

**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> Janet France-Goss _____  _____ <i>(Full Name)</i>
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This is a submission on an application from:

Ministry of housing and urban development

for a Resource Consent to: for 12 motels and sites and buildings to be contracted for emergency housing for 5 years.

To be used for emergency housing here in Rotorua

My submission relates to all 12 motels mentioned in the application process:

- Lake Road Motel - 131 lakes road
- Alpin motel - 16 Sala street
- New Castle Motor Lodge – 18 Ward Avenue
- Malones Motel and Spa -321 Fenton street
- Pohutu Lodge - 3 Meade street
- Union Victoria Motel – 26-28 Victoria street and 5 Union Street
- Ascot on Fenton – 247 Fenton street
- Roto Vegas motel – 249 Fenton St
- Midway Motel – 293 Fenton St
- Geneva Motor Lodge – 299 Fenton Street
- Ann’s Volcanic Motel – 107 Malfroy Road
- Apollo Motel – 7 Tryon Street

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My submission is:

I oppose wholeheartedly all 12 resource consent applications made by the ministry of housing and urban development.

My submission is that the motels need to be returned to their original purpose. The number of people needing emergency housing is 300 (reported on TV News recently), yet this consent is for 1000 over 5 years. Where are all these people coming from – not all from the local community. What will happen in 5 years – probably extended. Rotorua does not need to this type of emergency housing any more. The current motels being used and the people living in them have been detrimental for the town due to the increase in antisocial behaviour and crime. Crime and other antisocial behavior is commonplace in the areas currently accommodating emergency housing providers.

The current emergency housing needs to cease as it has severely damaged Rotorua’s reputation for tourism and as a place to live in. Rotorua has provided emergency housing throughout the current pandemic times but now this needs to come to an end.

Rotorua should not be burdened to provide emergency housing for other regions. This responsibility should not fall on the Rotorua community’s shoulders and other regions need to step up and provide emergency housing solutions.

Emergency accommodation has brought an undesirable element to our community. It no longer feels safe for me or anyone to walk around town at night. I used to run along Fenton street in the evening but no longer do so because of the increased number of people outside the current emergency housing motels. I have been called rude and nasty names on those occasions I have run down Fenton Street.

Our community doesn't have the resources or professional agencies equipped to accommodate the needs of so many. Where will the wrap around services come from to support 1000 additional people who will all have social and physical needs. Services are already strained for 300 people. Housing 1000 additional people in emergency housing will have a knock on effect to health, schools and other social agencies.

It is time to return Rotorua to the beautiful and safe city it once was. Rotorua should not be the last resort for other regions emergency housing needs.

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[  
I seek the following decision from the consent authority:  
To decline these resource consent applications in their entirety. The motels need to be returned to their original purpose as short term accommodation for travellers and visitors.

**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.

Signature of submitter (or person authorised to sign on behalf of submitter): J f Goss.....	Date: 6/07/22
Address for service of Submitter: [REDACTED] [REDACTED] [REDACTED]	Telephone: [REDACTED]
Contact person: [name and designation, if applicable] .....	Fax/email: [REDACTED]

**Note to submitter:**

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

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

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:

Lynne Reardon

(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:**

Attached as a separate document.

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: Lynne Reardon

Date: 6/7/2022

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-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)

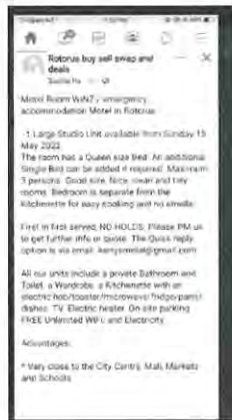
## Submission from Lynne Reardon

As a long term resident of Rotorua I have been increasingly dismayed at the significant impact that the use of motels for emergency housing, on and around Fenton Street, has had on Rotorua.

The impacts include reduced safety of residents, intimidation by some users of the emergency housing on passersby, a decline in the tourism experience due to increased anti-social behaviour caused by some residents in the emergency housing motels. Reading the Daily Post provides evidence on a daily basis of the increased negative impact of the use of the motels for emergency housing. The surrounding area has become a centre for anti-social behaviour in a very visible location.

I used to regularly walk down Fenton Street to the lake front but no longer feel able to because of the congregation of young men and women outside the motels and the cat-calling and generally negative comments that they generate. Not a good look for a tourist town.

As a teacher and mother I have had reports from many of our young women that they do not feel safe going into the CBD by themselves because of the increased number of people on the streets who intimidate them by their aggressive anti-social manner.



The increase in the number of people requiring emergency housing in Rotorua has been exacerbated by the use of the motels. The expression “you build it and they will come” is evident. Some of these motels have been advertising for the last two years for “MSD Clients only/or WINZ quotes, to occupy thermally heated units with spa and sky television! Despite Council stating that the advertising was to stop it is still happening on social media and is attracting people who have no affiliation to Rotorua and some who may whakapapa back to Rotorua, but who were not living here prior to requiring accommodation.

I have forwarded an Official Information request to MHUD with the following questions. I asked for a response prior to the deadline for this submission, but as yet I have had no response:

1. How many motels located in Taupo is the Ministry applying for resource consent to use for emergency housing.
2. How many motels located in Tauranga is the Ministry applying for resource consent to use for emergency housing
3. How many motels located in Queenstown is the Ministry applying for resource consent to use for emergency housing
4. How many motels located in Hamilton is the Ministry applying for resource consent to use for emergency housing
5. What controls/safeguards will the Ministry put in place to ensure that the motels do not cause the disruption/antisocial behaviour/increased cost to ratepayers that Rotorua residents have already experienced from the use of motels for emergency housing in Rotorua.
6. What targets will the Ministry have to comply with to ensure that there is no loss of tourism/compromised safety of residents/ increased anti-social behaviour caused by the use of Rotorua motels for emergency housing.

7. What guarantees can the Ministry give Rotorua people that the motels will not be used to house people who are not currently living in Rotorua.

There is no doubt that there is a need for emergency housing for a few Rotorua residents in the current housing shortage, however, there is evidence that many of the current residents in emergency housing motels were not residing in Rotorua prior to becoming homeless. They should not be allowed to come here if they were not residing here prior to becoming homeless. We had 56 people who required housing at the start of Covid. After two years we have over 1,000. There is also evidence that the current housing crisis is rapidly abating with rental properties taking longer to tenant and rents starting to decline. (Daily Post 6/7/2022). This begs the question – why 5 years?

The location of the motels for this activity is not conducive to Rotorua re-establishing itself as the tourist mecca that it was recognized as, prior to Covid. I have heard many stories of tourists visiting the attractions of Rotorua but bypassing it for accommodation in favour of Tauranga or Taupo because of the widespread knowledge/perception of MSD mile. There are locations that could be used to provide the services proposed, other than Fenton Street which is so visible to our visitors.

MHUD has targets to reduce homelessness and provide emergency housing for the whole of NZ but they do not have targets around protecting Rotorua as a welcoming tourism centre. Rotorua has a reputation for showing manaakitanga to its visitors but the behaviour of some of the residents of the current motels are threatening that reputation and 5 years is way too long for Rotorua to suffer the social ills that this activity will bring. This article from the Herald dated 3 July shows the fall from grace of Fenton Street – once known as the Golden Mile and now used to depict poverty in NZ.

There must be a sinking lid on the number of residents in the current motels being used for emergency housing and the District Plan has to be enforced to restore Rotorua's pre-covid reputation as a welcoming and safe place for residents and tourists alike. Rotorua Lakes Council should be ashamed that the situation has been left to develop as it has. It is situations such as this that the District Plan is supposed to prevent and the lack of enforcement of it, is a sad indictment on a Council that has ignored its' responsibility to its residents.



Lynne Reardon

**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>  Lynne Reardon
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This is a submission on an application from:

[MHUD RC 18244](#)

for a Resource Consent to: [Use the existing site and motel buildings for contracted emergency housing](#)

at: [284-286 Fenton Street](#)

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

[The contracting of an activity that is in breach of the District Plan, a document that has been consulted over and agreed to by the residents of Rotorua.](#)

My submission is: [Against the Resource consent being granted and is specific points are attached.](#)  
*include –*

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

I seek the following decision from the consent authority:

[To decline the resource consent application and enforce the District Plan.](#)

**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): <a href="#">Lynne Reardon</a>	Date: <a href="#">28/8/2022</a> .....
Address for service of Submitter:  [REDACTED], Rotorua	Telephone:  [REDACTED] .....
Contact person <a href="#">Lynne Reardon</a>	Fax/email:  [REDACTED]

**Note to submitter:**

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

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## Submission from Lynne Reardon

As a long term resident of Rotorua I have been increasingly dismayed at the significant impact that the use of motels for emergency housing, on and around Fenton Street, has had on Rotorua.

The impacts include reduced safety of residents, intimidation by some users of the emergency housing on passersby, a decline in the tourism experience due to increased anti-social behaviour caused by some residents in the emergency housing motels. Reading the Daily Post provides evidence on a daily basis of the increased negative impact of the use of the motels for emergency housing. The surrounding area has become a centre for anti-social behaviour in a very visible location.

I used to regularly walk down Fenton Street to the lake front but no longer feel able to because of the congregation of young men and women outside the motels and the cat-calling and generally negative comments that they generate. Not a good look for a tourist town.

As a teacher and mother I have had reports from many of our young women that they do not feel safe going into the CBD by themselves because of the increased number of people on the streets who intimidate them by their aggressive anti-social manner.



The increase in the number of people requiring emergency housing in Rotorua has been exacerbated by the use of the motels. The expression “you build it and they will come” is evident. Some of these motels have been advertising for the last two years for “MSD Clients only/or WINZ quotes, to occupy thermally heated units with spa and sky television! Despite Council stating that the advertising was to stop it is still happening on social media and is attracting people who have no affiliation to Rotorua and some who may whakapapa back to Rotorua, but who were not living here prior to requiring accommodation.

In response to an Official Information request to MHUD they stated that they have not applied for Resource consent to use motels for long term emergency housing in any other area in New Zealand. I find it very hard to believe that Rotorua is the only centre in NZ that has a housing shortfall that requires such drastic action. This also reinforces the believe that Rotorua is being used to accommodate people from other areas who require housing.

The following response from MHUD needs to be challenged:

“ A Social Impact Assessment was carried out by BECA as part of the resource consent applications for the 12 motels. This noted that the provision of services and security were effective in mitigating the impacts on the wider community in addition to the improved outcomes for the individual and whanau. The Social Impact Assessment was provided as supporting information for the resource consent applications and concluded the effects of using motels as contracted emergency housing were very low to negligible.”

The authors of this report – BECA consultants should hang their head in shame for publishing this report – it is where the term “damn lies and statistics” comes from. Every Rotorua resident will tell you of the negative impact of the emergency housing activity on Fenton Street and surrounding areas and the headlines of the Daily Post over the past 2 years on the decline of this area will confirm it. The following conclusion from the Beca report needs to be challenged:

“Tourism Character - The impact on the tourism experience and reputation Wider community Negligible to very low negative – more likely to negatively impact when clustered with other motels supplying emergency or longer term occupancy.” Which is exactly what will occur with 13 motels being used in and around Fenton Street for up to 5 years – so how do they state negligible to very low negative?

There is no doubt that there is a need for emergency housing for a few Rotorua residents in the current housing shortage, however, there is evidence that many of the current residents in emergency housing motels were not residing in Rotorua prior to becoming homeless. This was confirmed in the Property Group report presented by Alice Blackwell Senior Planner in response to additional information in regards to the resource consent request:

“This research has found, that of the 1,121 people who entered emergency housing in Rotorua in 2021: • 778 (69%) were already living in the Rotorua TLA one month before entering emergency housing • 208 (19%) were living in one of the neighbouring TLAs one month before entering emergency housing, where often the supply of emergency housing is limited • 135 (12%) came from other TLAs across New Zealand or had an unknown address one month prior to their stay in emergency accommodation.”

This means that 31% of people accommodated in 2021 were not from Rotorua. How many since 2021?

People should not be allowed to come here if they were not residing here prior to becoming homeless. We had 56 people who required housing at the start of Covid. After two years we have over 1,000. There is also evidence that the current housing crisis is rapidly abating with rental properties taking longer to tenant and rents starting to decline. (Daily Post 6/7/2022). This begs the question – why 5 years?

The location of the motels for this activity is not conducive to Rotorua re-establishing itself as the tourist mecca that it was recognized as, prior to Covid. I have heard many stories of tourists visiting the attractions of Rotorua but bypassing it for accommodation in favour of Tauranga or Taupo because of the widespread knowledge/perception of MSD mile. There are locations that could be used to provide the services proposed, other than Fenton Street which is so visible to our visitors. What effort has MHUD made to look for alternatives. I note that MHUD has just acknowledged that the Four Canoes (hosting and activity that is not provided for in the District Plan and no resource consent applied for) is not suitable for the high risk clients that have been accommodated there due to the risks posed to the public. (Daily Post 28 August 2022) The article states "We also acknowledge the concerns of the community, and this is why work is underway to explore alternative accommodation options." Two years after the activity (that is not allowed under the District Plan) started – they will look for alternatives. My question is what other alternatives have been explored to resolve the issue in totality. I suspect none.

MHUD has targets to reduce homelessness and provide emergency housing for the whole of NZ but they do not have targets around protecting Rotorua as a welcoming tourism centre. This was confirmed in their response to my OIR.

“Although there are not specific targets regarding the external effects of using motels as contracted emergency housing, each service provider has complaints management procedures in place to address concerns as they arise. As noted the evidence from the Social Impact Assessment suggests that any effects are very low to negligible. Specific targets may be an outcome from the resource consenting process.”

Rotorua has a reputation for showing manaakitanga to its visitors but the behaviour of some of the residents of the current motels are threatening that reputation and 5 years is way too long for Rotorua to suffer the social ills that this activity will bring. This article from the Herald dated 3 July shows the fall from grace of Fenton Street – once known as the Golden Mile and now used to depict poverty in NZ.

There must be a sinking lid on the number of residents in the current motels being used for emergency housing and the District Plan has to be enforced to restore Rotorua’s pre-covid reputation as a welcoming and safe place for residents and tourists alike. Rotorua Lakes Council should be ashamed that the situation has been left to develop as it has. It is situations such as this that the District Plan is supposed to prevent and the lack of enforcement of it, is a sad indictment on a Council that has ignored its’ responsibility to its residents. We are a country that is governed by rule of law and as such the District Plan should be enforced equally for everyone – Rotorua Lakes Council has not enforced the District Plan equally on behalf of its residents.

Lynne Reardon



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: Michael Thorne (Full Name)

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

for a Resource Consent to: Contracted Emergency Housing in Motels at: various motels 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: Public security and well being of persons using the emergency housing [Give Details]

My submission is: I am opposed to the continuing use of the motels and accommodation providers for emergency housing for persons with no available accommodation on the grounds of: A significant number of persons using the emergency accommodation have behavioural issues leading to harm to the general public; Theft and assaults on the public by emergency accommodation users; Deterioration in the Fenton Street environment from a peaceful environment conducive to tourism to one of litter, rubbish, social deprivation and a generally intimidating environment; People without behavioural issues using the emergency accommodation are intimidated and under stress; Insufficient welfare is being provided for the emergency accommodation users and the buildings are inappropriate for the behavioural challenged persons; Police have insufficient resources to control the anti social behaviour including open drug dealing; The emergency accommodation is discouraging tourists from visiting Rotorua which is affecting the local economy.

I am not against provision for the homeless and fully appreciate the need to provide those that are behaviourally challenged with the correct support. This is not achieved by placing them in inappropriate motels which leads to a bad outcome for all concerned.

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

I seek the following decision from the consent authority: Rotorua Lakes District Council should oppose 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): Michael Thorne .....	Date: 6 July 2022.....
Address for service of Submitter: [REDACTED] .....	Telephone: [REDACTED] .....
Contact person: [name and designation, if applicable] .....	Fax/email: .....

**Note to submitter:**

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

Municipality of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: cease the sites and existing boundaries for  
certified emergency housing for five years

at: RE MB61- see attached  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

as attached

[Give Details]

My submission is:

Please see attached opposing resource consent for 12  
molds to be used for emergency housing for five years.

[include -

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

I seek the following decision from the consent authority:




To decline resource consent to MHUD to use 12 Rotorua  
molds as emergency housing for five years.

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Raewynne Williamson</u>	Date: <u>July 2002</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] _____	Fax/email: 

I am opposed to all sites noted below been given Resource consent to operate as Emergency housing for 5 years or any contracted term.

RC17647 – LAKE ROTORUA MOTEL – 131 LAKE ROAD, ROTORUA  
RC17648 – ALPIN MOTEL – 16 SALA STREET ROTORUA  
RC17650 – NEW CASTLE MOTOR LODGE – 18 WARD AVENUE ROTORTUA  
RC17662 – MALONES MOTEL -321 FENTON STREET ROTORUA  
RC17661 – POHUTU LODGE – 3 MEADE STREET, ROTORUA  
RC17673 – UNION VICTORIA MOTEL – 26 – 26 VICTORIA STREET, ROTORUA  
RC17887 – ASCOT ON FENTON – 247 FENTON STREET, ROTORUA  
RC17889 – ROTO VEGAS MOTEL – 249 FENTON STREET ROTORUA  
RC17890 – MIDWAY MOTEL – 293 FENTON STREET, ROTORUA  
RC17891 – GENEVA MOTOR LODGE – 299 FENTON STREET, ROTORUA  
RC17892 – ANN’S VOLCANIC – 10 MALFROY ROAD, ROTORUA  
RC17893 – APOLLO MOTEL – 7 TRYON STREET, ROTORUA

The abovenamed motels/motor lodges should not be used for emergency housing for five years. The name of Rotorua has been disgraced by the patrons living in these emergency housing complexes and this can be verified by the messages put on the Rotorua Chat page on facebook.

The operators of these facilities are not being honest when advertising their facility for accommodation. It is worrying to see the many negative reports on tourist pages etc about how the facilities were not up to standard and also the negative effect emergency housing clients made them feel when staying at some of the facilities.

Rotorua was a famous tourist town and known, especially Fenton Street, for the choice of accommodation places that people could stay. This is certainly not the case now.

I live in town and I have noticed an increase in people walking around town making one feel unsafe. I have never felt this before. I don't feel safe walking in the mornings by myself and certainly would not walk when I used to, i.e. first thing in the morning or after work.

Also the crime rate has increased considerably. A lot of these people committing crimes are not from Rotorua.

Rotorua is a completely different place to live in now. I have lived here all my life and I can see the negative effect of what emergency housing is doing to the town. Having emergency housing facility where you group people in one facility, is not good for the town and certainly not a suitable place to raise children.

I am not sure where all these people used to live around New Zealand before it was decided to change the accommodation houses in Rotorua to emergency accommodation. We have never had this before in Rotorua. Rotorua used to be a lovely place to live, the walks available the lakefront development etc but now even sometimes in the middle of the day, it is not a safe place to meander by oneself.

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:**

Jill Wong

*(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:

I have lived in my unit at [redacted] for over 10 years. I live next door to my 79 year old mother who also lives in her own unit for 20 years. We have lived there happily until the Motel [redacted], Gibson Court Motel has been used for emergency housing during the past 2 years. This Motel is not listed above but I know from experience the effect they have had on locals living close to these motels. Our small back courtyard fence [redacted]. Listed below are the incidents and social issues I/we have had to deal with.

1. Dog faeces and toilet paper thrown over the fence into my back courtyard. Because the clients were hiding a dog which was living their vehicle. Food scraps thrown over the fence into my back courtyard.

2. Strange men knocking at my door all hours of the day and night looking for the prostitute that was staying next door. Same room number [redacted]

3. Police armed defenders closing off our street, and parking in our driveway because a "wanted" man was hiding in the unit [redacted] believed to have a firearm.

4. Loud music playing, bad language and drinking any night of the week or weekends. Live cigarette butts thrown over the fence burning holes into whatever they land on in our backyards. Lucky our units didn't burn down.

5. Ive had to consider calling the Police listening to woman being abused by drunken visitors in the unit [redacted]. I am concerned for woman and children living in motels and the long term effects on children not having a home. There has been no security guard employed to monitor drug drop offs or any other issue of who comes and goes. I have hid from drug induced men ranting and raving as they walk past our cars and units.

6. I don't walk at night anymore as I am afraid for my safety. I used to walk down Fenton Street daily but not any more its not safe . I worry for any future tourists who used to enjoy walking down Fenton Street to Countdown. This would not be safe. I fear they may be robbed or abused.

7. I worry for my elderly mother's safety when she has to toilet her old dog on the field opposite our units in the early hours of the morning. My elderly mother has spent days crying at the stress of worrying about what the future holds with the motel [redacted]. She doesn't want to move and nor do I as we like the location. My mother has a great network of friends . My elderly mother is constantly picking up empty beer cans and wine bottles off the streets. We can't leave our backdoors open anymore. We don't want to move but don't want to be in fear of our safety also.

8. Living in Fenton Park I have watched the decline of Fenton Street. The Motels have gone to wrack and ruin. Do the owners take advantage of this situation?, who is making them accountable for upkeep and maintenance ? meanwhile our once awesome city's reputation fades. Do we expect no tourists for 5 years? Why 5 years? Lastly I worry for my young adult children building a life in Rotorua . They are worried about sending children to school here, jobs etc. I hope they don't also move out of Rotorua like friends have already done. What is the plan to reduce motels being used for emergency housing and resource the wrap around support services?

I oppose all of the above applications after living in Rotorua for most of my life I worry about its future, our safety and the decisions being made.

**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: Jill Wong

Date: 07/07/22

Address for service of Submitter:  
[redacted]

Telephone: [redacted]

Email: [redacted]

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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

**and:**

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

FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Margaret Elizabeth Hickson

*(Full Name)*

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

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

**for a Resource Consent to:**

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

**at:**

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

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

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

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

Doc No: IT-2044 (1 June 2005)

File Nos:

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

**My submission is:**

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

Please see my attached response.

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:

**Submission From:** Margaret Elizabeth Hickson

I'm appalled and disgusted at the complete lack of respect, transparency and oversight from MSD and local Government regarding the emergency housing situation Rotorua now finds itself in.

I'm a pensioner, living alone as many of us are, in the Rotorua Pensioner flats. I'm very frightened and concerned that the vacant section next to these flats is now being used for emergency housing. It would have been a far smarter option to make this land available for pensioners.

It concerns me greatly that there's only a wooden fence dividing these new emergency houses from the pensioner flats. I read in our local paper almost daily of the abuses, partying lifestyle, violence and disturbances from these occupants to locals occupying motels and other accommodation, so I have a nightmare fear of this happening around me too.

There's a complete disregard and lack of respect to people and property, from these occupants for everyone and everything around them.

This situation of locating emergency housing next to the most vulnerable members of our community is shameful and disgraceful. We already feel like the 'forgotten generation' and this situation only confirms it!

We don't want to hear the violent outbursts that Fenton Street has a regular basis, we don't want to have drug deals done, we don't want our personal space invaded by these disrespectful, rude and frightening occupants.

MSD and Council clearly have no concerns for our socialization, wellbeing and health of the Rotorua community at large, let alone, our fragile pensioners who even now, are too frightened to leave their homes unless they really have to for fear of being accosted or worse!

I have been verbally assaulted sitting at my bus stop and on a bus. At my time of life I should not have to put up with this. I've also had the terrifying experience of walking in our city and having to decide if I should walk pass a group of these homeless/emergency housing occupiers who congregate in groups outside shops, supermarkets and pathways.

Each and every time I have no choice but to put myself in mental and physical harm as I have experienced their abuse before. Abuse from them is commonplace and daily in Rotorua and is completely avoidable and totally unacceptable for the rest of the community to put up with this situation.

Providing new emergency homes to house these people is a farce! They're already abusing and vandalising the motels they're in, so the pattern is now set and when they get into a brand new home .... Nothing is going to change. What a complete waste of time, energy and taxpayer money.

These occupiers have far too much time on their hands. They feel absolutely entitled to everything being handed to them on a plate.

They are certainly not looking for work and MSD don't seem to be encouraging this either. They are literally paid to sit around, drink, be abusive, vandalistic and do drug deals. Why are they not made to participate in any meaningful and positive contribution to our city?

Is this how you think taxpayer money is well spent? Disgraceful.

Before the flood of the emergency housing occupiers prior to 2019, Rotorua had approximately 1,000 or so homeless itself. Rotorua would be quite happy to accommodate these people but not those bussed in or sent here from other parts of the country which now total around 3,500. Our city, medical centres, hospital and police just can't support these huge numbers.

Rotorua deserves better. Rotorua deserves to be consulted BEFORE decisions are made. We put the councillors in office and yet they're not listening to the ratepayers and people of Rotorua. They and MSD are secretive and underhanded and are only creating a more tense and unhealthy vibe in the city.



Margaret Elizabeth Hickson



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:**

Maria Hardy

*(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:

I am very concerned that the initial 'emergency housing' situation that arose due to COVID-19 AND was supposed to repatriate the homeless back from where they came by April 2021, has now become a very serious issue for Rotorua.

This initial short-term 18 month temporary emergency housing has now catapulted into a huge influx of people from OUTSIDE OF ROTORUA putting enormous pressure on our hospital, emergency services, community and accommodation.

Rotorua have to sacrifice our businesses and tourism as there's very limited accommodation here. The accommodation that is available for tourists is not well utilised due to the fact many of the emergency housing occupants are violent, aggressive, conduct drug deals, vandalise property and have created an 'unsafe' environment.

The financial impact and effect on our businesses and local economy is enormous and one we're NOT likely to recover from until this ridiculous long-term situation of illegal motel usage is stopped.

I feel Rotorua has become a dumping ground for anyone on MSD's list who wants to come here. It's just a paper game, moving them from one Government list to another! There's no one at MSD checking on these people to make sure they respect where they are; or keep them in line if there's continuing problems - which there continues to be!

I seek the following decision from the consent authority:

That each of the above applications be declined.

~~XXXXXX~~

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

I affirm that this is the submission of:

*Maria Hardy*  
*Maria Hardy*

Date: 1-7-22

Address for service of Submitter:

Telephone:

Email:



**FORM 13**

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Warwick Stanley 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;  
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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.



I've worked my entire life. Paid taxes and was part of my community. I am Rotorua born and bred. Never in my 70+ years have I ever felt more disgust and anger at how Rotorua has been abused by Local Government AND MSD. I deserve, as do all other residents of Rotorua, to have a peaceful, caring, community environment. Everything our community is currently NOT!


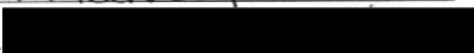
Our own Mayor is not listening to the community, who have had, on many occasions, told her that enough is enough. We are not the dumping ground for the rest of the country's emergency housing occupants. We've told her and Council, that a large majority of these emergency occupants are bussed in from other parts of the country, which she had initially disputed. My wife attended one of the several community meetings over the last few years to discuss this issue, and there were a number of emergency housing occupants at these meetings too. One of whom got up and spoke about how unsafe he felt for himself and family who were housed with some very unsavoury people.

Rotorua community have not had the respect or courtesy of any hui or consultation PRIOR to any MSD applications for emergency housing being made or Local council decision making. MSD applications have been made 'behind closed doors' and the community unaware of this deceitful tactic, until recently.

We are ratepayers paying tax. Our voice must be heard, and action taken appropriately as the community have appointed them to Council. They must listen to the community and not be swayed or coerced by MSD or other Government departments.

I'm sick and tired of walking past these people who, oftentimes are hanging around begging outside of alcohol places, cursing and being generally abusive to anyone who walks by. Why are the community responsible for these people who take drugs, drink, are violent and the rest of us having to find housing for them! This is their lifestyle choice. Moving into a home will not change their ways! A complete drain of taxpayer money on these people who don't contribute positively at all to society.

**Warwick Stanley Robinson** — 

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

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: Use sites and existing buildings, in Rotorua, for contracted emergency housing for a period of five years.

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

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

[Give Details]

My submission is: Please refer to the attached.

[include -

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

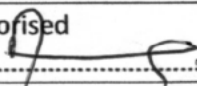
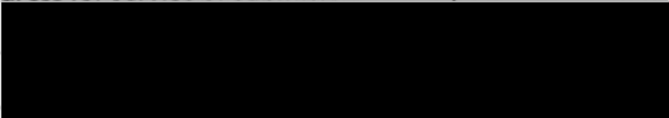

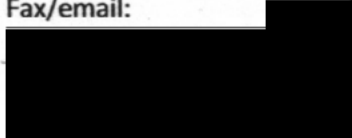
I seek the following decision from the consent authority:

To DECLINE the resource consent application to MHUD to use the 12 motels as emergency housing, in Rotorua, for five years.  
[Give precise details, including the general nature of any conditions sought]

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): 	Date: <u>5/7/22</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and <u>Pamela Jean Murray,</u>	Fax/email: 

Pertaining to all of the sites listed for emergency housing resource consent for the next five years duration....listed...

I have huge concerns over the way our streets and in general Who feels these motel units are adequate accommodation for people who require emergency housing?

Being couped up in a small unit with young children.... and frequently the pet dog.....with the footpath to play on and a busy road running alongside...children are frequently seen unsupervised in these areas. The rubbish accumulating along the street, the cones and security guards present, the police cars attending these motels so frequently, the abuse hurled at passers by, the broken windows and belongings strewn outside the doors as the place they are housed in does not give them sufficient area to house their belongings... the intimidation makes these areas unsavoury for the rest of the community. Not only the community at large, but those who do not behave in an unsociable manner, who are also housed in these places alongside those with no 'social graces', no doubt feel intimidation,.

The regular walk taking in Fenton Street and Malfroy road are no longer able to be used due to feeling unsafe and intimidated .

Rotorua City has become a disgrace....so much for our tourism!

I totally oppose the application concerning the Resource Consent.

Pamela Jean Murray



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> D.G. JEFFERY (Douglas Gordon) [Redacted] (Full Name)
---	---

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

for a Resource Consent to: Use sites and existing buildings, in Rotorua,  
for contracted emergency housing for a period of five years.  
 at: \_\_\_\_\_  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
The use of the attached addresses for contracted  
emergency housing for the next 5 years.  
 [Give Details]

My submission is:  
Please refer to the attached.  
The poor state of the places in question, the intimidation  
not only to passers by - but to genuine users of the facilities  
 [include -  
 • whether you support or oppose the specific parts of the application or wish to have them amended; and  
 • the reasons for your views]

I seek the following decision from the consent authority:  
To DECLINE the resource consent application to MHUD to use  
the 12 motels as emergency housing, in Rotorua, for five years.  
 [Give precise details, including the general nature of any conditions sought]

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature] - POA</u>	Date: <u>5/7/22</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and <u>P. Murray</u> ]	Fax/email: [Redacted]

- RC17886 – Orion Victoria Motel – 20-28 Victoria Street & 5 Union Street, Rotorua
- RC17887 – Ascot on Fenton – 247 Fenton Street and 12 Toko Street, Rotorua
- RC17889 – Roto Vegas Motel – 249 Fenton St and 16 Toko Street, Rotorua
- RC17890 – Midway Motel - 293 Fenton Street, Rotorua
- RC17891 – Geneva Motor Lodge – 299 Fenton Street, Rotorua
- RC17892 – Ann's Volcanic - 107 Malfroy Road, Rotorua
- RC17893 - Apollo Motel – 7 Tryon Street, Rotorua

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:**

Josh Bannan

*(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: As a ratepayer I do not believe a council funded by the ratepayers should be allowing out of town homeless people to be provided temporary accommodation in Rotorua. They should be housed in their own community.

The reputation and desirability of Rotorua as a place to live has been negatively effected.

Rotorua District Council needs to work in managing community development for its ratepayers not aggressively against them.

Shame on you.

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 R03029 ROTORUA	<b>Name of Submitter:</b> <u>Graeme Reginald Quilty</u>  (Full Name)
---	---

This is a submission on an application from:

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: Use sites and existing buildings in Rotorua for contracted emergency housing for a period of five years, see separate attachment with the consent numbers.  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:  
All Resource consent applications Contracted Emergency Housing Attached Doc  
[Give Details]

My submission is:

Is against the uses of these Motel used as Emergency Housing see attached statement & a copy of our Victim Impact statement from the burgling.  
[Include:  

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

I seek the following decision from the consent authority:

Decline resource consent to MHUD to use 12 Motels as emergency housing in Rotorua 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>Graeme Quilty</u>	Date: <u>7-07-2022</u>
Address for copies of submission: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Graeme Reginald Quilty</u>	Fax/Email: [Redacted]

Graeme Reginald Quilty Submission regarding motel buildings for contracted emergency housing.

DOC NO: rdc-1267945

QUOTE: 6221322

It is very concerning and upsetting that the motels mentioned are to be continued to be used for emergency housing long term. These premises are not appropriate for long term tenancies and the negative effects they are having for the people living on the premises but the social problems they are causing with drug, alcohol, abuse and gangs and problems for the residents are escalating within the area.

I have lived in Glenholme for 15 plus years and over the last 2 years have not only noticed the unrest, but also the decline in social standards and am experiencing the negative effects on a daily basis.

Not only have we been burgled, but we are continually abused, stared down and find it very unsafe and unsettling when we venture out of our premises. We can no longer go for walks in our neighbourhood without being abused or vulgar comments being made to us on a regular basis, we used to enjoy this past time, we tried riding our bicycles but find it is also happening when we ride around the neighbourhood. We now prefer to go to other towns where we feel 'safer' and can enjoy these freedoms without being abused or hearing negative comments.

It is sad that we are expected to now live with these people in our neighbourhood who bring the standard of living down to what I can liken to the overseas 'slums'.

Rotorua used to be a town I was proud of and a town that people I know used to enjoy visiting, our friends and family from out of town now prefer NOT to come to Rotorua. Rotorua is now getting a reputation for being a 'slum' town full of homeless people; we know that other cities have also sent to Rotorua to enhance the problem as I have spoken and heard from people who have been moved here from other towns by WINZ. I believe it is estimated at approximate 21% from out of town and question why has this been allowed to happen.....I presume it was because we had the hotels vacant due to restrictions from covid.

I sympathise and can fully understand the views from the tourist operators whose livelihoods and those of others depend on the money that tourism brings to Rotorua, many, many, people are now choosing elsewhere to visit as they feel safer and are welcomed.

I question daily why has this been allowed to happen to which was once a great place to live.



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**

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

(Not to be retained unless authorised. Return this copy/original and all other copies to the Court)

NOTE: As OC you must ensure the VIS's are scanned and the original(s) placed on the prosecution file

# VICTIM IMPACT STATEMENT

Name: **GRAEME REGINALD QUILTY**

File: **210312/2286**

*The victim must be informed:*

- that the information is being ascertained for submission to the judicial officer sentencing the offender if they are found guilty or plead guilty to the offence;
- that the information might also be used by a judicial officer for the purpose of giving a person accused of the offence a sentence indication;
- that the information must be true
- that the information must be recorded and may be verified in the manner set out at the bottom of this form; and
- about who may properly see or make or keep copies of the information ascertained, and about the orders, directions, and conditions, relating to disclosure and distribution of it, that may be made.

Statement to take narrative form and to cover the following:

**Victims details** if appropriate

- eg, age, occupation, gender, living arrangements/marital status, relationship to offender (if any), ethnic origin.

**Physical injuries**

- include type and extent of injuries, long/short term effects, whether treatment / absence from work / hospitalisation reqd, medical/dental reports.

**Financial costs**

- include costs of treatment, replacement/repair costs, loss of wages/income, incidental costs.

**Emotional harm**

- include changes in behaviour, lifestyle, personal reaction. Include details of treatment, counseling as appropriate. Attach any relevant reports.

**Any other effects**

Statement to take narrative form and to cover the following:

**Victims details** if appropriate

- eg, age, occupation, gender, living arrangements/marital status, relationship to offender (if any), ethnic origin.

**Physical injuries**

- include type and extent of injuries, long/short term effects, whether treatment / absence from work / hospitalisation reqd, medical/dental reports.

**Financial costs**

- include costs of treatment, replacement/repair costs, loss of wages/income, incidental costs.

**Emotional harm**

- include changes in behaviour, lifestyle, personal reaction. Include details of treatment, counseling as appropriate. Attach any relevant reports.

**Any other effects**

My name is Graeme QUILTY and I am a 54 year old male of Rotorua.

As a result of this burglary, I am out of pocket by \$250.00 This was the insurance excess I had to pay for all the items stolen.

I'm not feeling too bad about things now as time has gone on, but at the time I was pretty angry and upset.

There were people at home at the time this guy was inside my house. I think of all the potential things that could have gone wrong had they come face to face with the intruder.

I have given the information in this Victim Impact Statement knowing that it is for submission to the judicial officer sentencing the offender and might be used by a judicial officer for the purpose of giving a person accused of the offence a sentence indication, and know that the information must be true. The information is true to the best of my knowledge and belief.

Signature:  (victim)

Date: 28-02-2022

**OR (if it is not practicable for the victim to sign)**

I have advised the victim that the information in this Victim Impact Statement is for submission to the judicial officer sentencing the offender, and it might also be used by a judicial officer for the purpose of giving a person accused of the offence a sentence indication, and that the information must be true. I have read it to the victim and am satisfied that the victim approves of it.

Signature: \_\_\_\_\_ Name: \_\_\_\_\_

Designation: \_\_\_\_\_ Date: \_\_\_\_\_

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## VICTIM IMPACT STATEMENT

Page 2

Name: GRAEME REGINALD QUILTY

File: 210312/2286

Victim impact statement Graeme Quilty

At the time of the burglary, I did not realise the long-lasting affects this would have on me as a person and my general wellbeing.

Firstly, having someone watching us through the windows caused an extremely weird and unnerving feeling. As soon as it becomes dark, we are closing securely our window coverings and continually getting up checking our windows and doors throughout the evening and even at times during the night.

Then finding out that person watched us through the windows until we went to bed and then walked around our house and garage whilst we were sleeping has caused many many nights of interrupted sleep. (I cringe at the thought at what might have happed had I or my wife or one of our house guests walked into him inside). Every little noise has caused us to become very nervous and causes me to get out of bed whilst my wife stands watch and check the house. I do not remember what a full and good night's sleep is, often waking with nightmares feelings of someone standing over me and bumps in the night.

Shortly after the burglary I spent many hours trying to go through items that were stolen and find the values and proof of purchase. I have heart problems and for the last few years and have been told that it is extremely important to avoid stressful situations (alongside with exercise and healthy living which I do). Unfortunately, this burglary caused me much more stress than I would like to admit and I believe contributed to me having a heart attack soon after the event. My 'safety and security' have also been robbed from me. My house does not feel the 'safe haven' it used to be and it eats me up inside that a person like this man can take that away from me in an instant.

Victim Statement from [REDACTED]

I am still recovering from this nightmare experience. I used to feel safe in my house and I loved going to badminton of which I use to be a very involved and active member. I am only just returning to my sport, as I try and regain control of my life. My husband now has to come out of the house, he looks at the security cameras when he knows I am about to arrive home, then has to come to the car to escort me inside if I arrive home at night time as I usually did and now am starting to do again.

I still jump at unexpected noises during the day and wake at every little noise during the night, I need my husband to get out of bed and search the house and premises at times as I am unable to fall back asleep until he does so. I now hate being home by myself but know this is something I have to do to gain control back of my life.

The items that were taken I realise now are only items and are replaced with insurance. My home was my sanctuary, the one place in this world I felt safe. To have this stolen away from me is the worst feeling in the world, I want to move houses but it is not that simple. We support overseas students while they are studying in New Zealand and I have developed good trusting relationships with their families. Luckily Covid has kept them away as I cannot lie to their families and say this is a safe place for their children -- To have someone enter your house while you are sleeping is one of the worst offences I can think of and has the most awful long

*(Not to be retained unless authorised. Return this copy/original and all other copies to the Court)*

*NOTE: As OC you must ensure the VIS's are scanned and the original(s) placed on the prosecution file*

## **VICTIM IMPACT STATEMENT**

Page 3

Name: **GRAEME REGINALD QUILTY**

File: **210312/2286**

lingering effects, I only hope that in time I can regain some sort of love for my home again and want to keep living in it.



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:**

Donald William Paterson

*(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:  
 I WAS once proud to say "I am a citizen of Rotorua." A city that was FIRST in Aotearoa-NZ to extend its warm welcome to International Visitors and establish one of the most important important industries of our nation.

HOWEVER, our manaakitanga has been taken advantage of and the hospitality, kindness, generosity and support we naturally extend to manuhiri, has been abused by extending what was supposed to have been a short term solution for those threatened by Covid-19, into a long term strategy for dealing with the Nation's displaced.

I can understand and fully support the actions of our Government with the looming threat of the pandemic back in March of 2020. Our motel rooms, left largely empty by the necessary restrictions on International Travel, provided the "quick fix" solution to housing those most vulnerable and as a preventative measure to slow the spread of the virus.

That was TWENTY-EIGHT MONTHS AGO. Our City has been radically transformed from one of the leading Visitor Destinations in Aotearoa, known for its warm welcome, beautiful gardens and safe streets into a "shabby, unsafe and unwelcoming" town (comments prominent from travel websites) that has fallen far from the top of the list. This is evidenced by the proliferation of: intimidating security fences along the length of the former "Golden Mile" of Fenton Street. Uniformed Security Guards. Police vehicles parked on an almost daily basis. Rubbish. Vandalism. Graffiti.

The threats are so concerning that two places of worship have been forced to lock their premises, preventing their congregations from participating in their religion - The NZ Bill of Rights Act 1990 upholds the right to freedom of religion, worship and belief for all. The continued use of motels as emergency housing and the corresponding behavior of tenants has directly contributed to these law abiding groups being harassed to the point where their places of worship are no longer safe.

In 2019, Rotorua had approximately 100 homeless at large in our City. In 2022, that figure has exploded to over 800, residing in 40 plus motels. How is it that Rotorua only has 1.5% of the population of Aotearoa-NZ (Stats NZ) and yet we have 9% of the country's homeless? Just because we had an over supply of accommodation due the pandemic does not mean Rotorua should be PERMANENTLY transformed from a leading Tourist Destination into a Social Institution!

Under the State Services Commission Code of Conduct, all departments and statutory Crown entities are required to comply with the standards of integrity and conduct. The headings under which the standards have been grouped – Fair, Impartial, Responsible and Trustworthy – are indicative of integrity. Integrity itself is pervasive and implicit in all the standards. Under the heading of FAIR it states "We must strive to make a difference to the well-being of New Zealand and ALL its people." The Local Government Act 2002 has a similar set of guiding principles, known as "The Four Well-Beings." Under SECTION 14 - Principles relating to local authorities, it states:

(1) In performing its role, a local authority must act in accordance with the following principles:

(a) a local authority should

(i) conduct its business in an open, transparent, and democratically accountable manner; and

h) in taking a sustainable development approach, a local authority should take into account -

(i) the social, economic, and cultural well-being of people and communities; and

(ii) the need to maintain and enhance the quality of the environment; and \*

**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:

\* (iii) the reasonably foreseeable needs of future generations.

Taking into account all of the above, HOW can MHUD in partnership with MSD and Rotorua Lakes Council justify the consenting of 12 ADDITIONAL Motels for conversion into "Contracted Emergency Housing" for a period of FIVE YEARS. How can MHUD say that this will "make a difference to the well-being of NZ and ALL its people?" Do the people of Rotorua NOT have the same value as the rest of NZ? How can MHUD, MSD and RLC say that they have "conducted their business in an open, transparent, and democratically accountable manner?" If it wasn't for the efforts of "Restore Rotorua" uncovering this plan, our Community would NOT have been made aware until it was too late. So much for "Integrity being pervasive and implicit in all the standards."

AND, finally, how does supporting these consents take into account the social, economic, and cultural well-being of OUR people, enhance the quality of OUR environment and meet the reasonably foreseeable needs of OUR future generations?

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 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Blair Cameron Chalmers

*(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:

As the General Manager of the Copthorne Hotel Rotorua [REDACTED], I represent the owners of the business [REDACTED]

Over the past 3 years the continued issues faced by Management, Staff, and our Guests has eroded our business and reputation to such a low level we were forced at the beginning of 2022 to spend \$ 129k on fencing off the front of the Hotel to provide the required security needed to operate the Hotel.

Since the introduction of using surrounding motels for emergency housing the Hotel has experienced :

- 2 accounts of quests being attacked while trying to wa k into the city. Both cases reported to the police
- 5 cars broken into damaged and items stolen - reported to the police
- 3 cars stolen- reported to the police
- 2 large ranch slider doors smashed while trying to break into the hotel - reported to the police
- 5 t.v's stolen from rooms - break ins - reported to the police
- 14 windows smashed - not reported
- 1 break in and entry, where over \$ 400.00 of alcohol was stolen - reported to the police
- 13 accounts of staff and management witnessing drugs being sold from cars on the back of the hotel grounds
- 47 recored accounts of management and staff having to deal with people causing issues while on the hotel grounds ( this is a major health and safety concern with our companies health and safety policy )

This was the main reason for building the security fence as mentioned above as staff did not feel secure in their working environment.

The Hotel has also installed an extra 9 security camera's and employs an external security company to patrol the grounds 3 times a night to help protect the asset.

As a tourism business I struggle with how the Prime minister and her Government can tell the world New Zealand is open for tourism on one hand and with the other insist on turning one of the countries largest tourism location into the largest crime center within the country ??? Damaging the reputation of the region as a tourist destination.

I'm aware of international wholesale companies changing there itineraries to not stay in Rotorua but to utilise hotels in Tauranga and Taupo to stay, and run day trips to Rotorua to experience our attractions.

The Hotels business plan is to negotiate our business back to the business levels prior to Covid. Employee the same amount of staff and contribute the same amount of money back into the Rotorua economy by 2025. This will not occur if these motels are allowed to operate for a further 5 years as emergency housing. Unfortunately the location of the Hotel on Fenton Street will impact our occupancy levels, as the reputation of Fenton Street and the City continues to erode. This could force the owners of the business to sell and move their business to another tourist destination.

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

That each of the above applications be declined.

I wish to be heard in support of my submission

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

I affirm that this is the submission of: Blair Chalmers

Date: 08/06/2022

Address for service of Submitter:

[REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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

**and:**

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag R03029 ROTORUA	<b>Name of Submitter:</b> <u>ANDREW GORDON BENNET</u>  _____ _____ (Full Name)
---	---

This is a submission on an application from:

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

for a Resource Consent to: USE VARIOUS SITES AND EXISTING BUILDINGS (12 MOTELS) FOR CONTRACTED EMERGENCY HOUSING WITH TERM OF 5 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 MOTELS IN A TOP TOURISM CITY FOR EMERGENCY HOUSING SHOWCASES THE GOVERNMENT'S FAILURE TO HOUSE ITS PEOPLE, NOT A GOOD LOOK FOR INTERNATIONAL TOURISTS. LACK OF AVAILABLE ACCOMMODATION REDUCES TOURIST SPEND IN OUR CITY

[include -

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

I seek the following decision from the consent authority:

ALTERNATIVE ACCOMMODATION FOR THE ROTORUA HOMELESS. THOSE NOT LIVING IN ROTORUA PRIOR TO THE PANDEMIC BE RETURNED TO THEIR TOWN/CITY. MOTELS RETURNED TO TOURIST ACCOMMODATION URGENTLY

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): ..... 	Date: <u>8/7/22</u>
Address for service of Submitter: .....  ..... .....	Telephone: 
Contact person: [name and designation, if applicable] ..... <u>ANDREW BENNET</u> .....	Fax/email: 

**Note to submitter:**

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

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



The Rotorua Lakes Council  
PB 3029  
ROTORUA 3046

8/07/2022

Re: 6221187  
DOC NO. RDC-1267984  
Attention Bethany Bennie

**SUBMISSION TO PUBLICLY NOTIFIED RESOURCE CONSENT APPLICATION RC 17647-131 LAKE ROAD**

Airflo Holdings Limited object to the application and request its denial.

Airflo Holdings Limited owns property located at [REDACTED]  
[REDACTED] . [REDACTED] [REDACTED]  
[REDACTED]

On Lake Road, there is a very high level of business activity. Large investment has been undertaken by the city with the removal of the overhead rail bridge and then the four laning of Lake Road. Businesses endured this disruption for 2 years. Covid came on top of this and now this application seeks to extend the disruption.

The Lake Rotorua Hotel should be required to operate as a motel, it is well positioned to attract the normal travelling public.

Rotorua city has suffered huge reputational damage associated with a large proportion of the city motels being used for emergency housing. Urgency is required to alleviate this acute problem. To have the major gateway from the west into the Rotorua CBD being used for emergency social housing is inappropriate. The city is heavily dependent on tourism and patronage is dependent upon visitors that need motel accommodation, by denying proper use of the motel, this application denies the opportunity for the City to recover its tourist sector.

Social housing occupants do not generally present well, they tend to accumulate and loiter. This poorly impacts on our locality.

Presentation of the city is critical to this image; Rotorua has sadly deteriorated by allowing motels to be utilised for social housing and Government has a responsibility to terminate this and appropriately invest in the city recovery.

The city must be allowed to recover and prosper. The thought that this could be denied for a further 5 years (the requested time of this application) is unthinkable, unbelievable and stupid.

If emergency housing is required, it should be restricted to motels off the main entrance routes into the city.

**I request that the use of 131 Lake Road, Rotorua , for emergency housing be denied.**

I request to be heard.

*Don Atkinson*  
DIRECTOR AIRFLO HOLDINGS LIMITED  
[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:**

George Dunbar Calder

*(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:

1/ Minister Sepoloni publicly stated the use of motels in Rotorua is a short term solution to the homeless situation. Five years can not be considered short term. The application for resource consent to use the subject motels for housing homeless people for five years is therefore against the stated policy of the Minister.

2/ Housing a family and maybe a dog in a one or two room motel unit is not a suitable environment for children, pets or adults to maintain their mental health or wellbeing.

3/ A motel does not have the laundry facilities to cater for the occupation of up to one hundred people. It is not a healthy environment.

4/ A motel property is not a suitable environment to house children as there is no space for outdoor play, no grass for outdoor play, only concrete and hard surface surrounds and a traffic hazard.

5/ Motels were built for, and only suitable for, short term traveler's accommodation. The term 'Motel' is derived from 'Motor Hotel' denoting the purpose is temporary accommodation for the traveling public.

6/ Rotorua is, and has been, well known as a tourist destination. One of the mainstays of the city's economy was tourism, both domestically and internationally. Indeed Rotorua has been famous for tourism since the 1860's. Since the bulk of the motels in Rotorua have been used to house the homeless of the wider region, the reputation of the city as a tourist destination has been denigrated. The application from MHUD for the continued use of twelve motels for homeless accommodation for a further five years will continue to damage the reputation of Rotorua.

7/ The citizens of Rotorua are directly affected by the use of motels for homeless accommodation. There has been an escalation of crime and antisocial behavior in the areas around the homeless motels. Anecdotally there are drug pushers, an increase in gang presence and serious criminals being housed in motels. We personally have had our car "coined" at a cost of \$1260 for the repair. We have witnessed people shouting and arguing in front of our house. There is rubbish appearing in our street. There is graffiti appearing in our street. Upturned shopping trolleys, dirty mattresses, and dumped alcohol cans and bottles etc.

8/ At the age of 75 and retired in Rotorua we no longer feel safe. We have had to install security cameras on our home. The applicant is proposing 24/7 security at the 12 motels under application. The crime and disorderly behavior is not committed on the motel property, it is affecting the areas in the vicinity and the wider city. After an antisocial outburst in our street the police advised one of the retired couples in our street to install a security gate on their property. We do not want to live behind high fences and gates in our retirement. Granting the application will continue this antisocial problem for a further five years.

9/ The people of our city feel dumped on by this Government. There were anecdotally maybe a hundred homeless people in the city before the pandemic. Rotorua is now host to well over one thousand homeless people. As ratepayers and citizens of this once proud and livable city we no longer look on Rotorua as being a suitable place for retirement. The presence of the 'homeless' motels has had a detrimental on our property values. The subject application to continue housing 1008 homeless in unsuitable motels will only exacerbate the feeling of Rotorua being an unsuitable place to live for a further five years.

10/ The Following motels: Malones Spa, Ascot on Fenton, Rotovegas, Midway and Geneva Motels are in the Rotorua Lakes Council "City Entranceway Zone" under their District plan. This Zoning implies a first impression of the City. The presence of "Homeless Motels" with a lack of maintenance and crowding of people 24 hours a day, associated rubbish and general unkempt appearance goes against the Gateway Zoning. The other motels under application, because of the above reasons, should not be allowed in Residential Zoned areas.

**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 R03029 ROTORUA	<b>Name of Submitter:</b> <u>Wendy Oliver-Donaldson</u>  _____ _____ <p style="text-align: right;">(Full Name)</p>
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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 & existing buildings for contracted emergency housing for five years

at: see separate attachment with the addresses & consent numbers  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

RC 17661  
as attached.  
[Give Details]

My submission is:

As per attachment - I oppose resource consent for 12 motels to be used for Emergency Housing for five years

[include -

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

I seek the following decision from the consent authority:

To decline resource consent to MHUD to use 12 Rotorua motels as EH for five years  
[Give precise details, including the general nature of any conditions sought]

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Wendy Oliver-Donaldson</u>	Date: <u>28/6/22</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: [name and designation, if applicable]	Fax/email: <u>07 JUL 2022</u> Rotorua Lakes Council Customer Centre

Please confirm my submission has been received

Received

07 JUL 2022

Rotorua Lakes Council  
Customer Centre

*[Signature]*  
S. Eam

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 motels/motor lodges must not be used for emergency housing for 5 years!!!

As a long term Rotorua district ratepayer and retail worker in the Tourism sector in the CBD, I have first hand knowledge of the absolutely negative effect this type of emergency housing has had, is having, and will have on Rotorua residents Rotorua's reputation for future visitors and as a potential conference destination. This was supposed to be a temporary solution - no longer than 12 months was the initial rhetoric.

The increase in car thefts, burglaries and robberies, public fights and assaults, domestic violence, gang activity and child abuse is very apparent despite our Area Commander of Rotorua Police - Inspector Taikato saying "it is a perception" in March 2021.

Every day in the CBD I see anti-social behaviour, intimidation and unwanted approaches towards the few visitors we are seeing - either begging for money or cigarettes or spreading fear with yelling, swearing, assaults and altercations.

Yes I do report the behaviour, but as police seem to be very under-staffed and not able to attend before the incident is resolved, I generally only report serious incidents to the police, and "less" serious problems to the local community patrols.

The customers I get often comment on feeling unsafe in the city compared to previous visits here, and others have reported cutting short their stay and moving to other cities or areas as they feel unsafe in their accommodation. There was an element of anti-social behaviour in our streets prior to Emergency Housing being foisted upon us, but it has significantly increased in the last 2 years, so I fear for myself personally and residents and visitors generally if this inappropriate idea of long term accommodation in motels goes ahead. I also fear the repercussions for the young and the vulnerable caught up in this violence.

Social Housing is a requirement from central government to those in genuine need, not to those who "work" the system, not to those from out of town, not to those who are anti-social or cannot follow society's basic rules, and not to those in power who make money from an inappropriate "solution".

Ratepayers have to follow the rules in regard to current local government by-laws - why don't you?

**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:**  
RONALD FRANK AND GWENETH  
MARGARET MARTIN  
 (Full Name)

**Received P**  
**-7 JUL 2022**  
 Rotorua Lakes Council  
 Customer Centre

This is a submission on an application from:  
MINISTRY OF HOUSING AND URBAN DEVELOPMENT  
 (Name of applicant)

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

at: RC's 17647/17648/17650/17662/17661/17673/17887/17889/17890/17891/17892/17893  
 (Briefly describe the type of consent, proposed activity, and location of the resource consent)

The specific parts of the application that <sup>OUR</sup> submission relates to are:  
CONTINUED USE OF RC 17662 - RC 17887 - RC 17889 - RC 17890 - RC 17891  
FOR CONTRACTED EMERGENCY HOUSING FOR A FURTHER 5 YEARS.  
 [Give Details]

<sup>OUR</sup> submission is: THAT WE STRONGLY OPPOSE THE GRANTING OF RESOURCE CONSENT ON THE BASIS THAT IT WILL CONTINUE THE PROGRESSIVE DESTRUCTION OF ROTORUA AS A PRIME TOURIST DESTINATION (WITH THE ASSOCIATED DAMAGE TO THE LOCAL ECONOMY) BY THE FURTHER DECLINE IN THE APPEARANCE AND APPEAL OF THE MAIN TOURIST THROUGHFARE

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

I seek the following decision from the consent authority: THAT RESOURCE CONSENT IN RESPECT OF RC 17662 - RC 17887 - RC 17889 - RC 17890 - RC 17891 BE DECLINED UNCONDITIONALLY

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>R.F. Martin</u> <u>G.M. Martin</u>	Date: <u>05 JULY 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] <u>RONALD MARTIN</u>	Fax/email: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div>

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:



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>RONALD FRANK AND GWENYTH</u> <u>MARGARET MARTIN</u> (Full Name)
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This is a submission on an application from:  
MINISTRY OF HOUSING AND URBAN DEVELOPMENT  
 (Name of applicant)

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

at: 284-286 FENTON ST. (RC 18244)  
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that <sup>our</sup> submission relates to are:  
CONTINUED USE OF 284-286 FENTON ST. (RC 18244) FOR CONTRACTED EMERGENCY HOUSING FOR A FURTHER 5 YEARS.

[Give Details]  
 OUR THAT WE STRONGLY OPPOSE THE GRANTING OF RESOURCE CONSENT ON THE BASIS OF OUR  
 My submission is: THAT TOURISM IS A FUNDAMENTAL AND ESSENTIAL PART OF THE LOCAL (AND NATIONAL) ECONOMY. FENTON ST. IS THE MAIN THOROUGHFARE TO TOURIST ATTRACTIONS AND OVER THE PAST FEW YEARS FENTON ST. HAS BEEN SIGNIFICANTLY DOWNGRADED BOTH VISUALLY AND PHYSICALLY WITH THE CONVERSION OF MOTELS TO ACCOMMODATION FOR THE HOMELESS. THE APPLICATION TO MAKE THE "EMERALD MOTOR INN" A CONTINUED HOMELESS FACILITY FOR A FURTHER 5 YEARS WITH THE LOSS OF 90+ POTENTIAL TOURIST BEARS AND FURTHER DOWNGRADING OF FENTON ST. IS TOTALLY UNACCEPTABLE.

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

I seek the following decision from the consent authority:  
THAT RESOURCE CONSENT IN RESPECT OF RC 18244 IS UNCONDITIONALLY DECLINED.

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>R.F. Martin</u>	Date: <u>15th AUG. 2022</u>
Address for service of Submitter: ..... <u>GLENHOLME</u> <u>ROTORUA 3010</u>	Telephone: ..... [REDACTED]
Contact person: [name and designation, if applicable] <u>RONALD MARTIN</u>	Fax/email: [REDACTED]

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

Ministry of Housing and Urban Development  
(Name of applicant)

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

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

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

Consent no. RC 17661 as attached.  
[Give Details]

My submission is:

Please see attached opposing Resource Consent for 12 months to be used for E.H. for five years.

[include -

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

I seek the following decision from the consent authority:

TO DECLINE Resource Consent to MHUA. to use 12 ROTORUA MOBLS AS E.H. FOR FIVE YEARS !!

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Lorraine E Smith</u>	Date: <u>6/7/2022</u>
Address for service of Submitter: _____ _____ _____	Telephone: _____ _____
Contact person: [name and designation, if applicable] _____ _____ _____	Fax/email: _____ _____ _____

Received P

-7 JUL 2022

Rotorua Lakes Council  
Customer Centre

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

RC17647 – LAKE ROTORUA MOTEL – 131 LAKE ROAD, ROTORUA

RC17648 – ALPIN MOTEL – 16 SALA STREET, ROTORUA

RC17650 – NEW CASTLE MOTOR LODGE – 18 WARD AVE, ROTORUA

RC17662 – MALONES SPA MOTEL – 321 FENTON STREET, ROTORUA

RC17661 – POHUTU LODGE – 3 MEADE ST, ROTORUA

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

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

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

RC17890 – MIDWAY MOTEL – 293 FENTON ST, ROTORUA

RC17891 – GENEVA MOTOR LODGE – 299 FENTON ST, ROTORUA

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

RC17893 – APOLLO MOTEL – 7 TRYON ST, ROTORUA

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

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

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

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

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to: use the sites + existing buildings for contracted emergency housing for five years

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

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

consent no RC 17661 as attached

[Give Details]

My submission is:

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

[include -

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

I seek the following decision from the consent authority:

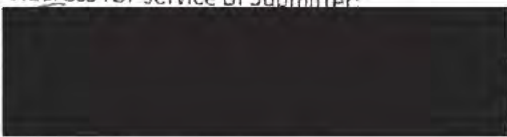

to decline resource consent to MHUD to use 12 Rotorua Motels as EH for five years.

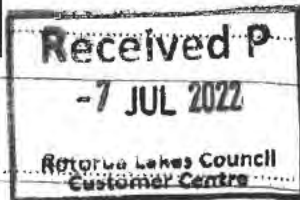
[Give precise details, including the general nature of any conditions sought]

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>V. Morgan</u>	Date: <u>6.7.2022</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] _____	Fax/email: _____



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

RC17647 – LAKE ROTORUA MOTEL – 131 LAKE ROAD, ROTORUA

RC17648 – ALPIN MOTEL – 16 SALA STREET, ROTORUA

RC17650 – NEW CASTLE MOTOR LODGE – 18 WARD AVE, ROTORUA

RC17662 – MALONES SPA MOTEL – 321 FENTON STREET, ROTORUA

RC17661 – POHUTU LODGE – 3 MEADE ST, ROTORUA

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

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

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

RC17890 – MIDWAY MOTEL – 293 FENTON ST, ROTORUA

RC17891 – GENEVA MOTOR LODGE – 299 FENTON ST, ROTORUA

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

RC117893 – APOLLO MOTEL – 7 TRYON ST, ROTORUA

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 a ready showing with gangs, drug dealing, violence, child abuse, car thefts, burglaries, assaults, etc. There has been an increase in crime in Rotorua since the introduction of EH in Rotorua, whether NZ government agrees or not.

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

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

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


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

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

**FORM 13**

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

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



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

This is a submission on an application from:

Ministry of Housing and Urban Development  
*(Name of applicant)*

for a Resource Consent to: Use the existing site and motel buildings for contracted emergency housing  
 at: Fenton Street, Whakarewarewa and Lake Road.  
*[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:

Fenton Street Motels and Malfroy Road  
*[Give Details]*

My submission is:

I wish to oppose the application as I feel unsafe in those areas and would love to see Rotorua back to how it was before covid.

*[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 motels be used as motels only and not 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>Christine Preston</u>	Date: <u>8/7/2022</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>
Contact person: <i>[name and designation, if applicable]</i>	Fax/email:

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:**

Erika Searancke

*(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:

Firstly and most importantly, I dont think it is healthy for a family to live long term (more than a week) in a motel.

The motels are intended for short-term visitors, the tourist will take there go with their business if they choose not to come to Rotorua due to the golden mile looking as it does. I have friends and family who will no longer come and stay in the accomodation on Fenton St as it looks like a ghetto.

The Golden Mile, with its burmt motel, temporary fences, full time security gaurds, childrends toys, dogs, signs of permanent living vomit, human faeces is not somewhere many would choose to stay.

I use to walk me dog around the block, but wa king passed drunk/stoned people stumbling along Fenton Street at 10am, abusing people, carrying a box of beer, shoes that not all of them are working or actiely looking for work.

The children playing in car parks, scootering around the roundabout on Fenton Street is an accident waiting to happen. It is not healthy, safe and its so sad that locals no longer feel safe/welcome in their own home town.

The loss of income from the mis-use of the motels is detremental to the local businesses and is killing Rotorua.

Medical centres, and the hosipal are stretched, Rotorua cannot cater for the influx of long term tennants.

I oppose to all in its entirity.

**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 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

William John Hamill

*(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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Ascot On Fenton – 247 Fenton Street And 12 Toko Street, Rotorua;  
Roto Vegas Motel – 249 Fenton St And 16 Toko Street, Rotorua;  
Midway Motel - 293 Fenton Street, Rotorua;  
Geneva Motor Lodge – 299 Fenton Street, Rotorua;  
Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

The whole of each of the above applications in their entirety. Also to any other applications coming.

**My submission is:**

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

There is no place in this type of accomodation for children and at risk people.

The wrap around services are not working nor is there enough mental health services to cope with the needs of those here.

The importation of people from outside Rotorua is not widely known, Dunedin to Northland, and to my knowledge once they have been here for just 1 month they are deemed Rotorua residents. Council and Government have hoodwinked us into beleiving it is for the betterment of those being housed and for the betterment of employment opportunities, I'd like to see where these are, as some jobs are not of their liking and they prefer to make other lives in this city hell by unrully behaveour, intimidation, assaults, petty crime and burglary. People are leaving Rotorua because of this.

I've had people say they are put off from coming to Rotorua, one family stated they went to use the pool and were told to F off as it was their pool, not a great advertisement!!

5 years is excessive, its a flat out no. Given that we will need these motels to cater for the visitors from within NZ plus overseas visitors. Council have spent our endless bucket of rates money on building infostructure to cater for the local and visitor markets. I do not see how housing homeless with no direction in life will help the Rotorua area in general. They need specialized help and at the present point in time we just dont have enough programs to cater for the local need with out importing a bigger problem.

The majority of the owners of these motels have a record of letting these motels lapse with care and attention as they don't have to be attractive to the general public. The moneys they have received to date has no reflection on the upkeep of their properties.

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

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

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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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:**

David Pont

*(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:  
The character and safety of Rotorua has been massively damaged. I was born here and have lived here my whole life and I was always proud of our city. I now am ashamed, and afraid in our inner city, and am thinking seriously about moving elsewhere.

Using Rotorua as a dumping ground for people from other cities is unacceptable. Using motels to house homeless people is unacceptable. And placing anti-social homeless people in existing neighbourhoods is unacceptable. Fenton street was the jewel of the city, Rotorua was the tourist diamond of New Zealand. The street and the city are now a slum, an eyesore, and dangerous. I have been intimidated in the city streets, and our supermarkets. Our medical and mental health services were already struggling, they are now overwhelmed. I have family members that cannot get urgently needed support and have been told I can only get in if from 'out of town'.

We experienced huge stress and had to sell our house at great financial loss and move out of a nice friendly street in Glenholme to get away from the dire situation we experienced from out of town "homeless people". Home and car thefts were rife, rubbish and shopping trolleys littering the streets, half dressed intoxicated people roaming our streets. Then the house next door was let to Kainga Ora. We endured screaming kids, dirty nappies, baby wipes and Mc Donalds rubbish, KFC chicken bones and more thrown over our fence every day. The adults had zero parenting skills, just sat inside smoking, while the seven kids ran absolute riot. Then they would bring friends over and it was a dozen screaming kids. They and the pit bull dog threatened us if we dared go outside our house. The out of control behaviour and screaming would drown out our television when we sat inside, until 10 at night. We undoubtedly lost money on the house sale due to the state of the property they occupied. Another set of next door neighbours also sold and left, noone in the street was happy.

This is all unacceptable.

If major improvements are not made immediately there will be consequences.

Consent for housing homeless in our motels is vehemently opposed. And I also vehemently oppose moving them into or next to existing neighbourhoods - I have experienced first hand what a horrendous experience that is. And positive steps to remedy the damage already done are needed to follow up.

**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> <u>Beverley Harris</u> _____ _____ (Full Name)
---	--

This is a submission on an application from:

Ministry of Housing & Urban development. (MHUID)  
(Name of applicant)

for a Resource Consent to:

as detailed on p.2 of 4 (attached)

at:

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

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

[Give Details]

My submission is:

Please see the attached opposing resource consent for 12 motels to be used for emergency housing for 5 years.

[include -

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

I seek the following decision from the consent authority:



To decline resource consent to MHUID to use 12 Rotorua Motels as emergency housing for 5 years

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Shavis</u>	Date: <u>8 July 2022</u>
Address for copies of Submission: 	Telephone: 
Contact person: [name and designation, if applicable] _____	Fax/email: _____



13 June 2022



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

Civic Centre  
1001 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

***Sites of Concern***

The motels/motor lodges listed on p2 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 are 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 emergency housing whether the NZ government agrees or not.

Rotorua is renowned as a tourist and conference destination with great access to accommodation and facilities. ***Since the introduction of emergency housing in motels Rotorua has gained a reputation for being unsafe due to an increase in anti-social behaviour and crime in and around emergency housing facilities.***

***I recently experienced this anti-social behaviour first hand whereby I was threatened to have my f...n head smashed in by a group of three children (2 boys and a girl who appeared to be the ringleader and the most vocal of the trio). They appeared to have been in the 11 – 12 age range and hiding in the trees surrounding my property. These "children" then continued with a barrage of verbal abuse calling me an "f...n old bitch" and refusing to leave. It was a school day and when I asked them why they weren't at school, I was told "we don't have to go". My unit is [REDACTED] to a motel currently used for emergency housing and now seeking a 5 year term! Do I want another five years of this? Certainly not.***

***There is a vacant piece of land on one side of our units and the motel on the other. The vacant land is used as a short cut drive through for both pedestrians and vehicles at all hours of the day and night. Often there are loud arguments taking place with atrocious language. Often during the night vehicles use this land for doing wheelies and in general nuisance noise i.e. loud music. This was not apparent prior to emergency housing coming to our neighbourhood.***

***The neighbourhood bus shelter is constantly being destroyed as soon as it is repaired. Again, this was not apparent prior to emergency housing in the area. Supermarket trolleys litter the area, again not apparent prior to emergency housing.***

**Another incident was when an man turned up at my door late one night, totally disorientated and wanting me to call the police to give him a ride home. He had no idea where he lived so I had to call the police to take him home.**

**I have also witnessed an assault with a baseball bat at The Birchwood motel at the end of my street, which is being used as emergency housing. This was a sight I never wish to see again.**

**We have also had prowlers around one of the units on the property.**

**Our Body Corp consists of [REDACTED]. Three of the owner/occupiers live alone and are in their 70's, have sunk our life savings into securing a safe haven, in a safe street, to live our retirement years in peace. For some time now this has not been the case. This proposal can only result in the devaluation of our properties (who wants to come and live in Rotorua now?) and will lead to ill health due to stress as we no longer feel safe in our own homes.**

**Two nearby hotels have had security fencing installed due to car theft, car damage and even cars being set alight.**

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 more than two years and the numbers are increasing rather than decreasing; if allowed to go another five years Rotorua's economy and general wellbeing will decline even further.

Social housing needs to be provided to those in need. However it should not be in motels or in the main tourist attraction hub of a tourist town. The funds spent on emergency housing should have been put towards permanent housing facilities for the most vulnerable in New Zealand and shared fairly and proportionately.

How will you keep us safe? are in close proximity to our properties.

**The intention of the RC17648 (Alpin Motel [REDACTED]) is to house a maximum of 142 people (not including children under 18 months). How can you possibly assure us of our safety and security? I am already very scared!! Please do not do this to our neighbourhood. Why should your rate payers pick up the tab for this influx of "out of towners?"**

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:**

Andrea Searancke

*(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:

A. The application will substantially detrimentally change the character and amenity of the surrounding area - more than minor adverse environmental impact because:

the concentration of the proposed contracted emergency housing centres on Rotorua's "Neon Mile" - Fenton Street. This main street is a well known gateway to Rotorua. Over the last 2-3 years since motels in this area have been used as permanenet housing facilities, we have seen a substantial change in character and amenity of this area. Motels cannot cater for people living in overcrowded curcumstances and this had led to tenants spilling into and around the surrounding area of the motel. The normal effects of people in permanent residency have begun to spill into the surrounding areas - rubbishs, cars, childrens toys, personal effects, pets, facades and nearby bus shelters being used by smokers and people loitering. Visitation, a normal activity associated with permanent habitation leads to even further over crowding and population of the motel and surrounding areas. The impacts have created a presence that is unwelcoming and intimidating for residents.

B. The application will cause substantial adverse economic impact to Rotorua because:

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

C. The application will cause continued, ongoing and possibly irreversible detrimental social impacts.

A motel room is not a home and should never be considered an acceptable replacement. Congregating people in need of housing into a central location in lilving conditions that were never intended to be permanent housing can not possible create positive outcomes. History has provent that the approach of rounding up the poor and needy and putting them all in one location does not create a flourishing and supportive environment but rather the opposite. The effects of grouping people of need togeher has numerous social impacts that are predictable - and known. Tenants are preyed on and clearly identifiable as vulnerable. Drugs, crime, anti-social behaviour become normalised. This is no place for children to be raised. A stigma has now developed for the children subjected to living in motels - they are the emergency housing kids - and are assumed to be impoverished and with little or no hope to change the path their lives have now been set upon, through no fault of their own.

We have clear evidence that supply drives demand - 30% of current social housing clients are from outside of the Rotorua area. They are displaced with no social connections and quickly convert to the anti-social behaviours that have been normalised by the living conditions. This approach is exacerbating the social impacts to the community of Rotorua.

**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 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Samuel Richardson

*(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:

The current state of Rotorua, especially the Fenton Street area where there is currently a large number of emergency housing hotels, is absolutely disgusting.

Rotorua is trying to recover from the effects that Covid has had on the tourism sector and yet the over whelming feeling is that we don't currently want visitors seeing the state of our city.

Rotorua is being used as a dumping ground and it is, and will continue to ruin Rotorua's image as a tourism hot spot. No one wants to stay in Rotorua through fear for the safety of their persons and property.

Fenton street is the main gateway in to our city and having more emergency housing at the front gate is certainly not an appealing thought. Every morning and night I drive along Fenton Street on my commute and not a single day has gone by where there is not a police car parked at one or more of the hotels, tying up already limited police resources to deal with the disgusting behavior meanwhile young families have to watch and listen from the room next door.

I am extremely hesitant to go to the Fenton Street countdown or Pak N Save anymore due to the number of reports we hear of people being intimidated, harassed or robbed.

Allowing more of our city to be used for emergency housing is, at best, a band aid fix for the bigger issues. It won't help anyone and is destroying our city in the process.

**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: Samuel Richardson

Date: 08/07/2022

Address for service of Submitter:

[Redacted Address]

Telephone:

[Redacted Telephone]

Email:

[Redacted 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:

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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)

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>Virginia Joy Grant</u> _____ _____ (Full Name)
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This is a submission on an application from:

Ministry of Housing and Urban Development  
(Name of applicant)

for a Resource Consent to:

use the existing site and motel building for contracted emergency housing

at: RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893  
(Briefly describe the type of consent, proposed activity, and location of the resource consent)

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

- length of contracted housing
- intensive numbers of housing in one area

[Give Details]

My submission is:

- reduce the contract length - review after a year
- spread the housing around Rotorua - crime and disruptive behaviour has occurred because of numbers

[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:

- reduce the contract length with accountability for each dwelling
- reduce the number of motels being used on Fenton Street

[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>Virginia Grant</u>	Date: <u>8.7.22</u>
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] <u>Virginia Grant</u>	Fax/email: 

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <u>John Korui Kelvin Grant</u> _____ _____ (Full Name)
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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 existing site & motel building for contracted emergency housing

at: RC17647, RC17648, RC17650, RC17662, RC17661, RC17673, RC17887, RC17889, RC17890, RC17891, RC17892, RC17893  
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

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[Give Details]

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- spread the housing around Rotorua - crane & disruptive behaviour has occurred because of numbers.

[include -

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

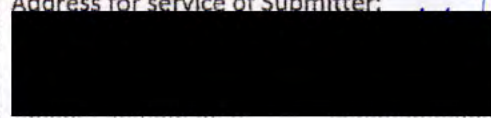

I seek the following decision from the consent authority:

- reduce the contract length with accountability for each dwelling
- reduce the number of motels being used on Fenton Street

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