

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:**

Rachel Russell

*(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 feel extremely unsafe in Rotorua particularly in the city centre and around Fenton Street and areas of Glenholme. I have been in town with my children and witnessed a couple verbally abusing each other shouting and screaming with foul language at each other. I have had a person scream and swear at me as I walked past in town. I have been with my children about to go into the library and witnessed a group of young people start fighting violently, we were so frightened we stayed in the car and drove away. I am afraid when I stop at the lights on Fenton Street and always have my doors locked when driving. I have seen numerous times people walking along Fenton Street shouting and stumbling along the street obviously under the influence of drugs or alcohol. There is rubbish all over Fenton Street and the motels do nothing to keep the place looking nice despite being paid extremely well for having emergency housing at their motels. I do not allow my teenage daughter to go into town with her friends as we have seen too many people with anti-social and intimidating behaviour hanging around. I have friends who will not come to Rotorua anymore to holiday as they have felt threatened here and can see how it is not a desirable place to holiday. I feel embarrassed by my town, every single time I venture out I witness some sort antisocial behaviour.

With the influx of these people the police have so much work they are not addressing all crimes that are committed with poor resources, making me and my family feel even less safe. Our health services are already dangerously overloaded, we do not have the resources to care appropriately for the influx of those needing the services doing the locals a disservice as well as the imports who are housed here from out of town.

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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

**and:**

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

FORM 13

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

Section 19 Resource Management Act 1991  
Rotorua District Council

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

**Name of Submitter:**

Christine Chen

*(Full Name)*

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

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

**for a Resource Consent to:**

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

**at:**

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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 a local resident of Rotorua, I am so shock of so many motel's contracted as emergency housing accommodation, and even those motels will be transferred into long term accommodation.

Rotorua was a well-known tourism mecca, but now more and more domestic tourist chose to stay at Taupo instead of Rotorua because of reputation of "homeless town", more and more people moved out or is planning to move out Rotorua because this city is no longer safe place and livable place.

I am really hoping the council can reconsider to grant consent those motel to 'long term accommodation " to look into a big picture and consider long term impact on Rotorua's future.

**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,  
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**Note to Submitter:**

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

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

**and:**

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

**and:**

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

From:



Subject:

FW: TRIM: CONTRACTED EMERGENCY HOUSING SUBMISSION

Date:

Wednesday, 27 July 2022 12:48:29 PM

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From:



Sent: Saturday, July 9, 2022 11:15 AM

To: Planning Submissions <Planning.Submissions@rotorualc.nz>;  
ablackwell@propertygroup.co.nz

Subject: TRIM: CONTRACTED EMERGENCY HOUSING SUBMISSION

My submission refers to the Resource Consent Applications Numbers as follows:

RC17647, RC17648, RC17650, RC17662, RC17661, RC 17673, RC17887, TC 17889, RC 17890, RC17891, RC17892, RC17893

I am OPPOSED to the granting of Resource Consent to enable the Ministry of Housing and Urban Development to use the sites and existing buildings of 12 motels in Rotorua for Emergency Housing for the next five years.

Rotorua has long been known as a **premium tourist destination**.

If Resource Consent is granted for these 12 motels, Rotorua will continue to be known as **New Zealand's homeless destination**.

The Rotorua Lakes Council and Mayor are claiming they are trying to restore Rotorua's reputation which as everyone knows has been seriously damaged by the use of many of its motels for emergency housing since March 2020.

Well that would appear not to be the case.

To think the Government would consider it a good idea to continue with emergency housing in central Rotorua for the foreseeable future is nothing short of nonsensical.

Why is our Council standing by and letting this happen?

What is there in it for Rotorua when many of these 'homeless' people aren't originally from Rotorua?

Why is Rotorua expected to shoulder so much of New Zealand's homeless burden?

We can only wonder what incentives may have been offered by central government to Rotorua Lakes Council.

The use of motels provides a quick fix for central government at the expense of Rotorua.

In the intervening time since March 2020, suitable accommodation could have been built for the homeless which is not in the centre of Rotorua's tourist accommodation and it would have been more suitable than motel accommodation.

The long suffering residents of Rotorua would like their city as they knew it back.

The suburb of Glenholme has undergone a dramatic change as a result of the emergency accommodation in their area.

Glenholme used to be a suburb that was hard to buy into. When places came on the market they were in high demand.

Not any more.

The crime statistics throughout Rotorua as viewed on the Neighbourhood Support burglary incident list circulated each week generally contain a high proportion of crime committed in Glenholme and central Rotorua.

Countdown Fenton Street and its staff are having to contend with not 'drive offs' but 'walk offs' where people are just walking straight out the front door past staff and security guards without paying, wheeling trolleys laden with goods.

Many of us are not comfortable any more in the CBD, we drive through Rotorua with our car doors locked, our library has apparently found the need to have a minimum of two full time security guards who incidentally wear bullet proof vests and in fact security guards are visible throughout Rotorua on a full time basis.

The local police are stretched to cope with the rise in crime over the last two years.

And the Government and Council want to embed this situation into central Rotorua for the next FIVE YEARS!

The businesses and residents of Rotorua deserve better from their Council and from the government.

I strongly OPPOSE the granting of Resource Consent to enable the Ministry of Housing and Urban Development to use the sites and existing buildings of 12 motels in Rotorua for Emergency Housing for the next five years.



Can someone not have some common sense and stop this lunacy?

Alison Simester

Hannahs Bay

Rotorua

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

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

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

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

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

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

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

This form can be viewed on website:

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

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

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

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

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

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

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

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

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


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



**FORM 13**

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

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



<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> <div style="font-size: 1.2em; font-family: cursive;">Anne McMonagle</div> <hr/> <div style="text-align: right;">(Full Name)</div>
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This is a submission on an application from:

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

for a Resource Consent to:

\_\_\_\_\_

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

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

\_\_\_\_\_

*[Give Details]*

My submission is:

to formally oppose any extension and/or increased emergency housing in Rotorua

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

I seek the following decision from the consent authority:

\_\_\_\_\_

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <span style="font-size: 1.2em; font-family: cursive;">A. McMonagle</span>	Date: <span style="font-size: 1.2em; font-family: cursive;">6/7/2002</span>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px; margin-top: 5px;"></div>	Telephone: _____
Contact person: [name and designation, if applicable] _____	Fax/email: _____

13 June 2022



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

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

Dear Sir/Madam,

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

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

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

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

**What is contracted emergency housing?**

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

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

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

Kotorua Daily Post 15 June

# 'Speak out' on motels, lobby group urges

## Govt seeks five-year consents for 12 emergency housing motels



Kelly Washburn

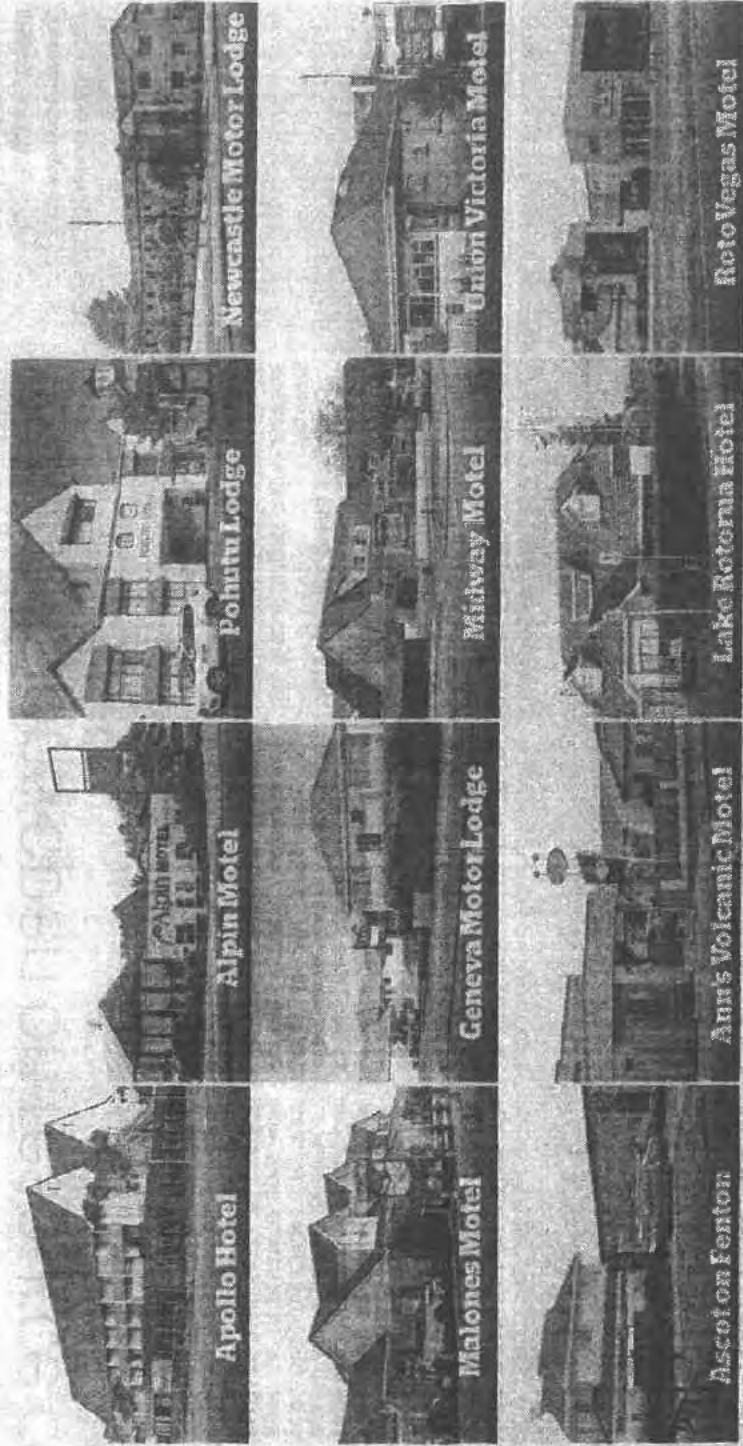
The Government is seeking sign-off on five-year consents allowing up to 1008 people at a time to stay across 12 Rotorua motels contracted for emergency housing.

The five-year period has concerned locals and one lobby group wants people to "step up and speak out" on the applications.

The Government says using a shorter period would risk having to reapply, and motels are better than having people sleep on the street. Applications for resource consent for 12 motels to be used as emergency housing have been publicly notified and reveal for the first time where the motels will be located and how many homeless they intend to cater for.

Eleven of the 12 motels are in the Fenton, St. Chelvinia, Fenton Park and Victoria areas of Rotorua.

Those who have been fighting to have the consent process open for public feedback are now urging locals to lodge submissions so that their



The motels that are seeking resource consent to be Government contracted operators for emergency housing.

Continued on A2

Photos / Andrew Warner

# Submissions open on resource consents for

Continued from A1

visitors can be heard. The 12 applications made by the Ministry of Housing and Urban Development to the Roturua Lakes Council were publicly notified in the Roturua Daily Post's weekend public notice section on Saturday.

Contracted motels are part of the Government's shake-up of the emergency housing system announced for Roturua last year. Motels already operating under ministry contracts are included in the district plan only with consent to have short-term visitors staying.

The council is taking action against motel operators not contracted by the Government that have not sought proper consent.

The names of the motels seeking consent were revealed in Saturday's advertisement and include: Hoko-Nagas Motel, Midway Motel, Hoko-Nagas Motel, General Motor Lodge and Ascot on Paiton, which are all on Fenton St, the south-east main entrance to Roturua. The other motels include Union Victoria Motel on Victoria St, Fernhill Lodge on Mead St, Newcastle Motor Lodge on Ward Ave, Lake Roturua Hotel on Lake Rd,

Apollon Hotel on Vinton St, Alpha Motel on Sain St and Muir's Motel on Lake Road.

Local application states how many occupants and motel unit, the motel's cost over for it all 12 motels got the go-ahead, they would be approved to have 1008 occupants in 301 motel units. Each application stated it was for resource consent to use the site and existing buildings for contracted emergency housing for five years.

The applications said there would be on-site support service providers and 24/7 security.

Six motels would come under visitors of a Helmut Hotel three

under Vera Koravica and three with Kamille Koravica. The motels and anyone wanting to submit on some or all of the applications needed to fill out a separate submission for each identifying the reasons for their submission. Submissions close at 5pm on July 11.

Resident advocate Jenny Pearce, who started a petition to get the resource consent period publicly notified, said: "The five-year period of consent is of major concern to me. The damages that have been done already to our city... what's that going to look like in five years' time?" She urged everyone impacted by

# motels to house 1008 homeless

emergency housing to step up and speak out. "This is not okay," Peace said she was concerned the submission process was unnecessarily difficult for the average Joe Citizen.

Having to fill out a separate submission for each property is difficult in resource consent planning and development. She said the 12 applications were for individual properties and must be dealt with individually, including notification and submissions.

Lobby Group Restora Roturua was formed last year after it became

known the Government had bought Boultonville Motel on Fenton St for \$8.1 million for up to 80 homeless people. The resource consent was approved by the council without the public's knowledge.

Since then, Restora Roturua has fought for the application process for the other 12 motels to be publicly notified meaning the public gets to have a say about whether they are approved.

Restora Roturua chairman Trevor Newbrough said how was not the time for residents to get "tidy" around the issue.

He said everyone who was impacted

needed to make the effort to make submissions on all 12 applications.

Ministry of Housing and Urban Development housing and services delivery general manager Jonathan Fraser said the applications were for up to five years.

"The resource consent process is costly and therefore we consider it to be a better use of public money to make the applications for five years rather than making them for a shorter period and having to re-apply."

Fraser said the ministry had acknowledged motels were not a long-term solution and it was working hard on increasing housing supply.

# 'Staged approach' to motel use slammed

## Lobby groups say Government should not flout law over homeless



Kelly Maddin

**T**he Government says it has no immediate plans to apply for resource consent so three Fenton St motels housing 170 homeless people comply with the district plan.

A resident lobby group says the Government should not be allowed to flout the law.

Tuscany Villas, Emerald Spa and Four Canoes have been housing the city's most vulnerable since Rotorua went into the first Covid-19 lockdown in 2020.

All three motels are contracted by the Ministry of Housing and Urban Development to offer accommodation to those in need.

But like all motels offering accommodation for the homeless, it is against the district plan because motels are only consented to offer visitor accommodation on a short-term basis.

The council has taken steps to enforce the plan by making motel operators apply for resource consent to operate emergency housing.

The ministry has just applied for resource consent for 12 motels it contracts but hasn't included the three motels in its application process because it says it's focusing on the others.

The Rotorua Lakes Council is taking a tough stance with about 40 other motels that aren't contracted by the Government that are also operating as emergency housing providers by threatening court action if they don't become compliant.

However, the council says it hasn't written to the owners of Emerald Spa, Tuscany Villas and Four Canoes because it is taking a "staged" approach.

Four Canoes is contracted to Te Taumata o Ngati Whakaue Iho Ake Trust and can cater for up to 182 people but on May 31 had 52 people. Emerald Spa can take up to 99 people but had 65 occupants at the end of last month and Tuscany Villas can have up to 69 people and had 53 people at the end of last month. The latter two are contracted to Visions of a Helping Hand.

Rotorua chairman Trevor Newbrook said the motels had housed homeless people for two years and in his view, the council should make the ministry apply for consent or stop operating them.

In his view: "To suggest the council

is taking a staged approach is not acceptable, after over two years."

Newbrook said the generosity of local people had been exhausted.

He said "the Government is not above the law" and he believed the housing minister needed to explain why these motels were being used outside the district plan.

Rotorua mayoral candidate Fletcher Tabuteau said, in his view, it did not make sense for the ministry to not include the three motels.

Tabuteau has launched a petition to Parliament calling for emergency housing in Rotorua for non-Rotorua residents to be banned, alternative solutions to motels in Fenton St and resources for police and the council to improve the safety of residents.

He said it was about "making a noise" so the Government was forced to look for better solutions.

Ministry housing and services delivery general manager Jonathan Fraser said the council and the ministry had focused on prioritising the consent applications for the 12 motels "in the first instance".

"But we appreciate further discussion about another three motels we engaged to house people as part of the Covid-19 lockdown response may need to happen."

He said the ministry was in regular discussion with the council over concerns about how the motel accommodation was delivered so it could operate within the district plan.

"We're also focused on ensuring that people requiring emergency housing are supported with the appropriate wraparound support that brings stability to families, and in particular vulnerable children and rangitahi as we work with the council, Kainga Ora and others to continue to increase the supply of affordable homes in Rotorua."

He said the three motels were brought on board as part of the



Steve Chadwick



Fletcher Tabuteau



Tania Tapsell



Trevor Newbrook

Government's Covid-19 response to help vulnerable people who could not be safely isolated.

He said the motels operated like other ministry motels and transitional housing where people received social support and were contracted to housing providers.

Council district development deputy chief executive Jean-Paul Gaston said the council was "taking a staged approach to ensuring compliance".

The council is dealing with the 12 ministry applications first.

Housing Minister Megan Woods said the Government was working closely with the council to ensure emergency and transitional housing operated within the district plan, and backed the council's staged approach to compliance.

She said the three motels that did not have resource applications were ensuring people

who were homeless and supported during the first Covid lockdown continued to have a roof over their heads and wraparound support, instead of living on the street.

The Government was increasing Rotorua public and transitional housing at pace.

Rotorua mayor Steve Chadwick said she was assured staff undertaking the regulatory work would get to all operators.

"The ongoing use of motels is untenable and needs to end as soon as possible.

"We share the community's frustration and concerns but the reality is we first need more houses... [the] council is doing everything it can to get more homes built as quickly as possible."

Rotorua district councillor and mayoral candidate Tania Tapsell, who has campaigned on the homeless issue, said in order to stop the, in her view, inappropriate use of motels it was crucial to address the cost-of-living crisis and lack of affordable homes.

# Ex-mayor pride as grandson in NZ team

Former Taupō mayor Williamson is not the father of a box of newspaper clippings featuring his children.

Hers just happens to couple of Black Caps.

Her grandson Dane Cl called up to the Black squad in England last week a quick single into a tv proud grandmother. Dar first cousin, another grandchildren, Kane Will representing their country.

Despite the pair only year apart in age, they played a great deal together. They even play each other in the Gillette playing for Tauranga Boro and Dane for Palmerston Boys' High School.

Joan says Dane's selection for the Black Caps is the reason who has been "knocking the door" for many years.

"He's played for Central New Zealand Under-19s Zealand A. He's made a good wicket. All through the played with the Left Bracewells, all these guys made the Black Caps in."

"I'm so pleased for Dane he has knocked on the door so many years now and been the one that every year I'm so thrilled for Dane his opportunity.

"I'm sure it will help Dane Kane there with him, his confident young man that believes in himself and his too."

Joan says she is proud her grandsons have ac the cricket pitch, but she proud they have proven people - Kane's sport and good nature winn worldwide.

"The most important thing is they grow up to be good decent people. I think it's these kids are good people as being good at sports."

"It's interesting, I have of newspaper clippings; way through they talk about statistics, but he couldn't about the stats - he playing cricket.

"We're actually quite family. Their grandfather band, played for what is Districts now and was a

**IDE**

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pics 12-13

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**ACT US**

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07 343 6895

021 362 019

07 348 6199

er BOP

phy 07 577 3462

ERS

herald.co.nz

MS

020

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

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

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

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

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

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

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

This form can be viewed on website:

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

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

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

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

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

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

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

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

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

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





**FORM 13**

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

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

**ROTORUA LAKES COUNCIL**

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RD3029 ROTORUA	<b>Name of Submitter:</b> <div style="font-size: 1.5em; font-family: cursive;">Anne McMonagle</div> <hr/> <div style="text-align: right;">(Full Name)</div>
---	--

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

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

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

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

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

My submission is: to formally oppose any extension and/or increased emergency housing in Rotorua

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

I seek the following decision from the consent authority:

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>A. McMonagle</u>	Date: <u>6/7/2002</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  
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:

Kotorua Daily Post 15 June

# 'Speak out' on motels, lobby group urges

## Govt seeks five-year consents for 12 emergency housing motels



Kelly Washburn

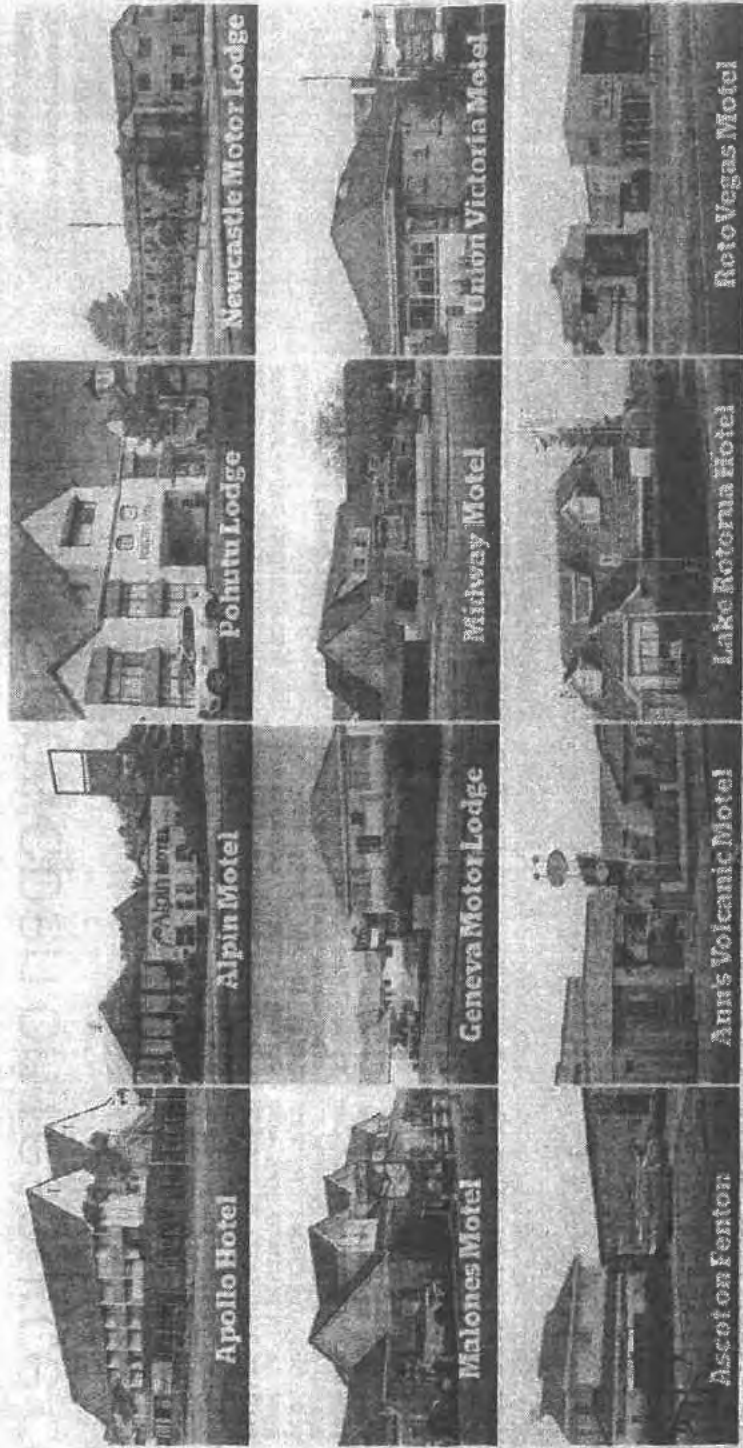
The Government is seeking sign-off on five-year consents allowing up to 1008 people at a time to stay across 12 Rotorua motels contracted for emergency housing.

The five-year period has concerned locals and one lobby group wants people to "step up and speak out" on the applications.

The Government says using a shorter period would risk having to reapply, and motels are better than having people sleep on the street. Applications for resource consent for 12 motels to be used as emergency housing have been publicly notified and reveal for the first time where the motels will be located and how many homeless they intend to cater for.

Eleven of the 12 motels are in the Fenton, St. Geminio, Fenton Park and Victoria areas of Rotorua.

Those who have been fighting to have the consent process open for public feedback are now urging locals to lodge submissions so that their



The motels that are seeking resource consent to be Government contracted operators for emergency housing.

Photos / Andrew Warner

Continued on A2

# Submissions open on resource consents for

Continued from A1

visitors can be heard. The 12 applications made by the Ministry of Housing and Urban Development to the Rotuma Lakes Council were publicly notified in the Rotuma Daily Post's weekend public notice section on Saturday.

Contracted motels are part of the Government's make-up of the emergency housing system announced for Rotuma last year. Motels already operating under ministry contracts are unlikely as the district plan only consents them to have short-term visitors staying.

The council is taking action against motel operators not contracted by the Government that have not sought proper consent.

The names of the motels operating without consent were revealed in Saturday's advertisement and include Rotomagas Motel, Midway Motel, Rotomagas Motel, General Motor Lodge and Ascot on Pezton, which are all on Pezton St, the south-east main entrance to Rotuma. The other motels include Union Victoria Motel on Victoria St, Fernhill Lodge on Ward St, Newcastle Motor Lodge on Ward St, New Castle Hotel on Lake Rd, Ave, Lake Rotomagas Hotel on Lake Rd,

Apollis Hotel on Victoria St, Alpha Motel on Sata St and Beta Motel on Lake Rotomagas Motel on Maharey Rd.

Each application states how many occupants and motel unit, the motel's cost, other fee. If all 12 motels got the go-ahead, they would be approved to have 1008 occupants in 301 motel units. Each application stated it was for resource consent to use the site and existing buildings for contracted emergency housing for five years.

The applicants said they would be on-site support service providers and 24/7 security. Six motels would come under visitors of a Holding Board three

under Vera Koroava and three with Kamishe Koroava. The motels and anyone wanting to submit on online or all of the applications needed to fill out a separate submission for each. Identifying the reasons for their submission, Submitters close at 8am on July 11.

Resident advocate Jerry Peace, who started a petition to get the resource consent period publicly notified, said: "The five-year period of consent is of major concern to me. The damages that have been done already to our city... what's that going to look like in five years' time?" She urged everyone impacted by

# motels to house 1008 homeless

emergency housing to step up and speak out. "This is not okay,"

Peace said she was concerned the submission process was unnecessarily difficult for the average Joe Citizen.

Having to fill out a separate submission for each property is ridiculous.

In response, council planning and development officers. Planning Director Jason Ward said the 12 applications were for individual properties and must be dealt with individually, including notification and submissions. Lobby Group Restora Rotuma was formed last year after it became

known the Government had bought Boulevard Motel on Fenton St for 80 million for up to 80 homeless people. The resource consent was approved by the council without the public's knowledge.

Since then, Restora Rotuma has fought for the application process for the other 12 motels to be publicly notified meaning the public gets to have a say about whether they are approved.

Restora Rotuma chairman Trevor Newhook said how was not the time for residents to get "tedious" around the issue. He said everyone who was impacted

needed to make the effort to make submissions on all 12 applications. Ministry of Housing and Urban Development housing and services delivery general manager Jonathan Fraser said the applications were for up to five years.

"The resource consent process is costly and therefore we consider it to be a better use of public money to make the applications for five years rather than making them for a shorter period and having to reapply."

Fraser said the ministry had acknowledged motels were not a long-term solution and it was working hard on increasing housing supply.

# 'Staged approach' to motel use slammed

## Lobby groups say Government should not flout law over homeless



Kelly Maddin

**T**he Government says it has no immediate plans to apply for resource consent so three Fenton St motels housing 170 homeless people comply with the district plan.

A resident lobby group says the Government should not be allowed to flout the law.

Tuscany Villas, Emerald Spa and Four Canoes have been housing the city's most vulnerable since Rotorua went into the first Covid-19 lockdown in 2020.

All three motels are contracted by the Ministry of Housing and Urban Development to offer accommodation to those in need.

But like all motels offering accommodation for the homeless, it is against the district plan because motels are only consented to offer visitor accommodation on a short-term basis.

The council has taken steps to enforce the plan by making motel operators apply for resource consent to operate emergency housing.

The ministry has just applied for resource consent for 12 motels it contracts but hasn't included the three motels in its application process because it says it's focusing on the others.

The Rotorua Lakes Council is taking a tough stance with about 40 other motels that aren't contracted by the Government that are also operating as emergency housing providers by threatening court action if they don't become compliant.

However, the council says it hasn't written to the owners of Emerald Spa, Tuscany Villas and Four Canoes because it is taking a "staged" approach.

Four Canoes is contracted to Te Taumata o Ngati Whakaue Iho Ake Trust and can cater for up to 182 people but on May 31 had 52 people. Emerald Spa can take up to 99 people but had 65 occupants at the end of last month and Tuscany Villas can have up to 69 people and had 53 people at the end of last month. The latter two are contracted to Visions of a Helping Hand.

Rotorua chairman Trevor Newbrook said the motels had housed homeless people for two years and in his view, the council should make the ministry apply for consent or stop operating them.

In his view: "To suggest the council

is taking a staged approach is not acceptable, after over two years."

Newbrook said the generosity of local people had been exhausted.

He said "the Government is not above the law" and he believed the housing minister needed to explain why these motels were being used outside the district plan.

Rotorua mayoral candidate Fletcher Tabuteau said, in his view, it did not make sense for the ministry to not include the three motels.

Tabuteau has launched a petition to Parliament calling for emergency housing in Rotorua for non-Rotorua residents to be banned, alternative solutions to motels in Fenton St and resources for police and the council to improve the safety of residents.

He said it was about "making a noise" so the Government was forced to look for better solutions.

Ministry housing and services delivery general manager Jonathan Fraser said the council and the ministry had focused on prioritising the consent applications for the 12 motels "in the first instance".

"But we appreciate further discussion about another three motels we engaged to house people as part of the Covid-19 lockdown response may need to happen."

He said the ministry was in regular discussion with the council over concerns about how the motel accommodation was delivered so it could operate within the district plan.

"We're also focused on ensuring that people requiring emergency housing are supported with the appropriate wraparound support that brings stability to families, and in particular vulnerable children and rangitahi as we work with the council, Kainga Ora and others to continue to increase the supply of affordable homes in Rotorua."

He said the three motels were brought on board as part of the



Steve Chadwick



Fletcher Tabuteau



Tania Tapsell



Trevor Newbrook

Government's Covid-19 response to help vulnerable people who could not be safely isolated.

He said the motels operated like other ministry motels and transitional housing where people received social support and were contracted to housing providers.

Council district development deputy chief executive Jean-Paul Gaston said the council was "taking a staged approach to ensuring compliance".

The council is dealing with the 12 ministry applications first.

Housing Minister Megan Woods said the Government was working closely with the council to ensure emergency and transitional housing operated within the district plan, and backed the council's staged approach to compliance.

She said the three motels that did not have resource applications were ensuring people

who were homeless and supported during the first Covid lockdown continued to have a roof over their heads and wraparound support, instead of living on the street.

The Government was increasing Rotorua public and transitional housing at pace.

Rotorua mayor Steve Chadwick said she was assured staff undertaking the regulatory work would get to all operators.

"The ongoing use of motels is untenable and needs to end as soon as possible.

"We share the community's frustration and concerns but the reality is we first need more houses ... [the] council is doing everything it can to get more homes built as quickly as possible."

Rotorua district councillor and mayoral candidate Tania Tapsell, who has campaigned on the homeless issue, said in order to stop the, in her view, inappropriate use of motels it was crucial to address the cost-of-living crisis and lack of affordable homes.

# Ex-mayor pride as grandson in NZ team

Former Taupō mayor Williamson is not the father of a box of newspaper clippings featuring his children.

His first happens to couple of Black Caps.

Her grandson Dane Cl called up to the Black squad in England last week a quick single into a tv proud grandmother. Dar first cousin, another grandchildren, Kane Will representing their country.

Despite the pair only year apart in age, they played a great deal together. They even play each other in the Gillette playing for Tauranga Boys and Dane for Palmerston Boys' High School.

Joan says Dane's selection in the Black Caps is the reason who has been "knocking the door" for many years.

"He's played for Central New Zealand Under-19s Zealand A. He's made a good wicket and he's very good batsman. All through the played with the Left Bracewells, all these guys made the Black Caps name."

"I'm so pleased for Dane he has knocked on the door so many years now and been the one that every year I'm so thrilled for Dane's opportunity."

"I'm sure it will help Dane Kane there with him, his confident young man that believes in himself and his too."

Joan says she is proud her grandsons have ac the cricket pitch, but she proud they have proven people - Kane's sport and good nature within worldwide.

"The most important thing is they grow up to be good decent people. I think it's these kids are good people as being good at sports."

"It's interesting, I have of newspaper clippings; way through they talk about statistics, but he couldn't about the stats - he playing cricket."

"We're actually quite family. Their grandfather band, played for what is Districts now and was a

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FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Rowan Margaret Felecia Friend

*(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 think large concentration of MSD housing in a motel is not beneficial to anyone and has a very negative impact on tourism which is one of the mayor earners for the city,

Also I feel very unsafe in my home now, which is close to many of these motels

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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:**

Miles lyndon McNaught

(Full Name)

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

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

**for a Resource Consent to:**

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

**at:**

Lake Rotorua Motel – 131 Lake Road, Rotorua;  
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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:

This concentration of subsidised housing in motels not build to purpose is turning these areas into a ghetto of bad behaviour. We should have less concentration and then less people from out of town so that we can have smaller pockets that we can actually help rather than mass group over 10 motels that concentrates the problem - this helps noone!

**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: Miles McNaught

Date: 9/7/22

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-notice/publicnotices/public-notice-for-contracted-emergency-housing>

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

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[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:**

Tracey Rowan Friend

*(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

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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:

Grouping so many people together from different areas and backgrounds is not helpful to anyone and creates micro environments that cause an escalation of behaviour that is not healthy. Not for the families with young children that need temporary housing suddenly in a room in a motel next people with less ideal values  
Not for the neighbours  
Not for the residents in the same street.  
I don't think it benefits anyone

Also the impact on the reputation of Rotorua will have financial repercussions for many years after the motels are no longer used. I can not have one conversation with friends from out of town asking me if I am OK and not to walk around the streets. Many have decided to have holidays else where because of the reputation we are getting.

I personally have seen behaviour I have never seen here before from my office in town just off Fenton street. We have fights weekly on the street outside. Loud domestic fights more than once a week and even had someone urinate on our front door while we were at work (all female work force). There has been theft during the day is becoming more brazen as there appears to be no consequences. A car was broken into at 11.50am on a Friday around the corner on a busy road last week while the owner left it parked and locked for 5 minutes. It was motel residents that did this. The girls I work with dont feel safe to walk from work to parked cars  
This has been better as the weather has got colder but when its warm there are grougph drinking, smoking and swearing on many corners. Sometimes harmlessly and sometimes with agression to passerbys

Many International tourist walk the streets of Rotorua at night after a meal or sightseeing. As they return, we will see the results of large concentrations of less that desirable behaviours that will impact visitors.

We have always had homeless in Rotorua with the warm ground in winter and we have had emergency housing but never have we had such an obvious change in the feel and appearance of our main access road and our CBD before. Surely scattering people through a community so they become part of the community is better and healthier for everyone!

**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,  
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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 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Vernon Bates

*(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 resource consent period should only be for one year otherwise there is no pressure to do anything to fix this problem for 5 years.  
We need an end date for motel use to be months, not years.  
There should be strict criteria that anyone in these motels are from Rotorua. There was only around 100 homeless before covid - now 800 or 1000? If you weren't one of the ones that were put into motels in 2020 then you should not be able to use Rotorua motels now.  
My solution is the govt should be buying a large area of land to create a village of 1-2000 homes on the outskirts of the city with transport links to the city (Eastside farmland, Ngongotaha, Kaingaroa, Mamaku as examples) This village should be gated with security to only allow contracted tenants and visitors would have to sign in and out. There would be doctors and pharmacy clinics along with rehab type services in this village and a permanent small police building to keep everyone safe. It would also have community gardens, a primary school that caters for Te ao Maori as well as mainstream. Perhaps a small farm where tenants could help with farmwork etc. This is only a rough plan but if we dont think bigger, we will have people in motels for years and years.

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:



Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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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:**

Paulette Gotz

*(Full Name)*

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

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

**for a Resource Consent to:**

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

**at:**

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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 am against MHUD using our motels as Emergency Housing for any period of time.

We, true Rotorua residents have had over 2 years of emergency housing in our once beautiful tourist city.

I know of drug dealings at these motels(a friend unfortunately lives virtually next door to an emergency housing motel), theft, car theft (my niece and a work colleague have both had cars stolen from area), abusive language, fighting (my daughter works at a hotel on Fenton St and has witnessed a few altercations). Honestly everyone knows how much trouble emergency housing has caused for the residents of rotorua and our reputation as a wonderful holiday destination is in tatters.

Also I don't understand why Rotorua has to be the emergency housing capital of New Zealand. Why can't the third of emergency housing residents who aren't locals be looked after in there own home-towns. And is there any guarantee that the homeless of Rotorua will be housed first in the houses been built here? I would hope so.

Thank you for your attention.

Paulette Gotz

Doc No: IT-2044 (1 June 2005)

File Nos:

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

**My submission is:**

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

See above

**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
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*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Damon Richard Skellams

*(Full Name)*

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

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

**for a Resource Consent to:**

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

**at:**

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

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

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

**My submission is:**

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

Having people living in motels is not good for their mental health, their overall health and the sense of belonging. Many people living in the motels are not from Rotorua so therefore have no link to the community and no whanau/family support.

Using all the motels for emergency housing prevents tourists (both international and national) from coming to stay and play in Rotorua. This means that any money is not being brought to the city and all the tourist business are struggling and/or going broke. This also means that Rotorua is not going to be known as a tourist destination but as a place for emergency housing.

With no link/contact to the area, the people coming are likely not to care about the area so anti-social behaviour (such as crime, drug use, shop lifting, people being sworn at, etc), is likely to increase.

Motels are not a place for children to stay long term because there is no place for them to play. Also with them moving from school to school is disruptive to teachers, classes, the children and the family. This is not good for them because it has been proven that a good education is a way for a child/ren to get out of the poverty trap and succeed in life.

Emergency housing needs only to be a short-term, stop-gap measure not permanent and having twelve more motels being used for this for a minimum of 5 years (because it could be extended) doesn't appear to be a short-term measure.

Motels aren't designed for people to stay in long term. The facilities are not sufficient, therefore is not enough space in the room to stay longterm; there is not enough space to exercise, to cook healthy meals, to wash/dry clothes.

A motel is not a house, therefore people living in them don't have the respect/mana gained from owning/renting a property. Therefore the motels are damaged, etc and this will cause ongoing costs to the motel owners and the government having to pay for constant repairs.

The housing crisis is real and housing costs/rental costs are not affordable but putting people/families into motels is not the answer. Having tourists staying in motels spending money and growing the community/region/country is.

Moving people from one area (where they have support from friends and family) to an area (where they have none) is not the answer either. Keeping people with friends and family means that people having the support needed to: a) find a job and b) keep the job means that these people can contribute to society and potentially help themselves to get out of the poverty trap and help grow the community/region/country.

We have recently had a function in Rotorua and people from outside of the region couldn't come because they were unable to find affordable accommodation due to the number of motel rooms being used for emergency housing. Therefore the region missed out on these people spending money here.

**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,  
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## FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED  
APPLICATION CONCERNING RESOURCE CONSENT

 ROTORUA  
LAKES COUNCIL

Section 96 Resource Management Act 1991

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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029, ROTORUA	Name of Submitter: Richard Shand
---	----------------------------------

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 at the premises for contracted emergency housing for five years* At:

~~OPPOSE 321 Fenton Street – Malones Motel – RC17662~~

~~OPPOSE 299 Fenton Street – Geneva Motor Lodge – RC17891~~

~~OPPOSE 293 Fenton Street – Midway Motel – RC17890~~

~~OPPOSE 249 Fenton St/16 Toko – Roto Vegas Motel – RC17889~~

~~OPPOSE 247 Fenton St/12 Toko – Ascot on Fenton – RC17887~~

**SUPPORT 131 Lake Rd – Lake Rotorua Motel – RC17647**

~~SUPPORT 26-28 Victoria/5 Union – Union Victoria Motel – RC17673~~

~~SUPPORT 107 Malfroy Rd – Ann’s Volcanic – RC17892~~

~~SUPPORT 18 Ward Ave – New Castle Motor Lodge – RC17650~~

~~SUPPORT 16 Sala S – Alpin Motel – RC17648~~

~~SUPPORT 3 Meade St – Pohutu Lodge – RC17661~~

~~SUPPORT 7 Tryon St – Apollo Motel – RC17893~~

I **OPPOSE** the 5 applications in relation to the motels situated on all or part of Fenton Street. It is my submission that RLC would not be benefiting Rotorua residents and other visitors in proceeding to grant this application because of the high percentage of WINZ clientele that require emergency housing. Because of this fact, this houses undesirable characters in Rotorua’s well established and popular tourist centre. Also harbours drugs/crime and more recently, stabbings. These undesirable characters do not support Rotorua economically nor do they encourage tourists/kiwis to visit our city, they in fact deter visitors due to our image now being tarnished. Police often investigating domestic violence/drugs/alcohol related offences. Wrap around services are not available during the weekend, which is when police are required to attend.

However, I **SUPPORT** all other applications where the motel is situated off Fenton Street (total of 7 motels) as I believe there is a desperate need to house people since and/or during the covid pandemic. These “side street” premises seem to have management under control, more so than the Fenton Street premises and they are not an “eye sore” to our visitors with Fenton Street being the Golden Mile.

**AMENDMENT:** I would like to submit that the term is reduced from 5 years to 2-3 years as Kainga Ora’s housing programme should hopefully be operational within that period, which will alleviate the need for motels to accommodate emergency housing clientele. Also bearing in mind, Boulevard Motel is now owned by KO and will also be in a position to accommodate a large number of people. I think this would be feasible regarding numbers of people. When studying the number of occupants in each motel, none have been at full capacity in accordance with all 12 motels offering a total of 301 units for 1008 people as stipulated in these applications. The Fenton Street motels offer 124 units for 370 people (2.98 people per unit) and the “others” offer 177 units to cater for 638 people which equates to 3.6 people per unit plus Boulevard which should reduce this ratio.




I seek the following decision from the consent authority:

**REFUSE** applications for all 5 motels that are **situated on all/part of Fenton Street (Golden Mile)** reasons as above. (Recent stabbing in Toko Street, Sumner Street residents too afraid to return home).

**GRANT** applications for the other 7 motels which are **situated off Fenton Street** with the term of occupancy amended as above. In the event that occupancy numbers exceed availability of accommodation, people who are not initially Rotorua residents should return to their home town. Most of these providers have very few neighbours/ratepayers on adjoining boundaries.

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

 Signature of submitter :	Date: 8 July 2022
<b>Address for service of Submitter:</b> [Redacted] [Redacted] [Redacted]	Telephone [Redacted] Email: [Redacted]

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

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## FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED  
APPLICATION CONCERNING RESOURCE CONSENT

 ROTORUA  
LAKES COUNCIL

Section 96 Resource Management Act 1991

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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029, ROTORUA	Name of Submitter: Richard Shand
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The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

## FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED  
APPLICATION CONCERNING RESOURCE CONSENT

 ROTORUA  
LAKES COUNCIL

Section 96 Resource Management Act 1991

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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029, ROTORUA	Name of Submitter: Richard Shand
---	----------------------------------

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 at the premises for contracted emergency housing for five years At:*

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

I **OPPOSE** the 5 applications in relation to the motels situated on all or part of Fenton Street. It is my submission that RLC would not be benefiting Rotorua residents and other visitors in proceeding to grant this application because of the high percentage of WINZ clientele that require emergency housing. Because of this fact, this houses undesirable characters in Rotorua’s well established and popular tourist centre. Also harbours drugs/crime and more recently, stabbings. These undesirable characters do not support Rotorua economically nor do they encourage tourists/kiwis to visit our city, they in fact deter visitors due to our image now being tarnished. Police often investigating domestic violence/drugs/alcohol related offences. Wrap around services are not available during the weekend, which is when police are required to attend.

However, I **SUPPORT** all other applications where the motel is situated off Fenton Street (total of 7 motels) as I believe there is a desperate need to house people since and/or during the covid pandemic. These “side street” premises seem to have management under control, more so than the Fenton Street premises and they are not an “eye sore” to our visitors with Fenton Street being the Golden Mile.


**AMENDMENT:** I would like to submit that the term is reduced from 5 years to 2-3 years as Kainga Ora’s housing programme should hopefully be operational within that period, which will alleviate the need for motels to accommodate emergency housing clientele. Also bearing in mind, Boulevard Motel is now owned by KO and will also be in a position to accommodate a large number of people. I think this would be feasible regarding numbers of people. When studying the number of occupants in each motel, none have been at full capacity in accordance with all 12 motels offering a total of 301 units for 1008 people as stipulated in these applications. The Fenton Street motels offer 124 units for 370 people (2.98 people per unit) and the “others” offer 177 units to cater for 638 people which equates to 3.6 people per unit plus Boulevard which should reduce this ratio.

I seek the following decision from the consent authority:

**REFUSE** applications for all 5 motels that are **situated on all/part of Fenton Street (Golden Mile)** reasons as above. (Recent stabbing in Toko Street, Sumner Street residents too afraid to return home).

**GRANT** applications for the other 7 motels which are **situated off Fenton Street** with the term of occupancy amended as above. In the event that occupancy numbers exceed availability of accommodation, people who are not initially Rotorua residents should return to their home town. Most of these providers have very few neighbours/ratepayers on adjoining boundaries.

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

 Signature of submitter :	Date: 8 July 2022
<b>Address for service of Submitter:</b> [Redacted] [Redacted] [Redacted]	Telephone: [Redacted] Email: [Redacted]

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APPLICATION CONCERNING RESOURCE CONSENT

 ROTORUA  
LAKES COUNCIL

Section 96 Resource Management Act 1991

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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029, ROTORUA	Name of Submitter: Richard Shand
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**GRANT** applications for the other 7 motels which are **situated off Fenton Street** with the term of occupancy amended as above. In the event that occupancy numbers exceed availability of accommodation, people who are not initially Rotorua residents should return to their home town. Most of these providers have very few neighbours/ratepayers on adjoining boundaries.

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

 Signature of submitter :	Date: 8 July 2022
<b>Address for service of Submitter:</b> [Redacted] [Redacted] [Redacted]	Telephone: [Redacted] Email: [Redacted]

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FORM 13

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

Section 19 Resource Management Act 1991  
Rotorua District Council

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

**Name of Submitter:**

Pauline Owen

(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 at my property on Fenton St in the garage with the door closed, when the door opened and someperson I do not know was standing there (a large intimidating male) when I asked what was he doing he hesitated and asked "is there a toilet here?). The garage is at the back of the property so obviously he was trying doors. After owning the property for 12yrs I have never had anyone do this before. This was quite confronting as I felt isolated and vulnerable. I now don't feel safe on my own property. We have put a security gate up (at our expense) because of people using this walkway as a shortcut. I have asked people and I know they are homeless as they say this is 4 canoes to leave the property? The tenants have had shoes and other things taken from outside their units. They have been asked for money and cigarettes. The tenants have also complained of loud music and verbal abuse happening in and around Fenton St and have phoned the police several times. Also homeless that are high or drunk sitting at the tables outside the units (these are for tenants). This is something I haven't encountered before the emergency housing happened. There are shopping trollies and cars parked all over the front lawns (council verge) making the front lawns into mud puddles. I have witnessed a woman urinating near the mallin view of the public. People in there night wear hanging over fences smoking and yelling at others across the road.  
Rotorua has lost its appeal to people from out of town wanting to stay here.  
The amount of cars stolen is way out of control.  
I have never seen this many homeless people in Rotorua before.

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

**and:**

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

**and:**

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

FORM 13

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

Section 19 Resource Management Act 1991  
Rotorua District Council

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

**Name of Submitter:**

Bevan James

(Full Name)

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

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

**for a Resource Consent to:**

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

**at:**

Lake Rotorua Motel – 131 Lake Road, Rotorua;  
Alpin Motel – 16 Sala Street, Rotorua;  
New Castle Motor Lodge – 18 Ward Ave, Rotorua;  
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Pohutu Lodge – 3 Meade Street, Rotorua;  
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 negative social impacts on Rotorua are already being felt. Crime is increasing. People feel unsafe in the area. Would anyone want to walk around the area alone at night - no! For many years I would let my wife or children walk around Glenholme safely at night, not now. As an adult male I avoid being out after dark. I have been approached in the supermarket carparks on numerous occasions, abused and felt intimidated. We do not feel safe in our home. It is pretty much a wait until we get burgled scenario.

Local businesses are feeling the impact as they are having to prevent anti-social behaviour. These businesses are needing to spend money on extra security features, not required before our hotels and motels were used for contracted emergency housing. These businesses, who are run by hard working citizens will surely close.

When we require the accomodation for visitors to town they are either not going to be able to get accomodation or have to share with contracted emergency housing tennants, many of whom are anti-social and dangerous with addiction and mental helath issues.

The stigma attached to contracted emergency housing such as this will have long lasting impacts on our city. It will take generations to recover from this short-sighted vision. People will not visit Rotorua, and this will have a damaging impact for a very long time. Already we have friends from out of Rotorua who often ask are we safe and "no they don't want to visit, as it is too dangerous."

Property values in the Glenholme, Fenton park and Victoria areas will be negatively impacted - this a guarantee. Should ratepayers be forced to pay twice to home tennants that are not locals? We pay our rates, we pay when our house valuation falls. Don't kid yourself that everyone in the motels and hotels are locals. When we bought our property in Glenholme it was in the knowledge that we knew what was in our area. We chose to live in Glenholme because it was safe. Contracted emergency housing along Fenton Street was not part of what we invested in. We would never have bought in Glenholme had we known that this council was going to allow this sort of housing in the area.

Five years is a long time, the area will no doubt become a ghetto in this time. There is no way our council should even entertain this idea. You are meant to look after us ratepayers. Can you imagine the scene that greets visitors, if they still come, in 4-5 years time. It is not hard to predict.

I urge the council to think beyond short term fixes and do the right thing by us hard working ratepayers. Do not allow contracted emergency housing for 5 years, or any length of time to happen in or around Fenton Street. Our city needs hotels and motles to be used for their intended intention, to house short term visitors to 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-notice/publicnotices/public-notice-for-contracted-emergency-housing>

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

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**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:**

Cindy Catherine James

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

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

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

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

**My submission is:**

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

The high density of emergency/transitional housing in Rotorua has in my experience lead to exponential growth in many anti social behaviors and crime. On a typical drive to work along Fenton Street I will see not less than 2 police vehicles at various Motels. This is not what we signed up for as residents in this area. Our family have changed our behaviors as a direct result of the high congestion of this type of occupancy and we no longer walk along Fenton Street, are a lot more security conscious and in the last 18 months have called the police twice (previously we have not done this) due to anti social behavior drifting along Wylie Street. My daughter who is still at school witnessed a women being assaulted outside one of the emergency housing motels which for her was quite distressing, and even more distressing - no police in attendance with a motel full of people who would have been very aware of what was occurring.

I am concerned that pre-COVID we were viewed as a desirable tourist destination and as we try to re-build post COVID there are less and less accommodation options for tourists which over and above not having international tourists leads to a further decline in our tourist dollar, having an impact on business and subsequently employment. In addition to this it encourages landlords to utilise their properties as Air B n B further exacerbating the housing shortage. Rotorua's reputation is at stake as a tourist destination particularly with accommodation providers who have chosen to retain tourist being located amongst these high density hot spots where anti social behavior including clusters of people congregating and carrying themselves in an intimidating manner.

Notwithstanding our beautiful entry into Rotorua has become an ugly stain with graffiti, shopping trollies and undesirable behavior on the streets. This ongoing situation will have an affect on Rotorua for generations to come. Rotorua's reputation is at stake as a tourist destination particularly with accommodation providers who have chosen to retain tourist being located amongst these high density hot spots where anti social behavior including clusters of people congregating and carrying themselves in an intimidating manner.

Motels are not a long term solution to accommodation and I would urge you to be influential by not endorsing high density, high concentration housing in motels. Latest data from MSD suggest that up to a third of occupants in these motels are not local which we absolutely do not support. According to RLC report 5 to 10 families are coming to Rotorua each week with family harm safety plans and they have no association to Rotorua.

Tamariki residing in these motels deserve more, they deserve better. We are on our way to having generations of "Motel Kids" which will take a lifetime to rectify. A step in the right direction is to not allow our City to be the Emergency Housing Hub of NZ and to work towards improved long term solutions.

What is the plan to reduce the numbers needing emergency housing motels in Rotorua?  
There is no guarantee that after 5 years this will not continue.

The cumulative effect on police, health services, hospital, mental health workers, social service agencies, doctors, schools, is extreme and from my experience and employment are aware that we are not resourced to provide all of these services.

100% occupancy by people living at premises 100% of the time is difficult to argue that this does not have any more or less adverse environmental effects than motel occupancies where people are out most of the time and typically do not engage in anti social behaviors. I would suggest that the adverse environmental impacts are significant.

**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:

of Submitter.

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

File Nos: RC17647, RC17648, RC17650, RC17662,  
RC17661, RC17673, RC17887, RC17889,  
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Further information about the above applications may be viewed at:

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FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Toni Magaret 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;  
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Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua;  
Ascot On Fenton – 247 Fenton Street And 12 Toko Street, Rotorua;  
Roto Vegas Motel – 249 Fenton St And 16 Toko Street, Rotorua;  
Midway Motel - 293 Fenton Street, Rotorua;  
Geneva Motor Lodge – 299 Fenton Street, Rotorua;  
Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

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

**My submission is:**

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

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

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

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

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

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

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

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

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

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

**and:**

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

**and:**

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

FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Susan Tetenburg

*(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:  
 Rotorua is a tourist town and now boarders are open we need to support our tourism operaters to reclaim being a tourism destination.  
 We can not do this when our motels are full of homeless who are mostly from out of town. The bad language, imtimidating behaviour, domestic violence, thefts, rubbish, shopping trolleys alcohol and drug issues that many of these people bring to our town is making people either not visit Rotorua or visit during the day and spend their accommodation and meal money elsewhere.  
 The effect on our core services like police, health services, hospital services, social workers, mental health providers, schools etc et etc is huge - we can not as a town continue to support this level of need at the detriment of those who live and work in Rotorua.  
 Rather than have these 12 motels ear tagged for future homeless we need to reduce the amount of motels being used by supporting our locals into housing and support those from out of town to return to where they have some form of support.  
 It is not healthy for people to be removed from where they have a connection to a town where they don't....not fair on the adults and certainly not fair on the children - we have already had once child killed in emergency housing - how can MHUD even think that stuffing people into motels for the next 5 years is a humane solution that will not have long term impact on the people themselves and the town.  
 It is also not acceptable for the residents of Rotorua to have to put up with the intimidation and abuse that happens in the Fenton St/city area of Rotorua on a daily basis.  
 Yes we do need to support our(Rotorua) homeless but other towns need to support their own homeless so MHUD need to look into other areas and reduce emergency motel housing in Rotorua.

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

That each and all 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)

**From:** [Planning Submissions](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig\\_batchelar](#)  
**Subject:** FW: TRIM: Contracted Emergency Housing Submission  
**Date:** Sunday, 10 July 2022 10:39:48 AM

---

**From:** [REDACTED]  
**Sent:** Saturday, July 9, 2022 3:00 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>;  
ablackwell@propertygroup.co.nz  
**Subject:** TRIM: Contracted Emergency Housing Submission

My Submission refers to the consent application numbers as follows;  
RC 17647, RC 17648, RC 17650, RC 17662, RC 17661, RC 17673, RC 17887,  
RC 17889, RC 17890, RC 17891, RC 17892 and RC 17893.

**I am opposed** to the granting of resource consent to enable the Ministry of Housing and Urban Development to use the sites and existing buildings of 12 motels in Rotorua for emergency housing for the next 5 years.

The control and management of those in existing emergency housing has clearly been inadequate and this experience gives Rotorua residents no confidence that the proposed 5 year period would lead to improved outcomes and the sense of safety and security that Fenton St, Glenholme residents and ratepayers and Rotorua citizens in general long to return to.

Social difficulties in Rotorua have become widely known throughout NZ and the city has suffered reputationally as a result. This means a significant economic impact on an accommodation and hospitality industry historically worth hundreds of millions to the city.

It may be less well known that many Rotorua citizens will not drive through the city area without car doors locked and stories of residents witnessing unseemly behaviour and abuse of the emergency housing system abound just as reports of criminal activity are now under-reported in our newspaper.

We must return to being a city of higher standards with urgency. A five year transition back to what we remember as normal pre-covid conditions is well short of the requisite priority.

I repeat, I am opposed to the granting of resource consent to enable the Ministry of Housing and Urban Development to use the sites and existing buildings of 12 motels in Rotorua for emergency housing for the next 5 years.

John Marshall  
Hannahs Bay  
Rotorua



**From:** [Planning Submissions](#)  
**To:** [Bethany Bennie](#)  
**Cc:** [craig.batchelar](#)  
**Subject:** FW: Submission Motels.Closes Monday 11th July 2022 As per Doc IT-2044 (1/6/2005)  
**Date:** Sunday, 10 July 2022 10:39:05 AM

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**From:** Mark Gould [REDACTED]  
**Sent:** Saturday, July 9, 2022 4:23 PM  
**To:** Planning Submissions <Planning.Submissions@rotorualc.nz>  
**Subject:** Fwd: Submission Motels.Closes Monday 11th July 2022 As per Doc IT-2044 (1/6/2005)

Copy as advised.  
Regards  
Mark Gould

[REDACTED]

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 7 July 2022 at 4:32:46 PM NZST  
**To:** Geoff Williams <Geoff.Williams@rotorualc.nz>, Info RDC  
<info@rotorualc.nz>, Hon McClay <todd.mcclay@parliament.govt.nz>  
**Subject:** **Submission Motels.Closes Monday 11th July 2022 As per Doc IT-2044 (1/6/2005)**

To  
Chief Executive,  
Rotorua Lakes Council  
Private Bag RO3029  
Rotorua

Submission on a Publicity or Limited Notified Application Concerning  
Resource Consent.  
Namely 12 Motels.

Name of Submitter  
Mark Gould,

[REDACTED]

This is a submission on an application from 12 Motels  
Namely Apollo Hotel, Alpin Motel, Pohutu Lodge, Newcastle Motor Lodge,  
Malones  
Motel, Geneva Motor Lodge, Midway Motel, Union Victoria Motel, Ascot on  
Fenton, Ann's Volcanic Motel, Lake Rotorua Hotel and RotoVegas Motel.

For a Resource Consent to the above 12 Businesses.

The specific parts of the application that my submission relates to are as follows and My Submission is

I am opposed to the resource consent process.

One. Only 12 Businesses listed. There are approx 90 Motels in Rotorua with over 50 having MSD clients like the 12 Businesses above.

Two. The time frame of 5 years is too much.

Three. It's been reported a lot that clients are being sent to Rotorua by MSD. It appears the time frame because of this is too short.

Four. Been reported that once people from out of Rotorua coming to Rotorua after 30 days are treated as locals.

Five. Need to have a Sinking lid Policy like the Pokies.

Six. Let MSD just process the real Rotorua locals into homes, apartments, flats or pay for Rentals.

Seven. The harm of homeless in Rotorua over the past 2 years is huge. Crime increases break ins, stolen cars, money stolen. Beggars in Streets.

Eight. The lease of the Motel appear to what I call Milking the System. MSD is paying too much for the Motel Rooms. Have been advised over \$1 Million plus per Motel.

Nine. Cheaper to rent Houses than pay motels. Approx \$500 per rental.

Ten. Rotorua has a lot of BnB Rentals in Rotorua due to the tourist attractions. It is far easier and more financial for owners of Houses to have BnBs.

Eleven. Four Canoes Hotel Not mentioned. There is a mental Health issue with a number of MSD guests. Rotorua Hospital only has a certain number of rooms for the Mental Health patients.

Twelve. With increase in Crime More Police are required. At present Police calls take longer to action.

Thirteen. Perhaps it would be cheaper for MSD to purchase a number of Motels outright (Business, Land and Buildings) and turn them into flats. For Single or Married couples no children.

Fourteen. MSD to fund part of Security Personal for Rotorua City. Residents do not feel safe in walking around Rotorua.

Fifteen. Issues with Glenholme. Break ins with many places being broken into a number of times. Reduce this by MSD providing Security Coverage eg Cameras.

Sixteen. Do not put Gang People in Motels near residents. Move Gang people further away from the Residential Area.

Seventeen. With MSD numbers which should decrease over time reduce number of Motels required and have the Motels in the same area. Should be able to monitor the MSD guests better.

Eighteen. Have an 0800 number maned 24/7 so residents feel better connected. May provide coverage for other centres.

Nineteen Be honest with residents. Have regular meetings so residents issues can be mentioned.

Twenty. Have been a past Retailer for over 36 years and I am aware of the damage done by the MDS clients to the accommodation and Tourism Sector.

Twenty One. Many companies are having to spend more money on Security like Countdown with Security tabs and Security Staff based in there businesses. Theft has increased people are desperate.

Twenty Two. MSD should provide more funding for Foodbanks like Linton Park, St Johns Church, Salvation Army. More people are needing food parcels due to the financial times. Many clients MSD guests.

Twenty Three. Work better with Community Groups

Twenty Four Rotorua can not build the numbers of houses/units which are required. Looks like 300 to 400 houses per year. Cost at present of building a house \$4,000 per square meter. Need to look at 2 level units close together. Garage Laundry, Kitchen, Dining Room, Lounge Downstairs 2 to 3 bedrooms upstairs with toilet, shower, bath. Need to look at above Brent Road, Primary School, Intermediate School High School all within walking Distance. Close to Supermarket Shops and a Garage.

Twenty Five. Have different type of Transportable Homes. Look at Exeter Homes on Lake Road. They make different sizes of units.

Twenty Six. Houses on Malfroy Road Ranolf Street look ugly. They have brought the price of homes in the area down in value. All these residents want to retain their value.

What could have happened painted these houses different colours. Stain the fences different and decks look at a number of different colours. Make them appealing.

Twenty Seven. Need to have staff check your MSD houses on a regular basis. You can not afford to get them thrashed.

Twenty Eight. Have Staff based in Rotorua so issues can be sorted out earlier.

Twenty Nine Monitor outside Contractors so they are fair with prices. You can easier check with your contractors in other areas.

Thirty. Gardens. If possible MSD clients to look after the lawns or pay for a number of MSD clients to mow the lawns.

I seek the following decision from the consent authority.

One. No more MSD guests coming from Outside Rotorua. Please have them remain in their own areas.

Two Sinking lid Policy. Reduce Motels look at cheaper forms of accommodation.

Three Look at and work out a solution for better Security.

Four Be careful where Gang members are housed. Rotorua does not need more drugs in the Community.

Five. Request and obtain for more Police to be based in Rotorua on the front line.

I wish to be heard in support of my submission.

Signed

Mark Gould



Date 7th July 2022



Emailed to CE Geoff Williams

Info@RDC. (Rotorua Lakes Council)

Copy to Local MP Hon Todd McClay

Sent from my iPad

**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> Barbara Marion Jenks
---	---

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

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the Applicant”) has applied on behalf of the operators of the accommodation providers listed below to Rotorua Lakes Council (“the Council”)

For twelve resource consents to use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.

At: the locations listed below to allow them to be used for emergency housing for five years

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

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

My submission relates to the use of Rotorua Motels for emergency accommodation for up to five years, in a number of cases by people who are not Rotorua residents.

**My submission is:**

I totally oppose all parts of the submission for the following reasons:

Motel accommodation is not suitable for families for more than a week or two.

Motel accommodation is not designed for long term residential occupation.

A term of five years would in effect become a long term permanent arrangement.

It would tie up a significant number of Rotorua motels for 5 years from their intended purpose of providing tourist accommodation, thus adversely affecting the Rotorua economy.

It is unacceptable to see the impact that emergency housing has had on the main entrance to Rotorua with the subsequent increase in anti-social behaviour.

The entrance to Rotorua has been degraded especially when you see the number of security fences that have appeared.

Residents in adjoining suburbs are becoming concerned for their safety.

I do not believe these motels should be allowed to operate outside the district plan.

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) needs to look for better solutions immediately.

The ongoing long term use of motels is untenable and needs to end.

Rotorua’s reputation as a top tourist destination has been affected with people choosing to stay in other towns as some people feel unsafe.

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

That the application by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the Applicant”) to Rotorua Lakes Council (“the Council”) for twelve resource consents to use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years be declined.

\*

Signature of submitter (or person authorised to sign on behalf of submitter) <i>B M Jenks</i>	Date: 11/07/22
Address for service of Subr [REDACTED] [REDACTED] [REDACTED]	Telephone: [REDACTED]
Contact person: [name and designation, if applicable] Barbara Jenks	Fax/email: [REDACTED]

**Note to submitter:**

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

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

**FORM 13**

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



*Section 96 Resource Management Act 1991*

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b> Peter Russell Phillips Jenks
---	---

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

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the Applicant”) has applied on behalf of the operators of the accommodation providers listed below to Rotorua Lakes Council (“the Council”)

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- 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

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

My submission relates to the use of Rotorua Motels for emergency accommodation for up to five years, in a number of cases by people who are not Rotorua residents.

**My submission is:**

I totally oppose all parts of the submission for the following reasons:

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The entrance to Rotorua has been degraded especially when you see the number of security fences that have appeared.

Residents in adjoining suburbs are becoming concerned for their safety.

I do not believe these motels should be allowed to operate outside the district plan.

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) needs to look for better solutions immediately.

The ongoing long term use of motels is untenable and needs to end.

Rotorua’s reputation as a top tourist destination has been affected with people choosing to stay in other towns as some people feel unsafe.

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

That the application by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the Applicant”) to Rotorua Lakes Council (“the Council”) for twelve resource consents to use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years be declined.

\*

Signature of submitter (or person authorised to sign on behalf of submitter): <i>P R P Jenks</i>	Date: 11/07/22
Address for service of Submitter: [REDACTED] [REDACTED] [REDACTED]	Telephone: [REDACTED]
Contact person: [name and designation, if applicable] Peter Jenks	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:**

*Julie and Peter Calnan*  
(Full Name)

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

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

**for a Resource Consent to:**

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

**at:**

Lake Rotorua Motel – 131 Lake Road, Rotorua;  
Alpin Motel – 16 Sala Street, Rotorua;  
New Castle Motor Lodge – 18 Ward Ave, Rotorua;  
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Pohutu Lodge – 3 Meade Street, Rotorua;  
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Midway Motel - 293 Fenton Street, Rotorua;  
Geneva Motor Lodge – 299 Fenton Street, Rotorua;  
Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

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



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:

Full submission attached.

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: Julie Calman  
Healnew

Date: 10/07/2022

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone number]

Email: [Redacted email address]

## Submission

Like the majority of Rotorua residents who have either been born here or have moved here, we choose to stay in this amazing city because of the environment, the culture and the amazing variety of activities that we have on our doorstep. To quote a few, we have the lakes, the forests, Maori culture such as Mitai and Tamaki tours, historical culture such as our wonderful Museum, plus Skyline Skyrides, Fairy Springs, Paradise Valley, the Agrodome, Eat Street etc etc. And these places exist for one reason only, and that is because we are a tourist city. We don't have great industrial parks, we don't have centres of commerce or Government agencies in our city – we have tourism.

Tourists who for decades have loved to stay in accommodation, Hotels and Motels within walking distance of our CBD, in Fenton Street or the surrounding areas. Tourists who spend a lot of money in Rotorua keeping our economy afloat and who want and deserve to feel safe as they walk to and from town.

We own a substantial property on the corner of Peace and Fenton St's. It has a high value and had been rented for several years to a group of young professionals working in the health sector. Our tenants, who loved where they lived, told me that they no longer felt safe in their home. Their vehicles had been interfered with, they were harassed when sitting outside and the property was constantly littered with bottles and rubbish. These tenants moved out of the property in January 2022 because they were frankly frightened of the neighbourhood and sick of putting up with repeated anti-social behaviour. I have attached a signed statement of facts relating to their experience from these tenants.

During the 6 months since these tenants moved, we have carried out renovation work on the property which has meant that for several months we were working there on a daily basis. We worked outside and on the roof for a couple of weeks. Our property is elevated and gives a perfect view of 5 properties which are currently being used for emergency housing. It is directly opposite Ace Motor Lodge and Malones Motel, Rose Court Motel is slightly further away but we still have a perfect view of the goings on. Pure Motel and Guest House is situated on a diagonal to us on the other side of Fenton. We now have first hand experience of what our tenants described to us. At least 4 times per week, every week, the police were in attendance, sometimes several times a day. The seat in front of Pure Motel on Fenton was used as a drinking seat all through the summer months. We saw regular drinking there, starting from 8.30 in the morning, and witnessed bottles being thrown over the fence or onto the street. We have seen arrests being made in all of these premises. Shouting and screaming is a regular occurrence. We witnessed several fights which involved a number of people, one in particular on Fenton St outside Rose Court. This involved an unpatched person being beaten by 3 patched gang members. My husband and our worker actually ran across the road to intervene as there was a serious beating going on. Of note here was that the 'security staff' from Malones stood with their arms folded on the footpath, watching the fight and did nothing to stop it. My husband and our worker eventually were able to push the victim into a Rose Court Motel room where the occupant had been standing screaming for them to stop fighting. The gang members walked off and the victim and a young boy who was with him stayed for a while in the motel room saying that they were too scared to walk back home because the gang members might see them and finish off the beating. Occupants walking up and down the street, or simply sitting around the outside of the buildings are regularly seen to be in some state of intoxication, whether from alcohol or meth is anyone's guess. We have personally witnessed at least 3 very obvious drug deals happening out on the street.

I have spoken to several police officers regarding incidents in these accommodations. I was told recently by 2 police officers that entering these buildings has now become extremely dangerous for them, as groups of residents have started surrounding police officers in a very intimidating manner, refusing to give information and in no uncertain terms, telling them to leave. In their opinion, it is only a matter of time before this behaviour escalates into something far more aggressive and dangerous

You may think that this is a submission about nimbysism. You would be wrong. We own a few properties in Rotorua, 2 of which have recently been renovated to a very high standard. We have chosen to rent our valuable assets through an agency (Airedale Properties) who has a government contract to try and house good families who would otherwise never be able to get a rental property. These families are now living in good

homes, in good suburbs. Their children are close to good schools and parks, have their own bit of land to play in and are surrounded by good neighbours. They are, probably for the first time in their lives not only safe and comfortable, but more importantly, they are learning how to respect property, to be good neighbours and good tenants, and hopefully will eventually be accepted by other landlords without hesitation. This is how to help the homeless. This is how a community should work together, with the help of government agencies to allow people the dignity of having a home and being a part of good community.

How would you feel, being taken away from your home and whanau, trucked into an unfamiliar city and housed like battery hens in pokey unsuitable motel rooms. Certainly not a great place to bring up children. Any support that you may have had in your home town is gone, you are possibly surrounded by drug dealers or worse, your children exposed to all manner of anti-social behaviour and it won't take long for you to work out that you have become disliked and frowned upon by locals through no fault of your own.

Using our valuable motel stock to house New Zealand's homeless is not only a short sighted decision, but also a massively destructive one. The present owners of these motels will make good money, and move on, substantially richer, without a care in the world. But the risk of ruining Rotorua's reputation as a premier tourist destination, a reputation which has taken decades of time and millions of dollars to grow is worth far more to Rotorua than the financial needs of these moteliers. Our reputation is precious, it is invaluable.

We believe, that of equal importance to the loss of Rotorua's good reputation, is the harm caused to the people involved.

Surely when rehoming individuals and families, the end goal isn't just to supply accommodation. It must also be to locate people to places where they have opportunities to be gainfully employed and live productive lives. As we have previously mentioned, and stress again, Rotorua is primarily a tourist town. Any unskilled work available is most likely to come from the tourism sector, but by destroying that sector, by housing people in the very place where tourists would want to stay, is grossly counterproductive. They deserve better, Rotorua deserves better.

We are pushing back against this negative government initiative. Please do not allow MHUD to use the 12 named Rotorua Motels for contracted emergency housing for a further five years but encourage them to find local solutions in grass roots New Zealand for those needing homes and to simply leave our city alone.

Julie and Peter Calnan

Heerenan 10/07/2022  
P. Calnan 10/07/2022.

Statement from the tenants of 1 Peace St, Rotorua.

Tweety Cheng – Pharmacist , Rotorua. Tenant since January 2019

Thumb Yang – Oral Health Therapist, Rotorua. Tenant since January 2019.

We, the above tenants of 1 Peace St, Rotorua, state the following.

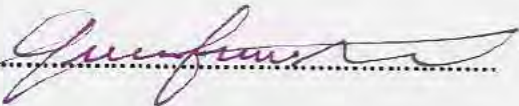
When we moved into the property in January 2019, we felt very safe in the property, and in the neighbourhood in general. We felt safe because of the type of residential neighbourhood that it was, with a retirement village at the other end of the street, and very quiet respectful neighbours. The majority of people who we saw walking on Fenton St were clearly tourists going to and from town. It is an area very close to the CBD and an easy walk.

We have noticed many dramatic changes to our living environment over the past 3 years.

The feeling of the neighbourhood has changed considerably in that time, especially in regard to people on Fenton St. We now definitely feel very unsafe. The following are some of the incidents and observations made which have made us feel unsafe.

1. We have had a bike stolen from the property in December 2020. It was in a fenced and locked area so the thief would have had to climb in to get it. This is scary because it means that someone was on our property, looking over fences into our home.
2. We have random kids running around on the property. We tell them to leave, but they come back. They like to run around on top of a stone retaining wall facing Fenton St, its about 10 feet tall and very dangerous.
3. We have friends living at [REDACTED] Peace St. Both properties have had break ins within the last 4 months. We feel that we would have been broken into but our house is very visible from Fenton St so it would be harder to do so undetected.
4. We regularly hear shouting, screaming and glass breaking from across the road in Ace Motel housing who I believe are people who were homeless.
5. There are many random and undesirable people walking about at all hours of the night time. They usually appear to be drunk or on drugs. Their behaviour is very anti-social and threatening to us. All of our cars are parked on the driveway or on the grass verge. They are often tampered with as in the alarms are set off.

6. We are constantly having to pick up bottles, nappies and other rubbish from around the property. This never happened when we first moved in.
7. We no longer walk to town to do our shopping or sit outside of our fenced area. We have been verbally abused and harassed too many times.
8. We have a friend who works and lives-in at [REDACTED] She likes to visit us in the evening. She is very afraid to walk home on her own now because of these people who are on the streets.
9. We see police arriving on the side streets and going to various motels all the time.
10. We see and hear motor bikes coming and going in and out of the motels regularly. They arrive and leave very quickly. We have been told that this is often how drug suppliers deliver to their dealers.
11. Guys are always racing their cars up and down the street. They do a lot of burn outs too right on Fenton St. It is so bad that we cant leave out windows open because of the burnt rubber smell coming off these cars.
12. We do not feel very safe here now at all.

Signed .....  ..... Tweety Cheng 10/12/21

Signed .....  ..... Thumb Yang 10-12-2021

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:**

Sandra Peake

*(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:

While waiting for my son who is a client at St Chads, I witnessed young unsupervised children throwing stones at parked and moving cars. This occurred from the Rose Court Motel. They hid if they thought they'd be seen, then came out again to throw stones again, till being told off by a staff member.

We are acutely aware of avoiding walking along Fenton Street, especially after being told of another client had their watch stolen from them.

Since moving into town, I've heard people late at night yelling, disgusting language, possibly domestic violence at the time.

I've seen shopping trolleys in various places around the city.

It is time our city was given back to us, it has been taken away which was once vibrant and welcoming.

This afternoon I've just witnessed a couple arguing in the street, either side of Grey Street, outside a closed Urbano, a woman yelling, the man saying "run me over". The woman drove off eventually, the man walked around till going along Fenton St.

To quote a Business Daily Post article 18 June 2022, Maria Marshall left in 2019 to escape the poverty, her words are

"I don't miss the utter despair of Rotorua".

Give us back our city and help grow it!

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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

**and:**

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

**and:**

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



FORM 13

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

Section 19 Resource Management Act 1991  
Rotorua District Council

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

**Name of Submitter:**

Walter Povey

(Full Name)

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

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

**for a Resource Consent to:**

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

**at:**

Lake Rotorua Motel – 131 Lake Road, Rotorua;  
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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.

NB Without knowing the suitability and what each of the above facilities offer I cannot comment on suitability for such a purpose.

However I make the following comments.

I agree that some transitional accommodation is required for residents (people who live in Rotorua and/or have their primary whanau/family connections in the Rotorua district.)

Such accommodation should not be shared accommodation with visitors or tourists and located in areas which do not impact on Rotorua's image as a destination of choice for visitors and tourists.

Also such accommodation should not impact on current residents in such a way they feel unsafe/uncomfortable going about their daily life in their neighbourhoods.

Accommodation offered should not place families in situations of over crowding and lack of personal space as this will just lead to additional stress to already difficult circumstances that people seeking transitional housing are experiencing.

Removal of this number of accommodation facilities also limits the accommodation available for other purposes. It has also become widely known across the country that Rotorua is becoming a Hub for transitional housing and people are staying elsewhere and travelling to Rotorua for day trips.

**My submission is:**

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

As stated earlier I am not opposed to transitional housing as such. It just needs to be located appropriately, be suitable to not increase stress to families/individuals and restricted to people from the Rotorua district or those whose primary whanau/family/hapu already live here and can provide support.

Some personal stuff.

I frequently stay out of town and meet a lot travellers. Some of the comments have been about Rotorua no longer having the appeal it once had. One comment comes to mind. "Its getting a run down feel to it and what has happened to Fenton street?..... we prefer as a family to stay in Taupo now and do day trips up there."

I catch the the bus from time to time on Fenton Street opposite Pak'nSave. Over the last couple of years on a number of occasions people gather there, some under the influence of substances and openly "trade" cigarettes and alcohol. It is not pleasant at times.

I was visiting a friend and asked, was the local school doing some renovations as it was all fenced off. The reply was it was to keep the children safe as residents of close by motels were coming into the school grounds and using them as a thoroughfare.

General Comments.  
The suitability of motels is questionable for transitional housing due to the room size and limited appliance facilities most have. Placing families in such environments in my view just increases the challenges they face.

In addition having people placed away from their social networks, familiar services, schools and doctors etc does not enhance overall well being of a family.

There appears to be an interesting industry being established around the services to assist transitional housing and once an infrastructure like this is established there will be an ongoing demand that will be difficult to unwind. Another five years on two plus already would suggest this will become part of Kainga Ora's solution to supported housing.

Once NZ boarders are fully open and the labour shortage addressed the pressure to house tens of thousands more people will come on stream to place more pressure on general accommodation availability.

I believe in considering this Consent request the Applicant needs to be able to show what will happen at the end of the application period.

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

That robust analysis of the accommodation consent is sought and independently reviewed to establish a small number of applicants be approved to cater for Rotorua District residents as defined earlier.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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[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 Chapman

(Full Name)

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

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

**for a Resource Consent to:**

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

**at:**

Lake Rotorua Motel – 131 Lake Road, Rotorua;  
Alpin Motel – 16 Sala Street, Rotorua;  
New Castle Motor Lodge – 18 Ward Ave, Rotorua;  
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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.

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: --My neighbours have sold up and shifted because their special needs son was liable to be hassled by the homeless in Fenton Street.  
I am nervous about walking up Fenton Street due to the youger people hanging around.  
The shopping trolleys are cluttering up the street.  
I feel we can look after Rotorua homeless but not all of new zealands homeless.

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

File Nos: RC17647, RC17648, RC17650, RC17662,  
RC17661, RC17673, RC17887, RC17889,  
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**Note to Submitter:**

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FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

**Name of Submitter:**

Kelly Mau

*(Full Name)*

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

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

**for a Resource Consent to:**

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

**at:**

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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:  
Those motels were meant for our tourists ...for a maximum of 1 month. The council allowed these people to stay in these hotels for longer periods and created a snowball effect of out of towners jumping on the band wagon. Now we have a big problem! Residents in and around these MSD hotels have experienced very unsavoury behaviour and some are afraid for their safety. There are lots of older people in these areas who deserve to enjoy and feel safe in their previously safe residence. Extending these hotels resource consents for 5 years is outrageous. Tourists don't want to stay next to MSD clients and Rotorua is/was a tourist destination. We want to regrow our reputation as a friendly, fun, safe place to visit. We had plans to retire in Rotorua but will not be doing so if our reserves are sold and motels are housing MSD clients from out of town.

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:



Doc No: IT-2044 (1 June 2005)

File Nos: RC17647, RC17648, RC17650, RC17662,  
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**Note to Submitter:**

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FORM 13

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Section 19 Resource Management Act 1991  
Rotorua District Council

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

**Name of Submitter:**

Jennifer Kay Packham

*(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:**

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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. The look of Fenton Street is disgusting now, an embarrassment to the city. There are temporary fences up, guards at gates, messy yards, shopping trolleys, rubbish, empty beer/alcohol bottles, dodgy/damaged cars (e.g. broken windows, dented, etc) parked all over the verge, shouting, gang signia.
2. I have been running for approximately 5 years now, and would run on Fenton Street 2-3 times a week. However, I no longer feel safe running alone, especially as a female. I am very wary about where I run, especially at night time. I try to stick to main roads and roads with better lighting. My husband doesn't like me running on my own now, but we have a tracking app on our phones, so I now give him a plan of where I am running and he often monitors it while I am out. I cannot remember the last time I went out for a run and did not see a police car on or around Fenton Street.
3. We got a puppy in January 2022 and I avoid walking her on Fenton Street due to the dogs living in the motels. I have heard numerous stories of people's dogs being attacked by dogs living in the motels, and my own father has had a few close calls with his own dog.
4. We walk often as a family, and our typical walk is around Rotorua Golf Course, walking along Fenton Street from the Hemo Gorge roundabout down to Robertson Street. The kids either walk, scoot, or bike. We have had numerous close calls with cars coming out of motel driveways, as a biproduct of having so many people, and therefore vehicles, permanently at the motels. Whilst we have always been wary of the motel driveways, they are noticeably busier since the motels have been used as permanent housing.
5. We no longer feel safe in our home as a family. We never used to lock the doors at night, and often left our front ranch slider door open during the summer months. However, now we make sure all doors and cars are locked. My children ask why we always hear police sirens every night now. We have lived at this address for over 12 years.
6. When not at home, we lock our puppy up inside the house, as I am scared that she will be taken otherwise. We have previously owned two dogs at this same address and never worried about that before.
7. As a mother, I feel horrified that families are having to live in motel rooms. We are a family of 6, living in a 4 bedroom, 1 living area house, and we are often tripping over each other. I think it is terrible that we are expecting families to live in these tiny spaces for extended/indefinite periods of time. There is no proper play area for the children, and it must be near impossible for children to go to sleep at an appropriately early hour as adults must be awake in the same area as they are trying to sleep.
8. The presence of gangs has noticeably increased in the city. Gang colours and insignia are quite prominent, and it is common to come across gangs hurling abuse at each other. My children have started to ask questions about gangs and what they do and who they are and why they are fighting, etc. This was something that they were oblivious to a couple of years ago.
9. I am also concerned that we are putting vulnerable people - both adults and children - in situations where they are constantly exposed to gangs, drugs, alcohol, abuse - all of which can become seemingly normal with repetitive exposure. And which they may become involved in/addicted to.
10. Tourists are no longer wanting to come to Rotorua. There is nowhere for them to stay. Or, if they do stay somewhere along Fenton St, they are having unpleasant experiences due to the current residents in the motels. Tourists not visiting Rotorua has a direct impact on the economy of our city. And is a reputation that could scar our city for years.
11. It is frustrating that there are homeless people coming to Rotorua from out of town. It also appears that a lot of these people are abusing the system, and have places where they could be living, but are making the most of accessing the free accommodation and utilities that go with living in a motel. I have heard stories of people living in motels for a year or so, and then saying that they have had enough so they are going home. At Christmas time, the motels were basically empty as everyone "went home" for the holidays. It also seems illogical to me that people who are being put into motels for "emergency accommodation" do not necessarily have an application in for "emergency housing". If we are not catering for those in emergency situations, then who are using the motels? And if their situation is not an "emergency", then how long are they going to choose to stay living in the motels. And if there is no criteria around who is staying in the motels, then how many people, and for how long, will they be staying in motels?
12. Due to the current situation, with so many "homeless" people living in "emergency housing" in our local motels, and the resulting increase in crime and antisocial behaviour associated with this, my sister and her family have moved to a different city, my parents have considered moving with them, and our friends are currently looking at relocating out of the Glenholme area, possibly out of town completely as well. In trying to help a small number of people, increasing the number of motels being used is actually just creating a bigger issue, and is negatively impacting the lives of people already living in Rotorua, and in some situations like my own, ripping families apart.

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

That each of the above applications be declined.

I wish to be heard in support of my submission

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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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:**

Peter Davis

*(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:

increase crimes, one of my staff was living in Glenholme near to the Fenton street, her car was broken into and damaged, the responsible person was found whom was living in one of emergency housing motels. my this staff resigned on April and left Rotoura for Chrischurch, the reason of resignation was the Rotorua is not safe place to live.

We are not just losing domestic tourist, we are also losing workers, losing business person, losing investors and losing our reputation.

Hopefully the council can reconsider those applications and not grant resource consents

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

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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**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

**ROTORUA  
LAKES COUNCIL**

Section 96 Resource Management Act 1991

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

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter:  <b>Elizabeth Mabel Fitchett</b>
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## This is a submission on an application from:

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the Applicant”) has applied on behalf of the operators of the accommodation providers listed below to Rotorua Lakes Council (“the Council”)

For twelve resource consents to use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.

At: the locations listed below to allow them to be used for emergency housing for five years

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

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

My submission relates to the use of Rotorua Motels for emergency accommodation for up to five years, in a number of cases by people who are not Rotorua residents.

## My submission is:

I totally oppose all parts of the submission for the following reasons:

Motel accommodation is not suitable for families for more than a week or two.

Motel accommodation is not designed for long term residential occupation.

A term of five years would in effect become a long term permanent arrangement.

It would tie up a significant number of Rotorua motels for 5 years from their intended purpose of providing tourist accommodation, thus adversely affecting the Rotorua economy.

It is unacceptable to see the impact that emergency housing has had on the main entrance to Rotorua with the subsequent increase in anti-social behaviour.



The entrance to Rotorua has been degraded especially when you see the number of security fences that have appeared.

Residents in adjoining suburbs are becoming concerned for their safety.

I do not believe these motels should be allowed to operate outside the district plan.

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) needs to look for better solutions immediately.

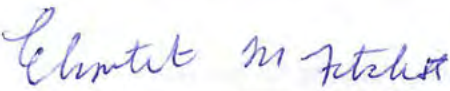



The ongoing long term use of motels is untenable and needs to end.

Rotorua's reputation as a top tourist destination has been affected with people choosing to stay in other towns as some people feel unsafe.

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

That the application by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) ("the Applicant") to Rotorua Lakes Council ("the Council") for twelve resource consents to use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years be declined.

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

Signature of Submitter: 	Date : 10/07/22
Address for service of Submitter: 	Telephone 
Contact person: Elizabeth Fitchett	Email: 

**Note to submitter:**

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

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

FORM 13

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

*Section 19 Resource Management Act 1991  
Rotorua District Council*

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

Name of Submitter:

(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;  
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Malones Spa Motel – 321 Fenton Street, Rotorua;  
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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:**

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 seek the following decision from the consent authority:

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

**Note to Submitter:**

Further information about the above applications may be viewed at:

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

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

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**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:

Brendan Squibb

(Full Name)

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

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

**for a Resource Consent to:**

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

**at:**

Lake Rotorua Motel – 131 Lake Road, Rotorua;  
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Ann's Volcanic - 107 Malfroy Road, Rotorua; and  
Apollo Motel – 7 Tryon Street, Rotorua.

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

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

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

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:  
This is taking valuable resources away from Rotorua's tourism economy.  
Social housing developments are already in development, the above proposals run the risk of Rotorua becoming a dumping ground for others cities problems.

**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,  
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