, then that equates to 3,000 – 4,000 people passing through Emergency Housing in Rotorua per annum - over 5 years, reaching say, 16,000 people. Based on these figures, it seems highly probably that Rotorua is being targeted and sacrificed as an Emergency Housing hub. I do not believe that 16,000 people needing Emergency Housing over the next 5 years are all from Rotorua.
  - 3.1.3 A number of the suppliers of Emergency Housing have let their properties go into disrepair. There seems to be no accountability or requirement for operators to maintain verges, remove graffiti and maintain their motels. Without the need to attract tourists and compete with other moteliere, there appears to be no incentive. This has a detrimental effect on our community.

- 3.1.4 Those that claim by that there is minimal community effect from Emergency Housing clearly do not live near Emergency Housing providers at the level of concentration that we do. Claims of minimal effect are hurtful and dismissive.

### **Matters Not Opposed**

4. I do not oppose Emergency Housing and the wrap around services that are said will be provided (albeit without any great detail). But it is not fair, sustainable nor safe for Emergency Housing to be concentrated in Rotorua, and particularly on Fenton Street (and at the end of Robertston Street), like is occurring now and which MHUD plans to continue and grow, for a minimum of 5 years.
5. Emergency Housing and wrap around services are needed but they must be delivered in such a way as to cause limited impact on surrounding neighbourhoods and communities.
6. Emergency Housing needs to be spread throughout the city and district, and not concentrated in any one area. The Boulevard site was purchased by the Government for \$8 million some time ago and will be used as Transitional Housing. That site alone should be the extent of government housing on Fenton Street. MSUD must stop funding the use of motels on Fenton Street as Emergency Housing and find other locations for this.
7. There should be a rule requiring no more than one Emergency or Transitional Housing facility (for say up to 55 people), in a 1.5km radius. This would ensure that those in need of Emergency Housing support can better assimilate into neighbourhoods, rather than overwhelm neighbourhoods.
8. I, and many of my neighbours, have discussed our desire to support individuals and families in Emergency Housing within our community by volunteering and donating time and resources, sharing garden bounty and meals and arranging shared lunches / social events – but at the level of densification currently operating, the prospect of such private, charitable projects is unlikely, due to sheer overwhelm and intimidation.
9. There appears to be no consideration regarding the lack of green and play space for those in need of Emergency Housing. Band aids are applied and now sought to be left festering for 5 years.
10. MHUD must be forced to consider a more sustainable model that integrates with communities. For example, I am aware that if resource was put into the establishment of a community garden, locals and those in Emergency Housing could come together to create something for the whole community to enjoy and benefit from. It is short sighted planning to allow continued densification of inner city residential and commercial land space for Transitional and Emergency Housing, without creating a positive offset for those using such facilities and the communities in which they are located.
11. I realise land is scarce and housing is desperately needed but we must be smarter with our solutions and move the majority of Transitional and Emergency Housing out of the main town center and away from Fenton Street, as well as focus on creating positive spaces for those in need of support, rather than placing them in harmful environments.