

To Whom It May Concern:-

Date: 17/6/22  
Page:

Re: The 5 Year Consents for Twelve  
Emergency Housing in Motels  
in Rotorua.

I have lived in Rotorua for 72 years  
and have been a ratepayer here for  
51 years.

Never have I been so alarmed at  
the current situation in our once  
beautiful city.

It beggars belief that a seemingly  
intelligent group of people Cour councillor  
can even contemplate issuing a  
consent for Lake Rotorua Hotel, Lake Rd  
for five years.

I have had my car attacked in Fenton  
St. & suffered abuse (twice) from young  
women housed in these motels.

I do not feel safe in this city anymore  
These homeless residents do NOT pay  
rates and have no money. What does  
this do for our local economy?

You are turning Rotorua into a ghetto!!  
What will it be like in 5 years if these  
applications are approved??

Listen to your ratepayers!

Decline these consents!!

Submitted by Karen Fisher

[Redacted]  
Rotorua

K Fisher

17/6/22

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Submitted by Karen Fisher

[REDACTED]  
Rotorua

*K Fisher*

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consent for Newcastle Motor Lodge, Ward  
for five years. Ave

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[Redacted]  
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[Signature]  
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[REDACTED]  
Rotorua

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Submitted by Karen Fisher

[REDACTED]  
Rotorua

*K Fisher*  
17/6

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>Stephen Raimati Jones</u>  _____ _____ (Full Name)
---	--

This is a submission on an application from:

Stephen Raimati Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing  
 at: Apollo Motel 7 Tylon 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:

Allowing the motels to be contracted for emergency housing

[Give Details]

My submission is:

"to oppose" allowing this motel to be used for emergency housing. The use of large numbers of motel has resulted in a huge amount of anti-social behaviour  
[include - P10.]

- 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 not allow this motel to be set up as contracted 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>Stephen Jones</u>	Date: <u>22.6.22</u>
Address for service of Submitter: _____ <u>Rotorua</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>Stephen Jones</u>	Fax/email: _____

as shown in crime rates being highest in the country. Tourist operators advising potential visitors away from Rotorua.

The streets of Fenton & Town Centre are no longer safe. with group fights, vandalism and increased gang presence.

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>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p>Name of Submitter: <u>Stephen Rasmoti Jones</u>   (Full Name)</p>
---	--

This is a submission on an application from:

Stephen Rasmoti Jones

(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings

for contracted emergency housing

at: Anni Volcanic 187 Malfroy Rd.

[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:

allowing the motels to be contracted for emergency housing

[Give Details]

My submission is:

"to oppose" allowing this motel to be used for emergency housing. The use of large number of motel has resulted in a huge amount of anti-social behaviour

[include -

- whether you support or oppose the specific parts of the application or wish to have them amended; and
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I seek the following decision from the consent authority:

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

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<p>Signature of submitter (or person authorised to sign on behalf of submitter): <u>Jones</u></p>	<p>Date: <u>22.6.22</u></p>
<p>Address for service of Submitter: <u>Rotorua</u></p>	<p>Telephone: [Redacted]</p>
<p>Contact person: [name and designation, if applicable] <u>Stephen Jones</u></p>	<p>Fax/email: [Redacted]</p>

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

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

This is a submission on an application from:

Stephen Raumoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site + motel building for contracted emergency housing  
 at: Geneva motel Lodge 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:

allowing the motels to be contracted for emergency housing

[Give Details]

My submission is:

"to oppose" allowing this motel to be used for emergency housing. The use of large number of motel has resulted in a huge amount of anti-social behaviour

[include -

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---	--

This is a submission on an application from:

Stephen Raumoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site + motel building for contracted emergency housing  
 at: Midway Motel 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:

allowing the motels to be contracted for emergency housing  
[Give Details]

My submission is:

"to oppose" allowing this motel to be used for emergency housing. The use of large numbers of motel has resulted in a huge amount of anti-social behaviour  
[include - P.T.O.]

- whether you support or oppose the specific parts of the application or wish to have them amended; and
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Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: <u>Stephen Raumoti Jones</u>  _____ _____ (Full Name)
--	---

This is a submission on an application from:

Stephen Raumoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing

at: Leto Vegas Motel 249 Fenton Street, 16 Toko Street  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

allowing the motels to be contracted for emergency housing

[Give Details]

My submission is:

to "oppose" allowing this motel to be used for emergency housing. The use of large number of motel has resulted in a huge amount of anti-social behaviour

[include -

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I seek the following decision from the consent authority:

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Section 9B 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> <u>Stephen Rasmoti Jones</u> <hr/> <div style="text-align: right; font-size: small;">(Full Name)</div>
---	--

This is a submission on an application from:  
Stephen Rasmoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing  
 at: Ascent on Kerton 247 Kerton & 12 Toko Street  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
allowing the motels to be contracted for emergency housing  
[Give Details]

My submission is: "to oppose" allowing this motel to be used for emergency housing. The use of large numbers of motel has resulted in a huge amount of anti-social behaviour  
[include - P10.  

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Address for service of Submitter: <div style="background-color: black; height: 20px; width: 100%;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; height: 20px; width: 100%;"></div>
Contact person: [name and designation, if applicable] <u>Stephen Jones</u>	Fax/email: <div style="background-color: black; height: 20px; width: 100%;"></div>

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*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Stephen Raumoti Jones</u>  <div style="text-align: right;">(Full Name)</div>
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This is a submission on an application from:

Stephen Raumoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing  
 at: Union Victoria Motel 26-28 Victoria Street  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

allowing the motels to be contracted for emergency housing

[Give Details]

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Signature of submitter (or person authorised to sign on behalf of submitter): <u>Stephen Jones</u>	Date: <u>22.6.22</u>
Address for service of Submitter: <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100px; height: 15px;"></div>
Contact person: [name and designation, if applicable] <u>Stephen Jones</u>	Fax/email: <div style="background-color: black; width: 100px; height: 15px;"></div>



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

Stephen Rasmoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel building for contracted emergency housing  
 at: Pohutu Lodge 3 Meades 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:

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[Give Details]

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Address for service of Submitter: ..... <u>Rotorua</u> .....	Telephone: .....
Contact person: [name and designation, if applicable] ..... <u>Stephen Jones</u> .....	Fax/email: .....

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p>Name of Submitter: <u>Stephen Raumoti Jones</u>   (Full Name)</p>
---	--

This is a submission on an application from:  
Stephen Raumoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing  
at: Malones Spa Motel 321 Penton 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:  
allowing the motels to be contracted for emergency housing  
[Give Details]

My submission is: to "oppose" allowing this motel to be used for emergency housing. The use of large numbers of motel has resulted in a huge amount of anti-social behaviour  
[include - P.T.O.  
▪ 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 not allow this motel to be set up as contracted 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>Stephen Jones</u>	Date: <u>22.6.22</u>
Address for service of Submitter: <u>Rotorua</u>	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Stephen Jones</u>	Fax/email: [Redacted]

as shown in crime rates being highest in the country. Tourist operators advising potential visitors away from Rotorua.

The streets of Terton + Town Centre are no longer safe. with group fights, vandalism and increased gang presence.

**FORM 13**

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

Section 98 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> <u>Stephen Rasmoti Jones</u> <hr/> <div style="text-align: right; font-size: small;">(Full Name)</div>
---	--

This is a submission on an application from:

Stephen Rasmoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing  
 at: New Castle motel Lodge 18 Ward Ave  
[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:

allowing the motels to be contracted for emergency housing  
[Give Details]

My submission is:

"to oppose" allowing this motel to be used for emergency housing. The use of large number of motel has resulted in a huge amount of anti-social behaviour  
[include - P10.

- 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 not allow this motel to be set up as contracted 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>Stephen Jones</u>	Date: <u>22.6.22</u>
Address for service of Submitter: <div style="background-color: black; width: 100px; height: 20px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: (name and designation, if applicable) <u>Stephen Jones</u>	Fax/email: <div style="background-color: black; width: 100%; height: 20px;"></div>

as shown in crime rates being highest in the country. Tourist operators advising potential visitors away from Rotorua.

The streets of Terton + Town Centre are no longer safe. with group fights, vandalism and increased gang presence.

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 86 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>Stephen Rasmoti Jones</u>  _____ _____ (Full Name)
---	--

This is a submission on an application from:

Stephen Rasmoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing  
 at: Alpini Hotel 16 Sala Street  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

allowing the motels to be contracted for emergency housing

[Give Details]

My submission is:

to "oppose" allowing this motel to be used for emergency housing. The use of large number of motel has resulted in a huge amount of anti-social behaviour

[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 not allow this motel to be set up as contracted 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>Stephen Jones</u>	Date: <u>22.6.22</u>
Address for service of Submitter: _____ <u>Rotorua</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>Stephen Jones</u>	Fax/email: _____



as shown in crime rates being highest in the country. Tourist operators advising potential visitors away from Rotorua.

The streets of Fenton & Town Centre are no longer safe. with group fights, vandalism and increased gang presence.

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>Stephen Rasmoti Jones</u>  _____ _____ (Full Name)
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This is a submission on an application from:

Stephen Rasmoti Jones  
(Name of applicant)

for a Resource Consent to: Use the existing site & motel buildings for contracted emergency housing  
 at: RC 17647 Lake Rd Motel 131 Lake Rd Rotorua  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Allowing the motels to be contracted for emergency housing

[Give Details]

My submission is:

"to oppose" allowing this motel to be used for emergency housing. The use of large numbers of motel has resulted in a huge amount of anti-social behaviour

[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 not allow this motel to be set up as contracted 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>Stephen Jones</u>	Date: <u>22.6.22</u>
Address for service of Submitter: <u>Rotorua</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>Stephen Jones</u>	Fax/email: _____

as shown in crime rates being highest in the country. Tourist operators advising potential visitors away from Rotorua.

The streets of Fenton & Town Centre are no longer safe. with group fights, vandalism and increased gang presence.

FORM 13

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

**ROTORUA LAKES COUNCIL**

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 2px 0;">Jill Barke</div> <div style="border-bottom: 1px solid black; padding: 2px 0;"> </div> <p style="text-align: center; font-size: small;">(Full Name)</p>
---	--

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: 26-28 Victoria St + 12 Toko St. Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
RC17673 Union Victoria Motel, 26-28 Victoria St + 12 Toko St. Rotorua  
The use of Rotorua motels as EH.  
*[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 MHUD 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>Jill Barke</u>	Date: <u>25.06.22.</u>
Address for service of Submitter: <u>Jill Barke</u> <div style="background-color: black; width: 150px; height: 20px; margin: 5px 0;"></div> <u>Rotorua.</u>	Telephone: <div style="background-color: black; width: 100px; height: 20px; margin: 5px 0;"></div>
Contact person: [name and designation, if applicable] _____	Fax/email: _____

RC17673 – UNION VICTORIA MOTEL – 26-28 VICTORIA STREET & 5 UNION STREET, ROTORUA

No motels in Rotorua should be contracted for emergency housing for the next five years.

A motel is inappropriate long-term accommodation and against current local government by-laws. A motel is not designed for long-term tenancies; they are not suitable for families or individuals and create unhealthy and unsafe environments for children to be raised in and vulnerable people to live in. The negative effects of EH in motels is already showing with the condensing of occupancies in motels; gangs, drug dealing, violence, child abuse, car theft, burglaries, assaults, etc. Government ministers can deny there has been an increase in crime and that people from out of Rotorua are being brought into EH in Rotorua as much as they like, we live here in Rotorua and see and hear about it every day. That some incidents may go unreported to police does not mean crime is not happening, it just means people have lost faith in NZ Police to deal with crime and anti-social behaviour and/or NZ Police do not have the resources to deal with it.

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

The NZ Government reacted appropriately in March 2019 when Covid appeared in NZ, however they should have started purchasing suitable affordable housing immediately to get EH tenants out of motels and into appropriate homes. The government would then have had an asset available for a long term solution to the social housing crisis instead of putting money into a dead-end venture of housing vulnerable families and people in motels. Instead the government is building condensed emergency housing at a time when building costs are at their peak, product and labour is in high demand and not readily available. Building condensed housing is just moving the problem out of motels into a designated area.

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

ROTORUA  
LAKES COUNCIL

Section 46 Resource Management Act 1991  
(Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive Rotorua Lakes Council Private Bag 903029 ROTORUA	Name of Submitter: <u>MALCOLM JOHN THOMAS</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: SEE ATTACHED LIST OF 12 ADDRESSES  
 (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 ROTORUA MOTELS AS EMERGENCY HOUSING  
RC17647 RC17648 RC17650 RC17662 RC17661 RC17672 RC17881 RC17889 RC17890,  
 (Give Details) RC17891, RC17892, RC17893

My submission is:

SEE ATTACHED OPPOSING RESOURCE CONSENT FOR 12 ROTORUA MOTELS IN ROTORUA TO BE USED FOR EMERGENCY HOUSING 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 DENY RESOURCE CONSENT TO MHU'S TO USE 12 ROTORUA MOTELS AS EMERGENCY HOUSING FOR FIVE YEARS

(Give precise details, including the general nature of any conditions sought)

I ~~do~~ / 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>25/06/2022</u>
Address for service of Submitter: _____ _____ <u>ROTORUA</u>	Telephone: _____
Contact person: (name and designation, if applicable)	Fax/email:

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

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

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

Rotorua's population is approx. 1.5% of the total NZ population yet we have approx. 9% of all emergency housing currently assigned to Rotorua motels. Of these people in EH a large percentage, estimated approx. 21% are from out of town, not Rotorua residents. This cannot be a fair distribution of EH residents across NZ.

Emergency housing in motels was implemented in March 2020 when Covid-19 first appeared in NZ and was supposed to be a short-term solution, it has now been over two years and the numbers are increasing rather than decreasing and if allowed to go another five years will see Rotorua's economy and general well-being decline even further.

The future of Rotorua relies heavily on tourism and with the borders now open should be ready to welcome visitors back and prosper. However who wants to come to Rotorua with a lack of safe accommodation, negative media coverage due to the current EH situation, high crime and basically an unsafe reputation.

Social Housing needs to be provided to those in need however it should not be in motels or in the main tourist accommodation hub of a tourist town. The funds spent on EH in motels should have been put towards permanent EH facilities for the most vulnerable in NZ and shared fairly and proportionately across NZ.

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>Mavre Ann Dennis</u> <hr/> <p style="text-align: right;">(Full Name)</p>
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This is a submission on an application from:

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

for a Resource Consent to: use various sites & existing buildings for contracted emergency housing with a term of 5 years. There are 12 Resource consents

at: 12 Motels zoned a mix of Commercial 4 & residential 2.  
[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 breach of the RMA - illegal operation of these motels under the district plan, ongoing mental health of those in emergency housing and lack of transparency of Rotorua Lakes Council in providing emergency housing to those not normally residing 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:

Rejection of all 12 consents for Emergency housing contracts listed above.

[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>Mavre Ann Dennis</u>	Date: <u>26.6.22</u>
Address for service of Submitter: [Redacted] <u>Rotorua.</u>	Telephone: [Redacted]
Contact person: [name and designation, if applicable] [Redacted]	Fax/email: [Redacted]



Form 13 cont

My submission is:

Prior to Covid 19 Rotorua had a number of homeless people who lived at known sites around Rotorua such as Sulphur Point and Kurau Park. These folk were all offered emergency accommodation when the country went into Lockdown in the form of local Motels to keep them safe and cared for.

We have 12 motels who are already contracted by the ministry to provide housing for homeless people but now this Notified Consent is asking for these 12 motels to be operated as Emergency Housing for up to five years. A massive step up from providing safety for our Rotorua local homeless folk.

We have a mix of contracted and non-contracted motels of which 31% of their occupants are from outside of Rotorua i.e. have moved to Rotorua to take up residence in MHUD funded accommodation.

Why was this allowed to happen? I suspect there are some opportunistic motellers and others who are taking advantage of a situation to keep their businesses afloat.

We have the situation in Fenton Street where crime has escalated to previously unheard of proportion, locals are scared to walk the street for fear of unwarranted retaliation by Ministry clients, drug deals are the norm and gang members and families are forced to live side by side. Unscrupulous motellers who are non-contracted are housing MHUD clients alongside unsuspecting tourists all the while advertising that their motels are available for emergency housing – all paid for by the tax payer.

Motels are not homes and are not fit for purpose for families to be living in long term. The District Plan only allows motels to have visitors stay on a temporary basis, therefore Motels offering Emergency Housing are operating illegally with some families staying for up to 19 months.

The mental health of families who are being housed in these motels is worrying and needs to be addressed urgently. These people are living in limbo, in rooms where they may not be able to cook for their families, where there is no escape from the criminal element who are also living on the property, where crime is the norm for children to see each day.

I would seek that all 12 Resource Consents for Emergency Housing contracts in Rotorua motels be rejected and a full review of how Rotorua has ended up with 40+ motels working with MHUD funding to house those requiring emergency housing when it is clearly apparent a large proportion of those clients are not Rotorua residents.

**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> <hr style="border: none; border-top: 1px solid black;"/> <div style="font-size: 1.2em; font-family: cursive;">Neil Albert SEARANCE</div> <hr style="border: none; border-top: 1px solid black;"/> <p style="text-align: right; font-size: 0.8em;">(Full Name)</p>
---	--

This is a submission on an application from:

Ministry of Housing and Urban Development

(Name of applicant)

for a Resource Consent to:

Use the existing site and Motel buildings  
for CONTRACTED EMERGENCY HOUSING

at:

Lake Rotorua Motel, 131 Lake Road, 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:

I oppose the activity in its entirety and without  
degenerating from the generality of this  
submission.

[Give Details]

My submission is:

- see attached submission

[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 application be REFUSED in its entirety.

[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>23/6/22</u>
Address for service of Submitter: ..... <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div> <div style="font-size: 1.2em; font-family: cursive; margin-top: 5px;">Rotorua.....</div>	Telephone: ..... <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: .....

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially *detrimentially change the character and amenity* of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"- Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

Motels cannot cater for people living in effect in "overcrowded" circumstances (3 to 4 persons per single room). This will lead to tenants spilling into and around the surrounding area of the motels. The normal effects of people in permanent residency begin to spill into the surrounding areas (rubbish, cars, children's toys and effects, people's personal effects, pets, facades become fill with people smoking and loitering etc.). Visitation (a normal activity associated with "permanent habitation") leads to further over population of the motel and its capability to cater. Visitors and their "effects" spill over into surrounding roads-side streets, and areas.

2. The application will cause a **substantial adverse economic impact** to Rotorua

Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost **\$41M** p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety**.


3. The application will cause **continued, ongoing, and possibly IRREVERSABLE detrimental social impacts**.

I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.

**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 2px 0; text-align: center;"> <span style="font-size: 1.2em; font-family: cursive;">Neil Albert SEARANCKE</span> </div> <p style="text-align: center; font-size: 0.8em;">(Full Name)</p>
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This is a submission on an application from:  
Ministry of Housing and Urban Development  
*(Name of applicant)*

for a Resource Consent to: Use the existing site and motel buildings for CONTRACTED EMERGENCY HOUSING.  
 at: Alpin Motel, 16 Sala Street, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

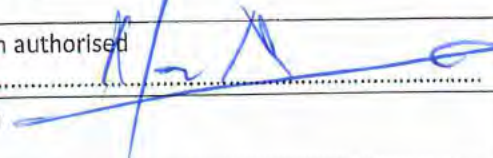
The specific parts of the application that my submission relates to are:  
I oppose the activity in its entirety and without degenerating from the generality of this submission.  
*[Give Details]*

My submission is:  
- see attached submission

- [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 application be REFUSED in its entirety.  
*[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: <span style="font-size: 1.2em; font-family: cursive;">23/6/22</span>
Address for service of Submitter: ..... <div style="background-color: black; height: 20px; width: 100%;"></div>	Telephone: ..... <div style="background-color: black; height: 20px; width: 100%;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: .....

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"- Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

Motels cannot cater for people living in effect in "overcrowded" circumstances (3 to 4 persons per single room). This will lead to tenants spilling into and around the surrounding area of the motels. The normal effects of people in permanent residency begin to spill into the surrounding areas (rubbish, cars, children's toys and effects, people's personal effects, pets, facades become fill with people smoking and loitering etc.). Visitation (a normal activity associated with "permanent habitation") leads to further over population of the motel and its capability to cater. Visitors and their "effects" spill over into surrounding roads-side streets, and areas.

2. The application will cause a **substantial adverse economic impact** to Rotorua

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I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.

**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 2px 0; text-align: center;"> <span style="font-size: 1.2em; font-family: cursive;">Neil Albert SEARANCKE</span> </div> <p style="text-align: center; font-size: 0.8em;">(Full Name)</p>
---	---

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

for a Resource Consent to: Use the existing site and motel buildings for CONTRACTED EMERGENCY HOUSING  
 at: New Castle Motor Lodge, 18 Ward Ave, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
I oppose the activity in its entirety and without degenerating from the generality of this submission.  
*[Give Details]*

My submission is: - see attached submission.

- [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 application be REFUSED in its entirety.  
*[Give precise details, including the general nature of any conditions sought]*

**wish** / do not wish to be heard in support of my submission.  
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Signature of submitter (or person authorised to sign on behalf of submitter): <span style="font-size: 1.2em; font-family: cursive;">[Signature]</span>	Date: <span style="font-size: 1.2em; font-family: cursive;">23/6/22</span>
Address for service of Submitter: <span style="font-size: 1.2em; font-family: cursive;">Rotorua</span>	Telephone:
Contact person: <i>[name and designation, if applicable]</i>	Fax/email:

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"- Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

Motels cannot cater for people living in effect in "overcrowded" circumstances (3 to 4 persons per single room). This will lead to tenants spilling into and around the surrounding area of the motels. The normal effects of people in permanent residency begin to spill into the surrounding areas (rubbish, cars, children's toys and effects, people's personal effects, pets, facades become fill with people smoking and loitering etc.). Visitation (a normal activity associated with "permanent habitation") leads to further over population of the motel and its capability to cater. Visitors and their "effects" spill over into surrounding roads-side streets, and areas.

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Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost \$41M p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety**.

3. The application will cause **continued, ongoing, and possibly IRREVERSABLE detrimental social impacts**.


I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.



**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 5px 0 5px 40px;">Neil Albert SEARANCE</div> <p style="text-align: right; margin-top: 5px;">(Full Name)</p>
---	--

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

for a Resource Consent to: use the existing site and motel buildings for CONTRACTED EMERGENCY HOUSING

at: Malones Spa Motel, 321 Fenton St, ROTORUA  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
I oppose the application in its entirety and without degenerating from the generality of this submission.  
*[Give Details]*

My submission is: - see attached submission

- [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 application be REFUSED in its entirety.

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

- I wish / do not wish to be heard in support of my submission.**
- \* If others make a similar submission, I will consider presenting a joint case with them at a hearing.
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Signature of submitter (or person authorised to sign on behalf of submitter): ..... 	Date: <u>23/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

## SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"- Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

Motels cannot cater for people living in effect in "overcrowded" circumstances (3 to 4 persons per single room). This will lead to tenants spilling into and around the surrounding area of the motels. The normal effects of people in permanent residency begin to spill into the surrounding areas (rubbish, cars, children's toys and effects, people's personal effects, pets, facades become fill with people smoking and loitering etc.). Visitation (a normal activity associated with "permanent habitation") leads to further over population of the motel and its capability to cater. Visitors and their "effects" spill over into surrounding roads-side streets, and areas.

2. The application will cause a **substantial adverse economic impact** to Rotorua

Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost \$41M p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety.**


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I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.

**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 2px 0;"><u>Neil Albert SEARANCE</u></div> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

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

for a Resource Consent to: Use of existing site and motel buildings for CONTRACTED EMERGENCY HOUSING  
 at: Pohutu Lodge, 3 Meade St, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
I oppose the activity in its entirety, and without degenerating from the generality of this submission.  
*[Give Details]*

My submission is: -see attached submission

- [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 application be REFUSED in its entirety.  
*[Give precise details, including the general nature of any conditions sought]*

I wish to be heard in support of my submission.  
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 \* ~~[Delete if you would not consider presenting a joint case]~~

Signature of submitter (or person authorised to sign on behalf of submitter): ..... 	Date: <u>23/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: .....

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

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**FORM 13**

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

*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 5px; text-align: center;"> <span style="font-size: 1.2em; font-family: cursive;">Neil Albert SEARANCE</span> </div> <p style="text-align: center; font-size: 0.8em;">(Full Name)</p>
---	--

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

for a Resource Consent to: use of existing site and motel buildings for CONTRACTED EMERGENCY HOUSING  
 at: Union Victoria Motel, 26-28 Victoria St, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
I oppose the activity in its entirety, and without denigrating from the generality of this submission.  
*[Give Details]*

My submission is: see attached submission

- [include –*
- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
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I seek the following decision from the consent authority:  
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*[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): ..... <div style="text-align: center; font-size: 1.5em; font-family: cursive;">  </div>	Date: <span style="font-size: 1.2em; font-family: cursive;">23/6/22</span>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <span style="font-size: 1.2em; font-family: cursive; display: inline-block;">Rotorua</span>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: .....

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

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

*Section 96 Resource Management Act 1991  
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<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 2px 0; text-align: center;"> <span style="font-size: 1.2em; font-family: cursive;">Neil Albert SEAMANCKE</span> </div> <p style="text-align: center; font-size: 0.8em;">(Full Name)</p>
---	---

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

for a Resource Consent to: Use of existing site and hotel buildings for CONTRACTED EMERGENCY HOUSING  
 at: Ascot on Fenton, 247 Fenton St, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
I oppose the activity in its entirety, and without denigrating from the generality of this submission.  
*[Give Details]*

My submission is: -see attached submission

- [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 application be refused in its entirety.

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

I wish / do not wish to be heard in support of my submission.  
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Signature of submitter (or person authorised to sign on behalf of submitter): <span style="font-size: 1.2em; font-family: cursive;">[Signature]</span>	Date: <span style="font-size: 1.2em; font-family: cursive;">23/6/22</span>
Address for service of Submitter: <div style="background-color: black; height: 20px; width: 100%;"></div> <span style="font-size: 1.2em; font-family: cursive;">Rotorua</span>	Telephone: <div style="background-color: black; height: 20px; width: 100%;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

## SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"- Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

Motels cannot cater for people living in effect in "overcrowded" circumstances (3 to 4 persons per single room). This will lead to tenants spilling into and around the surrounding area of the motels. The normal effects of people in permanent residency begin to spill into the surrounding areas (rubbish, cars, children's toys and effects, people's personal effects, pets, facades become fill with people smoking and loitering etc.). Visitation (a normal activity associated with "permanent habitation") leads to further over population of the motel and its capability to cater. Visitors and their "effects" spill over into surrounding roads-side streets, and areas.

2. The application will cause a **substantial adverse economic impact** to Rotorua

Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost **\$41M** p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety.**

3. The application will cause **continued, ongoing, and possibly IRREVERSABLE detrimental social impacts.**


I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.



**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 2px 0;"><u>Neil Albert SEARANCE</u></div> <p style="text-align: center;"><i>(Full Name)</i></p>
---	---

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

for a Resource Consent to: use of existing site and motel buildings for CONTRACTED EMERGENCY HOUSING  
 at: Roto Vegas Motel, 269 Fenton St, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
I oppose the activity in its entirety, and without denigrating from the generality of this submission  
*[Give Details]*

My submission is: -see attached submission

- [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 application be refused in its entirety  
*[Give precise details, including the general nature of any conditions sought]*

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u></u>	Date: <u>23/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentially change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"-Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

Motels cannot cater for people living in effect in "overcrowded" circumstances (3 to 4 persons per single room). This will lead to tenants spilling into and around the surrounding area of the motels. The normal effects of people in permanent residency begin to spill into the surrounding areas (rubbish, cars, children's toys and effects, people's personal effects, pets, facades become fill with people smoking and loitering etc.). Visitation (a normal activity associated with "permanent habitation") leads to further over population of the motel and its capability to cater. Visitors and their "effects" spill over into surrounding roads-side streets, and areas.

2. The application will cause a **substantial adverse economic impact** to Rotorua

Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost **\$41M** p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety**.


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I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.

**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; padding: 2px 0;"><u>Neil Albert SEARAWISE</u></div> <p style="text-align: center;"><i>(Full Name)</i></p>
---	--

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

for a Resource Consent to: Use of existing site and motel buildings for CONTRACTED EMERGENCY HOUSING  
 at: Midway Motel, 293 Fenton St, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*


The specific parts of the application that my submission relates to are:  
I oppose the activity in its entirety, and without denigrating from the generality of this submission.  
*[Give Details]*

My submission is: -see attached submission

- [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 application be refused in its entirety  
*[Give precise details, including the general nature of any conditions sought]*

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u></u>	Date: <u>23/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

## SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"- Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

Motels cannot cater for people living in effect in "overcrowded" circumstances (3 to 4 persons per single room). This will lead to tenants spilling into and around the surrounding area of the motels. The normal effects of people in permanent residency begin to spill into the surrounding areas (rubbish, cars, children's toys and effects, people's personal effects, pets, facades become fill with people smoking and loitering etc.). Visitation (a normal activity associated with "permanent habitation") leads to further over population of the motel and its capability to cater. Visitors and their "effects" spill over into surrounding roads-side streets, and areas.

2. The application will cause a **substantial adverse economic impact** to Rotorua

Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost \$41M p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety**.


3. The application will cause **continued, ongoing, and possibly IRREVERSABLE detrimental social impacts**.

I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.

**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> <div style="border-bottom: 1px solid black; text-align: center; margin: 5px 0;"> <span style="font-size: 1.2em; font-family: cursive;">Neil Albert SEARANCE</span> </div> <p style="text-align: center; font-size: 0.8em;">(Full Name)</p>
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This is a submission on an application from:  
Ministry of Housing and Urban Development  
*(Name of applicant)*

for a Resource Consent to: use of existing site and motel buildings for CONTRACTED EMERGENCY HOUSING

at: Geneva Motor Lodge, 299 Fenton St, ROTORUA.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

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

I oppose the activity in its entirety, and without  
*[Give Details]* denigrating from the generality of this submission.

My submission is: - see attached submission

- [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 application be refused in its entirety.

*[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): <span style="font-size: 1.2em; font-family: cursive;">[Signature]</span>	Date: <span style="font-size: 1.2em; font-family: cursive;">23/6/22</span>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <span style="font-size: 1.2em; font-family: cursive;">Rotorua</span>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile"- Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

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2. The application will cause a **substantial adverse economic impact** to Rotorua

Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost **\$41M** p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety**.


3. The application will cause **continued, ongoing, and possibly IRREVERSABLE detrimental social impacts**.

I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.

**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="border-bottom: 1px solid black; text-align: center; margin: 5px 0;">Neil Albert SEARANCE</div> <p style="text-align: center;"><i>(Full Name)</i></p>
---	---

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

for a Resource Consent to: use of existing site and motel buildings for CONTRACTED EMERGENCY HOUSING  
 at: Ann's Volcanic, 107 Matfroy Rd, Rotorua  
*(Briefly describe the type of consent, proposed activity, and location of the resource consent)*

The specific parts of the application that my submission relates to are:  
I oppose the application in its entirety and without degenerating from the generality of this submission.  
*[Give Details]*

My submission is:  
None - see attached submission.

- [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 application be REFUSED in its entirety  
*[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>23/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: .....

## **SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING**

Without denigrating the generality of my overall concerns and opposition to the proposed activity and my ability to raise additional matters in subsequent correspondence or appearances to or before Council in respect of this application, my submission is: -

1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

The concentration of the proposed Contracted EMERGENCY Housing, centers on Rotorua's "Neon Mile" - Fenton Street. This main street is a well-known "gateway to Rotorua". Over the last 2-3 years since motels in this area have been used as permanent housing facilities, we have seen the substantial change in character and amenity of this area.

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3. The application will cause **continued, ongoing, and possibly IRREVERSABLE detrimental social impacts.**


I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known - Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.



**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <hr/> <div style="text-align: center; font-size: 1.2em; font-family: cursive;">Neil Albert SEALAUCKE</div> <hr/> <div style="text-align: center; font-size: 0.8em;">(Full Name)</div>
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This is a submission on an application from:  
Ministry of Housing and Urban Development  
*(Name of applicant)*

for a Resource Consent to: use of existing site and motel buildings for CONTRACTED EMERGENCY HOUSING

at: Apollo Motel, 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:  
I oppose the application in its entirety and without degenerating from the generality of this submission  
*[Give Details]*

My submission is: -see attached submission

- [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 application be refused in its entirety.

*[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>23/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <div style="text-align: center; font-family: cursive; font-size: 1.2em;">Rotorua</div>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: .....

## SUBMISSION FOR THE USE OF EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

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1. The application will substantially ***detrimentally change the character and amenity*** of the surrounding area (More than minor adverse environmental impact).

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Rotorua's motel "stock" is intended to cater for the influx of short-term staying, visitors to its area. The motel stock is a critical facilitator of both the transient business community, and the tourist community. Every motel room that is "converted" to emergency housing use, manifests as an opportunity cost/lost, for it no longer being used by visitors to Rotorua. A recent study done by NERA, indicates that the loss of a single motel equates to circa \$3.4M per annum of related/connected economic/business activity to the area. By rough extrapolation, all 12 applications, could equate to a potential economic activity loss to the Rotorua area of almost \$41M p.a. This is a cost that Rotorua cannot and should not bear, and that is avoidable. This alone is reason enough to **deny all these applications in their entirety**.

3. The application will cause **continued, ongoing, and possibly IRREVERSABLE detrimental social impacts**.

I submit that a motel room, is NOT a home, and should never be used as a replacement for one, however short term it might be. Congregating people of housing NEED into motels is not a solution, it is and will only create something more akin to a REFUGEE CAMP or a GHETTO. The effect of grouping people "of need" together, has numerous social impacts that are predictable and known – Tenants are "preyed" on, and clearly identifiable as vulnerable; Drugs, Crime, Anti-Social behavior becomes "the norm", this is no place for children, or the aged, or infirmed to be. We have clear evidence that the "supply" drives the demand - 30% of current "social housing" clients are from outside the Rotorua area. They are displaced with no social connections, and quickly convert to the "normal ways", of the group. It is unbelievable unwise to create GHETTOS. They are not communities. The damage caused through a stay in such a place, could create irreversible social impacts on a scale hard to comprehend. The Latin phrase of "**Primum non nocere**" (**First do no harm**) must be at the forefront of commissioners thinking. Do not condemn our most vulnerable citizens to an experience of hell. And finally, do we want to create further greater numbers of citizens dependent on the state, or do we want citizens to be independent of the state. This application does not lead to stronger, heathier, independent citizens. It creates the reverse.

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>Murray Brian Piessé</u>  _____ _____ (Full Name)
---	--

This is a submission on an application from:

Murray Brian Piessé  
(Name of applicant)

for a Resource Consent to: Contract for emergency housing for 5 years at: Ann's Volcanic Motel, Alpin Motel, Appello Motel, Ascot on Fenton, Geneva M Lodge Lake Rot Hotel Malones motel

at: Newcastle M Lodge, Pohatu Lodge, Rot Vegas Motel, Union Victoria Motel  
[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:  
Contract for emergency housing for 5 years

[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: 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>Murray Piessé</u>	Date: <u>28/6/22</u>
Address for service of Submitter: ..... <u>ROTORUA</u>	Telephone: .....
Contact person: [name and designation, if applicable] <u>Murray Piessé</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.

**I object to the Ann's Volcanic Motel, Alpin Motel, Apollo Motel, Ascot on Fenton, Geneva Motor Lodge, Lake Rotorua Motel, Malones Motel, Newcastle Motor Lodge, Pohutu Motor Lodge, RotoVegas Motel, Union Victoria Motel being used for emergency housing for the follow reasons:**

As the pandemic wanes, tourists are going to need these motels for accommodation. The income to our city from these tourists is essential to the city's prosperity.

Also,

We own rental properties in [REDACTED] St and [REDACTED] St.

Our tenants have had their cars stolen, been trespassed, had their front fence destroyed, sworn at and had to put up with 'homeless' people fighting and taking drugs and alcohol on their boundary.

We have had to pay for fences, alarms, security doors and security lights. One tenant was too scared to come home one night.

We recently took our grandchildren to MacDonald's on Fenton Street. We were harassed at our table by a homeless man wanting food and money. He refused to move from our table. We won't be going back.

The problem is the behavior of these 'homeless' people that are affecting the quiet enjoyment of the residents in the area.

They take drugs. They buy drugs from gangs. Gangs are growing – they're making money. Turf wars are happening. There will be collateral damage.

It's going to get worse because it's basically an illegal, successful business model.

Motels are not made for long-term accommodation.

The longer this is allowed to go on, the more good people will leave the city, tourists will stop coming, conferences will stop, businesses will fail and the more over-run our city will become with homeless / gangs / violence / crime.

And those poor children surrounded by this activity in their motel. No doubt pressure will be put on them to join a gang. The gangs will become their role models. They don't have a chance.

Save the city and save the children before Rotorua becomes New Zealand's next 'Detroit'.

Signed \_\_\_\_\_

*Murray Press*

Date \_\_\_\_\_

*28/6/22*

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

This is a submission on an application from:

Murray Brian Piesse  
*(Name of applicant)*

for a Resource Consent to: contract for emergency housing for 5 years.

at: Midway Motel, 293 Fenton St Rotorua  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

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

contract for emergency housing for 5 years

*[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:

consent To deny Resource

*[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>Murray Piesse</u>	Date: <u>13/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <u>Rotorua</u>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: <i>[name and designation, if applicable]</i> <u>Murray Piesse</u>	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.

I object to the Midway Motel being used for emergency housing for the follow reasons:

We own rental properties in [REDACTED] St and [REDACTED] St.

Our tenants have had their cars stolen, been trespassed, had their front fence destroyed, sworn at and had to put up with 'homeless' people fighting and taking drugs and alcohol on their boundary.

We have had to pay for fences, alarms, security doors and security lights. One tenant was too scared to come home one night.

We recently took our grandchildren to MacDonald's on Fenton Street. We were harassed at our table by a homeless man wanting food and money. He refused to move from our table. We won't be going back.

The problem is the behavior of these 'homeless' people that are affecting the quiet enjoyment of the residents in the area.

They take drugs. They buy drugs from gangs. Gangs are growing – they're making money. Turf wars are happening. There will be collateral damage.

It's going to get worse because it's basically an illegal, successful business model.

Motels are not made for long-term accommodation.

The longer this is allowed to go on, the more good people will leave the city, tourists will stop coming, conferences will stop, businesses will fail and the more over-run our city will become with homeless / gangs / violence / crime.

And those poor children surrounded by this activity in their motel. No doubt pressure will be put on them to join a gang. The gangs will become their role models. They don't have a chance.

Save the city and save the children before Rotorua becomes New Zealand's next 'Detroit'.

Signed \_\_\_\_\_



Date \_\_\_\_\_

13/6/2022



**From:** [Planning Submissions](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig\\_batchelar](#)  
**Subject:** FW: TRIM: Submission on application by MHUD for 12 resource consents for Contracted Emergency Housing  
**Date:** Wednesday, 29 June 2022 2:46:22 pm  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image005.jpg](#)

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**From:** Brett Wilson [REDACTED]  
**Sent:** Tuesday, June 28, 2022 12:55 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Cc:** ablackwell@propertygroup.co.nz  
**Subject:** TRIM: Submission on application by MHUD for 12 resource consents for Contracted Emergency Housing

To Whom it may concern.

Re Application for the following listed resource consents.

- [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](#)

Having researched the Emergency Housing Operation by interviewing tenants and security personnel of Visions of a Helping Hand operations, and from my own observations of the emergency housing and their effect on Rotorua and its environs I am opposed to the consents being granted for the following reasons.

A significant number of tenants being located in these motels are not from Rotorua. It is my belief that while official figures indicate around 30% are not from Rotorua the reality is that it is closer to 70%.

There are a significant number of gang associates and those of a “criminal bent” who are gaming the system and using the emergency accommodation as a free ride to subsidise

those engaged in criminal activity. Statements I have taken from genuine tenants, i.e families in need, have painted a picture of gang associated drug dealing, constant intoxication, and intimidation. As someone who is tuned into to detecting criminal behaviour because of the industry I work in it is painfully obvious every time I drive down Fenton Street that there is a significant amount of drug dealing and disorder occurring at these motel sites on a regular basis.

By grouping all of these people together there has been the creation of a concentrated ghetto of dysfunction that negatively impacts both the genuine needy in the motels and the residents of the surrounding areas. The increased impacts of burglary, theft from cars etc on residents in areas surrounding the emergency motels has been well documented.

The so called management process of these motels by the Charity Groups such as Visions of a Helping Hand is simply not delivering on promises and the environment is not working for the genuine tenants in need. Tenants I have talked to have made claims that while they were supposed to be visited by a social worker weekly, they hadn't seen one in 6 weeks. Another tenant said they had been in the accommodation for 6 months without seeing a social worker. They have also made claims around intimidation by those associated with the Managed motel charity staff, intimidation by the security staff employed by these charities and by gang members. Most were too scared to make formal complaints for fear of reprisals. This is simply industrialised homelessness being facilitated by those who can make money out of it, i.e. motel owners and professional charities, but actually fails to address any of the needs of the genuine tenants.

On 25 November 2020 Rotorua Area Police Commander Phil Taikato was quoted in the Daily Post as follows

*"What we are seeing is these people are recidivist family harm offenders and we have them on record in places outside of Rotorua, like Waipukurau, Auckland and Invercargill. In 2020 their offending starts in Rotorua and that's an indication they are from out of town."*

*Taikato admitted the callouts to motels had "distracted our focus" from the wider areas of Rotorua.*

*"This time last year we averaged 70 family harm callouts a week in Rotorua, now we are averaging 100."*

That is a 43% increase in domestic violence in the city attributed to the Emergency housing mainly caused by those who were from out of town. The situation has not changed in fact appears to have got worse. A staff member at Rotorua Women's refuge has told me (on condition of anonymity) that they are dealing with around 120 new cases of domestic violence per week, with "a significant proportion" coming from emergency housing.

These resource consents should be declined

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

Brett Wilson

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]



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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)

<p><b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p><b>Name of Submitter:</b> <u>Dr Kierin Irvine</u> _____ _____ <i>(Full Name)</i></p>
--	---

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

*(Name of applicant)*

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

at: Lake Rotorua Motel, Alpin Motel, New Castle Motor Lodge, Malones Spa Motel, Pohutu Lodge, Union Victoria Motel, Ascot on Fenton, Roto Vegas Motel, Midway Motel, Geneva Motor Lodge, Ann's Volcanic, Apollo Motel,  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

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

Land Use Consent-Non complying

*[Give Details]*

My submission is: 1) Motel usage for long term emergency housing is totally inappropriate. Motels were designed and consented for short term ( usually visitor/tourist) accommodation. A motel type design would never get a building consent to be built for long term accommodation by Lakes Council.

2) The current usage is contrary to the District Plan. It is an ill conceived decision, and was put in place during Covid to help the small number of homeless Rotorua citizens.-- a short term measure. Rotorua motels are now being used to house homeless from outside the district, and even far away regions

3) A 5 year consent is totally inappropriate. We don't know the needs for emergency housing in 10ne year , let alone 5 years. We are a tourist town , and now tourists are returning we need to cater for their needs for accommodation

I seek the following decision from the consent authority:

To reject this widespread consent application involving a significant number of Rotorua motels.

Should this not happen , then an application for consent should be for twelve months until other measures are in place to sort out NZ housing issues

This form is inadequate to totally express my views

*[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]*

<p>Signature of submitter (or person authorised to sign on behalf of submitter): .....</p>	<p>Date: <u>27/06/22</u></p>
<p>Address for service of Submitter [Redacted] .....</p>	<p>Telephone: [Redacted] .....</p>
<p>Contact person: <i>[name and designation, if applicable]</i> <u>KJ Irvine</u> .....</p>	<p>Fax/email: [Redacted] .....</p>

**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.

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: Dr Kierin Irvine (Full Name)

This is a submission on an application from:

Ministry of Housing and Urban Development (Name of applicant)

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

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

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

Land use consent- non complying

[Give Details]

My submission is: I oppose this application for the following reasons

- 1)Motel usage for long term emergency housingis totally inappropriate. Motels were designed and consented for short term ( usually visitor/tourists)accommodation. A motel type design would never get a building consent to be built for long term accommodation by Lakes Council. 2)The current usage is contrary to the District plan. It is an ill conceived decision, and was put in place during Covid to help the small number of homeless Rotorua citizens- a short term measure. Rotorua motels are now being used to house homeless from outside the Rotorua District and even from far away regions. 3) A 5 year consent is totally inappropriate. We don't know the needs for emergency housing in one year, let alone 5 years. We are a tourist town, and now tourists are returning we need to cater for their needs for accommodation

[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 reject this consent application, part of a widespread application process involving a significant number of Rotorua motels .

Should this not happen, then an application for consent should be for a limited time (say 12 months) until other measures are in place to sort out NZ housing issues

[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): .....	Date: 21/08/22
Address for service of Submitter: [Redacted] .....	Telephone: [Redacted]
Contact person: [name and designation, if applicable] KJ Irvine.....	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.

[Give Details]

My submission is / I oppose this application for the following reasons

1) Motel usage for long term emergency housing is totally inappropriate. Motels were designed and consented for short term (usually visitor/tourist) accommodation. A motel type design would never get a building consent to be built for long term accommodation by Lakes Council.

2) The current usage is contrary to the District plan. It is an ill conceived decision and was put in place during Covid to help the small number of homeless Rotoura citizens - a short term measure. Rotoura motels are now being used to house homeless from outside the Rotoura District and even from far away regions.

3) A 2 year consent is totally inappropriate. We don't know the needs for emergency housing in one year, let alone 2 years. We are a tourist town and now tourists are returning we need to cater for their needs for accommodation.

[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 reject this consent application, part of a widespread application process involving a significant number of Rotoura motels.

Should this not happen, then an application for consent should be for a limited time (say 12 months) until other measures are in place to sort out the housing issues.

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

I wish to be heard in support of my submission.

**FORM 13**

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

**ROTORUA LAKES COUNCIL**

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="text-align: center; font-size: 1.2em; font-family: cursive;">Paul Lacey</div> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <div style="text-align: right; font-size: 0.8em;">(Full Name)</div>
---	--

This is a submission on an application from:  
 \_\_\_\_\_  
*Paul Lacey*  
 (Name of applicant)

for a Resource Consent to: RC 17607 → RC 17893

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:  
adverse environmental affects  
 [Give Details]

My submission is: It is inappropriate for emergency housing to be on the main street in/out of town. Also this housing must be for local community only.

- [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 applications

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <i>[Signature]</i>	Date: <u>28/6/22</u>
Address for service of Submitter: [Redacted] <i>Rotorua</i>	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <i>Paul Lacey</i>	Fax/email: [Redacted]



FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag R03029 ROTORUA	<b>Name of Submitter:</b> <u>Carolynne Jackie Hall</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 as noted in my attachment for contracted Emergency Housing for 5 years  
at: (as per my attachment over page)  
[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:

Please see attached pages' opposing resource consent for 12 motels to be used for Emergency Housing.  
[Give Details]

My submission is:

to decline and oppose this application for resource consent.  
My views and reasons are outlined on the 2 attached pages.  
[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 MHUD for 12 sites to be used as 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): _____	Date: <u>28/6/2022</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ _____
Contact person: [name and designation, if applicable] <u>as above</u>	Fax/email: _____

**Page 1 attachment for Submission from Carolyne Hall**

**I AM OPPOSED TO ALL SITES NOTED BELOW BEEN GIVEN RESOURCE CONSENT TO OPERATE AS EMERGENCY HOUSING FOR 5 YEARS OR ANY CONTRACTED TERM**

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 ST, ROTORUA

RC17673 – UNION VICTORIA MOTEL – 26-28 VICTORIA ST AND 5 UNION STREET, ROTORUA

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

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

RC17890 – MIDWAY MOTEL – 293 FENTON ST, ROTORUA

RC17891 – GENEVA MOTOR LODGE – 299 FENTON ST, ROTORUA

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

RC117893 -APOLLO MOTEL – 7 TRYON ST, ROTORUA

Given the personal and public devastation my family has experienced while living [REDACTED] of 3 Motels for the past 3 years, has caused us no amount of grief, fear and anger at the way in which we are now having to live.

We feel our "Home", our property, and our 24yr old son with Special Needs is no longer safe in what use to be a very stable, caring, liveable community.

We have had unwelcome trespassers using our property as access to their "Motel".

We have had very young unsupervised children from the Motels, asking to play on our property because they have "no-where to go! I have huge safety concerns witnessing the unsupervised small children wondering the streets and playing on the verge of a double lane road (Fenton St) with no adequate play area or play ground at these facilities.

We have personally had all our clothes horses, our son's bike and plants removed from the back of our property.

We have witnessed on more occasions than we can account for, family harm violence in our street from residents staying at Motels, sadly children are involved or present. Our no exit street has been subjected to car chases, speeding vehicles, continued drug deals over the Motel fences, the presence of Gang members parking in our cul-de-sac. Unwarranted, unregistered cars parking in the cul-de-sac for several days while using the facilities of the Motel.

We continue to have Rubbish dumped regularly in our street, broken bottles, cans, dirty disposable nappies, faeces on the footpath, neighbours fence graffitied, shopping carts left with rubbish in them.

Continued Noise Pollution at all hours of the day and night from Pop Up Parties, Cars Revving, Abusive language, Adults fighting with weapons, (so far 3 Brawls at the Geneva Motel). Dogs barking that are being kept in what used to be the Spa Pool area of these Motels.

7 of our immediate neighbours have in the last 18mths sold their homes because of the devastation Emergency Housing has caused us. The value of the new home we built only 8 years ago is now grossly undervalued because of the reputation the Glenholme/ Fenton St area is experiencing.

**(Page 2: Submission for Carlyne Hall)** Of more recent times, there has been an increase and change in the demographic being accommodated in these facilities both managed and unmanaged motels.

Eg: Very young gangs of youths walking aimlessly around our streets. Clients requiring intensive alcohol and drug addiction care, clients needing mental health care. Many of them display disorderly, disruptive, and criminal behaviours due to a lack of professional resourcing and adequate purpose-built facilities.

This Resource Application notes 24/7 Security, wrap around services of support staff and Katiaki on site, however **it does not outline or address** what happens when these clients are not on site. What then happens when they are in the public domain and their behaviours of concern then become a public safety issue.

**There is no outline in this application addressing consequence for MHUD clients** if they abuse the facility they are occupying? What do you intend to do for them if this is already Emergency Housing? On the street? Back to where they came from?

We are already grossly under resourced in our Police, Doctors, Experienced Social Workers, Hospital care workers, Mental Health providers.

**There is no outline in this application**, of how you intend to guarantee the safety of those vulnerable people needing safe housing e.g., Kaumatua, People with Disabilities, Families with young children. There have been numerous accounts published by users of these facilities, about the inappropriate mixing of people and how they have been abused, used and groomed.

**There is no outline in this application**, of how MHUD will keep the surrounding public domain and community safe and stable from those clients who abuse the mana whenua and whenua of this town, when not on site.

**There is no outline in this application**, on how MHUD intend to ensure Providers are accountable for providing quality "experienced qualified support staff, and security services when all resourcing in this community is already totally exhausted.

**There is no outline in this application** to provide us as the submitter, public information or access to the intended demographic MHUD will be supporting into any particular sites. My question would be, are they being using for Emergency Housing? or as "Care Facilities" for prisoners on bail release or Mental Health facilities, or Addiction rehabilitation facilities, and how long have they been living in Rotorua?


**There is no outline in this application** about what happens to the occupancy of these units once appropriate housing has been found within the occupants 2-3 month stay? Where will the next occupant come from? Does MUHD intend to keep filling up these units with clients from other regions to keep the Providers in appropriate funding to run these facilities?

It seems the rhetoric that these people whakapapa to our Whenua, or they are families with young children or elderly dependents, has now been marginalised for "Care Facilities" of large, condensed groups of out-of-town MSD clients, Mental Health, released Prisoners, and drug/alcohol Addiction Clients. The condensing of these demographics into Motels for long term accommodation has now come at a high price for our city to pay, given the devastation on our Tourism reputation and public safety.

**This no longer a local overview, this has become a nationwide and global insight.**

At what cost will this be to our Town, our struggling hospitality businesses, the Tourist Industry, the Tourists, the Ratepayers, the Mana Whenua.

This application for Resource Consent by MHUD for all Emergency Housing Motels is not supported by this submission and your form is totally inadequate to accommodate the numerous concerns I would continue to address.

Submitter: Carlyne Hall – 



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> NOWA TURNER. <sup>4.50</sup> _____ _____ (Full Name)
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Received

This is a submission on an application from:

NOWA TURNER

(Name of applicant)

for a Resource Consent to:

for contracted emergency housing

at:

the 12 properties as per the attached form.

[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 12 attached properties wanting consent to be used as contracted emergency housing.

[Give Details]

My submission is:

Oppose the contracted emergency housing consent application. Our city is getting a bad name because of all the increased crime. I live near these motels & [include - our homes are constantly being broken into since the

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views] motels have been used in this way. many of us feel unsafe and now many are selling there homes

I seek the following decision from the consent authority:

for the application of contracted emergency housing to be stopped and to not proceed. Rotorua is a tourist town stop destroying all the hard work that's been done to make it so.

[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: 27/6/22
Add _____	_____
Contact person: [name and designation, if applicable] as above.	Fax/email: _____

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:

# Apollo Motel

## ROTORUA LAKES COUNCIL

### PUBLIC NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT

Section 95A Resource Management Act 1991

Publicly Notified Resource Consent Application:  
RC17893 – 7 Tryon Street, Rotorua

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Apollo Motel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 7 Tryon 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 7 Tryon Street

- Maximum of 117 occupants in 39 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 "WERA Aotearoa". They provide:
  - \* Support staff on-site Monday through Friday 9am to 5.00pm
  - \* 24/7 on-site security
- Occupants of 7 Tryon 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.
- 7 Tryon Street is located in the Commercial 3 – Neighbourhood Centres 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@rotorualakescouncil.nz](mailto:planning.submissions@rotorualakescouncil.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.

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

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

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

As well as providing your submission to Council, a copy must be served on the applicant as soon as reasonably practicable. The applicant's 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 11th June 2022

G Williams  
Chief Executive

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Rotorua District Council.  
[www.rotorualakescouncil.nz](http://www.rotorualakescouncil.nz)**

# Ascot on Fenton

## ROTORUA LAKES COUNCIL

### PUBLIC NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT

Section 95A Resource Management Act 1991

Publicly Notified Resource Consent Application: RC17887 – 247 Fenton Street & 12 Toko Street, Rotorua

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Ascot on Fenton, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 247 Fenton Street & 12 Toko 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 247 Fenton Street & 12 Toko Street

- Maximum of 54 occupants in 14 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 "WERA Aotearoa". They provide:
  - \* Support staff on-site Monday through Friday 9am to 5.00pm
  - \* 24/7 on-site security
- Occupants of 247 Fenton Street & 12 Toko 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.
- 247 Fenton Street & 12 Toko Street are located in the Commercial 4 – City Entranceway Zone and the Residential 2 – Medium Density Residential 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@rotorualakescouncil.nz](mailto:planning.submissions@rotorualakescouncil.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.

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

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

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

As well as providing your submission to Council, a copy must be served on the applicant as soon as reasonably practicable. The applicant's 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 11th June 2022

G Williams  
Chief Executive

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

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

**Section 95A Resource Management Act 1991**

**Publicly Notified Resource Consent Application:  
RC17891 – 299 Fenton Street, Rotorua**

Te Tōāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Geneva Motor Lodge, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 299 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 299 Fenton Street**

- Maximum of 52 occupants in 14 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 'Emerge Aotearoa'. They provide:
  - \* Support staff on-site Monday through Friday 8am to 5:00pm
  - \* 24/7 on-site security
  - \* Kaitiaki on-site 4 hours a day, 7 days a week
- Occupants of 299 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.
- 299 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 3025, 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.

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

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

Submissions close at 5:00pm on **Monday 11 July 2022**.

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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140  
Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](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 11th June 2022

G Williams  
Chief Executive

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

*Geneva  
Motor Lodge*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

**Section 95A Resource Management Act 1991**

**Publicly Notified Resource Consent Application:  
RC17647 – 131 Lake Road, Rotorua**

Te Tōāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Lake Rotorua Hotel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 131 Lake Road, 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 131 Lake Road**

- Maximum of 140 occupants in 38 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 15 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 131 Lake Road 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.
- 131 Lake Road is located in the Commercial 4 – City Entranceway Zone and Residential 1 – Low Density Living 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 3025, 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.

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

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

Submissions close at 5:00pm on **Monday 11 July 2022**.

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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140  
Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](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 11th June 2022

G Williams

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

*Lake Rotorua  
Motel*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

**Section 95A Resource Management Act 1991**

**Publicly Notified Resource Consent Application:  
RC17662 – 321 Fenton Street, Rotorua**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Malones Motel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 321 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 321 Fenton Street**

- Maximum of 66 occupants in 20 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 321 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.
- 321 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@rotorualakescouncil.nz](mailto:planning.submissions@rotorualakescouncil.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.

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

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

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

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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140  
Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](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 11th June 2022

G Williams  
Chief Executive

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Rotorua District Council.  
[www.rotorualakescouncil.nz](http://www.rotorualakescouncil.nz)**

*Malones Spa  
Motel*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

**Section 95A Resource Management Act 1991**

**Publicly Notified Resource Consent Application:  
RC17690 – 293 Fenton Street, Rotorua**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Midway Motel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 293 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 293 Fenton Street**

- Maximum of 90 occupants in 50 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 'Emerge Aotearoa'. They provide:
  - Support staff on-site Monday through Friday 8am to 5:00pm
  - 24/7 on-site security
  - Kaitiaki on-site 4 hours a day, 7 days a week
- Occupants of 293 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.
- 293 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@rotorualakescouncil.nz](mailto:planning.submissions@rotorualakescouncil.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.

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

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

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

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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140  
Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](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 11th June 2022

G Williams  
Chief Executive

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

*Midway Motel*



**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

Section 95A Resource Management Act 1991

Publicly Notified Resource Consent Application:  
RC17650 – 18 Ward Avenue, Rotorua

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Newcastle Motor Lodge, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 18 Ward Avenue, 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 18 Ward Avenue**

- Maximum of 64 occupants in 16 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 18 Ward Avenue 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.
- 18 Ward Avenue 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@rotorualakc.nz](mailto:planning.submissions@rotorualakc.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.

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

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

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

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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140  
Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](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 11th June 2022

G Williams  
Chief Executive

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

*New Castle  
Motor Lodge*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

Section 95A Resource Management Act 1991

Publicly Notified Resource Consent Application:  
RC17651 – 3 Meade Street, Rotorua

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Pohutu Lodge, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 3 Meade 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 3 Meade Street**

- Maximum of 58 occupants in 14 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 3 Meade 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.
- 3 Meade 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.

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

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

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

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

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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 11th June 2022

G Williams  
Chief Executive

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

*Pohutu  
Lodge*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

**Section 95A Resource Management Act 1991**

**Publicly Notified Resource Consent Application:  
RC17889 – 249-251 Fenton Street & 14-16 Toko Street, Rotorua**

Te Taupapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Roto Vegas Motel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 249-251 Fenton Street & 14-16 Toko 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 249-251 Fenton Street & 14-16 Toko Street**

- Maximum of 108 occupants in 26 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 'VERA Aotearoa'. They provide:
  - \* Support staff on-site Monday through Friday 9am to 5.00pm
  - \* 24/7 on-site security
- Occupants of 249-251 Fenton Street & 14-16 Toko 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.
- 249-251 Fenton Street & 14-16 Toko Street is located in the Commercial 4 – City Entranceway Zone and Residential 2 – Medium Density Residential 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 —

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

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

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

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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140

Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](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 11th June 2022

G Williams  
Chief Executive

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

*Roto Vegas  
Motel*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

**Section 95A Resource Management Act 1991**

**Publicly Notified Resource Consent Application:  
RC17673 – 26/28 Victoria Street, Rotorua**

Te Taupapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Union Victoria Motel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 26/28 Victoria 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 26/28 Victoria Street**

- Maximum of 78 occupants in 20 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 26/28 Victoria 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.
- 26/28 Victoria Street is located in the Residential 2 – Medium Density Residential 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 —

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

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

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

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

The Property Group Limited  
Wellington Office  
PO Box 2874 Wellington 6140

Attention: Alice Blackwell  
[ablackwell@propertygroup.co.nz](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 11th June 2022

G Williams  
Chief Executive

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

*Union Victoria  
Motel*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

Section 95A Resource Management Act 1991

**Publicly Notified Resource Consent Application: RC17648 16 Sala Street, Rotorua**  
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Alpin Motel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 16 Sala 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 16 Sala Street**

- Maximum of 142 occupants in 40 one-bedroom 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 15 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 16 Sala 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.
- 16 Sala Street is located in the Commercial 4 – City Entrance Way Accommodation 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 —

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  - 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.

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

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

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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 11th June 2022

G Williams  
Chief Executive

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*Alpin Motel*

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**

Section 95A Resource Management Act 1991

**Publicly Notified Resource Consent Application:  
RC17892 - 107 Malfroy Road, Rotorua**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) has applied on behalf of the operator of the Ann's Volcanic Motel, to Rotorua Lakes Council for a resource consent to use the site and existing buildings at 107 Malfroy Road, 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 107 Malfroy Road**

- Maximum of 39 occupants in 10 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 "Emerge Aotearoa". They provide:
  - \* Support staff on-site Monday through Friday 8am to 5.00pm
  - \* 24/7 on-site security
  - \* Kaitiaki on-site 4 hours a day, 7 days a week
- Occupants of 107 Malfroy Road 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.
- 107 Malfroy Road is located in the Residential 2 – Medium Density Living 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.

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- 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.

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

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

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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 11th June 2022

G Williams  
Chief Executive

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

*Ann's Volcanic  
Motel*

**IN THE MATTER OF** the Resource Management Act 1991  
**AND**  
**IN THE MATTER OF** Various applications by Te Tūāpapa  
Kura Kāinga – the Ministry of Housing  
and Urban Development (MHUD) to  
the Rotorua Lakes Council (Council).

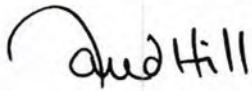
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**RESOURCE MANAGEMENT ACT 1991**  
**MINUTE #8 – SUBMISSION FORMS**  
**INDEPENDENT HEARING PANEL**

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1. By Memorandum of 16 June 2022, Ms Vanessa Hamm of Holland Beckett Law advised that she has now been instructed by Restore Rotorua Incorporated (RRI) to represent the group in relation to the MHUD applications
2. Furthermore, Ms Hamm sought an amendment to the Council's website submission notice that would enable submitters not to have to file separate submissions for each of the applications (if so minded) as is currently required.
3. Ms Hamm submits that to require that places an undue burden on lay submitters, particularly in respect of submissions that raise the issue of cumulative effect. She accepts the need for clarity in identifying to which of the applications the submission relates but submits that this can be achieved more simply. Ms Hamm submits that this would simply require submitters to identify the address or addresses of the application site or sites.
4. We note that Regulation 4 (Use of prescribed forms) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 states:  
*Use of a form is not invalid only because it contains minor differences from a form prescribed by these regulations as long as the form that is used has the same effect as the prescribed form and is not misleading*
5. Furthermore, Regulation 9 (Prescribed forms for resource consents) states:  
*In the following table, the forms listed in column 1 must generally be followed for the matters set out in column 3: [our emphasis].*
6. That Table identifies Form 13 for the purpose of submissions on applications for resource consents. There is, as far as we can determine, nothing in Form 13 that precludes the use of that form for multiple, seemingly related, applications.
7. We acknowledge that, from an administrative point of view, separate submissions on each application would be preferred. Indeed we are mindful that, in turn, we must make individual decisions on all applications and, therefore, must be able to distinguish and determine submissions accordingly.
8. However, as it is already clear that RRI (and submitters) will be arguing cumulative effect issues that cut across the individual applications, we see no harm in accepting Ms Hamm's submission on that point.
9. We do, however, caution that if submitters then wish to make submissions on and about particular applications, those would best be made by way of a separate submission form.
10. Therefore we direct Council to modify its website page accordingly.

11. Any queries or correspondence related to this Minute should be sent through to the Panel Secretary, Susan Taylor at [susan.taylor@tompkinswake.co.nz](mailto:susan.taylor@tompkinswake.co.nz) .

A handwritten signature in black ink that reads "David Hill". The signature is written in a cursive style with a large, sweeping initial 'D'.

David Hill (Chairperson)  
Independent Hearing Panel

20 June 2022

**From:** [Planning Submissions](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig\\_batchelar](#)  
**Subject:** FW: TRIM: resource consent for contracted emergency housing  
**Date:** Thursday, 30 June 2022 3:09:42 pm

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**From:** Paddi Hodgkiss [REDACTED]  
**Sent:** Thursday, June 30, 2022 2:34 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Cc:** ablackwell@propertygroup.co.nz  
**Subject:** TRIM: resource consent for contracted emergency housing

Submission opposing resource consent being given to the below listed motels for use as emergency accommodation.

R17647 Lake Rotorua Motel, 131 Lake Rd Rotorua  
RC17648 Alpin Motel 16 Sala St Rotorua  
RC17650 New Castle Motor Lodge 18 Ward Ave Rotorua  
RC17661 Pohutu Lodge 3 Meade St Rotorua  
RC17662 Malones Spa Motel 321 Fenton St  
RC17673 Union Victoria Motel 26-28 Victoria St and 5 Union St Rotorua  
RC17887 Ascot on Fenton 247 Fenton and 12 Toko St Rotorua  
RC17889 Roto Vegas Motel 249 Fenton St and 16 Toko St Rotorua  
RC17890 Midway Motel 293 Fenton St Rotorua  
RC17891 Geneva Motor Lodge 299 Fenton St Rotorua  
RC17892 Ann's Volcanic 107 Malfroy Rd  
R17893 Apollo Motel 7 Tryon St Rotorua

I absolutely and totally oppose giving resource consent to the above motels (and any other) to be used as contracted emergency housing. The five year request is tantamount to "permanent". In five years Rotorua will not be as it was prior to 2020, a tourism mecca. It is fast losing that label.

Prior to Covid in 2020, Rotorua's genuine homelessness was manageable and most of the rough sleepers (some by choice) were known by name by support services. The use of motels to house these people was meant to be a short term solution, ie to adhere to the covid lockdown requirements.

Regrettably in a mere two years, thanks to the government and RLC, this has got out of hand and Rotorua as a town has, and continues to pay a very high price. Homelessness has become a "business" in Rotorua, some people including some wrap-around service providers and motel owners are making a lot of money from this new business venture. Rotorua residents have seen their town become a dumping ground for homeless and unhomeable from outside the district. That is irrefutable. I note our mayor says we should home our people. Yes I agree, but ONLY ours, not those relocated here to access emergency housing either by choice or via government transfer. Having lived in Rotorua for 30 days does not equate to "local" and as such should not be accommodated in Rotorua.

A motel is not a healthy environment long-term, especially for children when it is undeniable that drug dealing, family harm, other acts of violence and petty crime are rife. Living in the surrounding areas is now not a healthy environment for local residents either. These people who bought, or rent homes in areas adjacent to the motels for which resource consent is requested, and others, have now found that their property and personal safety have already been compromised and property values have dropped. This should not

be normalised. Residents have a right to feel safe in their own homes and to know that their property is safe.

Millions of dollars and now huge debt has been invested in tourist attractions and projects designed to attract visitors to Rotorua. Rotorua needs tourists. Promoting the homeless business and making it easy for homeless to move to Rotorua has already negatively impacted on the safety and fun perception of Rotorua. The CBD needs visitors, not far more than its fair share of disruptive homeless. Why spend millions on making the Lakefront "world class", why keep spending on the theatre remodel if tourism is to be usurped by the homeless business? Rotorua needs people with money to visit and leave with positive experiences to pass on, not being witness to unsavoury behaviours (as of writing the most recent, a stabbing on 25 June in Victoria St).

While not all motels along Fenton St and Whakarewarewa area are requesting consent for emergency housing, granting consent to those that do will impact on those that wish to remain as tourist accommodation. What tourist is going to want to stay in a motel surrounded by emergency housing? Recently I had that experience. Never to be repeated or endorsed for anyone else. By providing the opportunity for a few motel owners to make a lot of money via government funding, it is denying those wishing to operate genuine tourist accommodation a chance. All Rotorua benefits from the latter. It's visitors that used to give Rotorua its positive vibe. I'd like to think that could be restored without impediment from Council and the government. It is undeniable that unsavoury occurrences are more likely in and around emergency accommodation. It is also undeniable that one doesn't want to return from a day being a tourist to feel unsafe, that your car parked outside your accommodation might not be safe or that it is not safe to walk into town for a meal or shopping.

A homeless hub makes no sense. How the idea could have even been conceived escapes me. It is unhealthy both mentally and physically grouping large numbers of homeless and unhomeable in such small confined areas. Children should not be exposed to the behaviours already witnessed on a regular basis at emergency housing motels. Local, law abiding residents should not be exposed to these behaviours either.

Giving consent to "normalise" the use of motels in a concentrated area as emergency housing long-term will be the death of the tourism industry in Rotorua. I note one of the motels above is "Roto Vegas Motel". Rotorua was once referred to as "Rotovegas" as a compliment. Unfortunately that no longer applies. Rather we hear reference to Slum City, Rotohomeless, and Rotoslum, and Fenton St, once the Golden Mile now referred to as MSD Mile. I, like many others, am desperate for Rotorua to regain its image, its real name and have Fenton St restored to its gold status.

Consenting the above 12 applications will only cement those derogatory descriptives. The damage to Rotorua will be irreversible. Rotorua's loss will be another town's gain. Taupo, just down the road, is buzzing. Our loss, their gain.

It is not the negative impact of any one motel, it is the collective, cumulative impact. Too many concentrated in a small area, most notably in the Fenton St / Fenton Park area.

Rather than seeking resource consent to use the above 12 motels for long-term emergency housing, the government should be implementing a sinking lid policy. Once a motel unit is vacated, it's not refilled. That way there is some hope for a positive future for Rotorua and its tourism industry.

It is unfortunate that the "homeless situation" in Rotorua has made media headlines throughout NZ and is now being noted overseas. Tripadvisor says a lot. Thousands view Tripadvisor. Is Rotorua to be a tourist destination or a homeless destination? It can't be both. Bad press travels fast. It's the bad that is remembered, not necessarily the good. Again I reiterate, I absolutely oppose the granting of resource consent for the above 12 motels to be contracted by the government as emergency housing.

Beatrice (Paddi) Hodgkiss



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>Eileen Mary Cheater</u> _____ _____ (Full Name)
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This is a submission on an application from:

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: Use the sites as noted in my attachment for contracted Emergency Housing for 5 years  
 at: (as per attachment)  
 [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:

Please see attached pages opposing resource consent for 12 motels to be used for Emergency Housing  
[Give Details]

My submission is:

to decline and oppose this application for resource consent

My views & reasons are outlined on attached page  
[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 MHUD for 12 sites to be used as 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>E M Cheater</u>	Date: <u>30/6/2022</u>
Address for service of Submitter: _____ <u>Roburo</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>As Above</u>	Fax/email: _____

**I AM OPPOSED TO ALL SITES NOTED BELOW BEEN GIVEN RESOURCE CONSENT TO OPERATE AS EMERGENCY HOUSING FOR 5 YEARS OR ANY CONTRACTED TERM**

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 ST, ROTORUA

RC17661 – POHUTU LODGE – 3 MEADE ST, ROTORUA

RC17673 – UNION VICTORIA MOTEL – 26-28 VICTORIA ST AND 5 UNION STREET, ROTORUA

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

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

RC17890 – MIDWAY MOTEL – 293 FENTON STREET, ROTORUA

RC17891 – GENEVA MOTOR LODGE – 299 FENTON STREET, ROTORUA

RC17892 – ANN’S VOLCANC – 107 MALFROY RD, ROTORUA

RC117893 – APOLLO MOTEL – 7 TYRON, ROTORUA

The motels/ motor lodges listed above should **not** be used for emergency housing for 5 years or any contracted term.

A motel is inappropriate long-term accommodation and against current local government by-laws. Motels are not designed for long term tenancies. The negative effects of emergency housing in motels are clear, with intimidation of innocent Rotorua rate payers and disrespect for their properties, gangs, drug dealing, domestic violence child abuse, theft etc.

Rotorua was previously renowned as a tourist and conference destination, with access to quality accommodation and facilities. Unfortunately, Rotorua has gained a reputation as an unsafe city due to an increase in anti – social behaviour and crime, which subsequently spills out from emergency housing to all areas of our once beautiful city.

It is not Ok for Rotorua residents and visitors to be accosted & harangued whilst going about their business. When up town I am constantly asked for money, often asked for a specific amount, subjected to verbal abuse and unacceptable behaviour when I refuse. This type of behaviour is frightening.

Questions that need honest answers are:

1. How many of those in emergency housing are identified as Rotorua residents?
2. What are the criteria for emergency housing, (EH)? – has their history been checked by a Professional worker?
3. Why do they need EH – have they chosen to be homeless, did they trash previous accommodation and then been asked to leave, do they see it as any easy option, did they fall out with family, what have they themselves done about helping them selves?
4. What education is provided to these people regarding:

*Eileen Cheater*

(Page 20 Submission for Eileen Cheater

- Being respectful, of everyone they meet
  - Caring for their accommodation
  - Compulsory Budgeting / cooking sessions
  - The importance of their child attending school
  - Drug & Alcohol rehabilitation
  - Mental Health Support
  - Anger management
5. Supported to gain employment
  6. Are they informed of the consequences if they demonstrate unacceptable behaviour?

People must be accountable and held responsible for their actions,

**THUS, AVOIDING POSITIVE REINFORCEMENT FOR NEGATIVE BEHAVIOUR**

I have lived in Rotorua for over 50 years and expect to be safe when I am out & about. I expect my grandchildren to also be safe, free of abuse, intimidation, when they are out enjoying what Rotorua has to offer.

**My final question is for the Mayor & Rotorua Lakes District Councillors:**

**Would you be ok to have Emergency Housing facilities as your neighbour or in proximity in your neighbourhood????**

**If your answer is NO then why inflict Emergency Housing Facilities on other Rotorua Ratepayers>**

*E M Cheater*

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:**

Adrianus J.P Schipper

*(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:**

**My submission is:**

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

I write in regards to the aforementioned motels being used for emergency housing. It has been a condoned situation that has negatively affect our city greatly. Motels are first and foremost NOT ALLOWED to operate on a basis of permanent occupancy based on their consent. The council is in breach of having this situation evolve to this and should cease to break its own rules!

Motels don't have suitable square meterage for permanent living conditions, to keep and store food in an appropriate and safe way. The rooms are suitable for couplrs at best, yet they house complete families, again a breach of the consent regulations. To change the consent regulations the rules will need to be overruled and a safety anf health hazard will be created by doing so.

Noise within the complex causes another issue. Permanent occupancy causes exceeding of acceptable noise levels which lead to conflicts between the occupants of the various rooms. Often resulting in conflicts and police intervention, on average at least once every day for the combined motels.

Parking and people hanging around in the area. As most are unemployed and a lot have kids they hang around the area and shops being a nuisance and often a threat to the people living in that area, facing intimidation, drug dealing, other criminal activities such as roberies and car theft.

It is UNACCEPTABLE to put our town through more of this after enduring 2 years of it with no solutions sought or found! I oppose any prolonging or expansion on this situation.

- Unacceptable and illegal living conditions that are also non comliant to the consents.
- Dangerous living conditions for any minors involved it being amongst drug dealers, violence, noise and crime.
- Illegal occupation not in line with consents
- Unacceptable intimidation, harassment, violence, theft and burglaries by the occupants of the motels.
- Police intervention needed to keep a level of peace around the premises.
- Security is not adequate on these premises and lack authority.
- The gross miappropriation of money and wasting of tax payer money, 1.2 billion to date.
- The total disregard towards the citizens of Rotorua that had no say in all this and had to endure this disgracing of our town without a say.

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

That each of the above applications be declined based on aforementioned points. Dangerous living conditions for minors

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-notice/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>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p>Name of Submitter: <u>CHRISTOPHER DAVID TURNER</u> <sup>4-50m</sup>  <u>ROTORUA LAKES COUNCIL</u>  (Full Name)</p>
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Rotorua Lakes Council Customer Centre  
28 JUN 2022

This is a submission on an application from:

CHRISTOPHER DAVID TURNER  
(Name of applicant)

Received

for a Resource Consent to: APPLICATIONS FOR 12 PROPERTIES TO BE CONTRACTED FOR EMERGENCY HOUSING/ACCOMMODATION, AS PER THE ATTACHED...  
at: FORM 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:

THE 12 PROPERTIES APPLYING FOR RESOURCE CONSENT TO BE UTILIZED AS EMERGENCY HOUSING - BASED IN ROTORUA.

[Give Details]

My submission is:

I OPPOSE THE APPLICATION ABOVE, BASED ON THE REAL DECLINE IN SAFETY AND SECURITY IN THE GLENHOLME SUBURB SINCE MOTELS HAVE BEEN USED FOR EMERGENCY ACCOMMODATION. A CLEAR INCREASE IN CRIME, INTIMIDATION AND VIOLENT BEHAVIOR SEEN. ELDERLY NEIGHBOURS ARE PARTICULARLY AFRAID.

- 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:

FOR THE ABOVE APPLICATION TO BE DENIED, TO NOT PROCEED, TO NOT BE CONSIDERED FOR ALTERATION TO ALLOW IT TO BE PASSED. IT MUST BE STOPPED. THE KNIFE EVENT, SATURDAY 25 JUNE, IS A CLEAR EXAMPLE OF DECLINE!

[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]

<p>Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature]</u></p>	<p>Date: <u>27-6-22</u></p>
<p>Address for service of Submitter: ... ... <u>ROTORUA</u></p>	<p>Telephone: ...</p>
<p>Contact person: [name and designation, if applicable] <u>CHRIS TURNER</u></p>	<p>Fax/email: ...</p>

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:





Document Number: RDC-1277476

Date Registered: 30/6/2022

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>BRENT ROBERT PARR</u> _____ _____ (Full Name)
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**Received P**  
 28 JUN 2022  
 Rotorua Lakes Council  
 Customer Centre

This is a submission on an application from:  
MHUD ~~080~~ 131 LAKE ROAD, ROTORUA, (LAKE ROTORUA HOTEL)  
 (Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND HOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING  
 at: 131 LAKE ROAD, ROTORUA  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
CHANGE OF USE OF HOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIME OF 5 YEARS  
 [Give Details]

My submission is:  
THAT ROTORUAS REPUTATION AND APPEARANCE HAS BEEN AND IS BEING (REPUTABLY) DAMAGED DUE TO EMERGENCY HOUSING ROTORUAS TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
 [include - BY THE PEOPLE IT ATTRACTS  
 • whether you support or oppose the specific parts of the application or wish to have them amended; and  
 • the reasons for your views]

I seek the following decision from the consent authority:  
DECLINE THIS CONSENT

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

I wish to be heard in support of my submission.  
 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): ..... <u>[Signature]</u>	Date: <u>27/6/22</u>
Address for service of Submitter: ..... ..... <u>ROTORUA 3015</u>	Telephone: .....
Contact person: [name and designation, if applicable] ..... <u>BRENT ROBERT PARRIC</u>	Fax/email: .....

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>BRENT ROBERT PARK</u> _____ _____ (Full Name)
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This is a submission on an application from: MHUD RE ALPIN MOTEL, 16 SALA ST ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING  
at: 16 SALA ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIME OF 5 YEARS  
[Give Details]

My submission is:  
THAT ROTORUAS REPUTATION AND APPEARANCE HAS BEEN AND IS BEING (REPUTABLY DAMAGED) DUE TO EMERGENCY HOUSING ROTORUAS TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
[include - BY THE PEOPLE IT ATTRACTS  
▪ whether you support or oppose the specific parts of the application or wish to have them amended; and  
▪ the reasons for your views]

I seek the following decision from the consent authority:  
DECLINE THIS CONSENT

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

I 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>27/6/22</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3018</u>	Telephone: <u>[Redacted]</u>
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: <u>[Redacted]</u> <u>00 NZ</u>

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>BRENT ROBERT PARK</u> _____ _____ (Full Name)
---	--

This is a submission on an application from: MHVD NEW CASTLE MOTOR LODGE, 18 WARD AVE ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING  
at: 18 WARD AVE, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TERM OF 5 YEARS  
[Give Details]

My submission is:  
THAT ROTORUAS REPUTATION AND APPEARANCE HAS BEEN AND IS BEING (REPUTABLY) DAMAGED, DUE TO EMERGENCY HOUSING ROTORUAS TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
[Include - BY THE PEOPLE IT ATTRACTS  
▪ whether you support or oppose the specific parts of the application or wish to have them amended; and  
▪ the reasons for your views]

I seek the following decision from the consent authority:  
DECLINE THIS CONSENT

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

I wish 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>27/6/22</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3018</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: _____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

MHD - MALONES SPA MOTEL 321 FENTON ST, ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

at: 321 FENTON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIMING OF 5 YEARS  
[Give Details]

My submission is:  
THAT ROTORUA'S REPUTATION AND APPEARANCE HAS BEEN AND IS BEING IRREPUTABLY DAMAGED DUE TO EMERGENCY HOUSING ROTORUA'S TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
[include - BY THE PEOPLE IT ATTRACTS

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

I seek the following decision from the consent authority:

DECLINE THIS CONSENT

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

I wish 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>28/6/22</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3018</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: _____ <u>02 782 1000</u>

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>BRENT ROBERT PARK</u> _____ _____ (Full Name)
---	--

This is a submission on an application from:

MHUD - POHUTU LODGE, 3 MEADE ST, ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING  
at: 3 MEADE ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIME OF 5 YEARS  
[Give Details]

My submission is:

THAT ROTORUA'S REPUTATION AND APPEARANCE HAS BEEN AND IS BEING (REPUTABLY) DAMAGED DUE TO EMERGENCY HOUSING ROTORUA'S TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
[include - BY THE PEOPLE IT ATTRACTS  
▪ whether you support or oppose the specific parts of the application or wish to have them amended; and  
▪ the reasons for your views]

I seek the following decision from the consent authority:

DECLINE THIS CONSENT

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

I wish 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>27/6/22</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3018</u>	Telephone: <u>[Redacted]</u>
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: <u>[Redacted]</u> <u>00 NZ</u>

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>BRENT ROBERT PARK</u> _____ _____ (Full Name)
---	--

This is a submission on an application from:

MAUD UNION VICTORIA MOTEL 26-28 VICTORIA ST / 5 UNION ST ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

at: 26-28 VICTORIA ST + 5 UNION ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TERM OF 5 YEARS

[Give Details]

My submission is:

THAT ROTORUA'S REPUTATION AND APPEARANCE HAS BEEN AND IS BEING IRREPUTABLY DAMAGED DUE TO EMERGENCY HOUSING. ROTORUA'S TOURISM MARKET AND BUSINESS ARE BEING WRECKED BY THE PEOPLE IT ATTRACTS

[include -

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

I seek the following decision from the consent authority:

DECLINE THIS CONSENT

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature]</u>	Date: <u>27/6/22</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3015</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: <u>[Redacted]</u> <u>00 NZ</u>

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>BRENT ROBERT PARK</u> _____ _____ (Full Name)
---	--

This is a submission on an application from:

MUND - ASCOT ON FENTON 247 FENTON ST + 12 TOKO ST, ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

at: 247 FENTON ST + 12 TOKO ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TERM OF 5 YEARS  
[Give Details]

My submission is:

THAT ROTORUA'S REPUTATION AND APPEARANCE HAS BEEN AND IS BEING IRREPUTABLY DAMAGED DUE TO EMERGENCY HOUSING ROTORUA'S TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
[include - BY THE PEOPLE IT ATTRACTS

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

I seek the following decision from the consent authority:

DECLINE THIS CONSENT

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

I wish 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>27/6/22</u>
Address for service of Submitter: <u>[Redacted]</u> <u>[Redacted]</u> <u>ROTORUA 3015</u>	Telephone: <u>[Redacted]</u>
Contact person: [name and applicable] <u>BRENT ROBERT PARK</u>	Fax/email: <u>[Redacted]</u> <u>00 NZ</u>

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>BRENT ROBERT PARK</u>  _____ _____ (Full Name)
---	--

This is a submission on an application from:

MELUD - ROTO VEGAS MOTEL, 249 FENTON ST + 16 TOKO ST ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING  
at: 249 FENTON ST + 16 TOKO ST ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIME OF 5 YEARS  
[Give Details]

My submission is:

THAT ROTORUA'S REPUTATION AND APPEARANCE HAS BEEN AND IS BEING IRREPUTABLY DAMAGED DUE TO EMERGENCY HOUSING ROTORUA'S TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
[include - BY THE PEOPLE IT ATTRACTS  
▪ whether you support or oppose the specific parts of the application or wish to have them amended; and  
▪ the reasons for your views]

I seek the following decision from the consent authority:

DECLINE THIS CONSENT

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

I wish 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>27/6/22</u>
Address for: <u>[Redacted]</u> <u>[Redacted]</u> <u>[Redacted]</u> <u>ROTORUA 3015</u>	<u>[Redacted]</u> <u>[Redacted]</u>
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	<u>[Redacted]</u>



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>BRENT ROBERT PARK</u>  _____ _____ (Full Name)
---	--

This is a submission on an application from:  
MHUD - MIDWAY MOTEL 293 FENION ST ROTORUA  
 (Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING  
 at: 293 FENION ST ROTORUA  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIME OF 5 YEARS  
 [Give Details]

My submission is:  
THAT ROTORUAs REPUTATION AND APPEARANCE HAS BEEN AND IS BEING IRREPUTABLY DAMAGED, DUE TO EMERGENCY HOUSING ROTORUAs TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
 [include - BY THE PEOPLE IT ATTRACTS  
 • whether you support or oppose the specific parts of the application or wish to have them amended; and  
 • the reasons for your views]

I seek the following decision from the consent authority:  
DECLINE THIS CONSENT

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

~~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>27/6/22</u>
Address for service of Submitter: [Redacted] <u>ROTORUA 3015</u>	[Redacted]
Contact person: [name and designation, if applicable] ..... <u>BRENT ROBERT PARK</u>	Fax/email: [Redacted]

FORM 13



SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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

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

This is a submission on an application from:

MHWB - GENEVA MOTOR LODGE 299 FENTON ST ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

at: 299 FENTON ST ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TERM OF 5 YEARS

[Give Details]

My submission is:

THAT ROTORUA'S REPUTATION AND APPEARANCE HAS BEEN AND IS BEING (REPUTABLY) DAMAGED, DUE TO EMERGENCY HOUSING ROTORUA'S TOURISM MARKET AND BUSINESS ARE BEING WRECKED.

[include - BY THE PEOPLE IT ATTRACTS  
 • whether you support or oppose the specific parts of the application or wish to have them amended; and  
 • the reasons for your views]

I seek the following decision from the consent authority:

DECLINE THIS CONSENT

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

I wish 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>27/6/22</u>
Address for service of Submitter: ..... ..... <u>ROTORUA 3015</u>	Telephone: ..... .....
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: <u>[Redacted]</u> <u>02 22</u>

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>BRENT ROBERT PARK</u>  _____ _____ (Full Name)
---	--

This is a submission on an application from:

MHWA - ANN'S VOLCANIC 107 WALFROY ROAD ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

at: 107 WALFROY RD ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIME OF 5 YEARS

[Give Details]

My submission is:

THAT ROTORUAS REPUTATION AND APPEARANCE HAS BEEN AND IS BEING IRREPUTABLY DAMAGED DUE TO EMERGENCY HOUSING ROTORUAS TOURISM MARKET AND BUSINESS ARE BEING WRECKED.

[include - BY THE PEOPLE IT ATTRACTS

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

I seek the following decision from the consent authority:

DECLINE THIS CONSENT

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature]</u>	Date: <u>27/6/22</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3018</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: _____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

This is a submission on an application from: MUND - APOLLO MOTEL - 7 TRYON ST ROTORUA  
(Name of applicant)

for a Resource Consent to: USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING  
at: 7 TRYON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
CHANGE OF USE OF MOTEL BUSINESS TO EMERGENCY HOUSING PROVIDER AND THE TIME OF 5 YEARS  
[Give Details]

My submission is:  
THAT ROTORUAS REPUTATION AND APPEARANCE HAS BEEN AND IS BEING IRREPUTABLY DAMAGED DUE TO EMERGENCY HOUSING ROTORUAS TOURISM MARKET AND BUSINESS ARE BEING WRECKED.  
[include - BY THE PEOPLE IT ATTRACTS  
▪ whether you support or oppose the specific parts of the application or wish to have them amended; and  
▪ the reasons for your views]

I seek the following decision from the consent authority:  
DECLINE THIS CONSENT

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

I 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>27/6/22</u>
Address for service of Submitter: <u>[Redacted]</u> <u>[Redacted]</u> <u>ROTORUA 3015</u>	Telephone: <u>[Redacted]</u>
Contact person: [name and designation, if applicable] <u>BRENT ROBERT PARK</u>	Fax/email: <u>[Redacted]</u> <u>00 NZ</u>

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>BRENT ROBERT PARKER</u>  (Full Name)
---	--

This is a submission on an application from:

MINISTRY OF HOUSING + URBAN DEVELOPMENT  
(Name of applicant) (MHUD)

for a Resource Consent to: USE THE SITE AND EXISTING BUILDINGS AS EMERGENCY HOUSING FOR FIVE YEARS

at: 284-286 FENTON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

THE ENTIRE APPLICATION - EMERGENCY HOUSING AND THE LENGTH OF TIME APPLIED FOR  
[Give Details]

My submission is:

ROTORUAS REPUTATION HAS BEEN SIGNIFICANTLY HARMED BY EMERGENCY HOUSING AT THE LEVEL EVIDENT IN ROTORUA. FOR ROTORUA TO REBUILD ITS REPUTATION AS THE TOURISM CENTRE OF NEW ZEALAND THE RISK OF THESE ESTABLISHMENTS DOES NOT TO THAT.

I seek the following decision from the consent authority:

DECLINE THE APPLICATION

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature]</u>	Date: <u>12/8/2022</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>

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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



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

To:  
Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

Name of Submitter:  
LARISSA MARIE PARK  
  
(Full Name)

This is a submission on an application from:

MITUD re 131 LAKE RD, ROTORUA (LAKE ROTORUA MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 131 LAKE RD, ROTORUA

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

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

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

My submission is:

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

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

I seek the following decision from the consent authority:

DECLINE this consent.

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: <u>ROTORUA 3015</u>	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	[Redacted]

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

This is a submission on an application from:

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

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

at: 299 FENTON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

My submission is:

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

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

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Larissa Marie Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter:  <u>ROTORUA 3015</u>	Telephone: 
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	Email: 

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

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

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 18 WARD AVE, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

DECLINE this consent.

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3015</u>	_____ _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	Fax/email: _____



FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

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

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 247 FENTON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

DECLINE this consent.

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3015</u>	Telephone: _____ _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	_____ _____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>LARISSA MARIE PARK</u> _____ _____ (Full Name)
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This is a submission on an application from:  
MHMD RE 16 SALA ST, ROTORUA (ALPHIN MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 16 SALA ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

DECLINE this consent.

[Give precise details, including the general nature of any conditions sought]  
I wish  do not wish to be heard in support of my submission.  
\* If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
\* [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: [Redacted] <u>ROTORUA 3015</u>	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	[Redacted]

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
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This is a submission on an application from:  
MTHD re 7 TYRON ST, ROTORUA (APOLLO MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 7 TYRON ST ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>20/6/22</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3015</u>	Telephone: _____ _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	_____ _____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

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

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

buildings for contracted emergency housing

at: 26-28 VICTORIA ST + 5 UNION ST ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

My submission is:

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

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

DECLINE this consent.

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: <u>ROTORUA 3015</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	_____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
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This is a submission on an application from:  
MTHQ RE 107 MALFROY RD, ROTORUA (ANN'S VOLCANIC MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 107 MALFROY RD, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Park</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: <u>ROTORUA 3015</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	Facsimile: _____

FORM 13



SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
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This is a submission on an application from:  
MHUD re 3 MEADE ST, ROTORUA (POHUTU LODGE)  
(Name of applicant)

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

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

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

DECLINE this consent.

[Give precise details, including the general nature of any conditions sought]  
I wish  do not wish to be heard in support of my submission.  
\* If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
\* [Delete if you would not consider presenting a joint case]

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Larissa Marie Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: _____ <u>ROTORUA 3015</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	_____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>LARISSA MARIE PARK</u>  _____ _____ (Full Name)
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This is a submission on an application from:  
MITUD re 293 FENTON ST, ROTORUA (MIDWAY MOTEL)  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 293 FENTON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>20/6/2022</u>
Address for service of Submitter: _____ _____ <u>ROTORUA 3015</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

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

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: 321 FENTON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>20/07/2022</u>
Address for service of Submitter: 	Telephone: 
<u>ROTORUA 3015</u>	
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	



FORM 13



SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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

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

This is a submission on an application from:

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

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

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

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

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

My submission is:

that Rotorua's reputation as a tourist town has been and continues to be damaged and this will be unable to be restored if emergency housing [include - continues in the manner and extent it currently  

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

I seek the following decision from the consent authority:

DECLINE this consent.

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Paul</u>	Date: <u>26/6/2022</u>
Address for service of Submitter: _____ <u>ROTORUA 3015</u>	Telephone: _____
Contact person: [name and designation, if applicable] <u>LARISSA MARIE PARK</u>	_____

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>LARISSA MARIE PARK</u> <span style="float: right;">16 AUG 2022</span> <hr/> <p style="text-align: center;">(Full Name)</p>
---	---

This is a submission on an application from:

MINISTRY OF HOUSING & URBAN DEVELOPMENT  
(Name of applicant) (MHUD)

for a Resource Consent to: USE THE SITE AND EXISTING BUILDINGS AS EMERGENCY HOUSING FOR FIVE YEARS

at: 284 - 286 FENTON ST, ROTORUA  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

ALL OF IT - EMERGENCY HOUSING AND LENGTH OF TIME APPLIED FOR.

[Give Details]

My submission is:

ROTORUA'S REPUTATION HAS BEEN SIGNIFICANTLY DAMAGED BY PROVISION OF EMERGENCY HOUSING ON THE CURRENT SCALE AND THE HOPED RESURGENCE OF INTERNATIONAL TOURISM ON WHICH THE

- include - CITY RELIES IS AT RISK AS A RESULT AND FROM LACK OF TOURIST BEDS TOO
- 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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>L Park</u>	Date: <u>12/8/2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100px; height: 20px; margin-bottom: 5px;"></div> <u>ROTORUA</u> <u>3015</u>	Telephone: <div style="background-color: black; width: 100px; height: 20px;"></div>
Contact person: [name and designation, if applicable]	Fax/email: <div style="background-color: black; width: 100px; height: 20px;"></div>

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag R03029 ROTORUA	<b>Name of Submitter:</b> <u>DONALD JAMES HAMILTON</u>  _____ _____ (Full Name)
---	--

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

for a Resource Consent to: USE A RANGE OF MODELS FOR A FURTHER FIVE YEARS IN FENTON STREETS, GLENHOLME, FENTON PARK  
at: & VICTORIA AREAS 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:  
SEE ATTACHMENT  
[Give Details]

My submission is:  
SEE ATTACHMENT - I DO NOT SUPPORT THE APPLICATIONS

- [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:  
① DENY ALL APPLICATIONS FOR FIVE YEARS EXTENSION  
② REDUCE BY AT LEAST 1/2 THE APPLICATIONS & DENY THEM.  
[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>01/07/2022</u>
Address for service of Submitter: <u>[Redacted]</u> <u>ROTORUA</u>	Telephone: <u>[Redacted]</u>
Contact person: [name and designation, if applicable] _____	Fax/email: <u>[Redacted]</u>

**SUBMISSIONS CONCERNING THE APPLICATIONS BY THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT TO USE EXISTING SITES AND MOTELS FOR CONTRACTED EMERGENCY HOUSING IN ROTORUA**

**1 July 2022**

This submission of Donald James Hamilton concerning the above-entitled application refers. It is an attachment to the Rotorua Lakes Council's Form 13. It concerns the premises referred to in the table below. (copied from a document issued by the Rotorua Lakes Council) and which I understand consents are being sought for 5 years of further use.

<b>ent 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>of application:</b>	LAND USE CONSENT - NON COMPLYING
<b>licant:</b>	MINISTRY OF HOUSING & URBAN DEVELOPMENT
<b>osal:</b>	RESOURCE CONSENT TO USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

I do not support any of the above applications or the duration for which they are sought with the exception of the Lake Rotorua Motel, 131 Lake Road. I do not intend to provide a litany of the burglary, personal abuse, property damage, disorderly behaviour, the littering of rubbish and suchlike that residents have been subjected to since the motels have been used for emergency housing; that is completely pointless as it identifies the consequences rather than the cause. My focus is, very briefly, on the following issues:

1. The concentration of so many hotels in close proximity to each other and to vulnerable populations in the nearby well-established and settled areas of Glenholme, Fenton Park and the Victoria.
2. The apparent permanent nature or, at least, the extended use of motels for this form of housing.
3. The development and growth of a "welfare/homeless" industry to support 2 above.
4. The impact on the Rotorua community as a whole.

(Note: In making these submissions I advise that I have seen the undated and unsigned policy document (but probably August 2021) that informed Ministers and became the basis for much these developments)

- 1 My wife and I have been residents of Rotorua since late 1985 and built and moved to our present house in [REDACTED] Street 13 years ago. It is our retirement home. We are in our 80's and join the many other older residents of Glenholme.
- 2 [REDACTED] Street runs immediately parallel and one block west of Fenton Street. The housing tends to be owner occupied, reasonably modern to mature, is quite concentrated on relatively small sections and with a permanent largely older retired population many of whom are widows or widowers. Closer to the city and to the shopping mall housing is denser, mostly rented, and with more transient populations many of whom are recent migrants.
- 3 The motels for which consent is sought are all within a kilometre to a kilometre and a half from our house. The nearest is some 2-300 metres away but it has to be noted that some of the motels that consent is not sought at this time and which are larger are just over a block from us.
- 4 It is in this environment that so many of the motels were selected to be used for emergency housing with severe consequences for the local residents. There has never been concern or even acknowledgement expressed by Ministry of Housing bureaucrats or Rotorua Lakes Council officers about the likely or actual impact on existing residents. This very much smacks of faceless bureaucrats making their problem the residents problem abetted, of course, by a compliant Rotorua Lakes Council. It was always unacceptable and to have this continue for a further five years is completely unacceptable.
- 5 As to the second issue, that of the permanent nature of these arrangements, it is quite obvious that this will continue for years to come. A permanent and very substantial housing "Hub" has been established in Fenton Street opposite the Police Station, the term of 5 years sought for these consents means that is a minimum and could continue beyond that time, and the old truism of "supply creating its own demand" means that every effort will be made to keep the motels occupied to justify the expense which will require that it be at least a regional if not a national arrangement. For some around the country Rotorua will inevitably simply become a magnet – I understand it already has.
- 6 The third concern is the development and now well entrenched "homeless/welfare" industry in the city. We now have some two or three such organisations with the associated trappings of managers, assorted welfare workers, security workers suitably equipped with their uniforms and late model utility vehicles, food and feeding services etc. It is the nature of these organisations that they will seek to grow and expand over time and continually seek to justify their very existence. Once started, as they are now, they will not disappear of their own accord and will try very hard to recruit the supply of "needy" people.
- 7 Finally, the impact on Rotorua. The city is now seen negatively by many with the Golden Mile of Fenton Street now known as MSD Mile and the decrepit appearance of many of the buildings, security fencing, cars, and cut up berms on the western side of the street reinforces that image. This will only get worse with the concentration of so many motels in such a small area being used for emergency housing and I

am well aware of plans to extend other premises in the same street for similar purposes. Some people are doing well out of this "industry" not least of which are motelliers many of whom, anecdotally, are non-residents. Rotorua used to be known as a tourist town – its reputation once lost will not easily be restored! The granting of these applications will only cement the negatives in place – there will be absolutely nothing positive for Rotorua in it.

- 8 In making my submission I want to stress I am not a NIMBY, I am very conscious of the immense problems of homelessness and welfare dependency and the issues of social dysfunction, crime, violence and mental health that arise from it. As a retired senior police officer with over 30 odd years of service in many parts of the country I have seen the impact at first hand elsewhere. Therefore, in conclusion, I am not totally opposed to using some motels for temporary accommodation for the truly needy but it has to be balanced with the needs of the city and the community as a whole – there are more stakeholders in this than has obviously been considered so far. Large concentrations of motels and welfare dependents all in close proximity to each other are the makings of even more serious social problems than we presently have so while the consent applications are for specific motels and I gather there are more to come, I think a much wider view has to be considered. We should deal with the cause and not the consequences as experienced by those unfortunate citizens living in the vicinity of these motels. In our view at least half the applications should be completely denied and the half that are not should be approved for use of no more than one year.

Don Hamilton & Marie Hamilton

Doc No: IT-2044 (1 June 2005)

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

**FORM 13**

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Jennifer Elizabeth Peace

*(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:

Refer to 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: Jennifer Elizabeth Peace

Date: 2 July 2022

Address for service of Submitter:

Telephone:

Email:



My full name is Jennifer Elizabeth Peace. I currently reside at [REDACTED] Rotorua. I **do not** support any applications by MHUD to use the properties listed below for contracted emergency housing:

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 and 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 moved to the suburb of Glenholme in 1988. I have a strong affinity to Rotorua and have always loved living here. I have owned three properties in Glenholme, Rotorua, and have lived here in this suburb for over 30 years. I used to live in [REDACTED] Street and before that [REDACTED] Street.

I always loved living in Glenholme because it was quiet and safe. I used to enjoy walking around the beautiful suburban streets and loved the convenience of the short walk down Fenton Street into central Rotorua. Glenholme used to feel like a great place to raise children and I never had any reservations about my children going for bike rides around the neighbourhood when they were growing up.

On 15 March 2019, my partner and I moved to our current home in [REDACTED] Street. Ironically, when we were house hunting, I insisted on staying in the Glenholme area because it was a lovely and safe suburb to live in.

The first time I noticed signs of change in central Rotorua was in early 2020 when I witnessed a drug deal in broad daylight on the corner of Fenton Street and Wylie Street outside the Ashleigh Court Motel (337 Fenton Street). The two men involved in the blatant drug deal were wearing red bandanas, indicating their affiliation with the Mongrel Mob. I called the police and reported this incident, but I never heard anything so am unsure if further action was taken. At the time, this drug dealing incident in broad daylight was an unusual and unsettling sight. Now it's a common occurrence in the Fenton Street area.

I began noticing more marked changes to the aesthetics of Fenton Street and knock-on effects to the Glenholme area. Concentrated transitional and emergency housing in central Rotorua has had a dramatic effect on the appearance of Fenton Street. What was once the gateway to Rotorua has declined and is now rundown and neglected. There is graffiti all down Fenton Street along with discarded mattresses, overturned shopping trolleys (on a daily basis) and rubbish littering the footpaths outside the motels which are used for transitional and emergency housing. Glenholme is no longer the safe, friendly suburb it used to be.

In this environment where I no longer feel safe in my home or in my daily life, I have had to change my behaviour and routines since motels started being used for emergency housing. I am now very conscious of ensuring all the doors and windows of my house locked, even when I am home. In an attempt to make myself feel more secure in my home, I purchased a driveway alarm and have had security cameras installed.

I now ensure my car doors are always locked when driving around central Rotorua, as I have witnessed people intimidating drivers when cars are stopped at traffic lights, particularly when driving down Fenton Street where people now stand on the traffic island in the middle of the four-lane road yelling abuse and behaving threateningly. I had never seen this kind of behaviour before 2020. I no longer walk my dog around the streets. It is too unsafe. The effects of concentrated transitional and emergency housing in central Rotorua are most strongly impacting Fenton Street and the Glenholme / Fenton Park area.

I attended a public meeting on 15 March 2021 at the Arawa Bowling Club, which was hosted by a Member of Parliament. There was a roaming microphone at the meeting and people took turns sharing horror stories of how they had been impacted by transitional and emergency housing in central Rotorua. The Arawa Bowling Club was well overcapacity. At that meeting, there was a lot of discussion about out-of-town people being put up in emergency housing in Rotorua. This is constantly denied by Council and the government. Yet one young man who spoke said he was in motel emergency accommodation and was from Wellington, not from Rotorua.

There is no disputing that there are people in need of somewhere to live however: Out-of-towners need to be accommodated in their own town. There needs to be a "sinking-lid" policy. Gang-affiliated people should not be allowed into these properties.

I decided to start a petition (August 2021) to present our concerns as a unified front with our fellow Glenholme residents and show the Council the depth of shared experiences. The petition was initially focused on opposing the resource consent applications for the Wylie Court Motor Lodge (345 Fenton Street). I later expanded the petition to call on the Council to ensure a full, open and transparent process for any decisions around zoning and consent changes to Fenton Street, Rotorua and the surrounding areas. The petition gained traction and I collected almost 2500 signatures in a short time.

On 27 September 2021, along with a number of fellow Glenholme and Rotorua residents, we conducted our first general meeting where we formed the Restore Rotorua Incorporated Society and agreed on our Constitution. I was appointed Secretary. Since starting the petition and later taking on the role of Secretary of Restore Rotorua, I have fielded feedback from many Rotorua residents by way of calls, emails and social media messages. From speaking to people about the impact that concentrated transitional and emergency housing has had on our neighbourhood and everyday lives, I have realised that many Rotorua locals share the same concerns about the declining amenity value of Glenholme and Fenton Street and have had their safety and wellbeing similarly impacted.

I make this submission as a concerned citizen of Rotorua. I am genuinely concerned about what current and future resource consents before the Council will mean to central Rotorua if the environmental effects are not taken into consideration. Rotorua used to be known as a tourist mecca. This is no longer the case and the concentration of motels being used for transitional and emergency housing will ensure that we never get this back.

There are a number of people / organisations that will be benefitting (mainly financially) from the current arrangements. This definitely does not include the unfortunate ratepayers / citizens of Rotorua who must live amidst the crime, vandalism, threatening behaviour and destruction of our city.

**SUBMITTED BY JENNIFER ELIZABETH PEACE**

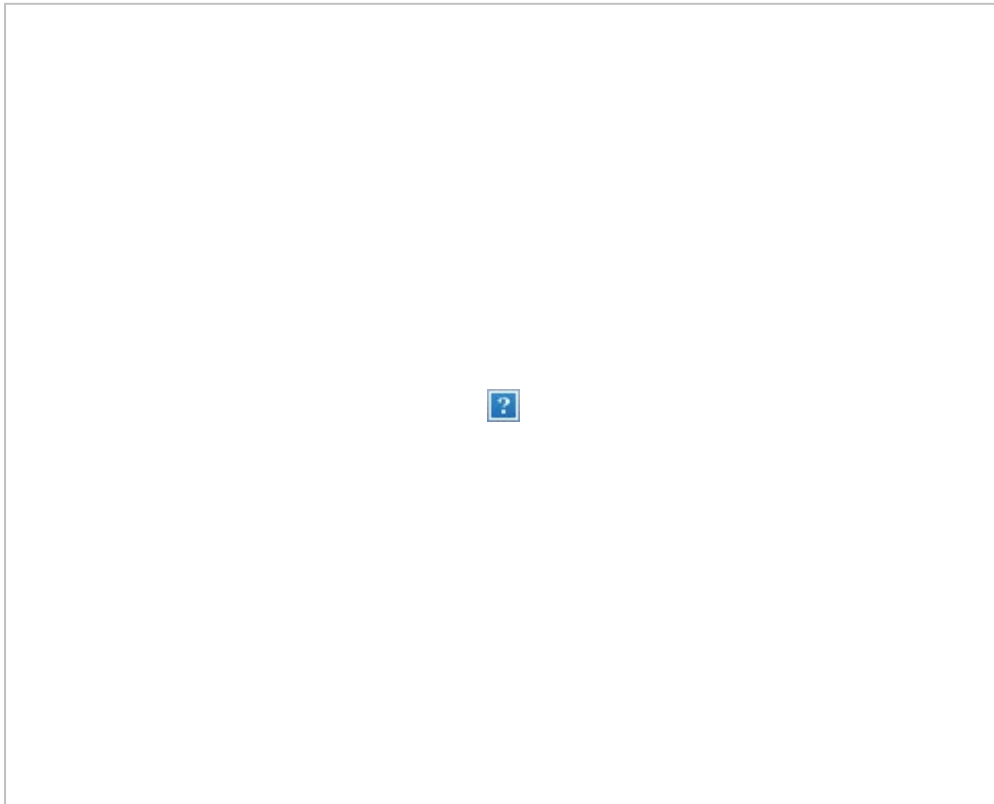
**From:** [Planning Submissions](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig\\_batchelar](#)  
**Subject:** FW: TRIM: To the Chief Executive, Rotorua Lakes Council, ROTORUA.  
**Date:** Sunday, 3 July 2022 7:07:34 PM

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**From:** kevin Beamish [REDACTED]  
**Sent:** Sunday, July 3, 2022 3:00 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Cc:** ablackwell@propertygroup.co.nz  
**Subject:** TRIM: To the Chief Executive, Rotorua Lakes Council, ROTORUA.

To the Chief Executive, Rotorua Lakes Council, ROTORUA.  
From KEVIN BEAMISH, [REDACTED]

This is a submission on an application from: Ministry of Housing and Urban Development.  
For a resource consent to: Use the sites and existing buildings for contracted emergency housing for five years at the following addresses.  
The specific parts of the application that my submission relates to are:  
ALL OF THE FOLLOWING ADDRESSES.



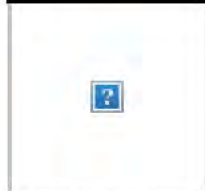
My submission will follow.

I seek the following decision from the consent authority:

I strongly object to resource consents being given to any or all of the twelve motels listed to be used as contracted emergency housing.  
I would like the consent authority to refuse these applications.

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

My contact details are:



MY SUBMISSION. sent on: 4th July 2022

I am Kevin Beamish. I was born in Rotorua in 1952 and have spent most of my life both residing and working in the Glenholme and City areas of Rotorua. My family homes have been in Ti Street and Carlton Street, and now in Carnot Street for 25 years. My business was a joinery factory in Ti Street established by my father in 1950, and a backpackers hostel Spa Lodge in Amohau Street. I am therefore well qualified to comment on the history and evolution of the Glenholme / Fenton Street area where most of the listed motels are located.

My observations make me sad.

On most mornings for the last 15 years or so I would leave home at 6.45am and walk to town for coffee, and on many evenings I would eat in town and be coming home after dark. But not any more. Whereas once a smile and a greeting would be warmly returned, often in a foreign language, now it is better not to make eye contact with another passerby, or tenant of one of the motels, to avoid a sneer or a request for a smoke or a coin. This will be especially intimidating for our tourists when or if they return. I no longer feel safe walking in the streets I have known all my life.

I no longer feel as safe as I once did in my home. Cars with blaring music often park on the street outside, and there are loud conversations full of expletives, and invariably empty alcohol bottles and plastic drug bags and cigarette butts left behind on my verge.

I feel especially concerned for my neighbours who are commonly older women living on their own in unfenced properties. Some have expressed their fears to me. Some neighbours have spent considerable sums on security systems and high fencing and electric gates, as have the Distinction Hotel, the Copthorne hotel, the Seventh Day Adventist School and the Hindu temple.

Statistics on car and property theft gathered by Neighbourhood Support and Restore Rotorua and the Police justify these measures. The high incidence of crime necessitating such security, and creating such nervousness, can without doubt be attributed to the influx of so-called "homeless people" now residing in the listed motels.

My home is opposite the western wing of The Four Canoes motel. This property is not on the list seeking resource consent because of the so-called "staged" process

Recently I watched a tenant lower two young children from an upstairs window on knotted sheets to the street below which is outside of the security fence. I imagine therefore that goods of some description were delivered in the same way. I suppose this incident, like so much going on now in these motels, could only be described as "suspicious behaviour". It's certainly behaviour that is discomfoting.

I am a member of the Restore Rotorua group to whom I am grateful for calculating and publishing the enormous financial cost to Rotorua. A cost surely anticipated but not

disclosed by the MHUD, or by the Rotorua Lakes Council, or the mayor S. Chadwick and her staff. The legacy of this retiring Mayor will be the ruining of Rotorua while the tourist dollar is spent elsewhere.

I share Restore Rotorua's concerns that the 5 year terms of the consents may be extended, further damaging our economy and our reputation. I share the concerns about the deceitful approach and misinformation by our council and our government agencies. I share the concerns of business operators in Rotorua who can expect dwindling numbers of both tourists and locals as the CBD in particular is deemed to be inhospitable.

I strongly object to resource consents being given to any or all of the twelve motels listed to be used as contracted emergency housing.

I will be grateful if you consider my letter which perhaps reflects the concerns of many others who are not inclined to enter a submission.

Yours sincerely,

KEVIN BEAMISH, [REDACTED].

Sent from my iPhone

Doc No: IT-2044 (1 June 2005) File Nos: RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893.

FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

To:  
The Chief Executive Rotorua District Council Private Bag RO3029 ROTORUA  
**Name of Submitter:**

*Linda Sarah McKean*

**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:**

1. Unlawful use of the motels to date by Government agencies for emergency housing without due consideration of residents in neighbourhood's adjacent to said motels.
2. Direct testimonies from Neighbours in Glenholme suburb previously a quite safe residential area.
  - a. Resident had to build a high fence and gates to ensure safety for their own young vulnerable children.
  - b. Domestic violence in the street
  - c. Elderly resident who had lived in their home for many years now fear for personal safety.
  - d. Consideration being given to the sale of a family home due to concern for family safety.
3. Rotorua tourism reputation impacted and tarnished by use of motels for emergency housing
4. Fenton Street once called the "golden mile" is slowly becoming an eyesore. An example of this is the Seventh Day Adventist Church and School which has existed for 70 years at their current location having to erect security fencing around the property which detracts from its previous very tidy appearance.
5. Social issues created through the concentration of people with Alcohol and drug issues and addictions, Mental health issues, unsafe environment for children who are exposed to the above issues, domestic violence and family harm issues.

These social issues spill over into the neighbourhoods and residents who now have to deal with burglaries, cars being broken into, abuse, seeing people openly dealing drugs, and properties vandalized.
6. It is reported that Rotorua police are called out to attend 40 Family Harm incidents each week in emergency housing.
7. Rotorua has 1.5% of the population of New Zealand but have 9% (1008) of those in need of Emergency Housing located in Rotorua. 1/3 of those in emergency housing are from outside of Rotorua. 5-10 families per week with family harm plans are coming into Rotorua each week.

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:

**Name: Linda S. McKean**



Date:

3rd July 2022



Doc No: IT-2044 (1 June 2005) File Nos: RC17647, RC17648, RC17650, RC17662 RC17661, RC17673, RC17887, RC17889 RC17890, RC17891, RC17892, RC17893

Doc No: IT-2044 (1 June 2005)

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

**FORM 13**

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Craig Robert Littlejohn

*(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;  
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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:

Refer to 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:

This is a submission of Craig Robert Littlejohn on Publicly Notified Applications for Resource Consents for:

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 and 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 a long-term resident of Rotorua. I live in Glenholme and have for the past 30 years. I DO NOT support any applications for the use of the above listed motels for emergency housing for a further five years in Rotorua.

With the exception of Lake Rotorua Motel, our home is only a distance ranging from 750 metres to 2.3 kilometres from these properties. My objections relate to concerns about the adverse environmental changes I have seen around Glenholme and Fenton Street as a result of the existing concentrated motel-style emergency housing in central Rotorua. Any additional proposals to convert more motels into emergency housing will only amplify my concerns.

Fenton Street used to be a beautiful gateway to our city, laden with flags and well-kept gardens which gave it a unique, almost glitzy feel and which was a wonderful way of welcoming tourists and showcasing Rotorua.

In my work I travel a lot, and previously, whenever I would return home to Rotorua, I felt very proud driving down Fenton Street. That is no longer the case. The motels which are now being used for emergency housing have stopped looking after their gardens and maintaining the motel fronts. The colourful flags that used to be strung above the traffic island /median that runs down the middle of Fenton Street have gone, and those gardens are untidy.

Fenton Street and Glenholme have undergone a noticeable visual decline in the past two years since the influx of transitional and emergency housing in central Rotorua. It is clear to me that it is the cumulative effect of concentrated transitional and emergency housing in central Rotorua which has led our neighbourhood into a state of neglect.

I have noticed the state of the neighbourhood is rapidly declining with more graffiti and vandalism than I have ever seen in all my years living here. When I am away from town working, people I deal with, when they learn I'm from Rotorua, are quick to comment that they have no intention of returning or coming here. They have either heard terrible things about the homeless or they have experienced first hand the intimidation and aggression.

I submit that anyone living in our motels need to return to where they came from (their hometowns). And that any tenancy arrangements are subject to zero-tolerance for the use of illegal drugs and any criminal behaviour. This would include any off-site illegal behaviour as well. We need to eliminate the intimidatory behaviours that occur daily around the area.

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:

PETER WEIR

(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:**

Anti Social Behaviour in Rotorua concerning  
Tourism Operators.

**My submission is:**

My name is Peter Weir and I am one of the owners of Rotorua Duck Tours. Our store is located at 1241 Center St Rotorua.

On many occasions over the last 18 months or so we have all witnessed anti social behaviour outside our premisses. To the point, twice that our staff have had to call the police regarding their safety and the safety of the public. We have now taken extra precautions around our procedures when working in our store. It has got to the stage that we now lock our front shop door or have extra staff present. As you could imagine this is an extra cost to our business and provides an unwelcome situation to the tourist that visit our shop.

We feel that most of these people are either in social housing or living on the street.

It concerns us as a Tourism Operator that people from out of town or from overseas will discount Rotorua as a tourism destination because of the deterioration of the social order in Rotorua.

I seek the following decision from the consent authority:

[Empty box for decision sought]

- 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: PETER WEIR

Date: 4/7/22

Address for service of Submitter:  
[Redacted]

Telephone: [Redacted]

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:

ANNA BRIGITTE WEIR

(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;
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- 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:**

ANTI-SOCIAL BEHAVIOUR IN ROTORUA C.B.D.

**My submission is:**

Rotorua has turned into a dodgy, seedy cesspit and I can't believe we actually have to make a submission on whether resource consent should be issued to 12 motels to continue the practice of emergency housing for 5 more years!!!

This year for the first time in 18 years of walking my dog in the dog walking park off Long Mile Rd, I came across two middle aged men drink bourbon on the town side of the track in the middle of the day. The dog walking track is popular with families and particularly single females and this intimidated me enough to not walk in the park again for two weeks.

Six weeks ago I had a friend visiting from Gisborne and she visited downtown Rotorua one afternoon at around 3pm. She saw one mentally unwell man yelling and screaming and rolling a cart down the street and several men lurking around suspiciously as well as a pair smoking weed. She told me she felt unsafe and intimidated by the experience.

Last week I was driving with my daughter from Eruera St onto Hinemoa when we witnessed a young lady having her wallet snatched. She was screaming "thief, thief". We chased him down in our car but he went down an alley and disappeared.

I rarely venture into Rotorua town these days because of the antisocial behaviour I have witnessed including yelling, swearing, drug smoking, and no longer feel safe walking around town.

This is extremely distressing for the people of Rotorua not to feel safe in their own town, for the extra pressure on health services, policing etc, for all the tourism-based businesses for which Rotorua should be a shining beacon with which to welcome visitors to our beautiful region.



I seek the following decision from the consent authority:

NOT ISSUE RESOURCE CONSENT FOR EMERGENCY HOUSING.

- 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: ANNA WEIR

Date: 2.7.22

Address for service of Submitter:  
[Redacted]

Telephone: [Redacted]

Email: [Redacted]



**My submission is:**

I am a life time resident of Rotorua and was until recently – proud of my city.

Since emergency housing has been offered down Fenton street - I have seen the area deteriorate into a very un-attractive part of town.

This is a huge concern as this antisocial behaviour is located in our cities “ front window” –and extremely visible to tourists. THIS is a problem because many of the residents and businesses rely on tourists for jobs and income.

I personally have seen drunken behaviour spill out into the street from the hotesl, atrocious language, dishevelled pyjama clad residents congregating on foot paths, people who are obviously highly intoxicated or on drugs wandering around acting strangely, and felt intimidated as I have walked in the area.

A concentration of this type housing and its associated social issues is SO BAD for our local brand. It's well known nationally from press coverage that "MSD Mile" is the gateway to our town . One can imagine the reaction from international tourists once pictures and reveiws start popping up on social media or trip advisor type websites. Our reputation has dropped significantly – and I fear that if so many hotels are granted 5 years leases then our reputation will not ever recover in my life time - and that tourism will never be the revenue and employment stream it once

I ask that five year leases are not granted.  
That MSD start vetting their clients who want to live here – instead of their open door policy.

Housing MSD clients should not be at the expense of our toursim industry, reputation , jobs and businesses.

I seek the following decision from the consent authority:

**Do NOT GRANT 5 Year leases to any of the hotels listed in this document.**

I wish to be heard in support of my submission

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

affirm that this is the submission of: Linda Kennedy

Date: 4 July 2020

Address for service of Submitter:

[REDACTED ADDRESS]

Telephone: [REDACTED]

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:

(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;     **Text**
- 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:**

**All of the hotels and residences noted above in this document.**

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>Wayne Holmes.</u> _____ _____ (Full Name)
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This is a submission on an application from:

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

for a Resource Consent to: To use twelve motels in Rotorua for contracted emergency housing  
 at: for up to 5 years.  
 [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 attached.

[Give Details]

My submission is: Oppose all twelve resource consent application. See attach further reasons.

[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: Rotorua Lakes Council declines all twelve Resource Consent applications.

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature]</u>	Date: <u>4-7-22</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ _____
Contact person: [name and designation, if applicable] <u>Wayne Holmes</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.

**Resource Consent Number:**

- 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 Street & 16 Toko Street, Rotorua
- RC17890 Midway Motel, 293 Fenton Street, Rotorua
- RC17891 Geneva Motor Lodge, 299 Fenton Street, Rotorua
- RC17892 Anne's Volcanic, 107 Malfroy Road, Rotorua
- RC17893 Apollo Motel, 7 Tryon Street, Rotorua

**Type of Application:** Land Use Consent – Non Complying

**Applicant:** Ministry of Housing and Urban Development (MHUD)

**Proposal:** Resource consent to use the existing site and motel buildings for contracted emergency housing

**My Submission Is:** I FULLY OPPOSE THE 12 RESOURCE CONSENT APPLICATIONS AS NOTED ABOVE AND THAT THE COMMISSIONERS AND THE ROTORUA LAKES COUNCIL DECLINE ALL 12 OF THE RESOURCE CONSENTS.

My name is Wayne Holmes. My wife and I reside at [REDACTED] Our property lies [REDACTED]

I have several major concerns that the emergency accommodation motels are being entrenched as a long-term option to the detriment of local neighbours and tourists visiting Rotorua. Our concern is buttressed by Governments recent purchase of the Boulevard Motel for emergency housing. Purchasing reasonably large scale facilities such as the Boulevard Motel means Central Government is most certainly looking for permanent solutions on Fenton Street and does not view their strategy as "temporary". Local Iwi Ngati Whakaue are developing significant subdivisions East side in Rotorua.

X 4/7/22

One would have thought, amongst others, these would have been far better options than destroying the attractiveness and amenity of our primary Southern entry to Rotorua and the home of most of Rotorua's hotels and motels.

We travel widely in New Zealand and visit often with friends and family in different towns. Without exception, and without being prompted, we are continually questioned about what is happening in Rotorua with emergency housing in our tourist motels. Rotorua's image as a tourist destination and a desirable place to visit is taking a hammering. No doubt about it. What has taken decades to develop accommodation suitable as a major tourist destination is being compromised.

We have been assured by central government on numerous occasions that emergency housing in our town is for Rotorua families solely. That is untrue and a blatant deception. I personally know one transport provider who has been contracted to bring to Rotorua emergency accommodation facilities, people from out of town. Trust is easily broken so when Central Government says that emergency "accommodation" is temporary, you know it's likely not so.

Our home is in close proximity to emergency housing motels. Since this type of accommodation arrived we have had burglaries that we never had before. This has meant we have expended significant money on burglar protection systems. Additionally, we had an instance of a male beating a female on our road frontage. The vehicle associated with this assault resided at an emergency motel at the corner of our street. Residents no longer feel safe in what was a traditionally safe, secure and family friendly environment. The motel I refer to was once an attractive well kept facility. Now it's a trashed dump right in the centre of the golden mile.


In closing, our family is totally opposed to the granting of these consents for a period of five years. It doesn't help that central government is being disingenuous with local residents. There are other options out there that will provide better emergency options than those proposed for Fenton Street and other locations. If these 12 consents are granted it will give precedent for the remaining 45 odd motes currently being used to also be granted consent. These 12 applications breach the District Plan. The immediate effect of crime, motel deterioration graffiti etc is having a disastrous effect on our tourism image – one which Rotorua relies on significantly for income and employment.

4/1/22  
✶

**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;"> <span style="font-size: 1.2em; color: blue;">JULIE SEWELL</span> </div> <hr style="border: 0; border-top: 1px solid black;"/> <div style="text-align: right; font-size: 0.8em;">(Full Name)</div>
---	--

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 5 years

at: \* Separate attachment with address & consent number  
*[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:

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

*[Give Details]* I am not a trade competitor of MHUO

My submission is:

Please see attached opposing resource  
 consent for all 12 Motels to be used for  
 Emergency Housing for the next 5 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 MHUO to use  
 12 Rotorua Motels as Emergency Housing for 5 years  
*[Give precise details, including the general nature of any conditions sought]*

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

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

\* Please send confirmation of receiving this

Signature of submitter (or person authorised to sign on behalf of submitter): <span style="color: blue; font-family: cursive;">J. Sewell</span>	Date: <div style="text-align: center; border-bottom: 1px solid black; color: blue;">01.07.2002</div>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px; margin-top: 5px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>
Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>



For a former No 1 Tourist destination this new image our city is portraying is disgraceful.

The applications by Ministry of Housing and Urban Development for the individual motels, all 12 of them, seeking consent to house people for up to five years, as emergency housing is short sighted and the "social experiment" "by the government, namely "give them a roof over their heads and they will come" has to stop.

The motels in Rotorua have been built under the district plan for short term stays. The facilities are not appropriate for permanent living conditions, whether emergency or transitional clients. This is creating ghettos – unsafe environment for surrounding residents, ratepayers, home owners, people who have contributed to Rotorua city. Everyone deserves to live in peace and security. Property values are decreasing in the area and these people have invested time and money into their properties, good people – How dare you!!

The New Zealand Government are using our city's motel accommodation sector as a dumping ground for our misfits of society, our social outcasts, our vulnerable..... With respect, a range of these people have no respect for the Rotorua community, no respect for the city, or its environment, and the agencies that are tasked with supporting them have failed miserably. It is appropriate that when questioned about how many of the people housed in the motel units were from Rotorua, or surrounding areas, that a large percentage were from outside the region.

On rubbish collection day the wheelie bins are full and overflowing with takeaway containers & empty alcohol bottles. People are not being taught how to feed their families, how to cook, not learning how to support themselves, how to function as a family, how to get off the treadmill. The flow on effect is obesity, health issues in an already struggling health system. This is putting huge pressure on our already stretched community resources.

Children are being forced to live in unsuitable environments, breeding ground for crime, nowhere to play, nowhere to ride bikes, nowhere to just be kids.

Who is going to be using the facilities?? Criminals, recently released prisoners, we have already witnessed people with ankle bracelets. We have also heard corrections are lining up to house remand prisoners. How dare you allow this happen!! How can this be right in communities of elderly and honest hard-working people.

Businesses are suffering, and there are owners, who have invested a lot of money, time and energy into Rotorua, that have said "enough, is enough", and are selling up and moving away. We need our population to increase. For the future of our city, we rely on tourists (both domestic & international) our reputation has been severely damaged. All the good work of many – gone!!

Where are they going to stay, play and feel safe. A huge part of our business came from surrounding Motels and this is one reason we set up Urbano Bistro in Motel Mile – Not MSD mile!!

There has been a lot of disruption to our business. We have had to install security cameras on the outside of the building, install gates & locks for back area to secure it, on many

occasions have had to ring the police. Our staff have to be escorted to their cars at night, and we have on occasions, found it necessary to lock doors while guests are still dining for everyone's security, have had undesirable people loitering.

Talking to our customers it is often the conversation there is limited accommodation available, and that people are staying in Taupo, or Tauranga, travelling to Rotorua for the day to use our great facilities -mountain biking in the forests, tourist attractions, etc, but have been warned away from staying in our city's motels. We spend as much time as possible defending Rotorua's damaged reputation, constantly reminding our customers that there are very good operators for all of the sectors involved in our city, and one day, hopefully we will regain our No1 position again.

*J. Sewell.*

J.A-SEWELL



RC17893 - APOLLO MOTEL – 7 TRYON STREET, ROTORUA

RC17892-ANN'S VOLCANIC – 107 MALFORY RD, ROTORUA

RC17891 – GENEVA MOTOR LODGE – 299 FENTON STREET, ROTORUA

RC17890 – MIDWAY MOTEL – 293 FENTON STREET, ROTORUA

RC17889 – ROTO VEGAS MOTEL – 249 FENTON STREET & 16 TOKO STREET, ROTORUA

RC17673 – UNION VICTORIA MOTEL – 26-28 VICTORIA STREET & 5 UNION STREET,  
ROTORUA

RC17661 – POHUTU LODGE – 3 MEADE STREET, ROTORUA

RC17662 – MALONES SPA MOTEL, 321 FENTONSTREET, ROTORUA

RC17650-NEW CASTLE MOTOR LODGE, 18 WARD STREET, ROTORUA

RC17648 – ALPIN MOTEL – 16 SALA STREET, ROTORUA

RCI7647 – LAKE ROAD MOTEL – 131 LAKE ROAD, 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>Bryce C Heard CEO</u> <u>Rotorua Chamber of Commerce Inc</u> (Full Name)
---	--

This is a submission on an application from: Rotorua Chamber of Commerce Incorporated  
(Name of applicant)

for a Resource Consent to: Use of Rotorua Motels by MHUI for emergency housing purposes.

at: 12 Rotorua Addresses RC 17647/17648/17650/17662/17661/17673/17887/17889/17890/17891/17892/17893  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

The term and the conditions of any consent for this purpose  
[Give Details]

My submission is: See attached file/statement  
"Rotorua Business Chamber Submission on the Use of Rotorua Motels as Emergency/Temporary Housing"

[include -

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

I seek the following decision from the consent authority:

To limit the term of any such consent to ONE year and  
To apply conditions to any such consent - as outlined in the attachment.

[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>03/07/22</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Bryce C Heard</u>	Fax/email: [Redacted]



Phone  
Email  
Address

30<sup>th</sup> June 2022

The Chief Executive  
Rotorua Lakes Council  
Private Bag 3029  
Rotorua

Cc The Property Group Limited  
Wellington Office  
PO Box 2874  
Wellington 6140

Dear Sir,

**Rotorua Business Chamber Submission on the Use of Rotorua Motels as  
Emergency/Temporary Housing**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) ("the applicant") has applied to Rotorua District Council ("the council") for twelve resource consents to use various sites and existing buildings within those sites for contracted emergency housing with a term of five years. The motels and Resource Consents in question are:

RC17647 Lake Rotorua Motel, RC 17648 Alpin Motel, RC17650 New Castle Motor Lodge, RC17662 Malones Spa Motel, RC 17661 Pohutu Lodge, RC 17673 Union Victoria Motel, RC 17887 Ascot on Fenton, RC 17889 Roto Vegas Motel, RC 17890 Midway Motel, RC 17891 Geneva Motor Lodge, RC 17892 Ann's Volcanic, RC 17893 Apollo Motel

***The Rotorua Business Chamber Submits that:***

- ***The term of the resource consents for the twelve consents be limited to ONE year - not five years.***
- ***That ONE year be extendable by ONE further year to a maximum of TWO years in specified cases where it can be proven that:***

- *Such tenants are genuine pre-covid Rotorua people, and*
- *A housing solution for such Rotorua people is under construction and will be completed within the additional ONE-year period.*
- *If MHUD seeks further motels to be converted to emergency/temporary housing that each be the subject of a separate, publicly advertised consent.*
- *That care be taken to ensure that these consented motels are well upkept and located apart from one another, so as not to create ghetto precincts for parts of the city and its visitors.*
- *Full living services including wrap around support and security services be put in place as conditions of each consent.*
- *That immediate steps be taken to work with all tenants on a 1:1 basis to identify those who are not genuine, pre-covid Rotorua residents, and to return them to their hometowns and whanau progressively and sensitively, within the one-year period of these consents.*
- *That tenancy agreements be subject to a zero-tolerance clause for the use of illegal drugs and criminal behaviour.*

#### Submission Context

Our submission is that Rotorua has done more per capita than any other city in New Zealand to support government's response to the COVID crises and related matters. Rotorua has suffered significant Brand damage as the North Island Tourism Diamond as a direct consequence of our spirit of generosity and manaakitanga. The homeless challenges are also negatively impacting business investment, property development and our brand as a city to live work and do business. Central and Local Government must now do its bit to help Rotorua by not converting its tourism infrastructure to emergency/temporary housing for homeless people for longer periods – the vast majority of whom we believe are not genuine Rotorua residents

The Rotorua Business Chamber (formerly known as the Rotorua Chamber of Commerce) is the district's leading business organisation and is an affiliate member of the New Zealand Chambers of Commerce Incorporated.

The Rotorua Business Chamber works with all business organisations, Mana Whenua, Local and Central government, and various service agencies. We provide advocacy, support services, implementation of Government support for business, promotion of business excellence, civic affairs, employment, and business networking. This is aimed towards building a better business environment for Rotorua businesses.

The Rotorua Business Chamber represents 500 Rotorua businesses with approximately 100 of those operating within the tourism and hospitality sectors. These are typically hotels, motels tourist attractions, and restaurants / food establishments. We estimate that over 90% of the Rotorua business turnover and FTE's are represented by the chamber membership.

#### **Advocacy by the Rotorua Business Chamber**

- 1 The Rotorua Business Chamber's number one advocacy area is the longer-term strategy for the city redevelopment. We work with the Rotorua Lakes Council, Rotorua Economic Development, property and business interests, and Mana Whenua, on a multi-year recovery plan for Rotorua which aims to see Rotorua return to being the tourism "Diamond of the North Island" into the foreseeable future.

- 2 From early 2020, the Rotorua Business Chamber has been advocating on behalf of the Rotorua business community and offering support to businesses impacted by COVID-19. More information on this and on other areas of advocacy can be obtained from our website, the URL of which is <https://www.rotoruchamber.co.nz/news-advocacy/>.
- 3 In June 2020, the Rotorua Business Chamber raised concerns regarding the lack of communication and consultation in the sudden establishment of managed isolation units at three Rotorua Hotels. Following a 48-hour survey of Rotorua Business Chambers members the Rotorua Business Chamber reported that in relation to the establishment of MIQ facilities only 19.5% of respondents saw MIQ as being "a good opportunity for Rotorua to pick up more visitor income and get some of our hotels back working (nett positive for business)".
- 4 On 18<sup>th</sup> December 2020, the Rotorua Business Chamber wrote to the Prime Minister and five other Ministers asking for help from Government for a "co-ordinated effort" between Central, Local government, Business, Te Arawa and others, to Rebuild our Communities in Rotorua. In relation to the Ministry of Social Development's use of Rotorua Motels we said "*Rotorua has become known as a place of homelessness, unemployment, gangs, drugs and crime, - rather than the proud beating heart of Te Arawa that it once was - and still aims to be*".
- 5 On 17 September 2021 the Rotorua Business Chamber wrote to the Prime Minister when the addition of a fourth MIQ for Rotorua was proposed.
  - We wrote that with three established MIQ's and the transitional and emergency housing Rotorua was shouldering more than its fair share of the national burden, but that the burden carried by the citizens of Rotorua should not be disproportionate to that shouldered more widely across the country.
  - On 21 October 2021 the Rotorua Chamber received a response from Minister Chris Hipkins, saying that the proposal would not go ahead, and we understand that our communication was instrumental in the subsequent decision not to proceed.

### **Transitional and Emergency housing**

- 6 In Early February 2021 the Chamber did a snap survey of its members to ascertain the level of support for proposed new Homeless servicing in the city. The response was huge, and the results were clear.
- 7 In summary, 88.74% said "No" to more homeless facilities, but 65.85% voted "Yes" to support our own Rotorua homeless people. 94.31% supported the Chamber calling for Central and Local government support to help us solve the problem.
- 8 We were consistently told by Authorities that most of the people in Emergency and Temporary accommodation in Rotorua were originally from Rotorua. However, we believe that this is not correct because we did our own research on the subject.

- 9 We are in possession of an MSD sourced document. This document shows that the actual number of motels used for Transitional, and Emergency Housing varied between 55 and 94 over a period of four years. We believe that the number of people in MSD accommodation numbers to the order of 2000.
- 10 The following observations are made from this document:
- (a) From our google search and local knowledge, 97 different Rotorua Motels and backpacker style of accommodation, have been given as the clients' place of residence.
  - (b) However, the other 177 addresses (65% of the total) gave individual motels from other cities, as the clients' last known address.
  - (c) The only logical explanation is that Rotorua's plethora of available motel space has been an easy solution for other cities to use as a dumping ground for their own homeless problems. Auckland, Hamilton, and Tauranga motel addresses feature prominently as the last known addresses, but motels from Invercargill to Whangarei and many towns in between, feature as well.
- 11 The Rotorua Business Chamber fully supports initiatives that assist our own homeless people into safe warm housing – those who are (or were originally) from Rotorua. We are deeply concerned because we believe that most of the homeless people in Rotorua were not here before COVID became an issue, and are not originally from Rotorua, nor of Te Arawa origins, but have been moved in from out of town for reasons of expedience.
- 12 From the information available to the Chamber, it appears that the Ministry of Social Development voucher policy was a significant contributor toward the increase in homeless in Rotorua. We are advised that this is now “under control” but are concerned that these assurances do not yet appear to be substantiated on this critically important matter.
- 13 The Rotorua Business Chamber appreciates the complexity of the problem and that there are no quick fixes. However, we must not let the problems proliferate, while the ultimate solutions such as more housing, infrastructure development, and CBD redevelopment, are being put into place.

#### **Rotorua Business Chamber plan for Rotorua**

- 14 The Chamber has the restoration of Rotorua to its former position as the Tourist Diamond of the North Island, as the number one item on the advocacy agenda from our board. We advocate for a complete rethink and rebuild of our city to cater for growth.
- 15 Over the last seven or eight years there has been an increase in population of Rotorua from under 65,000 to about 75,000 people. This came after a long period of relative population stagnation (thirty odd years).
- 16 Rotorua has been unable to keep pace with the rapid pace of change and the advent of COVID-19 has hugely speeded the degradation process. Empty shops, housing shortages and associated



homelessness, gangs, employment, illegal drug taking, mental health, and crime have all been casualties of the situation.

- 17 Rotorua is currently short of approximately 6,000 houses which need to be built within the next ten years. To achieve that, we need to build at a rate of 600 houses per year. Currently, we are making good progress. The data shows that this year we will consent between 400 and 500 houses to be built, and this is increasing year on year. Rotorua does not yet have the infrastructure to permanently solve the housing shortage which currently exists.
- 18 The Chamber is working on major redevelopment plans with the Rotorua Lakes Council, Rotorua Economic Development, Mana Whenua and City Leaders to develop comprehensive brownfield and greenfield solutions to all these problems.
- 19 Whilst Rotorua does not yet have the housing infrastructure to properly house those in need of housing, Motels are NOT a long-term solution, for neither tenants nor for the city. This is especially true in a tourism town.
- 20 The Chamber views the emergency and transitional housing issue as one of a significant number of deeply seated and complex issues that requires an integrated set of solutions, to return Rotorua to its previous position as a premier tourist destination.

Thank you for your time and consideration of the position of the Rotorua Chamber on this important matter.

Nga mihihui

A handwritten signature in black ink, appearing to read 'B. Heard', with a large, sweeping flourish underneath.

Bryce Heard

Chief Executive

**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> Bryce Heard Chief Executive Rotorua Chamber of Commerce
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This is a submission on an application from:

Te Taupapa Kura Kainga – Ministry of Housing and Urban Development

for a Resource Consent to:

Use the site and existing buildings at 284-286 Fenton Street Rotorua for contracted emergency housing for five years. RC18244

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

Opposition to further non-Rotorua homeless people being brought into Rotorua by Central Government and its agents.

My submission is:

Attached with a full explanation of the position of the Rotorua Chamber, on behalf of its +500 members.

I seek the following decision from the consent authority:




To stop conversion of further motels in Rotorua to emergency or temporary housing unless and until it is proven that all people seeking this service are truly genuine Rotorua based residents. It is our belief that Central government’s explanation that “most are from Rotorua or neighbouring regions” is not accurate, adequate, nor sufficient.


*[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):	Date: 31/08/2022
Address for service of Submitter: 	Telephone: 

Contact person: Bryce Heard Chief Executive Rotorua Business Chamber	Fax/email: 
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**Note to submitter:**

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

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



Phone 07 346 3657  
Email [ceo@rotoruchamber.co.nz](mailto:ceo@rotoruchamber.co.nz)  
Address 1192 Hinemoa Street, Rotorua 3010  
PO Box 385, Rotorua 3010

31<sup>st</sup> August 2022

The Chief Executive  
Rotorua Lakes Council  
Private Bag 3029  
Rotorua

Cc The Property Group Limited  
Wellington Office  
PO Box 2874  
Wellington 6140

Dear Sir,

**Rotorua Business Chamber Submission on the Use of Emerald Spa  
Motor Inn as Emergency/Temporary Housing  
RC18244 284-286 Fenton Street**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the applicant”) has applied to Rotorua District Council (“the council”) for an additional resource consent to use the Emerald Spa Motor Inn as contracted emergency housing for a term of five years.

On the 30<sup>th</sup> June 2022 the Rotorua Business Chamber submitted on a similar Resource Consent application from the same Applicant concerning the use of 12 motels for the same purpose. At that time, the Chamber gave our conditional support for the use of the 12 motels **conditional upon it being approved as follows:**

- The term of the resource consents for the twelve consents be limited to ONE year - not five years.
- That ONE year be extendable by ONE further year to a maximum of TWO years in specified cases where it can be proven that:
- Such tenants are genuine pre-covid Rotorua people, and
- A housing solution for such Rotorua people is under construction and will be completed within the additional ONE-year period.

- If MHUD seeks further motels to be converted to emergency/temporary housing that each be the subject of a separate, publicly advertised consent.
- That care be taken to ensure that these consented motels are well upkept and located apart from one another, so as not to create ghetto precincts for parts of the city and its visitors.
- Full living services including wrap around support and security services be put in place as conditions of each consent.
- That immediate steps be taken to work with all tenants on a 1:1 basis to identify those who are not genuine, pre-covid Rotorua residents, and to return them to their hometowns and whanau progressively and sensitively, within the one-year period of these consents.
- That tenancy agreements be subject to a zero-tolerance clause for the use of illegal drugs and criminal behaviour.

Since making the 30<sup>th</sup> June submission, is our perception that:

1. This advice has not yet been taken on by the Applicant or the Rotorua Lakes Council.
2. There is a lack of clear positive remedial action to redress the inflow of non-Rotorua homeless into our town. On the contrary there appears to be a campaign of misinformation, led by Central Government, about the numbers of non-Rotorua people and their origins.
3. The so called “wrap around support” structures in use are flawed and structured to fail. As one example of this - the Public Notification letter dated 3<sup>rd</sup> August from Rotorua Lakes Council says the following:
  - “Wrap around support services are provided..... by a service provider, either Visions of a Helping Hand, Emerge Aotearoa, and Wera Aotearoa. Support involves:
    - Assess the needs of each whanau/family
    - Manage any issues.....
    - Provide 24/7 on-site security and social workers...
    - **Assisting them in finding more permanent housing options...**”

The above named “service providers” are being paid to look after the people in emergency housing and provide a security service to them and the citizens of Rotorua. They are not qualified to “find them housing”. Furthermore, they are incentivised to MAXIMISE the number of people in emergency housing in Rotorua not MINIMISE them as the business community has asked! This situation requires the Chamber – as the business voice of Rotorua - to take a harder line with this and any other Application for further consents. It is the Chambers’ concern that unless serious steps are taken, Government will continue to bring other towns’ homeless into Rotorua. We fully endorse the need to look after our own people, but this good will must not be taken advantage of for non-Rotorua people.

**The Rotorua Business Chamber Therefore Submits that:**

**The Application for further consents be declined unless and until it is proven to the business community in totally transparent and truthful terms that:**

- **Such tenants are genuine pre-covid Rotorua people, and**
- **That immediate steps be taken to work with all tenants on a 1:1 basis to identify those who are not genuine, pre-covid Rotorua residents, and to return them to their**

**hometowns and whanau progressively and sensitively, within the one-year period of these consents.**

- **That tenancy agreements be subject to a zero-tolerance clause for the use of illegal drugs and criminal behaviour.**

#### Submission Context and Background

Our submission is that Rotorua has done more per capita than any other city in New Zealand to support government's response to the COVID crises and related matters. Rotorua has suffered significant Brand damage as the North Island Tourism Diamond as a direct consequence of our spirit of generosity and manaakitanga. The homeless challenges are also negatively impacting business investment, property development and our brand as a city to live work and do business. Central and Local Government must now do its bit to help Rotorua by not converting its tourism infrastructure to emergency/temporary housing for homeless people for longer periods – the vast majority of whom we believe are not genuine Rotorua residents

The Rotorua Business Chamber (formerly known as the Rotorua Chamber of Commerce) is the district's leading business organisation and is an affiliate member of the New Zealand Chambers of Commerce Incorporated.

The Rotorua Business Chamber works with all business organisations, Mana Whenua, Local and Central government, and various service agencies. We provide advocacy, support services, implementation of Government support for business, promotion of business excellence, civic affairs, employment, and business networking. This is aimed towards building a better business environment for Rotorua businesses.

The Rotorua Business Chamber represents 500 Rotorua businesses with approximately 100 of those operating within the tourism and hospitality sectors. These are typically hotels, motels tourist attractions, and restaurants / food establishments. We estimate that over 90% of the Rotorua business turnover and FTE's are represented by the chamber membership.

#### **Advocacy by the Rotorua Business Chamber**

- 1 The Rotorua Business Chamber's number one advocacy area is the longer-term strategy for the city redevelopment. We work with the Rotorua Lakes Council, Rotorua Economic Development, property and business interests, and Mana Whenua, on a multi-year recovery plan for Rotorua which aims to see Rotorua return to being the tourism "Diamond of the North Island" into the foreseeable future.
- 2 From early 2020, the Rotorua Business Chamber has been advocating on behalf of the Rotorua business community and offering support to businesses impacted by COVID-19. More information on this and on other areas of advocacy can be obtained from our website, the URL of which is <https://www.rotoruchamber.co.nz/news-advocacy/>.
- 3 In June 2020, the Rotorua Business Chamber raised concerns regarding the lack of communication and consultation in the sudden establishment of managed isolation units at three Rotorua Hotels. Following a 48-hour survey of Rotorua Business Chambers members the Rotorua Business Chamber reported that in relation to the establishment of MIQ facilities only 19.5% of respondents

saw MIQ as being "a good opportunity for Rotorua to pick up more visitor income and get some of our hotels back working (nett positive for business)".

- 4 On 18<sup>th</sup> December 2020, the Rotorua Business Chamber wrote to the Prime Minister and five other Ministers asking for help from Government for a "co-ordinated effort" between Central, Local government, Business, Te Arawa and others, to Rebuild our Communities in Rotorua. In relation to the Ministry of Social Development's use of Rotorua Motels we said "*Rotorua has become known as a place of homelessness, unemployment, gangs, drugs and crime, - rather than the proud beating heart of Te Arawa that it once was - and still aims to be*".
- 5 On 17 September 2021 the Rotorua Business Chamber wrote to the Prime Minister when the addition of a fourth MIQ for Rotorua was proposed.
  - We wrote that with three established MIQ's and the transitional and emergency housing Rotorua was shouldering more than its fair share of the national burden, but that the burden carried by the citizens of Rotorua should not be disproportionate to that shouldered more widely across the country.
  - On 21 October 2021 the Rotorua Chamber received a response from Minister Chris Hipkins, saying that the proposal would not go ahead, and we understand that our communication was instrumental in the subsequent decision not to proceed.

#### **Transitional and Emergency housing**

- 6 In Early February 2021 the Chamber did a snap survey of its members to ascertain the level of support for proposed new Homeless servicing in the city. The response was huge, and the results were clear.
- 7 In summary, 88.74% said "No" to more homeless facilities, but 65.85% voted "Yes" to support our own Rotorua homeless people. 94.31% supported the Chamber calling for Central and Local government support to help us solve the problem.
- 8 We were consistently told by Authorities that most of the people in Emergency and Temporary accommodation in Rotorua were originally from Rotorua. However, we believe that this is not correct because we did our own research on the subject.
- 9 We are in possession of an MSD sourced document. This document shows that the actual number of motels used for Transitional, and Emergency Housing varied between 55 and 94 over a period of four years. We believe that the number of people in MSD accommodation numbers to the order of 2000.
- 10 The following observations are made from this document:
  - (a) From our google search and local knowledge, 97 different Rotorua Motels and backpacker style of accommodation, have been given as the clients' place of residence.

- (b) **However, the other 177 addresses (65% of the total) gave individual motels from other cities, as the clients' last known address.**
- (c) **The only logical explanation is that Rotorua's plethora of available motel space has been an easy solution for other cities to use as a dumping ground for their own homeless problems. Auckland, Hamilton, and Tauranga motel addresses feature prominently as the last known addresses, but motels from Invercargill to Whangarei and many towns in between, feature as well.**

- 11 The Rotorua Business Chamber fully supports initiatives that assist our own homeless people into safe warm housing – those who are (or were originally) from Rotorua. We are deeply concerned because we believe that most of the homeless people in Rotorua were not here before COVID became an issue, and are not originally from Rotorua, nor of Te Arawa origins, but have been moved in from out of town for reasons of expedience.
- 12 From the information available to the Chamber, it appears that the Ministry of Social Development Central Government driven policy is a significant contributor toward the increase in homeless in Rotorua. We are advised that this is now “under control” but are concerned that these assurances do not yet appear to be substantiated on this critically important matter.
- 13 The Rotorua Business Chamber appreciates the complexity of the problem and that there are no quick fixes. However, we must not let the problems proliferate, while the ultimate solutions such as more housing, infrastructure development, and CBD redevelopment, are being put into place.

#### **Rotorua Business Chamber plan for Rotorua**

- 14 The Chamber has the restoration of Rotorua to its former position as the Tourist Diamond of the North Island, as the number one item on the advocacy agenda from our board. We advocate for a complete rethink and rebuild of our city to cater for growth.
- 15 Over the last seven or eight years there has been an increase in population of Rotorua from under 65,000 to about 75,000 people. This came after a long period of relative population stagnation (thirty odd years).
- 16 Rotorua has been unable to keep pace with the rapid pace of change and the advent of COVID-19 has hugely speeded the degradation process. Empty shops, housing shortages and associated homelessness, gangs, employment, illegal drug taking, mental health, and crime have all been casualties of the situation.
- 17 Rotorua is currently short of approximately 6,000 houses which need to be built within the next ten years. To achieve that, we need to build at a rate of 600 houses per year. Currently, we are making good progress. The data shows that last year consented 335 houses to be built, and this is increasing year on year. Rotorua does not yet have the infrastructure to permanently solve the housing shortage which currently exists.



- 18 The Chamber is working on major redevelopment plans with the Rotorua Lakes Council, Rotorua Economic Development, Mana Whenua and City Leaders to develop comprehensive brownfield and greenfield solutions to all these problems.
- 19 Whilst Rotorua does not yet have the housing infrastructure to properly house those in need of housing, Motels are NOT a long-term solution, for neither tenants nor for the city. This is especially true in a tourism town.
- 20 The Chamber views the emergency and transitional housing issue as one of a significant number of deeply seated and complex issues that requires an integrated set of solutions, to return Rotorua to its previous position as a premier tourist destination.

Thank you for your time and consideration of the position of the Rotorua Chamber on this important matter.

Nga mihinui

A handwritten signature in black ink, appearing to read 'Bryce Heard', written in a cursive style.


Bryce Heard

Chief Executive

**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>Nick &amp; Jane Eynon Richards</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
---	--

This is a submission on an application from:

Te Tuāpapa Kura Kāinga - Mān of Housing & Urban Development  
*(Name of applicant)*

for a Resource Consent to:

Provide emergency housing at Alpin Motel  
 at: 16 Sala Street, Rotorua (RC1764P)  
*[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 of it opposed  
*[Give Details]*

My submission is:

Opposed - 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 in full

*[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>02-07-2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
<div style="background-color: black; width: 100%; height: 20px;"></div>	Fax/email: <div style="background-color: black; width: 100%; height: 20px;"></div>

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
5. The environment of Fenton Street, which is the heart of our tourist city, has been destroyed over the last two years – the number of abandoned shopping trolleys, unroadworthy cars, security fences and cones, police cars at call-outs and unkempt berms along Fenton Street is horrific and has caused an almost ghetto-like environment. Added to that the already burnt out Golden Glow Motel and the unsightly temporary fencing that the local Church and School have had to erect around their properties to protect them from vandalism and theft. We are aware of visitors by-passing Rotorua as it now has a reputation as being “homeless city” – an undesirable place to stay. If these issues continue Rotorua’s already damaged reputation will be irreversible.
6. There is a minority of residents who create a threatening environment, making it undesirable to walk down Fenton Street. We have personally been abused by these people – called disgusting names, yelled at and have had our personal space invaded whilst out on walks. As almost lifelong residents of Rotorua this is most upsetting – we can only assume how visitors to the city would feel receiving this kind of treatment.
7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefore urge that the application be declined.

Nick and Jane Eynon-Richards




4 July 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> <i>Nick &amp; Jane Annan-Richards</i> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:  
*Te Tuā papa Kura Kāinga - Mān of Housing & Urban Development*  
*(Name of applicant)*

for a Resource Consent to:  
*To provide emergency housing at Newcastle Māori Lodge 18 Ward Ave, Rotorua (RC17650)*  
*at:*  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
*All of it is opposed*  
*[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:  
*completely decline the application*

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

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

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

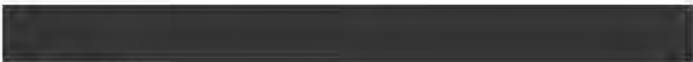
Signature of submitter (or person authorised to sign on behalf of submitter): <i>[Signature]</i>	Date: <i>12/07/2022</i>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>	<div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>
<div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>	<div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
5. The environment of Fenton Street, which is the heart of our tourist city, has been destroyed over the last two years – the number of abandoned shopping trolleys, unroadworthy cars, security fences and cones, police cars at call-outs and unkempt berms along Fenton Street is horrific and has caused an almost ghetto-like environment. Added to that the already burnt out Golden Glow Motel and the unsightly temporary fencing that the local Church and School have had to erect around their properties to protect them from vandalism and theft. We are aware of visitors by-passing Rotorua as it now has a reputation as being “homeless city” – an undesirable place to stay. If these issues continue Rotorua’s already damaged reputation will be irreversible.
6. There is a minority of residents who create a threatening environment, making it undesirable to walk down Fenton Street. We have personally been abused by these people – called disgusting names, yelled at and have had our personal space invaded whilst out on walks. As almost lifelong residents of Rotorua this is most upsetting – we can only assume how visitors to the city would feel receiving this kind of treatment.
7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefore urge that the application be declined.


Nick and Jane Eynon-Richards

  
4 July 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)*



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

This is a submission on an application from:

Te Tuā papa Kura Kāinga - Ministry of Housing & Urban Development  
*(Name of applicant)*

for a Resource Consent to: Operate emergency housing at Robutu Lodge  
 at: 3 meade st, Robutu (RC17661)  
*[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 of it opposed - see attached

*[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 in full

~~I wish~~ <sup>do not</sup> *[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>[Signature]</u>	Date: <u>02/07/2022</u>
Address for service of Submitter: <u>[Redacted]</u>	Telephone: <u>[Redacted]</u>

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
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3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
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7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefore urge that the application be declined.


Nick and Jane Eynon-Richards

4 July 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)*



To:  
Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

Name of Submitter:  
Nick & Jane Eynon-Richards  
\_\_\_\_\_  
*(Full Name)*

This is a submission on an application from:

Tc Tuā papa Kura Kāinga - Mān o Hāwanga o Urban  
*(Name of applicant) Development*

for a Resource Consent to:

Provide emergency housing at Malasa motel  
at: 321 Fenton St, Rotorua (RC17662)  
*[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 of it opposed  
*[Give Details]*

My submission is:

Opposed - 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]*

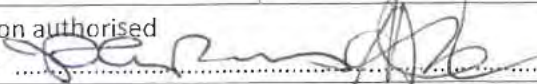
I seek the following decision from the consent authority:

Deny the entire application

~~Do NOT~~ *[Give precise details, including the general nature of any conditions sought]*

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

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

Signature of submitter (or person authorised to sign on behalf of submitter):  Date: 07-07-2022

Address for service of Submitter: \_\_\_\_\_ Telephone: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
5. The environment of Fenton Street, which is the heart of our tourist city, has been destroyed over the last two years – the number of abandoned shopping trolleys, unroadworthy cars, security fences and cones, police cars at call-outs and unkempt berms along Fenton Street is horrific and has caused an almost ghetto-like environment. Added to that the already burnt out Golden Glow Motel and the unsightly temporary fencing that the local Church and School have had to erect around their properties to protect them from vandalism and theft. We are aware of visitors by-passing Rotorua as it now has a reputation as being “homeless city” – an undesirable place to stay. If these issues continue Rotorua’s already damaged reputation will be irreversible.
6. There is a minority of residents who create a threatening environment, making it undesirable to walk down Fenton Street. We have personally been abused by these people – called disgusting names, yelled at and have had our personal space invaded whilst out on walks. As almost lifelong residents of Rotorua this is most upsetting – we can only assume how visitors to the city would feel receiving this kind of treatment.
7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefore urge that the application be declined.


Nick and Jane Eynon-Richards

4 July 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>Nick &amp; Jane Eynon-Richards</u>  _____ _____ (Full Name)
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This is a submission on an application from:

Te Tuāpapa Kura Kāinga - Māhū of Housing & Urban Development  
(Name of applicant)

for a Resource Consent to:

(RC 17887) provide emergency housing at Ascot on Fenton  
at: 247 Fenton St 2 12 Tokoroa Rotorua

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

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

All of it  
[Give Details]

My submission is:

Opposed - 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 in full

[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>02-07-2022</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ _____

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
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7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefore urge that the application be declined.

Nick and Jane Eynon-Richards




4 July 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>Nick + Jane Eynon-Richards</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

Tc Tuāpapa Kura Kāinga - Ministry of Housing + Urban Development  
*(Name of applicant)*

for a Resource Consent to: operate the Robvegas Motel for emergency housing (RC17889)

at: 249-251 Fern St + 14-16 Toka St, Rotorua  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

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

All of it is opposed.  
Please see attached

*[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]*

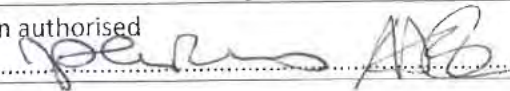
I seek the following decision from the consent authority:

The application 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></u>	Date: <u>2-7-2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px; margin-top: 5px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>
	Fax/email: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
5. The environment of Fenton Street, which is the heart of our tourist city, has been destroyed over the last two years – the number of abandoned shopping trolleys, unroadworthy cars, security fences and cones, police cars at call-outs and unkempt berms along Fenton Street is horrific and has caused an almost ghetto-like environment. Added to that the already burnt out Golden Glow Motel and the unsightly temporary fencing that the local Church and School have had to erect around their properties to protect them from vandalism and theft. We are aware of visitors by-passing Rotorua as it now has a reputation as being “homeless city” – an undesirable place to stay. If these issues continue Rotorua’s already damaged reputation will be irreversible.
6. There is a minority of residents who create a threatening environment, making it undesirable to walk down Fenton Street. We have personally been abused by these people – called disgusting names, yelled at and have had our personal space invaded whilst out on walks. As almost lifelong residents of Rotorua this is most upsetting – we can only assume how visitors to the city would feel receiving this kind of treatment.
7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefore urge that the application be declined.


Nick and Jane Eynon-Richards

4 July 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>Nick &amp; Jane Agner-Richards</u> <hr/> <div style="text-align: right;"><i>(Full Name)</i></div>
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This is a submission on an application from:  
Te Tuā papa Ranga - Min of Housing & Urban Development  
*(Name of applicant)*

for a Resource Consent to:  
provide emergency housing from Midway Motel  
 at: 293 Fenton St, Rotorua  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

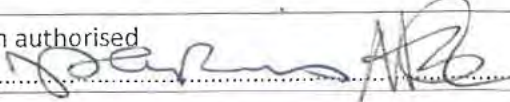
The specific parts of the application that my submission relates to are:  
All of it  
*[Give Details]*

My submission is:  
We oppose - 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:  
Deny the application  
*[Give precise details, including the general nature of any conditions sought]*

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


Signature of submitter (or person authorised to sign on behalf of submitter): <u></u>	Date: <u>02-07-2022</u>
Address of Submitter: 	Telephone: 

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
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6. There is a minority of residents who create a threatening environment, making it undesirable to walk down Fenton Street. We have personally been abused by these people – called disgusting names, yelled at and have had our personal space invaded whilst out on walks. As almost lifelong residents of Rotorua this is most upsetting – we can only assume how visitors to the city would feel receiving this kind of treatment.
7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefore urge that the application be declined.


Nick and Jane Eynon-Richards

  
4 July 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> <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">Nick &amp; Jane Eynon-Richards</div> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> <div style="text-align: right; font-size: 0.8em;">(Full Name)</div>
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This is a submission on an application from:

Te Iuāpapa Kāinga - Māi o Hauinga o Whānau Development

(Name of applicant)

for a Resource Consent to:

provide emergency housing at Geneva motor lodge

at: 299 Fenton St, Rotorua (RC17891)

[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 of it opposed

[Give Details]

My submission is:

Oppose - sec 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]

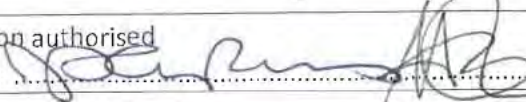
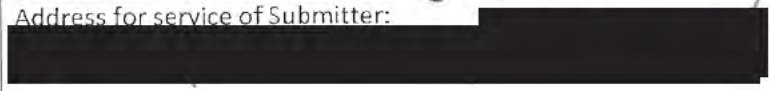

I seek the following decision from the consent authority:

Decline the application

[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: 02-07-2022
Address for service of Submitter: 	Telephone: 



We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
5. The environment of Fenton Street, which is the heart of our tourist city, has been destroyed over the last two years – the number of abandoned shopping trolleys, unroadworthy cars, security fences and cones, police cars at call-outs and unkempt berms along Fenton Street is horrific and has caused an almost ghetto-like environment. Added to that the already burnt out Golden Glow Motel and the unsightly temporary fencing that the local Church and School have had to erect around their properties to protect them from vandalism and theft. We are aware of visitors by-passing Rotorua as it now has a reputation as being “homeless city” –an undesirable place to stay. If these issues continue Rotorua’s already damaged reputation will be irreversible.
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We therefor urge that the application be declined.


Nick and Jane Eynon-Richards

4 July 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>Nick &amp; Jane Eynon-Richards</u> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

Te Tuāpapa Kura Kōinga - Mā of Hawking & Urban Development  
*(Name of applicant)*

for a Resource Consent to: provide emergency housing at Apollo Hotel

at: 7 Tryon St, Rotorua (RC17893)  
*[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 of it opposed  
*[Give Details]*

My submission is: Opposed - 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:

Proche n full

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u></u>	Date: <u>02-07-2022</u>
Address for service of Submitter: <u>[Redacted]</u>	Telephone: <u>[Redacted]</u>
Fax/Email: <u>[Redacted]</u>	

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
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We therefor urge that the application be declined.

Nick and Jane Eynon-Richards

4 July 2022

**FORM 13**

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

**ROTORUA LAKES COUNCIL**

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>Nicholas Eynon-Richards</u> <u>&amp; Jane</u> <div style="text-align: right;"><i>(Full Name)</i></div>
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This is a submission on an application from:

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

for a Resource Consent to: \_\_\_\_\_

Contracted Emergency Housing  
at: 284-288 Fern St, Rotorua  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

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

All of it  
See attached  
*[Give Details]*

My submission is:

We knew that MHURB would not just stick to the original application & would gradually chip away at further hotels to ruin our city. 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:

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): ..... <u>[Signature]</u> .....	Date: <u>30/08/2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 40px;"></div>
Contact person: [name and designation, if applicable] .....	

We are opposed to the application for resource consent. The reasons for our objection are:

1. Whilst we had sympathy for people needing housing during the height of the Covid pandemic, we feel that the application has been introduced with stealth – creating a homeless dumping ground in Rotorua. From our personal involvement in the Rotorua community, we are aware that a large proportion of the people currently being housed in the motels are not from Rotorua.
2. The idea that the application will last for 5 years is abhorrent and basically infers that there is no urgent action being taken to find homes for these families, to make existing empty Kainga Ora homes habitable or to return families to where they originally came from. We believe that approval of this application will only be the tip of the iceberg. We know that there are a significant number of other motels currently being managed by the same organisations that will be managing this motel and the 11 others that have been publicly notified.
3. Whilst there is an intent to separate families/tamariki from single men, no matter how “professional” the security, it will be difficult to keep fathers or partners out of these facilities.
4. Children should not be raised in cramped, close quarters, without access to a garden or area to play. These forms of housing will be detrimental to the development, mental health and physical health of children living in them. There is documented evidence that the number of police call-outs for domestic violence events occurring at the motels is significant- not only putting a huge strain on police staff but interfering with the right to a peaceful, violence-free life for the children residing in the motels and the immediate neighbours.
5. The environment of Fenton Street, which is the heart of our tourist city, has been destroyed over the last two years – the number of abandoned shopping trolleys, unroadworthy cars, security fences and cones, police cars at call-outs and unkempt berms along Fenton Street is horrific and has caused an almost ghetto-like environment. Added to that the already burnt out Golden Glow Motel and the unsightly temporary fencing that the local Church and School have had to erect around their properties to protect them from vandalism and theft. We are aware of visitors by-passing Rotorua as it now has a reputation as being “homeless city” – an undesirable place to stay. If these issues continue Rotorua’s already damaged reputation will be irreversible.
6. There is a minority of residents who create a threatening environment, making it undesirable to walk down Fenton Street. We have personally been abused by these people – called disgusting names, yelled at and have had our personal space invaded whilst out on walks. As almost lifelong residents of Rotorua this is most upsetting – we can only assume how visitors to the city would feel receiving this kind of treatment.
7. We have attended local community meetings, are active members of our Neighbourhood Support Group and spend time talking to the people who live in the Glenholme area (where we live). The negative impact on the lives of many from these motels being used as emergency housing is horrendous – no-one should live in fear of leaving their home in-case it is burgled, or of walking around the block in-case they are abused, or hearing police sirens at every hour of the day or night, let alone having to watch an area of the city they have chosen to live in turn into an unkempt, unwelcome place littered with glass, dog shit, discarded tvs, microwaves, nappies and other rubbish.

We therefor urge that the application be declined.

Nick and Jane Eynon-Richards



30 August 2022