

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

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

RC17647	LAKE ROTORUA MOTEL – 131 LAKE RD ROTORUA
R17648	ALPIN MOTEL – 16 SALA ST 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 & UNION ST 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
RC17893	APOLLO MOTEL, 7 TRYON ST ROTORUA

My husband and I are residents of Robertson St and have 2 of the above motels in the immediate vicinity, next door and across the road, and many of the others in close proximity.

For 10 years we enjoyed the peace and quiet and comfort of feeling safe in Glenholme. Sadly that is no longer and over the past 2+ years we are certainly feeling less than secure. That is not a nice way to live and supposedly be enjoying our golden years at home.

We are both 83 years old and my husband is fully immobile, requiring a hoist transfer for any movement within our home. To be living in a challenging circumstance such as this and then also to be feeling unsafe due to the possibility of prowlers and trespassers on our property is extremely upsetting.

We have had instances of prowlers jumping the fence into our property at night, doorbell being rung, shoes stolen from the front step, hearing yelling from the motels, youths and some very odd looking people (sometimes without clothes) constantly roaming the streets night and day, ... and on it goes.

As lifelong residents and rate payers of the Rotorua community we feel extremely saddened and insulted that our neighbourhood has now become a dumping ground for undesirables with all manner of societal issues landed on our doorstep.


Please take note and hear our concerns, surely this situation CANNOT & MUST NOT continue.

Submitter : Mahora Whiston

**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;">Mahora Whiston</div> <div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;"> </div> <div style="text-align: center;">(Full Name)</div>
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This is a submission on an application from:  
 \_\_\_\_\_  
 Ministry of Housing & 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:  
 \_\_\_\_\_  
 opposing resource consent for 12 motels to be used for Emergency Housing  
 \_\_\_\_\_  
*[Give Details]*

My submission is:  
 \_\_\_\_\_  
 to oppose this application for resource consent  
 \_\_\_\_\_

Please refer to attached for the reasons and views relating to this

*[include –*

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

I seek the following decision from the consent authority:  
 \_\_\_\_\_  
 To 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): ..... <i>M. Whiston</i> .....	Date: ..... <i>01/07/22</i> .....
Address for service of Submitter: ..... [Redacted] ..... ..... [Redacted] .....	Telephone: ..... [Redacted] .....
Contact person: <i>[name and designation, if applicable]</i> ..... as above .....	..... [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:**

Stacey Fraser

*(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: I'm sick of Rotorua being a dumping ground. Give us back our city

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

That each of the above applications be declined.

I wish to be heard in support of my submission

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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


**and:**

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

**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;">Timothy Proctor Whiston</div> <div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;"> </div> <div style="text-align: center;">(Full Name)</div>
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This is a submission on an application from:  
 \_\_\_\_\_  
 Ministry of Housing & 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:  
 \_\_\_\_\_  
 opposing resource consent for 12 motels to be used for Emergency Housing  
 \_\_\_\_\_  
*[Give Details]*

My submission is:  
 \_\_\_\_\_  
 to oppose this application for resource consent  
 \_\_\_\_\_

Please refer to attached for the reasons and views relating to this

*[include –*

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

I seek the following decision from the consent authority:  
 \_\_\_\_\_  
 To 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): <u>T. P. Whiston</u>	Date: <u>4/7/12</u>
Address for service of Submitter: _____ _____ _____	_____ _____ _____
_____ <i>[name and designation, if applicable]</i> as above	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> Nigel Morris Escott   <i>(Full Name)</i>
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This is a submission on an application from:  
Ministry of Housing and Urban Development "MHUD"

*(Name of applicant)*

for a Resource Consent to: use site and existing buildings for contract emergency housing for an  
initial term of five years (already operating for approx 2 1/2 years)

at: 12 sites, Lake Rotorua Motel, AlpinM., New Castle ML, Malones Spa M, Pohutu Lodge, Apollo M,

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

...Union Victoria M, Ascot on Fenton, Roto Vegas M, Midway M, Geneva M, Ann's Volcanic

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

*see attached.*

*[Give Details]*

My submission is:

Oppose motels being used for emergency housing. See attached for comments.

*[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:

*Refer paragraph 17 + 18 attached*

*[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: 4 July 2022
Address for service of Submitter: 	Telephone:  
Contact person: <i>[name and designation, if applicable]</i>	Fax/email: 

**Note to submitter:**

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

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



Submission on Emergency Housing (continued)

- 1) My full name is Nigel Morris Escott.
- 2) I have lived in Rotorua since 1989. I served in the new Police as a sworn Police Officer for 32 years. The last 16 years of my career I held the rank of Senior Sergeant stationed at Rotorua. My role in Rotorua was as the commander of the frontline policing units and included 12 years in the Armed Offenders Squad.
- 3) Our family have lived in Kawaha Point, Lynmore and Lake Okareka. Our two children proudly grew up and attended primary and secondary school in Rotorua. My wife is Tainui. We have been actively involved in the Rotorua community through work, many sports clubs, business, and friends.
- 4) The deterioration of the Rotorua township, community and increased criminal presence is forcing us to face a reality of leaving Rotorua and our home of many years.
- 5) Most of our friends have been the victims of criminal activity in the last two years and all do not feel safe. We are fortunate that, at this stage, Lake Okareka has low crime statistics.
- 6) The problem is when coming to CBD and the surrounding areas.
- 7) Each week morning, I commute along Fenton Street - our gateway to Rotorua. In the last two years I have witnessed:
  - a) Drug deals openly been made along the Fenton Street Road frontage and over motel fences. I am very familiar with the process of drug dealing.
  - b) Accumulation of rubbish, shopping trolleys and derelict vehicles along our prime gateway.
  - c) Wire fencing enclosing properties.
  - d) Emergency accommodation security guards whom I have seen openly witness drug deals at the motel frontages.
  - e) Fencing around the Hindu temple which is now closed during the week following theft from the temple and safety concerns.
  - f) Males and females fighting, swearing, and abusing each other.
  - g) Males and females swearing and abusing people going about their way
  - h) Having homeless bang on the window of my vehicle in a threatening and demanding way asking for money.
  - i) Having a full beer bottle thrown at my vehicle, causing damaged to the panel work.
- 8) My wife works in the CBD and notes in the last two years:
  - a) Being asked for money on a daily basis.
  - b) Having a homeless man asking to walk with her through town while explaining he was about to go to prison and did she have any money. The same person wanting to hold hands with her
  - c) Witnessing several brawls about the bus stop in Arawa Street including the use of baseball bats.



- d) Her car damaged while parked and all air released from the tires.
  - e) People urinating in the garden of traffic islands in the middle of the day.
  - f) Being stopped in her car at an intersection on dusk and a male banging on the window asking for money
  - g) Being verbally abused by a group of females on Fenton Street saying they were going to give her "the bash"
- 9) In early 2020 I would estimate 50-100 homeless people circulating in Rotorua some in the CBD and a group at Kuirau Park. No one would deny those people being provided for. However, it is abundantly clear the word emergency housing in Rotorua has circulated and people are coming from wide and far. Prior to 2020, and as a Police officer working in the city there was only a handful of homeless people through the summer months and NO homeless during the winter months
- 10) Fenton Street presentation is appalling. It was once a beautiful presentation and arrival to the city. It is now the presentation of a ghetto.
- 11) Lack of accommodation for any tourist visits and what accommodation is available, visitors do not want to use in fear of being in the vicinity of a contracted emergency housing.
- 12) Economic hit for business in Rotorua, retail, restaurants, tourism operators, families leaving Rotorua.
- 13) Rotorua does not have sufficient services (Police, social workers, hospital staff) to support 1,000 homeless.
- 14) We provide a holiday accommodation service at our property in Lake Okareka. Our guests from both New Zealand and overseas regularly and continually tell us that they feel unsafe in the Rotorua CBD, they are threatened, intimidated, and always asked for money. Some are asked if they want to buy drugs. Our guest also say they are eyeballed, yelled at, spat at and afraid to leave their cars parked unattended. These are not isolated incidents and come independent of both mine and my wife's experiences and observations.
- 15) The CBD and adjacent locations have become ghettos, rubbish dumps and drug dealing havens, with associated serious crime. My colleagues who are still serving Police officers have told me that the emergency housing situation has caused a massive wave of crime and serious harm.
- 16) When will the care and welfare of lawful citizens of Rotorua be given priority?
- 17) My submission requests that the consenting authority refuses to issue any resource consents for emergency housing accommodation.
- 18) My submission requests that if any current occupier of emergency housing leaves that occupancy then no further person is permitted to fill that occupancy, the aim being that the emergency housing provision be run down to a zero basis.



**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:**

Leah Frances Newson

*(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;  
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Pohutu Lodge – 3 Meade 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:**

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

**My submission is:**

I oppose all of the above applications for the following reasons: The sheer amount of emergency housing clients coming into Rotorua is making our town unsafe. There are forever police cars at the motels along Fenton Street. Our town is no longer a safe place for our kids to hang out with their mates without close parental supervision. I have had numerous experiences of drunk people stumbling out into the road in front of my car spilling out from these motels. What plans are in place to stop people being shipped into our town and placed in these motels? Through my job in property management I am fielding calls daily from people in emergency housing that "don't know the area" how long will the Rotorua residents be forced to put up with this spree of violence and theft? I now feel unsafe going to the supermarket alone as I have been approached more than once for change or smokes. In the 20 odd years that I have lived in this once beautiful, thriving town I have never felt as unsafe or wary as I do now.

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: Leah Newson

Date: 4/7/2022

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone number]

Email: [Redacted email address]

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)

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[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)

Doc No: IT-2044 (1 June 2005)

File Nos: RC17647, RC17648, RC17650, RC17662,  
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**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:**

Carol ann Molly de Farias

*(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;  
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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:**

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

**My submission is:**

I oppose all of the above applications for the following reasons: Our town is an absolute mess with the state of Fenton street and the emergency housing. There are gang members, drinking on the lawn during the day and elderly residents being left vulnerable by the unhealthy environment that has been created. We need to restore our town to the holiday destination it used to be and send these people back to the towns they were shipped in from and just look after our own homeless

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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[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 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Sean miguel de Farias

*(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;  
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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:**

I oppose all of the above applications for the following reasons: Fenton street is a mess due to emergency housing and all of the problems that brings including gangs, fighting, intimidation, and the absolute mess out there on the street. We need to return to the tourist town we used to be, send any out of towners back where they came from and just look after our own homeless.

I seek the following decision from the consent authority:

- 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,  
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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)

**From:** [Planning Submissions](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig\\_batchelar](#)  
**Subject:** FW: Public Notice For Contracted Emergency Housing  
**Date:** Tuesday, 5 July 2022 11:10:20 AM

---

**From:** Jolly Thomas [REDACTED]  
**Sent:** Friday, July 1, 2022 2:59 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Subject:** Public Notice For Contracted Emergency Housing

My name is Malcolm John Thomas, I am a Rotorua ratepayer resident at [REDACTED]

My submission regarding the Public Notice For Contracted Emergency Housing is detailed below. I make the submission regarding all the motel properties covered by this notice and if you need copies of this submission to cover each separate motel property then you have my permission to reprint copies of this email to be used for the submission on each property.

Firstly I understand there is a need for housing for homeless in Rotorua and do not object to the provision of accommodation in motels for the homeless as it currently stands.

Secondly I do object to any additional motel or similar accommodation types being added to the spaces available for homeless, therefore I object to any of the current premises adding additional accommodation space for the homeless to their motels, either on their current sites or on new sites. I also object to any new contracts being signed with other accommodation providers who are not currently housing homeless people.

Thirdly I submit that a limit on the number of people who can be accommodated in the motels be set as a condition of the contracts. This is to be achieved with a clause that as people leave each property to move into housing they can only be replaced by same number or less of residents within the Rotorua Lakes Council boundary who have become homeless and they cannot be replaced by homeless people resident outside the Rotorua Lakes Council boundary. This condition will have the effect of ensuring the motels are only used for housing homeless people who are genuine Rotorua residents.

Fourthly I submit that the five year time period intended for each motel is too long if the five year time period is to come into effect from the date of the contracts being adopted. I submit that the time period should be a two year period commencing when the new contracts are adopted with the right of renewal for one further year should there be any homeless still resident in the motels at the end of the two year period.

I make these submission to achieve the following outcomes; a limit on the number of motel accommodation premises that can be used to house the homeless; a system where only genuine Rotorua homeless can be accommodated by Rotorua accommodation providers; a shorter term time bound contract period so that homeless accommodation in Rotorua motels does not continue to be part of the Rotorua landscape for the next five years.

Please contact me if you have any questions regarding my submission.

Please also acknowledge receipt of my submission.

Malcolm Thomas.

--

This email has been checked for viruses by AVG.

<https://www.avg.com>

**From:** [Noel Lineker](#)  
**To:** [Bethany Bennie](#)  
**Subject:** Rotorua Motels/Emergency Housing.  
**Date:** Wednesday, 29 June 2022 6:47:24 PM

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I strongly object to all 12 applications.  
I do not wish to make an oral submission.

Sincerely,  
Noel Lineker.

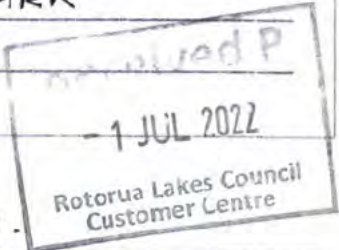


FORM 13

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>SHANNAN LUISE PARK</u>  (Full Name)
---	---



This is a submission on an application from: MHUD Re: Contracted Emergency Housing.  
(Name of applicant)

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

at: RC 17647 - 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:  
Use of the existing motel for emergency housing.

[Give Details]

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.

- [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 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>28/6/2022</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**

**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>SHANNAN LUISE PARK</u>  <div style="text-align: right;"><i>(Full Name)</i></div>
---	--

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

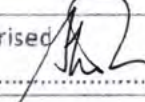
for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17648 - Alpin Motel - 16 Sala Street, Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.  
*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.  
*[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~~  **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></u>	Date: <u>28/6/2022</u>
Address for service of Submitter: <div style="background-color: black; height: 40px; width: 100%;"></div>	Telephone: <div style="background-color: black; height: 20px; width: 100%;"></div>
Contact person: [name and designation, if applicable] _____	Fax/email: <div style="background-color: black; height: 20px; width: 100%;"></div>



**FORM 13**

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

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



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

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17650 - New Castle Motor Lodge, - 18 Ward Avenue, Rotorua  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.

*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrassment from them as well.

*[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]*

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Contact person: <i>[name and designation, if applicable]</i> _____	

**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>SHANNAN LUISE PARK</u> <hr/> <div style="text-align: right;"><i>(Full Name)</i></div>
---	--

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17662 - Malone's Spa Motel - 321 Fenton Street, Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.

*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.

*[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 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>28/6/2022</u>
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Contact person: <i>[name and designation, if applicable]</i> .....	Fax/email: <div style="background-color: black; height: 20px; width: 100%;"></div>

**FORM 13**

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**ROTORUA LAKES COUNCIL**

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

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17661 - Pohutu Lodge - 3 Meade Street, Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.  
*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrassment from them as well.  
*[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]*

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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)*

ROTORUA  
LAKES COUNCIL

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>SHANNAN LUISE PARK</u> <hr/> <div style="text-align: right; font-size: small;">(Full Name)</div>
---	---

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
 (Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17673- Union Victoria Motel, 26-28 Victoria Street & 5 Union Street Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.

*[Give Details]*

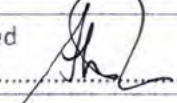
My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.

- [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~~  **I do not wish to be heard in support of my submission.**  
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Signature of submitter (or person authorised to sign on behalf of submitter): ..... 	Date: <u>28/6/2022</u>
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Contact person: [name and designation, if applicable] .....	Fax/email: <div style="background-color: black; width: 100%; height: 40px; margin-top: 5px;"></div>

**FORM 13**

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**ROTORUA LAKES COUNCIL**

*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>SHANNAN LUISE PARK</u>  <div style="text-align: right;"><i>(Full Name)</i></div>
---	--

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17887- Ascot on Fenton - 247 Fenton Street and 12 Toko Street  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent.] Rotorua.*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.

*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrassment from them as well.

*[include -*

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

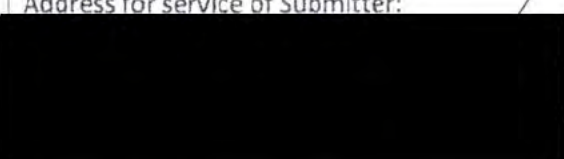

I seek the following decision from the consent authority:

Decline the application.

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

~~I wish~~  **I do not 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>28/6/2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] .....	Fax/email: 

**FORM 13**

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

*Section 96 Resource Management Act 1991  
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ROTORUA  
LAKES COUNCIL

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

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17 889 - Roto Vegas Motel - 249 Fenton St and 16 Toko Street  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent.] Rotorua.*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.

*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.

- [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]*

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Signature of submitter (or person authorised to sign on behalf of submitter): .....	Date: <u>28/6/2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; 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>

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ROTORUA  
LAKES COUNCIL

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

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC17890 - Midway Motel - 293 Fenton Street, Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.  
*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.  
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- whether you support or oppose the specific parts of the application or wish to have them amended; and
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*[Give precise details, including the general nature of any conditions sought]*

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Signature of submitter (or person authorised to sign on behalf of submitter): ..... <u>RL</u>	Date: <u>28/6/2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: [name and designation, if applicable] .....	Fax/email: <div style="background-color: black; width: 100%; height: 20px;"></div>

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

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17891 - Geneva Motor Lodge - 299 Fenton Street, Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.  
*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.  
*[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]*

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ROTORUA  
LAKES COUNCIL

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

This is a submission on an application from:  
MHUD Re: Contracted Emergency Housing.  
*(Name of applicant)*

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
 at: RC 17892 - Ann's Volcanic - 107 Malfroy Road, Rotorua.  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

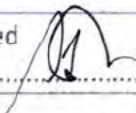
The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.  
*[Give Details]*

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.  
*[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]*

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Signature of submitter (or person authorised to sign on behalf of submitter): ..... 	Date: <u>28/6/2022</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>
Contact person: [name and designation, if applicable] .....	Fax/email: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

This is a submission on an application from: MHUD Re: Contracted Emergency Housing.  
(Name of applicant)

for a Resource Consent to: use the existing site and motel buildings for contracted emergency housing  
at: RC-17893 - Apollo Motel - 7 Tryon Street, Rotorua.  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
Use of the existing motel for emergency housing.

[Give Details]

My submission is:  
Rotorua is being trashed by people from out of town using and abusing our goodwill, and turning away tourists that were our life blood. My suburb's residents are being subjected to harrasment from them as well.

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): _____	Date: <u>28/6/2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] _____	Fax/email: [Redacted]

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:**

BARRY GROUBY

*(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: I'm sick of Rotorua being a dumping ground. Give us back our city

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: BARRY GROUBY

Date: 05/07/2022

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone number]

Email: [Redacted email address]

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)

All Motel names attached

**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:**  
Gary Peter  
van den Berg  
(Full Name)

**Received**  
**04 JUL 2022**

**Rotorua Lakes Council**  
**Customer Centre**  
*[Signature]* 9:25am

This is a submission on an application from:

H. M. T. van den Berg  
(Name of applicant)

for a Resource Consent to:

Contracted Emergency Housing

at:

Rotorua

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

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

Objecting to the above continuing  
[Give Details]

My submission is:

Too many people wandering the streets begging for money, accosting visitors and behaving threateningly.

[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 continue with Emergency Housing AT ALL!

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u><i>[Signature]</i></u>	Date: <u>02/07/2022</u>
Address for service of Submitter:	Telephone:
Contact person: <small>[name and designation, if applicable]</small> <u>H. Van den Berg</u>	Fax/email: <u>_____</u>

**Note to submitter:**

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

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.

No to all emergency housing.

Apollo Hotel

Alpin Motel

Pohutu Lodge

Newcastle Motor Lodge

Malones Motel

Geneva Motor Lodge

Midway Motel

Union Victoria Motel

Ascot on Fenton

Ann's Vocanic Motel

Lake Rotorua Hotel

Roto Vegas Motel



All motel names attached

**FORM 13**

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

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



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

Rotorua Lakes Council Customer Centre

04 JUL 2022

This is a submission on an application from:  
Helena Marina Theresa van den Berg  
 \_\_\_\_\_  
 \_\_\_\_\_  
 (Name of applicant)

**Received**

4:25am

for a Resource Consent to:  
Contracted Emergency Housing  
 \_\_\_\_\_  
 \_\_\_\_\_  
 at: Rotorua  
 \_\_\_\_\_  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
Objecting to the above being for 5 years  
 \_\_\_\_\_  
 \_\_\_\_\_  
 [Give Details] (C.E.H.)

My submission is:  
I do not support allowing Contracted Emergency Housing to be used at all. You are not housing our most vulnerable, it is a licence to print money for some of Rotorua's scruffest, dirtiest motels.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 [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:  
town homeless.  
To Not allow C.E.H to continue.  
Fenton St. is a disgrace.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 [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>Peter Fierty</u> _____ _____	Date: <u>02/07/2022</u>
Telephone: _____ _____	Fax/email: _____ _____
Contact person: [name and designation, if applicable] <u>Helena van den Berg</u>	

**Note to submitter:**

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

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.

Apollo Hotel

Alpin Motel

Pohutu Lodge

Newcastle Motor Lodge

Malones Motel

Geneva Motor Lodge

Midway Motel

Union Victoria Motel

Ascot on Fenton

Ann's Vocanic Motel

Lake Rotorua Hotel

Roto Vegas Motel

No to all emergency  
housing

All motels attached to be included

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: Helena Marina Theresia van den Berg (Full Name)

Received

04 JUL 2022

This is a submission on an application from:

H.M.T. van den Berg (Name of applicant)

Rotorua Lakes Council Customer Centre

Handwritten signature and time 9:25am

for a Resource Consent to:

Rotorua Contracted Emergency Housing

at:

Rotorua

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

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

Objecting to the above being for 5 years [Give Details]

My submission is:

Against allowing this to continue

[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 Contracted Emergency Housing to continue

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

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

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

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

Handwritten signature of Helena Marina Theresia van den Berg

Date: 02/07/2022

Telephone:

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

**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.

Helena van den Berg

I used to walk Fenton Street in the mornings but after being abused numerous times and had a drugged up wannabe gangster dance around me wanting a fight, enough is enough.

Our main southern entrance into Rotorua is a disgrace, rubbish, shopping trolleys, visitors not wanting to stay in Rotorua, the list goes on.

Get rid of Emergency Housing.

On top of it all, Inspector Taikato had the gall to call this a "race issue".

Feeling unsafe in my home town ~~is~~ because of a tsunami of people who are likely unwell, or out of town, or need more support, is not something that Rotorua can be proud of. Stop it NOW.

HM

Objection to all of these motels/  
Emergency housing

Apollo Hotel

Alpin Motel

Pohutu Lodge

Newcastle Motor Lodge

Malones Motel

Geneva Motor Lodge

Midway Motel

Union Victoria Motel

Ascot on Fenton

Ann's Vocanic Motel

Lake Rotorua Hotel

Roto Vegas Motel

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:**

Lorraine Francis Chapman

(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:

Date:

Address for service of Submitter:

Telephone:

Email:



My full name is Lorraine Francis Chapman. 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.  
Apollo Motel – 7 Tryon Street, Rotorua.

I have been a ratepayer in Rotorua for over 50 years, in the suburbs of Kawaha Point, Pukehangi, Lynmore and Glenholme. I have children and grandchildren living and working in Rotorua.

I believe I have the right to be permitted to walk down all of Fenton Street, the CBD, parks and reserves and not expect to be approached by an obviously homeless person for money, and then when refusing being aggressively verbally abused.

Do we not, as a citizen of our once vibrant city, have the right to drive our cars with windows open, not having to lock the car doors for fear of being accosted at an intersection or roundabout.

I do not expect to be walking down Fenton Street, as I was recently, and being stopped by Police asking if I have seen a hooded person running around shouting with a gun in his hand. Then, being told to be vigilant and careful.

I have brought, and paid the price for the privilege of living in a good area, and did not expect to be surrounded by Moteliers opening their doors for emergency housing for **out of town** homeless. When this was first instigated I was of the understanding that there was under 100 people looking for accommodation. How has it expanded to over 1000. 3 months living in a town does **not** make you a resident.

This Council should be ashamed of what they, along with the current government, have allowed the destruction of this city, Rotorua. If you, the Council, allow another 5 years of this debacle, our city will be a slum.

Say goodbye to Tourists and forget the grandiose schemes you have planned. The only people to enjoy them will be the homeless. We the ratepayers will be paying for their enjoyment, because the homeless contribute nothing to Rotorua, and certainly don't pay rates! Yes, there are certain organisations and individuals who will be benefiting from this arrangement, but not unfortunately, us, the ratepayer, who have to tolerate threatening behaviour and seeing our city being destroyed before our eyes.

We have survived Covid, but will we survive the emergency housing/homeless that you are subjecting us to.

Where is your conscience!!!

SUBMITTED BY : LORRAINE FRANCIS CHAPMAN.

Dated: July 5, 2022.

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:

[Empty rectangular box for 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;
- 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. This would be a travesty for our city to be littered with these establishments rather than catering to our tourism and local travel.

[Large empty rectangular box for specific parts of the application]

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: I'm sick of Rotorua being a dumping ground. Give us back our city. This directly effects the value of the real estate in the surrounding areas and also limits the numbers of tourist able to come to rotorua when we are at capacity for events and generally lowers the tone of the area . Its the first thing that is seen when you come into rotorua with wrecked cars parked everywhere with fighting and daytime drinking and all sorts destroying the image of our golden mile . THIS MUST NOT BE ALLOWED

I seek the following decision from the consent authority:

That each of the above applications be declined in full

- 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: Rohan Knowles

Date: 05/07/2022

Address for service of Submitter:

[Redacted Address]

Telephone: [Redacted]

Email: [Redacted]

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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

**and:**

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

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:**

Nicole Bridget Stephens

*(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: I'm sick of Rotorua being a dumping ground. Give us back our city.

I seek the following decision from the consent authority:

That each of the above applications be declined.

I wish to be heard in support of my submission

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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

**and:**

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



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:**

Lorrin Elizabeth Robinson

*(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: I'm sick of Rotorua being a dumping ground. Give us back our city

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

That each of the above applications be declined.

I wish to be heard in support of my submission

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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Doc No: IT-2044 (1 June 2005)

File Nos: RC17647, RC17648, RC17650, RC17662,  
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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:

Paul Arthur Robinson

*(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:**

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Alpin Motel – 16 Sala Street, Rotorua;  
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Pohutu Lodge – 3 Meade Street, Rotorua;  
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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: I'm sick of Rotorua being a dumping ground. Give us back our city

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: [REDACTED]

Date: 05/07/2022

Address for service of Submitter:

[REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

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<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)

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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 R03029 ROTORUA	<b>Name of Submitter:</b> <u>KAREN JANE BENNETT</u> <hr/> <p style="text-align: right;">(Full Name)</p>
---	---

This is a submission on an application from:

MINISTRY OF HOUSING AND URBAN DEVELOPMENT (MHUD)  
*(Name of applicant)*

for a Resource Consent to: USE VARIOUS SITES AND EXISTING BUILDINGS (12 MOTELS)  
FOR CONTRACTED EMERGENCY HOUSING WITH TERM OF FIVE YEARS

at: IN ROTORUA  
*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

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

I OPPOSE THE PLANNED USE OF TWELVE MOTELS IN ROTORUA  
FOR LONG TERM EMERGENCY HOUSING  
*[Give Details]*

My submission is:

USING TOURIST MOTELS FOR EMERGENCY HOUSING HAS INCREASED CRIME  
IN THE IMMEDIATE AREAS AND CENTRAL CITY, ALSO PUTTING UNDUE  
PRESSURE ON OUR ALREADY UNDER RESOURCED POLICE, DOCTORS, SOCIAL  
WORKERS ETC  
*[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:

URGENT ALTERNATIVE ACCOMMODATION, IN PARTICULAR FOR THOSE NOT  
FROM ROTORUA. PUTTING LARGE GROUPS OF VULNERABLE PEOPLE TOGETHER  
CREATES GHETTOS, NOT THE IMPRESSION OF OUR CITY TOURISTS SHOULD HAVE.  
*[Give precise details, including the general nature of any conditions sought]*

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>K. Bennett</u>	Date: <u>31/7/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>
Contact person: [name and designation, if applicable] <u>KAREN BENNETT</u>	Fax/email: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>

**Note to submitter:**

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

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



FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Beverly Melvin Skilling

*(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;  
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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:**

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

**My submission is:**

I oppose all of the above applications for the following reasons:  
 Having been born and bred in Rotorua and grown up in Carnot Street and attended Glenholme school I made a decision in retirement to purchase a unit in Glenholme to be close to town and the redwoods so I could continue to walk and bike instead of using a car and unfortunately I no longer feel safe in this area and I have had to resort to locking my yard and fencing myself in. Living close to the motels being used for emergency housing has caused a lot of problems as the tenants in the motels from Fenton Street walk or drive down Sumner Street to the takeaway shops ,dairy and laundromat on the corner of Devon and Ranolf. The abuse I have received from these people is disgusting starting with the car left on my berm and a lady asking for a petrol can to borrow.I did not want to lend her the can but drove her to the petrol station and put \$10 of petrol in to which she replied Oh I dont have any money. Drove back put petrol in her car out of the goodness of my heart and she asked for food she said she lived in the Geneva Motel on Fenton Street. Next a young man on a bike with no helmet and two young girls about 6 and 8 walked up the street checking out the houses and with the girls going into the properties and scouting round, I was in the garden and when they saw me watching they yelled "What the fuck are you staring at " I decided to get on my bike and carefully follow them and they went to Malones Spa Motel. My friend up the road had a lady hammering on her door to be let in due to domestic violence and they lived in the motels.We have had the gangs living in the motels up by Fenton Street and the Police were there daily for a while. It is very scary for those of us living in Gelnholme. The rumour is that because we are all elderly we are very easy targets for breakins and theft. The berm tree was snapped in half at 1.30pm Very scary. I avoid driving down Lytton Street as cars zoom by very fast and do not stop at the compulsory stops and it is only a matter of time before someone is killed when they reach Fenton Street and turn into the motels.  
 One of my friend has had a bike stolen and where did it turn up at the Apollo Motel !!  
 I continue to bike into town and have had to bike round Fenton Street Motels that have clients fighting on the roads I have been chased by dogs trying to bite the tyres on my bike and they were living at the motels with their owners.I decided to walk to town, well that was a mistake,when I went past the Ascot some one called out "fuck off old lady" as they were doing something secretly. I came across a lady asking me to dance and when I said" No' she danced with the trees and then got basically pushed of the pavement by three young very drunk young men who turned into the RotoVegas Motel. I wont make that mistake of walking again it is very unsafe.  
 I am the treasurer of the Rotorua Croquet Club and one of the couples that travelled here to play in our tournament said" I am sorry but we will not come and play here again as we stayed the Roto Vegas Motel and had no idea that most of the motel appeared to have transitional housing clients. When we arived they were smoking outside when we went out for dinner they were all smoking outside and when we came home they were all smoking outside Where do they get the money to buy all these cigarettes? We will never stay in Rotorua again". Very Sad  
 This emergency housing has ruined our city and there is very little suitable accommodation for vistors to Rotorua to safely stay in. The increasing theft and break ins are devastating to Rotorua and its ability to recover enough to be attractive to tourists again. Why are we housing all these out of town people, the ones I have talked to tell me it is easy to get accommodation in the motels here but the stress it is putting on us locals not to mention I dont know how Rotorua will ever recover if we do not stop housing all in sundry in the motels that are not suitable for long term accommodation. It is a crying shame that apparently.the new social housing being built will not specifically go to Rotorua people but anyone first on the list and the fact that these people new to Rotorua cant book into a doctor or health provider makes a nonsense of it all .Send the out of towners back to where they came from this is not healthy for Rotorua. Just the rubbish bins along Fenton Street make it vey unattractive.  
 For Fenton Street to now be know as MSD mile says a lot, where has our beautiful vibrant city gone  
 I oppose this 5 year plan it was always just supposed to be a short term solution as I understand

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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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:**

Pipiana Whiston

*(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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Geneva Motor Lodge – 299 Fenton Street, Rotorua;  
Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

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

**My submission is:**

I oppose all of the above applications for the following reasons:  
I am the General Manager of the [redacted] and have invested 30 years of my adult life working in a sector committed to supporting & promoting Tourism and our city as a destination of choice for both domestic & international visitation.

The contracted emergency housing use of the above mentioned Motels has added to a poorly perceived opinion of our city as a choice to visit and stay. There are clear & evident problems with mental health, drugs, undesirable behaviour, gang intimidation, crime and joblessness.

Our company has invested significant amounts of money in marketing the destination over the years, supporting various community events & sponsorships, local suppliers and more importantly providing employment opportunities to locals first & foremost.

The use of these establishments & others, has tarnished our reputation as a city and we are frequently questioned by guests wishing to make a booking, about the hotel's proximity to any emergency housing establishments. We do have two in close proximity and have witnessed first hand the problems this "housing" brings to the neighborhood. We have staff accommodation opposite the hotel and adjacent to another assisted housing accommodation provider. There have been constant fights, undesirable individuals looking for the residents next door but harrasing our staff, gang presence and obvious drug dealing/ use. Theft from cars, of cars and damage have occurred in and around our properties and we have individuals scouting the car park, trying to enter the hotel and generally casing out the property on a regular basis. We have also had guests when leaving the hotel, approached for money & cigarettes. We are mindful of where we recommend guests go in the city, so that they avoid the hot spots of Fenton Street and the like, for the same reasons.

Analysis of New Zealand crime data in 2020 found Rotorua had the highest crime rate in the country. Despite its reputation as a tourism hotspot, Rotorua is actually a 'problem spot' for crime - topping a list of New Zealand locations with the highest crime level per capita - 61.2 crimes committed per 10,000 people per month. The use of these establishments to continue to house a mix of individuals & families for lengthy periods with no specific and personalised plans in place is short sighted and in my opinion shameful. I would also add we are not the centre for New Zealand's displaced because it suits our Government agencies to "house" the problem in one area. If individuals were not personally domiciled in Rotorua in 2018, I would suggest most did not live here nor contribute to our city.

Covid has created a huge hole in our Tourism industry and we automatically lost over 60% of our business through the lack of international visitation, a sector that took our region many years to build and the future of which will take a long time to claw back. We also lost many staff and in the rebuild of our business have had many vacancies for a variety of positions over the last two years. It astounds me that while the various agencies continue to state these individuals and families receive wrap around services, I know for a fact that not once have we been approached; as a major employer in the city, by any agency seeking employment for any of the individuals being "assisted" in this way. I would assume gaining meaningful employment for anyone without a job and who was receiving support though this system, should be at the top of the priority list . Support should be available for those (Rotorua residents) who are vulnerable in our community but not at the expense of holding the rest of our community to ransom.

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

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**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:**

Phillippa Angus

*(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;  
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Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

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

**My submission is:**

I oppose all of the above applications for the following reasons:  
 I strongly oppose these resource consents being issued to the above motels allowing them to legally become long term Emergency Housing.  
 Our city is literally at breaking point with taking in not only our own - which we hold responsibility and care for, but also those that are being shipped in from other centres.  
 Our resources are stretched to the limit - our Hospital Emergency Department, being used like a GP's office, along with having to deal with the influx of crime related injury coming out of the Emergency Motels.  
 Wrap around services that need to provide care to the over 50% of Emergency Housing Tenants needing Drug | Alcohol | Domestic Violence Rehabilitation and Mental Health Support - with services being so stretch already, are these people actually getting the much needed care they need.  
 Crime is escalating and the reputation of our city as a prime tourist destination is being harm beyond repair.  
 We've had elderly visitors to Rotorua being urinated on from the motel balcony as they were unpacking their car. They were offered no refund on their accommodation when they chose to leave, luckily another local Motelier took them in and didn't charge them for their stay.  
 I was recently abused at a local supermarket - I was told that this young woman and her brother were homeless and needed money to pay for accommodation. I questioned why she wasn't in emergency housing and that the Government was covering everyone. With that I turned into a "racist bitch" along with a barrage of other abuse, sadly she left me and then went on to abuse an elderly customer and other customers in the carpark. When I followed her, guess where she ended up...in one of the Emergency Housing Motels on Fenton St. Is this really how we want to welcoming back visitors and looking after our elderly.  
 A friend of mine who's a journalist spoke with a couple in Emergency Accommodation - they were enjoying a "break" in Rotorua with a Motel Room with Spa Pool - while her Mum looked after their four children back home in Gisborne. My children refuse to go in to the City unless they have to - doctors, haircut etc as they are intimidated by those abusing substances and having a general rant in the middle of the city. Asking for money and stealing from local businesses. I have a friend who's a Barrister, who was dealing with a client - she needed to have a Zoom conference with him. When she asked where he was, he replied "Emergency Housing - I didn't like my flat, so I came here".  
 Another woman told my friend who is an Electrician, who was doing some work in her Emergency Housing Room, that she was from Western Heights, but renting out her house, while choosing to live in Emergency Housing to make some money.  
 Friends are struggling to find Mechanics to work here in Rotorua for their family business, which means they may have to relocate their business out of town. How many current Rotorua businesses are thinking the same? And what will happen if they do choose to leave? Rotorua will become a ghost town, as people won't want to live here if they don't have services and businesses available to them.  
 Rotorua cannot be left to become the slum of New Zealand at the hands of the Government and the Ministry of Housing and Urban Development.

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:



Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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

**and:**

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

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:

SANTI HARVEY

(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.

Please re-use submission made to Mae Chen - if you do not have, please request a copy of this previously submitted submission. Same issues apply, except my son has moved out to go flatting in a safer area, but does come to stay at times. My son is disabled and is a service user at St Chads. He had walk the long way around, so as not to pass two homeless motels. When he comes to stay he still needs to do this. Plus he and service users from St Chads have to use the bus stop on Ranolf Street near Devon street, as their was an incident which involved a homeless person when he and others were waiting to catch the bus on Fenton Street.

On going issues is the presence of homeless, sirens regularly going to deal with issues. Shouting and swearing and the whole area has been downgraded due to lawns not being mown, supermarket trolleys etc, etc. Feeling unsafe and property values being lowered and people not wanting to buy in this area, which can affect the value and saleability of homes when and if I want to move.

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 reasons given in my submission given to Mae Chen. PLEASE GET DETAILS FROM SUBMISSION SUBMITTED BY MAE CHEM AND RESTORE ROTORUA.

Please refer to my previous comments and I agree with reports submitted. I am very angry that motels in the Glenholme area have affected property values, my feeling of being in a safe area, quality of life and enjoyment of this area.

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: Santi HARVEY

Date: 5.7.22

Address for service of Submitter:

Telephone: [REDACTED]

Email: [REDACTED]

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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**and:**

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

**and:**

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

**Before the Independent Commissioner Panel:  
David Hill (Chair), Greg Hill and Sheena Tepania at Rotorua**

---

**UNDER** the Resource Management Act 1991

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

**BETWEEN** **Rotorua Lakes Council**

**AND** **Ministry of Housing and Urban  
Development**

**AND** **Restore Rotorua Incorporated**

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**Brief of Evidence of Santi Harvey**  
Dated 17 December 2021

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Chen Palmer  
Barristers and Solicitors  
AUCKLAND

**Mai Chen / Leo Huang**  
Telephone: 09 557 0350  
Facsimile: 09 915 0003  
P O Box 106114, Auckland 1010  
DX CX 10073  
Level 10, 63 Albert Street, Auckland

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## BRIEF OF EVIDENCE OF SANTI HARVEY

I, **SANTI HARVEY**, Mother, of Rotorua, provide the following brief of evidence:

### Introduction

- 1 My full name is Santi Harvey and I currently reside [REDACTED], Glenholme, Rotorua, where I have lived for 9 years. A true copy of aerial and street view photographs of my home are annexed and marked as "**SH-1**".
- 2 A true copy of a map showing my home relative to the proposed sites for the emergency housing is annexed and marked as "**SH-2**". In short, the map at "**SH-2**" shows that our property is:
  - (a) 180 metres from the Malones Motel;
  - (b) 650 metres from the New Castle Motor Lodge;
  - (c) 1.1 kilometres from the Alpin Motel and Conference Centre;
  - (d) 1.2 kilometres from Pohutu Lodge Motel;
  - (e) 1.3 kilometres from the Union Victoria Motel; and
  - (f) 3.7 kilometres from the Lake Rotorua Hotel.
- 3 I submit this brief of evidence from my perspective as a resident of Glenholme. Until recently, I have lived with my disabled adult son who has now moved out. My son is an attendee at St Chad's, an organisation that supports people with disabilities to gain greater independence and learn and maintain valuable life skills. My evidence covers the impact that concentrated motel-style emergency housing in central Rotorua has had on my son and I's daily lives and his independence.
- 4 I submit this brief of evidence in support of Restore Rotorua Incorporated ("**Restore Rotorua**") to assist the independent Panel who I am informed will decide on the question of whether all of the Ministry of Housing and Urban Development's ("**MHUD**") resource consent applications before the Council to convert motels in central Rotorua into emergency housing should be notified.
- 5 Trevor Newbrook, Chair of Restore Rotorua, has shared a list of confirmed emergency housing accommodation locations with me that was provided by the Ministry of Social Development. This list confirms my knowledge of the

widespread use of emergency housing accommodation in central Rotorua. A true copy of a map showing my home relative to all of the existing accommodation sites where emergency housing is provided is annexed and marked as "SH-3".

- 6 I have been told by Restore Rotorua that the Council has issued a directive to MHUD to file further resource consents to convert more motels in central Rotorua into emergency housing by 20 December 2021. At the time of preparing this brief of evidence, I was only aware of the six applications for the motels listed above at paragraph 2. I now understand there could be up to nine additional resource consent applications lodged before the Council.
- 7 Any additional proposals to convert more motels into emergency housing will only amplify the concerns I speak to in this brief. In this regard, I request that my observations be treated as preliminary. I would appreciate the opportunity to express further views when all proposals to convert motels into emergency housing for MHUD become available.
- 8 I am familiar with the matters set out in this brief of evidence, and they are true to the best of my knowledge and belief. I am prepared, if required, to answer any questions concerning this brief of evidence from the Panel.

#### **Family, work and life in Rotorua**

- 9 I have lived in Glenholme for 9 years. For 5 of those years I lived with my 43 year old disabled son John who attends St Chad's, an organisation where he learns life skills and independence. We moved to Glenholme because it was a quiet, safe and friendly neighbourhood, mostly made up of elderly residents and families. I felt that Glenholme was a safe place for John to exercise more independence and have a sense of freedom to do things on his own. The properties in Glenholme are in close proximity to central Rotorua which was one of the key reasons for moving into the area.
- 10 My decision to move to Glenholme was also influenced by my plan to retire here knowing that if I was not able to drive anymore, I would be able to easily walk or take a motor scooter into central Rotorua to meet my basic need to get food or go to the library.

#### **Observations of effects of transitional and emergency housing from motels in Central Rotorua**

- 11 The first time I realised the issues I was seeing on the streets of Rotorua were linked to the increase in concentrated transitional and emergency housing

around Rotorua, was during the first Covid-19 lockdown in April-August 2020. During the first lockdown, John and I would walk around the block and sometimes John would walk around the block alone. However, by the second Covid-19 lockdown in 2021, I no longer felt that it was safe for John to walk around the block alone; which was a real shame as those walks gave him a sense of independence.

- 12 Since August 2020, my general observations along the city's key arterial route of Fenton Street has been of anti-social behaviour and increased police presence. In an article published by the New Zealand Herald, Police demand has increased 140.3% from 2019/2020 to 2020/2021 across 19 emergency locations. Both the article and a summary of the article provided to me by Restore Rotorua, is annexed and marked as "SH-4". Fenton Street has become neglected and run down. It is now common to see neglected gardens, overgrown berms and shopping trollies left on the side of the road, which would have previously been a very unusual site. It appears as though the motels on Fenton Street are no longer trying to keep up a tidy and well maintained appearance for tourists.
- 13 I no longer let John use the bus stop on Fenton Street since St Chads told us that a St Chads attendee was waiting at that bus stop when he was approached by an intimidating man who took the his watch. As a result of this incident, St Chads has told us that all St Chad's attendees should avoid the bus stop on Fenton Street and use the bus stop on Ranolf Street instead. I have explained this message to John.

#### **Impact of transitional and emergency housing on my disabled son and I**

- 14 One of my greatest concerns has been the impact of the increased anti-social behaviour around central Rotorua on John. Prior to the first Covid-19 lockdown in 2020, I felt comfortable letting John walk to and from work. However, I no longer let John walk alone, whether it is to work or for general exercise, as the streets of Glenholme are not safe for him anymore.
- 15 I also do not let John catch the bus on Fenton Street anymore as although he has not come into any harm yet, the information I received from St Chads about the attendee being intimidated and robbed at the bus station made me very concerned as to how John would react if he was targeted in this way. As a result, I now drive John to work. It is upsetting that I no longer feel that central Rotorua is safe for John to walk alone, or take the bus from Fenton Street, as this has limited the extent of independence and freedom he feels in his day-to-day life.



- 16 Although the changes to central Rotorua were initially subtle and while I have not been personally threatened, I have become very uneasy in the past 18 months and I am more safety conscious than I have ever had to be. If I could afford to purchase additional security to protect our house I would, but it is not an option for me at the moment. In this environment, all I can do is make sure that my house is locked when I leave and during the night.

**Conclusion**

- 17 I strongly agree that the homeless deserve to be housed. However, from the perspective of a mother of a disabled person, when he was here I do not think the current locations of the emergency transitional housing are appropriate, or helpful, to both the families that are housed there or the existing residents of Glenholme. Another family with a disabled son are choosing to move away from Rotorua because of the impact of housing the homeless in this area.
- 18 I am concerned that if the remaining resource consent applications that are currently before the Council are successful, the issues that I have faced since August 2020 will become permanent and even harder for me to deal with.

**SIGNED** this                      of December 2021:



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Santi Harvey

4 views  
Published seconds ago  
SHARE EDIT

Motels at risk of conversion into emergenc...

- Lake Rotorua Hotel
- Union Victoria Motel
- Malones Motel
- New Castle Motor Lodge
- Alpin Motel & Conference Centre
- Pohutu Lodge Motel
- Boulevard Motel & Restaurant



☰ **R SH-3**  
Restore R

1 view  
Published seconds ago

SHARE EDIT

**Motels at risk of conversion into emergenc...**

- Lake Rotorua Hotel
  - Union Victoria Motel
  - Malones Motel
  - New Castle Motor Lodge
- ... 47 more



## SH-4

ROTORUA DAILY POST

# National accuse government's emergency housing approach as a 'campaign of denial'

14 Dec, 2021 06:56 AM

🕒 10 minutes to read

Those most at risk and vulnerable lack affordable housing

RNZ

By Jane Patterson for RNZ

The police have been actively gathering and analysing detailed information on rising rates of crime and violence at emergency housing, despite insisting for months they do not "specifically" collect such data.

There's been a "campaign of denial", says National, accusing the Government of taking a "see no evil, hear no evil" approach to a growing crisis in New Zealand.

Two Cabinet ministers are also standing by public comments they've made, and in one <sup>case</sup> responses to parliamentary questions - now brought into serious question with a num <sup>TOP</sup> f reports and inter-agency communications in the public domain.

There's been unprecedented demand for what's supposed to be a short-term housing option, made much worse by Covid, stretching back to last year's lockdown, with the result many vulnerable people, including whānau with children, are in motels as a last resort - some for up to a year.

RNZ has reported stories of people terrified of conditions in some accommodation amid commonplace instances of violence, criminal activity and gang intimidation - both residents, and those living and running businesses nearby. In September this year, there were about 4500 children living in emergency accommodation.

Despite a number of requests for information, the police have consistently refused to make any comment to RNZ, but now it's emerged they hold reports covering emergency housing-related offences, the impact on the wider community and demands on police, dating back to July 2020. They are standing by their original statement.

RNZ first approached police in April, asking whether they kept "any records about incidents reported from emergency accommodation" and if there had been "any noticeable or recorded increase in complaints or incidents in emergency accommodation". We also asked if the police were "taking any specific action in response to, or interest in, criminal activity, gang presence or any other elements causing disorder or potential harm to others" and whether they had "any concerns about the environments created by some emergency housing, in terms of public safety".

In response, RNZ was told by a police spokesperson in a phone call they did not systematically collect data that would specifically link offences or police call-outs to emergency housing locations, so could not make any comment.

Over the course of the following week, it became very apparent from speaking to Ministry of Social Development (MSD) clients, nearby residents, businesses and social services, police were being regularly called out to deal with incidents - some extremely serious.

RNZ went back to the police on that basis, acknowledging what we'd been told about the availability of data, but asking to "speak to someone about what police are seeing on the ground and what's being done where people are feeling particularly at risk".

They responded with a statement saying police recognised "community concerns about a perceived increase in crime linked to emergency housing".

TOP

"We are taking these concerns seriously and are committed to investigating all reports of crime, regardless of where they occur ... police does not collect data specifically in relation to emergency housing."

Fast forward to December, when RNZ was provided with a number of police reports and a series of inter-agency communications, with extensive data information about offences and police call-outs, as part of Official Information Act requests released to the National Party, clearly showing an actual increase in crime.

We went back to police, asking how the statement about not collecting data could be squared with the existence of these documents.

"It remains accurate, as we do not routinely compile figures in relation to emergency housing," they replied on Friday.

"The OIA you have received includes some reports compiled for specific areas and operational purposes. We do not have equivalent data for every premises classified by MSD as 'emergency housing'."

"The facts are clear," says National's housing spokesperson Nicola Willis, who's also struggled to get information out of the police this year.

"Reports were gathered that showed escalating levels of crime and emergency housing.

"The police had those reports and yet they have stonewalled attempts by media and the opposition to get that information - that is very concerning."

#### **Police reports, March and June 2021**

An "Intelligence Notification" report, with large parts redacted and dated the month before RNZ's first request, March 25, "identifies the offences and harm at the locations since they have been used as emergency accommodation ... and compares these numbers to the same time period in the previous year" in the Waitemata East District.

Its conclusions - the "severity and seriousness" of offending had increased at emergency accommodation in that area; with offences increasing "41 per cent at MSD facilities since March 25, 2020, compared to the previous year".

"Calls for service for violence, suspicious activity, mental health, information, disorder, family harm collectively increased by 44 per cent".

**TOP**

One of the "Key Findings" in a June follow-up report: "Demand at emergency accommodation locations has significantly increased ... offences have also increased, however the number of offences remain low".

It later states "police demand across the 19 emergency locations has significantly increased (140.3 per cent) from 2019/2020 to 2020/2021".

"Offences at emergency accommodation locations have approximately doubled (+97 per cent) from 109 to 215" over the same timeframe.

There are qualifiers in both reports, including intelligence gaps like how long some motels had been operating, whether offences were actually committed by people placed in the motel by MSD, and in some cases several incidents involving repeat offenders rather than more widespread behaviour.

### **Police Minister Poto Williams**

In June this year, through written parliamentary questions, National MP Simeon Brown asked the minister "what reports of violence have police received on violence in our [sic] around emergency housing motels" and "what reports of violence have police received of gang involvement in or around emergency housing motels?".

The minister's response: "I am advised that this information is not aggregated by Police."

When asked by RNZ if she stood by that response in light of the police reports, her office said she did, as "Police does not collect official data for reporting on emergency housing".

Willis is calling on minister Poto Williams to explain "why there has been such confusion on this matter and ... why it is that the police appear to have denied the existence of information that clearly existed".

"Answers to written parliamentary questions are required to be truthful," says Willis.

"They are answers to Parliament, and if the minister has given a misleading answer it is for her to explain why that has happened as soon as possible."

### **Social Development Minister Carmel Sepuloni**

When asked about this back in May, Sepuloni said while police might not collect the data, they were aware of "hotspots" in their own districts.

**TOP**

Police in Waitematā had told her "actually, they're not seeing an increase in illegal activity or anti-social behaviour" but did know which motels were providing emergency

accommodation.

"They were able to tell me there were a couple of hotspots and motels on the Shore that they were working with the moteliers on because of some of the activity, but the rest they said they'd seen no increase."

Again, given the March report identifying a specific increase in related crime in Waitematā East, RNZ asked if she stood by those statements.

"Yes," she replied, "as it was what I was told by the Police earlier this year."

"My office was provided a copy of the OIA prior to it being released," said Sepuloni.

"I phoned the District Commander to query what I had previously been told, and was informed that what I had been told at the meeting was correct."

### Months of inter-agency communications

As well as the reports, a series of emails show detailed work happening across a number of key agencies, including police, directly focused on crime and social concerns in and around emergency housing, at a very high level.

In September last year there was a police email - subject line "Emergency Housing forum - ISR [Integrated Safety Response] information" - referencing "family harm incidents at both the [redacted] for the period 01/01/2020 - 26/08/2020".

The month before RNZ's first request, there was already work underway preparing for a meeting of agency Deputy Chief Executives (DCEs), as outlined in a 29 March email to police, for a "guide discussion ... in the form of a powerpoint slidedeck".

"There's interest in knowing more about the issue Police have identified regarding emergency housing and any ideas Police may have for how to manage those issues," it read.

Then, on April 13, a police email about the housing ministry having sought "information from Police ... particularly in relation to safety concerns", after the issue had been raised at the Homelessness DCEs group.

"Challenges include: the large number of children living in motels in a concentrated area. The children in this situation are at the forefront of local Police's minds (author's own emphasis)", it went on to say.

TOP

"They note that these children are being housed alongside high needs individuals in cramped circumstances...local police highlighted that for children in particular, living in a motel is not a



good long-term solution.

"Increase in family harm reporting e.g. family harm has increased from an average of 70 incidents per week in November 2019 to an average of 100 incidents per week in November 2020."

There's later discussion on May 4 about an "urgent meeting" of a number of DCEs, scheduled for that Friday, in response to media coverage and work underway to "better support whānau in emergency housing in Rotorua as a priority area and Ministers are focused on ensuring we are coordinating our placement of whānau in other areas".

By mid-May, these senior officials were meeting on a weekly basis "to identify what should be done".

Internal police communications at that time sum up four issues that "may be amenable to intervention":

- "Concentration" - the impact of "putting a variety of people with different needs together ... i.e. the mix of whānau and single people, drug users and drug dealers".
- "Dislocation" - people housed away from support networks and services like schools, community providers and GPs.
- "Exacerbation" - the impact of the combination of the first two.
- "Visibility" - "dispersed set of people and issues, often more visible in more marginalised communities ... is creating schisms ... fear of crime, fear of other, demonisation, blame etc. - what can be done with communities to reduce this tension and likely unwarranted fear".

On May 17, 2021, there was email from an MSD official to the Waikato District Prevention Manager, a Police Inspector, referring to "concerns raised by the following Police Officers, Detectives (names redacted) - Child Protection Team". The details of those concerns were all redacted.

TOP

# SH-4

## Government's emergency housing approach is a "campaign of denial".

The Police have been actively gathering and analysing detailed information on rising rates of crime and violence at emergency housing, despite insisting for months they do not "specifically" collect such data.

There's been unprecedented demand for what's supposed to be a short term housing option, made much worse by Covid, stretching back to last year's lockdown, with the result many vulnerable people including whanau with children, are in motels as a last resort – some for up to a year.

Stories of people terrified of conditions in some accommodation amid commonplace instances of violence, criminal activity and gang intimidation – both residents and those living and running businesses nearby. In September 2021, there were about 4500 children living in emergency accommodation.

After refusals to make any comment, it's now emerged that Police hold reports covering emergency housing- related offences, the impact on the wider community and demands on Police, dating back to July 2020.

It became apparent from speaking to MSD clients, nearby residents, businesses and social services, Police were being regularly called out to deal with incidents – some extremely serious.

Up until December 2021, Police denied they collected data specifically in relation to emergency housing. The standard line was they recognised "community concerns about a perceived increase in crime linked to emergency housing".

Police had the reports, but stonewalled attempts by media and the opposition to get that information.

Police demand across 19 emergency locations significantly increased 140.3% from 2019/2020 to 2020/2021. Offences at emergency accommodation locations have doubled over the same timeframe.

Minister of Police – Poto William's standard response has been, "Police do not collect official data for reporting on emergency housing".

Minister of Social Development Carmel Sepuloni denied the extent of the problem by saying, "Police were able to tell me there were a couple of hotspots and motels on the Shore, that they were working with the moteliers on because of some of the activity, but the rest they said they'd seen no increase."

In a series of emails;

Challenges identified were large number of children living in motels in a concentrated area.

There's a discussion on 4<sup>th</sup> May 2021 about an "urgent meeting" of a number of Deputy Chief Executives, in response to media coverage and work underway to "better support whanau in emergency housing in Rotorua as a priority area and Ministers are focused on ensuring we are coordinating our placement of whanau in other areas".

Internal Police communications at that time sum up four issues that "may be amenable to intervention":

- Concentration – the impact of "putting a variety of people with different needs together...ie. The mix of whanau and single people, drug users and drug dealers".
- Dislocation – people housed away from support networks and services like schools, community providers and GPs.
- Exacerbation – the impact of the combination of the first two
- Visibility – "dispersed set of people and issues, often more visible in more marginalised communities is creating schisms, fear of crime, fear of other, demonization, blame etc – what can be done with the communities to reduce this tension and likely unwarranted fear.

# SH-4

**Renee Clark**

---

**From:** Santi Harvey <[REDACTED]>  
**Sent:** Friday, 17 December 2021 9:42 AM  
**To:** Renee Clark  
**Subject:** Fw: Fwd: Summary

**Importance:** High

Hi Renee

Forwarded permission as requested.

Thanks

Santi Harvey

**From:** Trevor and Rosemary Newbrook  
**Sent:** Friday, December 17, 2021 9:17 AM  
**To:** [REDACTED]  
**Subject:** Fwd: Summary

----- Forwarded message -----

**From:** Tracey & Steve [REDACTED]  
**Date:** Fri, Dec 17, 2021 at 9:10 AM  
**Subject:** Re: Summary  
**To:** Trevor and Rosemary Newbrook <[REDACTED]>

Absolutely!

Keep up the good work.

Regards

Tracey

On 17/12/2021 09:07 Trevor and Rosemary Newbrook <[REDACTED]>:

Hi Tracey

Thanks for your support and all the work you have done - we appreciate it.

Are you happy for us to share the summary you did about the newspaper article with our legal team ?? Thanks.

Kind regards Trevor

***Trevor & Rosemary Newbrook***

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:

COLLEEN JOY AND KENNETH JOHN ALLEN

(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.

This is my submission

Our mental health and wellbeing is affected by the continued use of the listed Motels to house the homeless.

The social needs of the homeless are not being met, and neither are the needs and security of neighbourhood residents.

We personally have witnessed/endured the following:

1. Antisocial and aggressive behaviours (yelling, swearing, arguing) on the street outside our property.
2. Drug consumption.
3. selling of drugs (reported to police on 3 occasions ).
4. Theft of property (garden statue) (reported to police)
5. Use of street as footpath, hindering vehicle usage.
6. Congregation on the street on Sumner Street outside Motels, causing me to stop my vehicle when turning from Fenton Street to drive down Sumner Street to my home.

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:

see above as listed

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: COLLEEN ALLEN AND KEN ALLEN

Date: 06/07/2022

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone box]

Email: [Redacted email box]

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)

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

This is a submission on an application from:

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

for a Resource Consent to: \_\_\_\_\_

\_\_\_\_\_

at: \_\_\_\_\_

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

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

\_\_\_\_\_

*[Give Details]*

My submission is:

\_\_\_\_\_

\_\_\_\_\_

*[include –*

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

I seek the following decision from the consent authority:

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

**Note to submitter:**

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

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



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: Donald James Grigg (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 existing site and Motel Buildings for Contracted Emergency Housing

at: 284 - 286 Fenton St Rotorua

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

Emergency Housing for the Homeless for 5 yrs.

Signature of submitter (or person authorised to sign on behalf of submitter): D Grigg
Address for service of Submitter: 3010
Telephone:

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

The specific parts of the application that my submission relates to are:  
 \_\_\_\_\_The use of tourist accomodation being used in this manner

\_\_\_\_\_

*[Give Details]*

My submission is:  
 \_\_\_\_\_This is a follow up to my submission on all the other motels applying for this consent and the same reasons apply. That is that the Fenton St accommodation should be used as it was intended and that we are a tourist town and should not let our showcase front door be used in a detrimental manner. \_\_\_\_\_

\_\_\_\_\_

*[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 consent authority decline this application including all applications for motel’s to convert to long time accommodation houses

\_\_\_\_\_

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

Doc No: IT-2044 (1 June 2005)

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

**Note to submitter:**

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

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

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

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

RC17647	LAKE ROTORUA MOTEL – 131 LAKE RD ROTORUA
R17648	ALPIN MOTEL – 16 SALA ST 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 & UNION ST 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
RC17893	APOLLO MOTEL, 7 TRYON ST ROTORUA

My Mum and Dad are residents of Robertson St and have 2 of the above motels in the immediate vicinity, next door and across the road, and many of the others in close proximity.

For 10 years they have enjoyed the peace and quiet and comfort of feeling safe in Glenholme. Sadly that is no longer and over the past 2+ years they are certainly feeling less than secure. As a wider whanu we are also feeling insecure for them and this causes constant worry. That is not a nice way to live and supposedly be enjoying their golden years at home.

Both parents are 83 years old and Dad is fully immobile, requiring a hoist transfer for any movement within the home. To be living in a challenging circumstance such as this and then also to be feeling unsafe due to the possibility of prowlers and trespassers on our property is extremely upsetting.

There have been instances of prowlers jumping the fence into their property at night, doorbell being rung, shoes stolen from the front step, hearing yelling from the motels, youths and some very odd looking people (sometimes without clothes) constantly roaming the streets night and day, ... and on it goes.

As lifelong residents and rate payers of the Rotorua community it is extremely sad and insulting that the neighbourhood has now become a dumping ground for undesirables with all manner of societal issues landed on the doorstep.


Please take note and hear these concerns, surely this situation CANNOT & MUST NOT continue.

Submitter : Justine Whiston

**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;">Justine Rina Whiston</div> <div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;"> </div> <div style="text-align: center;">(Full Name)</div>
---	--

This is a submission on an application from:  
 \_\_\_\_\_  
 Ministry of Housing & 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:  
 \_\_\_\_\_  
 opposing resource consent for 12 motels to be used for Emergency Housing  
 \_\_\_\_\_  
*[Give Details]*

My submission is:  
 \_\_\_\_\_  
 to oppose this application for resource consent  
 \_\_\_\_\_

Please refer to attached for the reasons and views relating to this  
 \_\_\_\_\_  
*[include –*

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

I seek the following decision from the consent authority:  
 \_\_\_\_\_  
 To 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: _____ 4/7/22
Address for service of Submitter: <div style="background-color: black; height: 40px; width: 100%;"></div>	Telephone: <div style="background-color: black; height: 40px; width: 100%;"></div>
Contact person: <i>[name and designation, if applicable]</i> ..... as above	Fax/email: <div style="background-color: black; height: 40px; width: 100%;"></div>

**FORM 13**

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

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



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

This is a submission on an application from:  
 \_\_\_\_\_  
 Ministry of Housing & 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:  
 \_\_\_\_\_  
 opposing resource consent for 12 motels to be used for Emergency Housing  
 \_\_\_\_\_  
*[Give Details]*

My submission is:  
 \_\_\_\_\_  
 to oppose this application for resource consent  
 \_\_\_\_\_

Please refer to attached for the reasons and views relating to this  
 \_\_\_\_\_  
*[include –*  
 ■ *whether you support or oppose the specific parts of the application or wish to have them amended; and*  
 ■ *the reasons for your views]*

I seek the following decision from the consent authority:  
 \_\_\_\_\_  
 To 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: _____ 
Address for service of Submitter: 	Telephone: 
Contact person: <i>[name and designation, if applicable]</i> _____ as above	Fax/email: 

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

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

RC17647 LAKE ROTORUA MOTEL – 131 LAKE RD ROTORUA  
R17648 ALPIN MOTEL – 16 SALA ST 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 & UNION ST 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  
RC17893 APOLLO MOTEL, 7 TRYON ST ROTORUA

My inlaws are residents of Robertson St and have 2 of the above motels in the immediate vicinity, next door and across the road, and many of the others in close proximity.

For 10 years they have enjoyed the peace and quiet and comfort of feeling safe in Glenholme. Sadly that is no longer and over the past 2+ years they are certainly feeling less than secure. As a wider whanu we are also feeling insecure for them and this causes constant worry. That is not a nice way to live and supposedly be enjoying their golden years at home.

Both residents are 83 years old and Father in law is fully immobile, requiring a hoist transfer for any movement within the home. To be living in a challenging circumstance such as this and then also to be feeling unsafe due to the possibility of prowlers and trespassers on our property is extremely upsetting.

There have been instances of prowlers jumping the fence into their property at night, doorbell being rung, shoes stolen from the front step, hearing yelling from the motels, youths and some very odd looking people (sometimes without clothes) constantly roaming the streets night and day, ... and on it goes.

As lifelong residents and rate payers of the Rotorua community it is extremely sad and insulting that the neighbourhood has now become a dumping ground for undesirables with all manner of societal issues landed on the doorstep.

Please take note and hear these concerns, surely this situation CANNOT & MUST NOT continue.

Submitter : RMorrison

**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-1282925

Date Registered: 11/7/2022

**To:**  
 Chief Executive  
 Rotorua Lakes Council  
 Private Bag R03029  
 ROTORUA

**Name of Submitter:**  
David Slater, Geraldine Slater  
 \_\_\_\_\_  
 (Full Name)



This is a submission on an application from:

Ministry of Housing + Urban Development  
 (Name of applicant)

for a Resource Consent to: use the sites + existing motels, buildings for contract emergency housing for 5 years

at: Please see separate attachment with addresses + consent no.  
 [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:

RC17661

[Give Details]

My submission is:

We oppose consent for 12 "as noted" motels to be used for emergency housing for 5 years. Rotorua tourism, retail, jobs are in decline. Town looks shabby with security of gates, P bags on Jenton St + public frightened to include - venture out

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

I seek the following decision from the consent authority:

Please decline resource consent to MHUD to use our 12 motels in Rotorua 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]

Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature]</u>	Date: <u>Oct 07 2022</u>
Address for service of Submitter: _____ <u>mail</u> 	Telephone: _____ 
Contact person: [name and designation, if applicable] <u>David Slater</u>	Fax/email: _____ 

Please confirm you have received this submission

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:



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 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

SYLVIA PHILLIPS

*(Full Name)*

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

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

**for a Resource Consent to:**

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

**at:**

Lake Rotorua Motel – 131 Lake Road, Rotorua;  
Alpin Motel – 16 Sala Street, Rotorua;  
New Castle Motor Lodge – 18 Ward Ave, Rotorua;  
Malones Spa Motel – 321 Fenton Street, Rotorua;  
Pohutu Lodge – 3 Meade Street, Rotorua;  
Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua;  
Ascot On Fenton – 247 Fenton Street And 12 Toko Street, Rotorua;  
Roto Vegas Motel – 249 Fenton St And 16 Toko Street, Rotorua;  
Midway Motel - 293 Fenton Street, Rotorua;  
Geneva Motor Lodge – 299 Fenton Street, Rotorua;  
Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

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

**My submission is:**

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

Housing and Welfare Responsibilities are the responsibility of Central Government Departments. Ratepayers/Residents are TAX payers as well as Ratepayers so feel Rotorua is paying twice over for the Council welcoming the homeless into Hotels/Motels as soon as Covid hit. This without any thought for the consequences of their action. There was NO consultation with Rotorua residents as the decisions were taken in secret meetings. Only when Restore Rotorua threatened legal action against the Council waving District Plan Notification and Consultation requirements ( in response to Ministry of Housing & Urban Development's Application to change the Consent given to 13 Motels) was the Council forced to engage independent Commissioners to help resolve matters.

The Council has made the housing situation so much worse by accepting disproportionate responsibility for housing New Zealand's homeless - thus creating a Homeless Industry in partnership with the Ministry of Social Development and Ngati Whakaeue that seeks to maintain the inflow of homelessness into our community in perpetuity. We bitterly oppose Consents being given for a further TWELVE Hotels/Motels for at least a five-year period being granted. Social Development Minister Sepuloni stated 'The Emergency Accommodation is meant to be TEMPORARY, The Dictionary defines Temporary as "Lasting only for a short time: not permanent." FIVE MORE YEARS AND COUNTING IS NOT TEMPORARY!

The situation has changed the whole face of Rotorua from a happy, friendly, SAFE Tourist town to one where residents' lifestyles are being adversely affected by the Council's temporary accommodation policies and practices. According to the Ministry of Social Development, a third of the homeless people have no connection with Rotorua.

Fenton Street, once the smart Gateway to our Tourist town has become dirty, scruffy, unsafe, where people are abused verbally and physically. Burglaries and vehicle theft, vandalism, begging and abuse of people are rife. My family and I have witnessed this first-hand.

Five to ten families PER WEEK with NO association with Rotorua are coming here with family harm safety plans. Many of the homeless people suffer from Drug and/or alcohol abuse, displaying vulgar and anti-social behaviours, using disgusting and obscene language, leaving rubbish everywhere. The Council talks of 'Wrap-around services' but there simply are insufficient services available here. The whole situation is having a cumulative detrimental effect on ALL the Services which are being overwhelmed- Police, Hospitals, Mental Health services, Social Services, G.P.'s, schools etc. I feel it cannot be allowed to continue.

Families with children are seeing first-hand the appalling behaviours of other homeless persons , which must be having a most detrimental and frightening effect on those children. I worry for their long-term mental and physical health.

Covid has had a HUGELY detrimental effect on our Tourism Industry, where so many people were employed, and everyone is most anxious to see the return of tourists to our lovely town. However, this is a very small country, and the word is spreading that this is no longer a nice, safe place to visit. Tourists have said they would be reluctant to visit if they may end up in a Mixed-use Hotel/ Motel as they would not feel safe.

Kainga Ora say they cannot guarantee that their new homes will go to people in emergency housing, or even to people currently living in Rotorua.

PLEASE GIVE US BACK OUR TOWN!

**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:

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)

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:**

Gillian Nelson

*(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.

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.

**My submission is:**

I oppose all of the above applications for the following reasons:  
I purchased my unit, [REDACTED] in July 1999. This is my retirement home. My birth date is [REDACTED]. My life has become extremely uncomfortable and nerve wrecking since you started placing your people in The Four Canoes Motel. And also in my local area where I walk, visit friends and shop. I put up with swearing, fighting, intimidation, loud music, men and women jumping over my fence and coming down my driveway, using my outside bath (even though it is locked), theft. My area is not a pleasant place to live and walk. I now have deadlocks on my doors. I have one way permanent blinds pulled down all the time. I have had real estate give me a current valuation. Sadly, for me, I cannot afford to sell and move away.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

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<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)

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

**and:**

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

