

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:

Andre Den boer

(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: Having had a owner ship interest in a property that shares a boundary with one of the applicants we have had occasions that rubbish has been thrown over the fence on to our property. We can imagine that other neighbours of all the applicants have had similar if not worse problems. Our property has been available for long term tenants for many years and having neighbours like this effects our tenants. We also are concerned how this resource consent is degrading Rotorua as a tourist destination

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
restorerotorua@gmail.com

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA
Name of Submitter: Rotorua Tourism Investment Partnership (Full Name)

This is a submission on an application from: Debbie Guptill- Chair of Rotorua Tourism Investment Partnership & General Manager, Velocity Valley

(Name of applicant)

for a Resource Consent to: Contracted Emergency Housing for 12 existing Rotorua Motels

at:

- 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

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

The specific parts of the application that my submission relates to are: See attached letter.

[Give Details]

My submission is: See attached letter.

[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: See attached letter.

[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.

| | |
|--|--|
| Signature of submitter (or person authorised to sign on behalf of submitter):  | Date: 09 July 2022 |
| Address for service of Submitter:  | Telephone:  |
| Contact person: [name and designation, if applicable] <i>Debbie Guptill, Chair – Rotorua Tourism Investment Partnership</i> | Fax/email:  |

Note to submitter:

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

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

9th July 2022

The Chief Executive
Rotorua Lakes Council
Private Bag 3029
Rotorua



Cc The Property Group Limited
Wellington Office
PO Box 2874
Wellington 6140

Dear Sir,

**Rotorua Tourism Investment Partnership Submission on the Use of Rotorua Motels as
Emergency/Temporary Housing**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD) (“the applicant”) has applied to Rotorua District Council (“the council”) for twelve resource consents to use various sites and existing buildings within those sites for contracted emergency housing with a term of five years. The motels and Resource Consents in question are:

| |
|---|
| RC17647 – Lake Rotorua Motel – 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 Rotorua Investment Tourism Partnership Submits that:

- ***The term of the resource consents for the twelve consents be limited to TWO years - not five years.***
- ***Removal of all Motel signage. Motels cannot continue to advertise as a standard motel.***
- ***Removal of temporary fencing including road cones, as this is unattractive and detracts from the genuine short term accommodation locations. A more professional attractive solution is required.***
- ***Additional police staffing to levels that will ensure visitor safety***
- ***Those who Whakapapa to Te Arawa / Rotorua are selected over those who are not.***

Submission Context

Our submission is that Rotorua motels are NOT a long-term solution for the housing crisis. A 5-year term for Emergency /Temporary Housing will only cause further detrimental impact on our city, our community and Rotorua brand. A reduction from a 5-year term to a 2-year term is required if Rotorua is ever to recover from the brand and legacy damage already caused.

Our manaakitanga, brand and infrastructure (people and assets) have been built over 170+ years. Rotorua brand damage is being caused by decisions of central government that will have long term implications. Our tourism infrastructure should not be seen as the Governments solution to homelessness. Tourism accommodation and homeless shelters are not compatible.

Rotorua is fighting to hold its iconic visitor destination status for both domestic and international manuhiri. The only other iconic destination within New Zealand of equivalent pull is Queenstown. Both our cities' brands and tourism infrastructure are the foundation elements that tourism in New Zealand relies upon.

Rotorua has accommodated more per capita than any other city/rohe in New Zealand. The government's response to the COVID crisis by housing large numbers of Rotorua and non-Rotorua residents within our Motels has now caused a Rotorua crisis.

We are not opposed to supporting those who are genuinely from Rotorua and have genuine circumstances. however those who are not, need to be moved back to their hometowns. Emergency housing has been incentivised for both tenant and landlord, it is now an industry in itself, to the detriment of community and industry.

Rotorua Tourism Industry Partnership (“RTIP”), a partnership formed by tourism industry leaders in Rotorua to provide additional funding to support the marketing and development of Rotorua as a visitor destination, and to represent the voices of those that work in Rotorua’s tourism industry. RTIP was formalised into an Incorporated Society in June 2017 to ensure that there was financial and governance transparency. RTIP has a membership of 42 people and businesses who are involved in accommodation, hospitality, activities and attractions in Rotorua.

Our tourism brand value is all about perception and we are on a steep depreciation curve, due to reactionary thinking. We need to be strategic. Eroding the foundations of our tourism success is not how we will move our city into a fully employed, vibrant and thriving community.

Your faithfully,

A handwritten signature in black ink, appearing to read 'Debbie Guptill', written in a cursive style.

Debbie Guptill

Chair – Rotorua Tourism Industry Partnership

Board Members:

Bruce Thomassen – Director, Redwoods Treewalk

Paul Button – General Manager, Rotorua Canopy Tours

Tim Barrow – Director, Volcanic Air

Ed Judd – General Manager, Novotel & IBIS Rotorua

Michelle Herrick – Sales and Marketing Manager, Skyline Rotorua

Paul Rayner – General Manager, Hells Gate Rotorua

On behalf of 42 Members - Accommodation, Hospitality, Activities and Attractions

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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:

Trudi Herniman

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

My submission is:

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

We live in Wylie Street, top end of Fenton Street and we are directly affected by the motels being used for the homeless. Every day we drive into town to work and are always shocked and dismayed at what we see from the people who live in these motels. I cringe to think what visitors to this town must say and of course surprised if they return to stay here, I can understand visitors staying in Tauranga or Taupo and completing a day trip to Rotorua instead of staying here. Our town will never get back to being a vibrant place to visit if the housing of homeless in motels is to carry on.

The higher density of people living in these motels is causing a terrible look for this town as they don't seem to clean up after themselves, they leave rubbish and shopping trolleys all over the place, walk down Fenton Street drinking alcohol, stumbling around intoxicated and are extremely intimidating outside the mall and sitting begging in the countdown entrance. Last week we were sitting watching TV and we could hear screaming, turned the TV off and my partner Glen Colledge walked down the road to see what was happening, he found a woman screaming at the top of her lungs at someone in the Ashleigh Court Motel, he said she must have been high on P as she was hysterical, a horrible feeling there is someone high and crazy outside and our children are asleep in their beds. There is constantly drug dealing going on at the motels, we have seen them passing packages to vehicles many times when driving past.

The crime rate has skyrocketed in our neighbourhood, before the homeless moved in during Covid-19, we had very minor issues. We now can't leave our garage door open as we are scared someone will steal our bikes. Then just yesterday our son was with his friend at the Devon Street shops, one of the boys was looking after the bikes, he stepped into the dairy for less than a minute, came back out and a man stole one of the bikes, riding off down Ranolf Street and up Holland Street (the shop owner provided us with the video footage). We don't feel safe and our kids are upset and stressed for the constant worry of having to be aware of thieves, the change of use of these motels for 5 years will push us out of our own neighbourhood.

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
restorerotorua@gmail.com

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Jo Romanes (Full Name)

This is a submission on an application from:

The Property Group (Name of applicant)

for a Resource Consent to: RC17662 – Malones Spa Hotel – 321 Fenton Street

at: 321 Fenton Street, Rotorua – MHUD Emergency Housing [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Any use of the property for Emergency Housing by MHUD or any other entity

[Give Details]

My submission is:

I strongly oppose this application.

I have called Rotorua home for 36 years, it has been a place where we have raised a family, built businesses and been active contributors to the community. I started my tourism & hospitality business in 1999; pre-covid we employed 90 staff. Reinvesting in the company has historically been an easy decision to make. The potential for future growth has always been clear. I could attend trade shows, host industry famils & media, engage with our customers, entice staff from other countries/regions, and - hand-on-heart - say "Come to Rotorua, it's a great place to live & play. Move here, raise a family, bring your delegates - it's safe, it's fun, its beautiful, its inspiring". Well not any more.

Our town is not safe. I now consider it a dangerous place , where an unsuspecting tourist – or vulnerable person - can easily become a target.

The shift in use of these motels on Fenton St has brought people to the city who do not aspire to the same values as has always been part of the fabric of Rotorua, our manaakitanga - hospitality, kindness, the process of showing respect, generosity and care for others. The foundation principles of our tourism have been grossly undermined.

And I have lost significant confidence in our town.

Now I worry about my staff finishing work after dark. I am sickened that their bikes are stolen, their cars & flats are being broken into, even in broad daylight while they are at work. We now have to warn guests about the dangers of our former "golden mile" Fenton Street - and walking back to their accommodation. We need to have frank conversations with conference organisers about delegates safety before they leave home. We get to apologise to shocked guests when they relay their stories of seeing people fighting, drinking and behaving badly in public places. We can no longer sell Rotorua as a desirable place to visit or live. Its gut-wrenching and it effects the viability of the companies future.

[include –

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

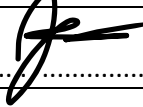
I seek the following decision from the consent authority:

I seek that the application is dismissed in its entirety. I believe that because the applicant has been using the property for this purpose already, it has had ample opportunity to demonstrate its ability to operate a safe facility that contributes positively to the local community. It has failed miserably at this. Against this background, I cannot see any improvements likely ahead. Enough is enough; this use of the motel is jeopardising the future of the whole town. _____

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

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

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

| | |
|---|--|
| Signature of submitter (or person authorised to sign on behalf of submitter):  | Date: 8 th July 2022 |
| Address for service of Submitter: | Telephone: |
| Contact person: [name and designation, if applicable] Jo Romanes | Fax/email: |

Note to submitter:

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

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

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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA
Name of Submitter: Amanda Hunt 15 Hapi St, Rotorua (Full Name)

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

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

at: Lake Rotorua Motel 131 Lake Rd Rotorua

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

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

entire application

My submission is:

I OPPOSE the entirety of this application.

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location.

Consenting this activity will be to the detriment of Rotorua's economic and social wellbeing. Tourism is at the heart of Rotorua's economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area.

While using these premises as emergency housing may have been tolerable while NZ's borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

Long term emergency housing is not compatible with maintaining the amenity values and intended use of this area and risks significant deterioration of these values, with adverse effects on social and economic wellbeing of the Rotorua community.

I OPPOSE the entirety of this application.

[include -

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

I seek the following decision from the consent authority:

DECLINE consent for this activity

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): <i>(signed electronically) AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: <i>[name and designation, if applicable]</i> Amanda Hunt | Fax/email: |

Note to submitter:

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

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

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

| | |
|--|--|
| <p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p> | <p>Name of Submitter: Amanda Hunt _____ [REDACTED] _____ <i>(Full Name)</i></p> |
|--|--|

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

for a Resource Consent to: use site and motel buildings as contracted emergency housing _____

at: New Castle Motor Lodge 18 Ward Avenue _____

[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:

entire application _____

My submission is:

I **OPPOSE** the entirety of this application.

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location. The noncomplying status reflects that this is not the style of accommodation appropriate for this area.

Consenting this activity will be to the detriment of Rotorua’s economic and social wellbeing. This is a motel just off the ‘golden mile’ of prime tourist accommodation. Tourism is at the heart of Rotorua’s economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area. It risks the deterioration of Rotorua’s reputation and attractiveness to visitors, both foreign and domestic. We have already witnessed the adverse effects of long term emergency housing in this area. This has been proven by fires, property damage, intimidation of local people, crime and abuse. _____

While using these premises as emergency housing may have been tolerable while NZ’s borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

I note that this motel is very close to several high end hotels, particularly the Distinction Hotel, and very close to the thermal attractions of Te Puia and Whakarewarewa Thermal Village. These are the ‘jewel in the crown’ of Rotorua’s attractions. Long term emergency housing is not compatible with maintaining the amenity values and intended use of this area and risks significant deterioration of these values, with adverse effects on social and economic wellbeing of the Rotorua community.

I **OPPOSE** the entirety of this application. _____

[include –

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

I seek the following decision from the consent authority:

DECLINE consent for this activity

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): <i>(signed electronically) AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: <i>[name and designation, if applicable]</i> Amanda Hunt | Fax/email: |

Note to submitter:

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

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

| | |
|--|--|
| <p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p> | <p>Name of Submitter: Amanda Hunt _____ [REDACTED] _____ <i>(Full Name)</i></p> |
|--|--|

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

for a Resource Consent to: use site and motel buildings as contracted emergency housing _____

at: Pohutu Lodge 3 Meade St _____

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

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

entire application _____

My submission is:

I **OPPOSE** the entirety of this application.

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location. The noncomplying status reflects that this is not the style of accommodation appropriate for this area.

Consenting this activity will be to the detriment of Rotorua’s economic and social wellbeing. This is a motel just off the ‘golden mile’ of prime tourist accommodation. Tourism is at the heart of Rotorua’s economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area. It risks the deterioration of Rotorua’s reputation and attractiveness to visitors, both foreign and domestic. We have already witnessed the adverse effects of long term emergency housing in this area. This has been proven by fires, property damage, intimidation of local people, crime and abuse. _____

While using these premises as emergency housing may have been tolerable while NZ’s borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

I note that this motel is very close to several high end hotels, and to the thermal attractions of Te Puia and Whakarewarewa Thermal Village. These are the ‘jewel in the crown’ of Rotorua’s attractions. Long term emergency housing is not compatible with maintaining the amenity values and intended use of this area and risks significant deterioration of these values, with adverse effects on social and economic wellbeing of the Rotorua community.

I **OPPOSE** the entirety of this application. _____

[include –

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

I seek the following decision from the consent authority:

DECLINE consent for this activity

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): <i>(signed electronically) AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: <i>[name and designation, if applicable]</i> Amanda Hunt | Fax/email: |

Note to submitter:

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA Name of Submitter: Amanda Hunt (Full Name)

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

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

at: 321 Fenton St, Rotorua

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

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

Entire application. In particular, I dispute a number of statements in sections 3, 4 and 5 of the application.

[Give Details]

My submission is:

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location.

Consenting this activity will be to the detriment of Rotorua's economic and social wellbeing. This is a motel in the 'golden mile' of prime tourist accommodation. Tourism is at the heart of Rotorua's economic wellbeing and future flourishing.

While this may have been tolerable while NZ's borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

I disagree with statements in the report such as that in section 5.9 that

The report states that after several years "The motel will revert to its traditional tourist accommodation as more suitable long-term accommodation options come on stream in the district". However this will not be possible if in the intervening time the area as a whole has become so rundown and deteriorated as a result of long-term accommodation.

I disagree with statements such as that in section 3.1

As pages 14-15 clearly state, long term accommodation in these units does not constitute community housing. It is also most definitely not in keeping with the definition of tourist accommodation, which is the permitted

activity that the motel complies with. Having 66 people (and additional infants) living permanently (for several years at least) at this address is a completely different proposition to temporary visitor accommodation. It will have impacts on surrounding amenity values, including effects on traffic and noise, and the wider Rotorua environment. The area is zoned as "Commercial Zone (City Entranceway Accommodation). Having long term accommodation in this area could not be further from the purpose for which this area of the city is intended, and risks long-term degradation of the Fenton St and surrounding tourist area.

I disagree with the statement in section 4.5 that 'emergency housing is not fundamentally out of step with the activities anticipated by the District Plan.' It is completely out of step with these activities.

Section 5.1 notes that "a relevant permitted baseline would be Community Housing for 24 people (including resident staff)". Housing 66 people (excluding staff) is almost three times beyond this permitted baseline, and thus not at all acceptable.

I also disagree with the statement in section 5.1 that "The activities described above have the potential to generate adverse effects associated with noise, amenity, density, and traffic generation of a type and scale similar to the effects associated with the proposed activity." This is most definitely not the case if 66 people (more if babies are present) are living permanently at this address, not as short-term visitors. I therefore strongly disagree with the statement that "as the District Plan permits such a proposal, effects from activities as described above can be disregarded". They will be markedly different (as stated above), and should most definitely not be disregarded.

I disagree with the statement in section 5.9 that "The proposal retains the existing qualities of the surrounding environment". This is manifestly not the case. For example, local people are already feeling intimidated from walking near this address, because of aggression and abuse by longer term residents in the motel. This is certainly more than a minor effect.

I strongly disagree with the statement in section 5.10 that *the proposed use of the site and buildings for emergency accommodation, is consistent with the existing motel operation and will have little to no external impact.*" This is most definitely not the case, for reasons stated above. I also strongly disagree that "the overall effects of the proposal are less than minor with no persons being adversely affected." The adverse effects on the amenity of the surrounding area, both the immediate neighbourhood and the tourist accommodation more broadly, have the potential to pose major threats to tourism in Rotorua, as well as to the wellbeing of local residents. This has the potential to adversely affect a lot of people, both directly (immediate neighbourhood) and for Rotorua more broadly, due to negative impacts on visitor experience and reputation.

There is no doubt that more housing is urgently needed in Rotorua, but this is not the place for it. This motel has not been designed for long-term/permanent accommodation, nor is this purpose for which this location is intended. I therefore request that the application be declined. _____

[include –

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

I seek the following decision from the consent authority:

DECLINE consent for this activity _____

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

I wish to be heard in support of my submission.

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

| | |
|--|---------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): (signed electronically) <i>AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: | Telephone: |

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

Note to submitter:

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 96 Resource Management Act 1991

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

| | |
|---|---|
| To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA | Name of Submitter: Amanda Hunt _____ [REDACTED] _____ <p style="text-align: right;">(Full Name)</p> |
|---|---|

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

for a Resource Consent to: use site and motel buildings as contracted emergency housing _____

at: Union Victoria Motel 26-28 Victoria St and 5 Union St Rotorua

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

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

entire application _____

My submission is:

I **OPPOSE** the entirety of this application.

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location. The noncomplying status reflects that this is not the style of accommodation appropriate for this area.

Consenting this activity will be to the detriment of Rotorua's economic and social wellbeing. Tourism is at the heart of Rotorua's economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area. It risks the deterioration of Rotorua's reputation and attractiveness to visitors, both foreign and domestic. We have already witnessed the adverse effects of long term emergency housing in this area. This has been proven by fires, property damage, intimidation of local people, crime and abuse. _____

While using these premises as emergency housing may have been tolerable while NZ's borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

Long term emergency housing is not compatible with maintaining the amenity values and intended use of this area and risks significant deterioration of these values, with adverse effects on social and economic wellbeing of the Rotorua community.

I **OPPOSE** the entirety of this application. _____

[include –

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

I seek the following decision from the consent authority:

DECLINE consent for this activity _____

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): <i>(signed electronically) AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: <i>[name and designation, if applicable]</i> Amanda Hunt | Fax/email: |

Note to submitter:

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

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 96 Resource Management Act 1991

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

| | |
|--|---|
| <p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p> | <p>Name of Submitter: Amanda Hunt _____ _____ (Full Name)</p> |
|--|---|

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

 (Name of applicant)

for a Resource Consent to: use site and motel buildings as contracted emergency housing _____

at: Ascot on Fenton – 247 Fenton St, and 12 Toko St Rotorua _____

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

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

Entire application. _____

[Give Details]

My submission is:

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location. The noncomplying status reflects that this is not the style of accommodation appropriate for this area.

Consenting this activity will be to the detriment of Rotorua’s economic and social wellbeing. This is a motel on the ‘golden mile’ of prime tourist accommodation. Tourism is at the heart of Rotorua’s economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area. It risks the deterioration of Rotorua’s reputation and attractiveness to visitors, both foreign and domestic. We have already witnessed the adverse effects of long term emergency housing in this area. This has been proven by fires, property damage, intimidation of local people, crime and violence.

While this may have been tolerable while NZ’s borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

The report states that “the motel will revert to its traditional tourist accommodation as more suitable long-term accommodation options come on stream in the district”. However this will not be possible if in the intervening time the area as a whole has become so rundown and deteriorated as a result of long-term accommodation that it is no longer desirable for tourist accommodation. Consenting this activity risks permanently damaging not just this area of tourist activity, but Rotorua’s economic well being as a whole.

. It is also most definitely not in keeping with the definition of tourist accommodation, which is the permitted activity that the motel complies with. Having people living here long-term (for several years at least) at this address is a completely different proposition to temporary visitor accommodation. It will have impacts on surrounding amenity values, including effects on traffic and noise, and the wider Rotorua environment. The

area is zoned as “Commercial Zone (City Entranceway Accommodation). Having long term accommodation in this area could not be further from the purpose for which this area of the city is intended, and risks long-term degradation of the Fenton St and surrounding tourist area.

I disagree with the statement in section 5.1 that “*The activities described above have the potential to generate adverse effects associated with noise, amenity, density, and traffic generation of a type and scale similar to the effects associated with the proposed activity.*” This is most definitely not the case if people are living long term at this address, not as short-term visitors. I therefore strongly disagree with the statement that “*as the District Plan permits such a proposal, effects from activities as described above can be disregarded*”. They will be markedly different (as stated above), and should most definitely not be disregarded.

I disagree with the statement in section 5.9 that “*The proposal retains the existing qualities of the surrounding environment*”. This is manifestly not the case. For example, local people are already feeling intimidated from walking near this address, because of aggression and abuse by longer term residents in the motel. This is certainly more than a minor effect.

I strongly disagree with the statement in section 5.10 that *the proposed use of the site and buildings for emergency accommodation, is consistent with the existing motel operation and will have little to no external impact.* This is most definitely not the case, for reasons stated above. I also strongly disagree that “*the overall effects of the proposal are less than minor with no persons being adversely affected.*” The adverse effects on the amenity of the surrounding area, both the immediate neighbourhood and the tourist accommodation more broadly, have the potential to pose major threats to tourism in Rotorua, as well as to the wellbeing of local residents. This has the potential to adversely affect a lot of people, both directly (immediate neighbourhood) and for Rotorua more broadly, due to negative impacts on visitor experience and reputation.

There is no doubt that more housing is urgently needed in Rotorua, but this is not the place for it. This motel has not been designed for long-term/permanent accommodation, nor is this purpose for which this location is intended. I therefore request that the application be declined. _____

[include –

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

I seek the following decision from the consent authority:

DECLINE consent for this activity _____

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): (signed electronically) <i>AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: [name and designation, if applicable] Amanda Hunt | Fax/email: |

Note to submitter:

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

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



Section 96 Resource Management Act 1991

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

| | |
|--|---|
| <p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p> | <p>Name of Submitter: Amanda Hunt _____ _____ (Full Name)</p> |
|--|---|

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

 (Name of applicant)

for a Resource Consent to: use site and motel buildings as contracted emergency housing _____

at: Rotovegas Motel 249 Fenton St, and 16 Toko St Rotorua _____

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

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

Entire application. _____

[Give Details]

My submission is:

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location. The noncomplying status reflects that this is not the style of accommodation appropriate for this area.

Consenting this activity will be to the detriment of Rotorua’s economic and social wellbeing. This is a motel on the ‘golden mile’ of prime tourist accommodation. Tourism is at the heart of Rotorua’s economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area. It risks the deterioration of Rotorua’s reputation and attractiveness to visitors, both foreign and domestic. We have already witnessed the adverse effects of long term emergency housing in this area. This has been proven by fires, property damage, intimidation of local people, crime and violence. _____

While this may have been tolerable while NZ’s borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

The report states that “the motel will revert to its traditional tourist accommodation as more suitable long-term accommodation options come on stream in the district”. However this will not be possible if in the intervening time the area as a whole has become so rundown and deteriorated as a result of long-term accommodation that it is no longer desirable for tourist accommodation. Consenting this activity risks permanently damaging not just this area of tourist activity, but Rotorua’s economic well being as a whole.

It is also most definitely not in keeping with the definition of tourist accommodation, which is the permitted activity that the motel complies with. Having people living here long-term (for several years at least) at this address is a completely different proposition to temporary visitor accommodation. It will have impacts on surrounding amenity values, including effects on traffic and noise, and the wider Rotorua environment. The

area is zoned as “Commercial Zone (City Entranceway Accommodation). Having long term accommodation in this area could not be further from the purpose for which this area of the city is intended, and risks long-term degradation of the Fenton St and surrounding tourist area.

I disagree with the statement in section 5.1 that “*The activities described above have the potential to generate adverse effects associated with noise, amenity, density, and traffic generation of a type and scale similar to the effects associated with the proposed activity.*” This is most definitely not the case if people are living long term at this address, not as short-term visitors. I therefore strongly disagree with the statement that “*as the District Plan permits such a proposal, effects from activities as described above can be disregarded*”. They will be markedly different (as stated above), and should most definitely not be disregarded.

I disagree with the statement in section 5.9 that “*The proposal retains the existing qualities of the surrounding environment*”. This is manifestly not the case. For example, local people are already feeling intimidated from walking near this address, because of aggression and abuse by longer term residents in the motel. This is certainly more than a minor effect.

I strongly disagree with the statement in section 5.10 that *the proposed use of the site and buildings for emergency accommodation, is consistent with the existing motel operation and will have little to no external impact.* This is most definitely not the case, for reasons stated above. I also strongly disagree that “*the overall effects of the proposal are less than minor with no persons being adversely affected.*” The adverse effects on the amenity of the surrounding area, both the immediate neighbourhood and the tourist accommodation more broadly, have the potential to pose major threats to tourism in Rotorua, as well as to the wellbeing of local residents. This has the potential to adversely affect a lot of people, both directly (immediate neighbourhood) and for Rotorua more broadly, due to negative impacts on visitor experience and reputation.

There is no doubt that more housing is urgently needed in Rotorua, but this is not the place for it. This motel has not been designed for long-term/permanent accommodation, nor is this purpose for which this location is intended. I therefore request that the application be declined. _____

_____ [include –

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

I seek the following decision from the consent authority:

_____ **DECLINE consent for this activity** _____

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): (signed electronically) <i>AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: [name and designation, if applicable] Amanda Hunt | Fax/email: |

Note to submitter:

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA
Name of Submitter: Amanda Hunt (Full Name)

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

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

at: Midway Motel 293Fenton St, Rotorua

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

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

Entire application.

[Give Details]

My submission is:

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location.

Consenting this activity will be to the detriment of Rotorua's economic and social wellbeing. This is a motel on the 'golden mile' of prime tourist accommodation. Tourism is at the heart of Rotorua's economic wellbeing and future flourishing.

While this may have been tolerable while NZ's borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

The report states that "the motel will revert to its traditional tourist accommodation as more suitable long-term accommodation options come on stream in the district". However this will not be possible if in the intervening time the area as a whole has become so rundown and deteriorated as a result of long-term accommodation that it is no longer desirable for tourist accommodation.

It is also most definitely not in keeping with the definition of tourist accommodation, which is the permitted activity that the motel complies with. Having people living here long-term (for several years at least) at this address is a completely different proposition to temporary visitor accommodation.

area is zoned as “Commercial Zone (City Entranceway Accommodation). Having long term accommodation in this area could not be further from the purpose for which this area of the city is intended, and risks long-term degradation of the Fenton St and surrounding tourist area.

I disagree with the statement in section 5.1 that “*The activities described above have the potential to generate adverse effects associated with noise, amenity, density, and traffic generation of a type and scale similar to the effects associated with the proposed activity.*” This is most definitely not the case if people are living long term at this address, not as short-term visitors. I therefore strongly disagree with the statement that “*as the District Plan permits such a proposal, effects from activities as described above can be disregarded*”. They will be markedly different (as stated above), and should most definitely not be disregarded.

I disagree with the statement in section 5.9 that “*The proposal retains the existing qualities of the surrounding environment*”. This is manifestly not the case. For example, local people are already feeling intimidated from walking near this address, because of aggression and abuse by longer term residents in the motel. This is certainly more than a minor effect.

I strongly disagree with the statement in section 5.10 that *the proposed use of the site and buildings for emergency accommodation, is consistent with the existing motel operation and will have little to no external impact.* This is most definitely not the case, for reasons stated above. I also strongly disagree that “*the overall effects of the proposal are less than minor with no persons being adversely affected.*” The adverse effects on the amenity of the surrounding area, both the immediate neighbourhood and the tourist accommodation more broadly, have the potential to pose major threats to tourism in Rotorua, as well as to the wellbeing of local residents. This has the potential to adversely affect a lot of people, both directly (immediate neighbourhood) and for Rotorua more broadly, due to negative impacts on visitor experience and reputation.

There is no doubt that more housing is urgently needed in Rotorua, but this is not the place for it. This motel has not been designed for long-term/permanent accommodation, nor is this purpose for which this location is intended. I therefore request that the application be declined. _____

_____ [include –

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

I seek the following decision from the consent authority:

_____ **DECLINE consent for this activity** _____

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): (signed electronically) <i>AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] | Telephone: [REDACTED] |
| Contact person: [name and designation, if applicable] Amanda Hunt | Fax/email: |

Note to submitter:

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

| | |
|--|---|
| <p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p> | <p>Name of Submitter: Amanda Hunt _____ _____ (Full Name)</p> |
|--|---|

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

 (Name of applicant)

for a Resource Consent to: use site and motel buildings as contracted emergency housing _____

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

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

Entire application. _____

[Give Details]

My submission is:

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location. The noncomplying status reflects that this is not the style of accommodation appropriate for this area.

Consenting this activity will be to the detriment of Rotorua’s economic and social wellbeing. This is a motel on the ‘golden mile’ of prime tourist accommodation. Tourism is at the heart of Rotorua’s economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area. It risks the deterioration of Rotorua’s reputation and attractiveness to visitors, both foreign and domestic. We have already witnessed the adverse effects of long term emergency housing in this area. This has been proven by fires, property damage, intimidation of local people, crime and violence.

While this may have been tolerable while NZ’s borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

The report states that “the motel will revert to its traditional tourist accommodation as more suitable long-term accommodation options come on stream in the district”. However this will not be possible if in the intervening time the area as a whole has become so rundown and deteriorated as a result of long-term accommodation that it is no longer desirable for tourist accommodation. Consenting this activity risks permanently damaging not just this area of tourist activity, but Rotorua’s economic well being as a whole.

It is also most definitely not in keeping with the definition of tourist accommodation, which is the permitted activity that the motel complies with. Having people living here long-term (for several years at least) at this address is a completely different proposition to temporary visitor accommodation. It will have impacts on surrounding amenity values, including effects on traffic and noise, and the wider Rotorua environment. The

area is zoned as “Commercial Zone (City Entranceway Accommodation). Having long term accommodation in this area could not be further from the purpose for which this area of the city is intended, and risks long-term degradation of the Fenton St and surrounding tourist area.

I disagree with the statement in section 5.1 that “*The activities described above have the potential to generate adverse effects associated with noise, amenity, density, and traffic generation of a type and scale similar to the effects associated with the proposed activity.*” This is most definitely not the case if people are living long term at this address, not as short-term visitors. I therefore strongly disagree with the statement that “*as the District Plan permits such a proposal, effects from activities as described above can be disregarded*”. They will be markedly different (as stated above), and should most definitely not be disregarded.

I disagree with the statement in section 5.9 that “*The proposal retains the existing qualities of the surrounding environment*”. This is manifestly not the case. For example, local people are already feeling intimidated from walking near this address, because of aggression and abuse by longer term residents in the motel. This is certainly more than a minor effect.

I strongly disagree with the statement in section 5.10 that *the proposed use of the site and buildings for emergency accommodation, is consistent with the existing motel operation and will have little to no external impact.* This is most definitely not the case, for reasons stated above. I also strongly disagree that “*the overall effects of the proposal are less than minor with no persons being adversely affected.*” The adverse effects on the amenity of the surrounding area, both the immediate neighbourhood and the tourist accommodation more broadly, have the potential to pose major threats to tourism in Rotorua, as well as to the wellbeing of local residents. This has the potential to adversely affect a lot of people, both directly (immediate neighbourhood) and for Rotorua more broadly, due to negative impacts on visitor experience and reputation.

There is no doubt that more housing is urgently needed in Rotorua, but this is not the place for it. This motel has not been designed for long-term/permanent accommodation, nor is this purpose for which this location is intended. I therefore request that the application be declined. _____

_____ [include –

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

I seek the following decision from the consent authority:

_____ **DECLINE consent for this activity** _____

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): (signed electronically) <i>AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: [name and designation, if applicable] Amanda Hunt | Fax/email: |

Note to submitter:

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA
Name of Submitter: Amanda Hunt [Redacted] (Full Name)

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

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

at: Ann's Volcanic Motel 107 Malfroy Rd Rotorua

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

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

entire application

My submission is:

I OPPOSE the entirety of this application.

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location.

Consenting this activity will be to the detriment of Rotorua's economic and social wellbeing. Tourism is at the heart of Rotorua's economic wellbeing and future flourishing. Long term emergency housing in this part of the city is not compatible with the appropriate use and activity of this area.

While using these premises as emergency housing may have been tolerable while NZ's borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

Long term emergency housing is not compatible with maintaining the amenity values and intended use of this area and risks significant deterioration of these values, with adverse effects on social and economic wellbeing of the Rotorua community.

I OPPOSE the entirety of this application.

[include -

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

I seek the following decision from the consent authority:

DECLINE consent for this activity

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): <i>(signed electronically) AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: <i>[name and designation, if applicable]</i> Amanda Hunt | Fax/email: |

Note to submitter:

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA
Name of Submitter: Amanda Hunt [Redacted] (Full Name)

This is a submission on an application from:

Te Tuapapa Kura Kainga (Ministry of Housing and Urban development)

(Name of applicant)

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

at: Apollo Hotel 7 Tryon St

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

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

entire application

My submission is:

I OPPOSE the entirety of this application.

I request that the consent be declined as it is not suitable for the area. Whilst acknowledging the importance of providing emergency housing, and the shortage of housing in Rotorua, I do not consider that this is an appropriate activity for this location.

Consenting this activity will be to the detriment of Rotorua's economic and social wellbeing. This is a motel just off the 'golden mile' of prime tourist accommodation. Tourism is at the heart of Rotorua's economic wellbeing and future flourishing.

While using these premises as emergency housing may have been tolerable while NZ's borders were closed, it is not an acceptable activity now that borders are opening and we are welcoming visitors again.

Activities at this address need to return to those for which it was originally built and consented : temporary tourist/visitor accommodation.

I note that this motel is close to several high end hotels, and to the thermal attractions of Te Puia and Whakarewarewa Thermal Village. These are the 'jewel in the crown' of Rotorua's attractions.

I OPPOSE the entirety of this application.

[include -

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

I seek the following decision from the consent authority:

DECLINE consent for this activity

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

I wish to be heard in support of my submission.

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

| | |
|--|--------------------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): <i>(signed electronically) AR Hunt</i> | Date: 10/07/2022 |
| Address for service of Submitter: [REDACTED] [REDACTED] | Telephone: [REDACTED] |
| Contact person: <i>[name and designation, if applicable]</i> Amanda Hunt | Fax/email: |

Note to submitter:

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

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

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:

Gary Owen Smith

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

Doc No: IT-2044 (1 June 2005)

File Nos:

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

My submission is:

I oppose all of the above applications for the following reasons:
See attachments.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
restorerotorua@gmail.com

Gary Owen Smith – Submission re application for Resource Consents

My submission is:

Summary of the key points:

My wife Rosalie and I are retired.

We have a disabled son Carl (33 years of age) who was living semi independently in Grey Street Glenholme from early 2019.

I make this submission to demonstrate how our lives and plans have been severely disrupted through the sudden and ongoing use and high concentration of Motels in the Fenton Street/ Glenholme area for Emergency and Transitional Housing.

The impact and subsequent disruption to our family has been significant in terms of Carl's safety and ability to move about the area freely as he used to and his ability to continue living independently. There has also been a significant financial cost.

We were left with a strong feeling that our rights were not considered from the outset and our concerns did not count, despite making the Rotorua Lakes Council aware of the impact on us.

We continue to be dismayed that the realities we faced in Glenholme following the sudden introduction of Emergency and Transitional Housing have persistently been ignored or given little or no credence.

After carefully considering our, situation, the options we had and the responses from those in authority, in December 2021 we decided that our only viable option was to sell our disabled sons house in Glenholme and our property in Lynmore and leave Rotorua.

This was a very difficult decision to make, but by now we had lost hope that Glenholme and Rotorua would be safe enough in the future for our son to continue living semi independently in Grey Street.

We subsequently sold our properties leaving Rotorua on the 17th of February 2022.

Our carefully made plans for our son's independence were destroyed through this process.

We now live in Cambridge, and we are starting the lengthy process of re-establishing our son's independence with the aim of achieving what we had in Rotorua. This will take several years. We may not achieve this in the time we have available.

Our path has always been longer than our future.

We feel let down and betrayed.

There are in our opinion options that if implemented may or could significantly reduce or stop the use of motels for emergency housing in Rotorua in just a few months.

Granting the consents for up to 5 years will continue to have a significant ongoing negative impact on the people of Rotorua.

The use of Motels for this type of housing in Rotorua at this scale has now been going on for over two years. The scale and speed of what is in place has always been something of a mystery. It has long been argued by many residents and others that the majority of those in the Motels in Rotorua are not local. They have been relocated to Rotorua. This until recently has been persistently denied by officials. It is now acknowledged but minimised.

The relocating of persons to Rotorua needs to stop immediately. This practice continues to add to the problem and will create further downstream issues for Rotorua which will be significant.

Submission

1. I am a retired Police Officer of 42 years' service. I reached the rank of Detective Superintendent and for a period of 9 years I was a member of the NZ Police Executive. I was formerly the District Commander of Police for the Bay of Plenty District.
2. While I was the District Commander BOP from 2001 to 2010, I resided in Rotorua. After living in London for 5 years I returned to live in Rotorua in 2015 when I retired from Police.
3. A determining reason for returning to Rotorua was because of the facilities and established networks available which supported the needs of our youngest son Carl.
4. Carl has Down Syndrome. He is now aged 33 years. He has two older siblings neither of whom live in Rotorua.
5. From early on we recognised the need to establish Carl's independence so when we as parents are no longer able to support him, he was able to be as independent as possible.
6. The factors that we considered to be important for independence were:
 - a. Safety
 - b. established networks
 - c. accepted and supported in the community
 - d. accessibility, including access to public transport
 - e. stability/sustainability
 - f. developing and maintaining the skills to be independent
 - g. his need for organised activity and routine in his life
 - h. good accommodation
 - i. affordability
 - j. location

7. Carl has many challenges because of his disability which can make him vulnerable. Some of these are:
 - i. He is intellectually impaired
 - ii. His speech is limited
 - iii. He does not have a good understanding of money
 - iv. His ability to read is very poor
 - v. He will never be able to drive
 - vi. His employment opportunities are limited so his ability to earn an income is low. He does receive a supported living payment from the government
 - vii. He does not at times respond well to aggressive behaviour.
 - viii. Carl has a very strong sense of what's right and what's wrong
8. Our plan has always been to support Carl so that he could be as independent as possible, be part of his community and have a good and happy life. He has always been included in all aspects of our lives which has assisted in the development of his social skills.
9. When we moved back to Rotorua in 2015 Carl quickly settled. He attended St Chads on the Corner of Fenton and Devon Street Glenholme during the day Monday to Friday. We needed to transport him from our home in Lynmore to St Chads. We picked him up at 3pm.
10. Over time Carl became confident enough to use the bus by himself. We would still take him to St Chads in the morning, but he would catch the bus home at the end of the day. He caught the bus at the stop in Fenton Street very near the Fenton Court Motel. Then changing buses near the library in the central city. It would take him over an hour to get home. He does not carry a cell phone.
11. The opportunity arose in 2018 to purchase a home for Carl in Grey Street Glenholme. This was the next step in developing Carls long term independence and in time some freedom.
12. The location was the perfect location for Carl's needs. Close to St Chads and close to town. A safe area with a good community.

Glenholme at that time was regarded as a desirable and sought-after location.

13. The house we purchased whilst adequate required some renovation to make it a more suitable match for Carl's immediate and future needs. As a result, we spent 6 months and a significant sum of money renovating the house. This included obtaining a building consent so the floor plan could be altered, installing double glazed windows throughout, renewing the insulation throughout, rewiring, an additional bathroom and new kitchen which was big enough for two people to work in. We also installed an alarm system and security cameras which could be monitored remotely and renewing the fencing to provide better site security.
14. As part of Carl's transition to his new house I would take Carl with me in the mornings when I travelled to the house to work on it. Carl would then walk from the house in the mornings and back after finishing at St Chads for the day.
15. In early 2019 the renovation was complete. We asked Carl if he wanted to take his "stuff" down there and live there. He immediately agreed and told us he wanted to "take the lot." **APPENDIX A** Photo of [REDACTED]
16. Initially I would stay with him over night but as he settled and became accustomed to living at [REDACTED] we were confident in his ability to be there overnight by himself. We made this transition by the middle of 2019.
17. Carl did not spend another night at our house in Lynmore until the second lock down in later part of 2021. We lived 4.9km from Carl's house.
18. Carl absolutely thrived. We gained some long-desired freedom and his independence skills strengthened. He did his own laundry, mowed his own lawns, kept his house tidy and dealt with his own personal hygiene. He walked to and from St Chads by himself daily. We employed staff to come and help him prepare his evening meal but apart from this he was self-sufficient.

19. Overtime he became well known in the Glenholme community. He liked to put the neighbours rubbish bins out for them and would bring them in once they were emptied.
20. Carl was very proud of his house and would show any visitors through. We were proud of his achievements and surprised how quickly he took on the additional responsibilities that come with living independently.
21. We achieved what many thought we wouldn't be able to and what many in our situation dreamt of. We were also aligned with the governments stated objectives for people with disabilities as outlined in the Enabling Good Lives strategy.
22. Carl's independence wasn't achieved without a significant effort in preparing him, and ongoing support provided by us, friends, family, and many others.
23. Carl also became a Friend of the Rotorua Sunrise Rotary Club. He was made an honorary member and one of the club members who also lived nearby in Glenholme would take Carl to Rotary monthly. This helped with his socialisation. Carl also liked the breakfast.

When things started to change

24. In 2020 with the onset of Covid -19 it was publicly reported that those who were living rough in Kuirau Park (thought to be about 100 people) were placed in the Emerald Spa and Tuscany Motels on Fenton Street. These two Motels are adjacent. They are not part of this application, but they are still being used exclusively for emergency housing and very close to both where Carl was living in Grey Street and the many motels that are part of this application.
25. There was a sudden change in the environment. New features were damage, graffiti, noise, speeding vehicles, dangerous driving, obvious drug dealing, intimidating behaviour, fighting, cars being broken into or damaged, cars parked on the footpath, abandoned shopping trolleys and the presence of gang members.

26. In a short time more and more of the Motels on Fenton Street became Emergency/Transitional housing motels. This had a significant cumulative impact on the neighbourhood.
27. During the first lockdown in 2020 Carl was unable to attend St Chads during the day as it was closed because of Covid -19. He continued to live at his house in Grey Street. Because the environment had changed, I stayed with Carl overnight. Prior to this I stayed with him on most Friday and Saturday nights only.
28. When the lockdown concluded most of the Motels on Fenton Street were now being used at Emergency/Transitional Housing. Police were frequent visitors to these motels.
29. On assessing the change in the immediate neighbourhood following the first lockdown in 2020 we made safety adjustments including no longer parking my vehicle on the road outside Carl's house overnight when I stayed and changing Carl's route to and from St Chads. He no longer used Fenton Street. Carl instead walked down Lytton Street which runs parallel with Fenton Street.
30. During the second lock down in the later part of 2021 the behaviour of those in the motels and those visiting got significantly worse reaching the point where I felt it necessary to stay with him every night. During this period, we decided that it would be safer and easier to bring Carl back to our home in Lynmore.
31. This was the first time that he had stayed at our home since he moved down to his house in Grey Street in early 2019.
32. Following the Covid 19 lockdown in September 2021, we made further adjustments. I now walked with him in the mornings and afternoons and stayed with him every night. On the weekends he stayed with us in Lynmore.
33. We made these changes as my assessment was that there had been further deterioration in the safety situation in the neighbourhood. I knew gang members were staying in some of the motels, I had seen fighting between gangs on Fenton Street, damage to the bus stop, erratic, and dangerous driving on many occasions. Domestic

arguments on the street. Drunk/drugged people walking down the street. The visual cues were simply that this place was not safe.

34. Over this time security started to appear at some of the motels and there were mobile security patrols initially by vehicle and later complemented by security officers on foot walking along Fenton Street. On occasions I also observed them in Lytton Street.

Our response

35. We agree that the homeless deserve to be housed, but we do not think the current locations and density of emergency and transitional housing are appropriate or that the impact on the residents of Glenholme have been properly considered. The problem is further compounded by relocating people to the motels from areas outside of Rotorua. A practice that was apparent early on and until recently has been repeatedly denied by officials.
36. The reality is what has happened, and our experience of the consequences was highly predictable and therefore preventable.
37. In September 2021 I was invited to joined Restore Rotorua.
38. I discovered that our experiences were not unlike that of others living in the area
39. My wife and I met with Senior Police to discuss the situation, the options and where all these people were coming from. They shared our views and were aware that many of those in the motels were coming from other locations throughout NZ.
40. I was also able to establish in discussion with Police that the Motels were placing significant demand on Police resources.

41. I was also made aware that the reported crime/victimisations for each of the Motels was higher than pre Covid times but when the incidents and reported crime was linked to those in the Motels the demand for Police services was considerably higher. To explain further Police can link their contact with individuals back to their stated address at the time of the contact. To phrase this another way there was more happenings away from the motels than was happening at the address.
42. The behaviour that emanates from the motel sites has a cumulative effect which contaminates the town impacting directly on safety and perceptions of safety and the towns reputation as a tourist destination. The site security does not accompany those from the motels when they leave.
43. I also located a 2021 Cabinet paper through a google search titled "Improving the provision of emergency housing in Rotorua and potential expansion." Although heavily redacted it was clear that the Government and the Rotorua Lakes Council were working together and intended to allow the motels to continue operating for at least another 5 years by granting resource consent.
44. The paper also stated that more than 50 percent of those in emergency housing are people with disabilities such as health conditions, mental health needs or are experiencing issues with alcohol and other drugs and behavioural issues.
45. At about the same time it was reported publicly that the Boulevard Motel in Fenton Street had been purchased by the Government and was to be used for Transitional Housing.
46. It was later reported that the Council had granted a resource consent allowing the Boulevard to be used for this purpose. This was upsetting given that by this time there was a strong awareness of the significant issues that were now becoming well established in the area and were caused directly by allowing Motels to be used for Emergency Housing/ Transitional Housing on an ongoing basis.

47. These events were of concern to us. The behaviours that we had witnessed since April 2020 were now likely to be permanent features of this area for at least another 5 years.
48. We became increasingly frustrated by what was happening. The response of Officials to matters raised by concerned residents and others lacked integrity. They were muddled making it difficult to understand what the truth was. I agreed to speak to the Daily Post. On the 16th of November 2021 they published an article covering our situation.
49. On the same day my wife Rosalie, Carolyn Hall who is another Glenholme resident with similar circumstances to ours and I met with Jean Paul Gaston and Rosemary Viskovic from the Council.
50. This meeting took place at Carl's house at [REDACTED]. Carolyn Hall, my wife and I outlined the impact of the nearby emergency/transitional housing was having on our families. This included their visitors.
51. Mr Gaston informed us that the Council was going to increase the security in the area and put CCTV in Fenton Street which would cover the motels. We stated that we did not think this would help our situation. We needed assurance about safety and the ability to move about freely. If an incident occurred, then we as parents had failed. The probability of an incident occurring was high in our assessment.
52. We specifically asked if anything else could be done that would restore our neighbourhood to its pre covid state. The answer to this was provided without hesitation. ***It was no, nothing.***
53. At the conclusion of the meeting, I handed Mr Gaston a paper I had prepared. He acknowledged receipt of it by email the next day, but I have heard nothing further from him. Paper attached **APPENDIX B**
54. Over the remainder of November 2021 things remained much the same. Nothing occurred that reassured us that it was safe for Carl to continue to live at his house in Grey Street and move about the neighbourhood freely and safely.

55. We continued to become disillusioned with public commentary made by the Mayor, MSD Regional Manager, and various other officials. We were particularly concerned with the constant denials that those in the motels were not being brought into Rotorua. These were being made repeatedly and were contrary to what we were seeing and hearing. The narrative was that all those in the motels were from Rotorua, then to mostly from Rotorua, then to mostly from Rotorua or with a connection to Rotorua, then to from the Bay of Plenty and then to mostly from the Bay of Plenty. Earlier in 2022 the Prime Minister stated that those in the motels were all from Rotorua. She relied on what her officials had told her in making this statement.
56. The security that was incrementally put in place at some of the many motels didn't reduce our concerns. The fact the security appeared speaks for itself in terms of the ongoing safety problems. It is a strong visual reminder that there are safety issues. It doesn't deal with the many off site issues.
57. Finally on the 9th of December my wife and I met with Mayor Chadwick. Also present was one of the Deputy Chief Executives Mr Craig Turiana. We asked for this meeting as by now we considered that our only viable option was to sell up and move to a safer location.
58. Mayor Chadwick and Mr Turiana listened our concerns and situation but advised us there ***was nothing the council could do.***

Our Decision

59. On the 16th of December we listed our property in Lynmore and Carl's house in Grey for sale. We needed to move on, and this could not happen if we stayed in Rotorua. We are retired and aging. I am 65 years old and Rosalie my wife is 70. Quite simply we did not have time to wait at least 5 years or longer in the hope this situation would improve. We had well and truly lost hope. Our confidence in Officials was by now very much diminished.

60. It was obvious that the plan was to make Emergency/Transition Motels a semi-permanent arrangement and that bringing people into these Motels from outside of Rotorua would ensure this arrangement would be needed for many years.
61. On the 17th of February 2022 we moved to Cambridge which is where we currently live. Carl now lives at home with us and will continue to until we can build the friendships, networks, and his confidence so he can continue to live independently of us. We expect this to take 2 to 3 years.
62. We continue to look for a suitable house for him so we can restart the journey.
63. The cost to us:
 - a. Loss of networks in Rotorua that supported Carl, my wife and I
 - b. Reduced freedom
 - c. Time
 - d. Financial transaction cost which was significant
 - e. Having to start the process again
 - f. We were not expecting to be in this position
 - g. It is emotionally draining
64. We still own a house in Rotorua. It is also in Glenholme. In January this year I rented this property to a couple who had recently moved to New Zealand. One of them has now started working for Police. Because of the proximity to the Police Station, they intended to walk to and from work. When informed of this, Police advice was not to as they did not consider it safe enough.

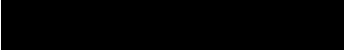
16 November 2021

Meeting with Jean Paul Gaston and Rosemary Viskovic

Gary and Rose Smith



Carolyn Hall



Approach

1. Background outline -Gary and Roses Story – Carolyn's Story
2. Problem
3. Causes from our perspective
4. The impact
5. Questions
6. What can be done and when?
7. What can we do to help?

Background (for Gary and Rose)

In early 2018 we purchased a property at [REDACTED] Rotorua.

We had been looking for a property in the Glenholme area for several months.

The reason we purchased the property was because our youngest child Carl has Down syndrome and as we are both retired and aging, we wanted to get him living independently. This has been a long-term goal and we wanted to know that he would be able to make his way when we were no longer here or not as able as we are now. What happens to a disabled child as the parents age is something that is a concern to all parents of disabled persons. Achieving independence is challenging, time consuming and requires considerable early support, careful planning and if successful limited support as the transition nears completion.

This property was the perfect location as it was a front unit, close to town and close to St Chads (he attends St Chads daily). We had friends in the area who knew Carl well and a high degree of confidence that Carl would be safe in this area and able to walk into town and to and from St Chads.

Before he moved into the property, we undertook an extensive renovation which basically turned the property into a new house. We also installed security including cameras that can be monitored remotely.

In early 2019 Carl moved into the house. Up until that time he had lived with us in Lynmore and we had taken him to St Chads in the morning and he caught the bus home when St Chads finished for the day.

Carl quickly adapted to independent living and had not spent one night at our home until this last Covid 19 Lockdown.

Whilst he has support to cook his evening meals, he manages everything else (washing, bedmaking, folding washing and keeping his house tidy including lawn mowing).

He has often lived alone at the property (most weekdays) while Gary has always stayed Friday and Saturday nights with him.

Carl has exceeded our expectations and made huge progress personally. This is often commented on by our friends.

Since about the time of the last lock down due to Covid 19 we have become increasingly concerned about safety in the Glenholme area and Carl's safety. These problems were related to the Motels in the Glenholme area that are predominately located on Fenton Street now used for emergency housing.

A stated NZGOVT Policy is Enabling Good Lives for those with disabilities. In short this means those with disabilities can live normal lives in the community and be accepted and supported to do this by the community. What is happening in Glenholme now is in direct conflict with this and will be for many years to come.

Our problem

Carls' ability to live independently has been disrupted as it is no longer safe enough for him to continue to live safely in the Glenholme area.

Causes

- The large concentration and significant recent growth of emergency housing motels in the area
- The unpredictable behaviour of some of these people – affected by drugs, alcohol, mental health issues and anti-social behaviour. Some are gang members.
- The lack of a balanced and timely response from the Council.
- Long term low building rate in Rotorua
- Individuals and families being relocated to Rotorua
- Strategic/focus of RDLC

The impact

1. Carl's freedom of movement in the area is now restricted.
2. Our freedom has been reduced and Gary now must stay with Carl every night and walk with him to and from St Chads.
3. Failure to continue to grow and strengthen Carl's ability to live independently.
4. Depending on the solution we may need to start again somewhere else. This will be a considerable challenge as networks will need to be established again, support persons identified, location of another suitable property and activities that will occupy his day in a meaningful way.
5. Gary and Rose would also need to move and re-establish.
6. Cost of making any change will be considerable financially, emotionally, and socially

Factors that influence the Options

1. Time -Gary and Rose are retired and well into their 60s. The issue is the time that is available to ensure that Carl is living safely, developing his independence and there is a high degree of confidence for Gary and Rose that he can continue to lead a good life safely.
2. Government and Council documents indicate that using and contracting Transitional and Emergency housing Motels in Rotorua will continue for several years. There is no end date set. This means it is not temporary.
3. The establishment of new housing for the homeless in Glenholme/Central City will likely have the same issues which will result in both real incidents and poor perceptions of safety.
4. The need for Carl's independence and its continuing development.
5. The probability of significant improvement in the Glenholme environment over a reasonable timeframe seems very low.
6. The cost and disruption involved in locating and moving to a new location v the longer-term benefit
7. A simple example: Carl is walking to St Chads. There is a heated verbal argument occurring on the footpath which starts as he approaches. This will agitate him. He will mostly probably walk around the incident so he can continue. He may say something as he passes. What do you think will happen next? Highly probable something that won't be good for Carl..... these people are often spontaneous and violent in their response to issues. There is little or no consideration to the consequences of their actions.

Solutions to consider

| Action | Assessment | When | Who | Likelihood |
|---|---|---|---------------------|----------------|
| Stop using the motels in the Glenholme Area as emergency accommodation and transitional housing | Would resolve the problem. | Immediately | NZ Govt and Council | Very Low |
| Reduce the number of motels in use by stopping those coming from other locations | Would make the problem more manageable and there would be less immediate and long-term impact | Immediately | Council NZG | Low to medium |
| Continue as we are with the resulting safety issues and loss of freedom | On the information available this issue will take many years to resolve Rehousing proposals are in the same geographical area so safety problems likely to persist | Ongoing Not sustainable Stop gap measure | Gary and Rose | Low |
| Bring Carl back to our home to live and transport him daily to and from St Chads | Short term solution only Doesn't meet our independence need but would provide a safe place to live. | Immediately Is in place on weekends | Gary and Rose | Medium |
| Move to another city/town that can better meet our needs now and into the future | This is significant in terms of change, cost and effort required. Would require careful investigation May be the only realistic option. | Investigate now with a view to making decision as soon as possible. Covid restrictions are hindering this process in terms of access to physically investigate options. | Gary and Rose | Medium to High |

What is the truth about the housing situation in Rotorua?

Over time we have been led to believe that there are no or not enough affordable warm dry houses available to meet the needs of Rotorua residents.

A check of trade me property to rent (residential) on the 13 November found that there were 93 properties available for rent. The most expensive was an outlier at \$800 but the majority were significantly cheaper. Remember that the Government Healthy Homes Standard require landlords to meet these requirement (if they don't currently) within 90 days of commencing a new tenancy. So, these houses are or soon will be warm and dry.

Are they affordable?

If the cost of a motel per week is \$1200 then they look like they may be significantly better value.

There are also 69 houses listed for sale in Rotorua that had a listing price under \$550k

Other locations and the number of residential houses for rent: (these are displayed as people from each of these locations have been reported as relocated to Rotorua though a variety of sources)

- **Rotorua 93 for rent and 69 for sale at \$550k or less (source trade me 14/11)**
- Tauranga 122
- Whakatane 2
- Western BOP 24

- Taupo 17
- Napier 40
- Hastings 32
- Palmerston North 78
- Hamilton 526
- Invercargill 101
- Dargaville 0 – just 11 in Northland

Scenario

If there are 280 units taken up by families in Rotorua motels as stated by Mayor Chadwick in October, then the problem could be solved reasonably quickly if this happens:

1. Stop the relocations to Rotorua
2. Re house those in motels to the available rental accommodation in Rotorua – Assume 50 Families from the 93 houses available to rent
3. Buy some of the existing houses that are for sale at the \$500k mark – Assume 40 houses of the 69 currently available/list for sale in the price bracket.
4. Build 200 new houses in the next 12 months – 200 families

As this comes on stream then the problem progressively reduces as do the impacts for the residents of Rotorua, including Glenholme.

This could happen with some good leadership.

So why is the council talking about 3000 new houses over five years being required (Mayor Chadwick) They may not be needed. The obvious rationale is that if more people are relocated to Rotorua as Rotorua has the established facilities in terms of permanent and semi-permanent transitional/emergency motels to house these people. In that scenario the houses will be needed.

Possibilities:

- Rotorua intends to accept more relocated people
- The problem is not properly understood
- Politics

A different approach required.

A closer look at what we have been lead/conditioned to believe over the last few years when looked at more closely doesn't on the surface of it appear to "stack up".

The people of Rotorua expect the Council to provide leadership in our community. Leadership has many definitions and traits, but in the current situation it could simply be described as "doing what's right" for the citizens of Rotorua. This requires some careful consideration including understanding the consequences of "doing what's right" and balancing competing interests.

Quite simply it looks like the Council may have got this wrong.

Good leadership knows how to respond when things don't work out as the initially intended. This could be described as "doing the right thing."

There are many more stories like ours. There is not much value in airing these publicly.

The opportunity in this is for the Council to show some leadership – to have a rethink.

Our opportunity if invited may be to use our experiences to help.

Discussion

1. About 50% of the Motels in the Bay of Plenty that are being used or emergency or transitional housing are in Rotorua. That is around 45 motels. Why is this disproportionate?
2. A publicly available cabinet paper states that of those using emergency and transitional housing 50% have alcohol/drug dependency, mental health issues and social problems.
 - a. What will the impact short/mid and long term be for Rotorua if more people with these issues are relocated to Rotorua
 - b. How will this be managed?
 - c. What additional resources will be required?

3. Public commentary over time has shifted from those using this accommodation are all from Rotorua then when repeatedly challenged to mostly from Rotorua then to from the Bay of Plenty. It is clear that:
 - a. It acknowledged through these changing statements over time, that some people using the Motels are from locations other than Rotorua and
 - b. That the authorities are not keen to share the details of this
 - c. How many motels are being used to house families?
 - d. How many of these families/individuals have been relocated to Rotorua?
 - e. What are the reasons for relocation to Rotorua?
4. The granting of resource consents to these motels will effectively make them either permanent or semi-permanent. This then creates a facility based in Rotorua that can be used for the Bay of Plenty and the rest of NZ. There is plenty to suggest this is already happening. This will bring more people to Rotorua who have “high needs”
5. It is well known that those who have the issues mentioned above “transfer” these behaviours to their children or to new relationships. This group tend to have more children and more relationships. The net effect is a lot more persons who will require service and support over time.
6. A significant number of rental and affordably priced houses are available now. What is being done to place those families from Motels into these houses? Is this being done at pace?
7. Will the Council set an end date for the use of Motels for emergency/transitional housing in Rotorua?
8. Will the council work with its partners to stop people being relocated to Rotorua?
9. How does the council intend to rebuild the Glenholme Community?
10. How does the Council intend to beautify (restore/tidy) Fenton Street given that it is an important Gateway to the City?
11. Is there anything we can do to help?



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:

James Paerau Warbrick

(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 make this submission as a Director of Whakarewarewa The Living Maori Village, Trustee of Whakarewarewa Village Charitable Trust and Trustee of the Rahui Trust and as a long term resident of Whakarewarewa Village.

Whakarewarewa "The Living Maori Village", is the legacy Tourism Village of the people of Tuhourangi Ngati Wahiao. We have lived here for centuries and have welcomed visitors to our home for at least 200 years. Covid 19 and the border closures were devastating for us, we had a staff of 80, many from our own hapu, prior to Covid and we are now down to 8. The news that we could be welcoming overseas visitors is exciting but in reality, where are they going to stay. The once golden mile of Fenton Street has turned into ghetto mile. Where once there were shiny looking Motels and Hotels with well manicured lawns and pristine gardens, we now have temporary fences, security staff, Police cars, drunk or high tenants spilled out on the road in all sorts of dress or lack of. Our longed-for visitors are going to take one look at all this and head for either Tauranga or Taupo.

Within our Village, we have found drug utensils and empty bottles of booze. We have even found the odd person sleeping in our bath house after not getting back to their Unit before curfew. There have been some with a very entitled attitude, bathing in our communal baths. Our poor Kuia that have come across these random people are risking their safety by asking them to leave. We have even walked into our public toilets and discovered a gang member shooting up.

As Villagers we feel unsafe. We are unsure on who is walking around, at night especially as there has been a rise in tagging and petty crime.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
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:

Heather McCarty

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

My submission is:

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

I am a pensioner. I have lived in Fenton Park for six years and I am not happy at all. I feel genuinely frightened and unsafe in my own home and surrounding environment. I have emergency housing occupiers in a motel near me. Many of these are families with children who are abusive to locals, as their parents look on and not chastising them in any way.

Who are these people in emergency housing - families, mothers with children, rehabilitation addicts, parolees???? We should be told.

The entire street and Fenton Park area have now become a very unsafe place for myself and other residents as well as being eyesore and complete mess. We have to check the reserve before going out for a walk during the day, and in the evenings check to see who and how many people are simply just 'hanging around'.

Locals are very fearful of reporting this to authorities as we feel sure there'd be repercussions from these occupiers. It's creating a totally anti-social behaviour which seems to be the norm for most of the emergency housed occupants in Rotorua. This cannot be allowed to continue as the best predictor of future behaviour is past behaviour!

5 more years of this is intolerable for our community with no promise from MSD or Council this timeframe won't be extended. Supervision by then will be absolutely hopeless.

My friend (also a pensioner) who lives down my street was verbally abused in a very nasty way for absolutely nothing! These people having nothing better to occupy their time.. MSD and Council are solely responsible for creating this completely unsafe and unsociable environment that will only get worse. This is creating an isolation and reclusive situation amongst the residents which does nothing but add harm to our mental and physical health and wellbeing.

I seek the following decision from the consent authority:

That each of the above applications be declined.

~~XXXXXX to be heard in support of my submission XXXXX~~

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:

H. A. McCarty

Telephone:

Email:

FORM 13

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

*Section 19 Resource Management Act 1991
Rotorua District Council*

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

Name of Submitter:

Robyn Swindlehurst

(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'm thoroughly sickened at the lack of communication, transparency and oversight from local Government, MHUD and MSD regarding the emergency housing situation in Rotorua.

These occupiers are not looking for work although there's plenty available. They feel entitled to just sit around and intimidate the rest of us. It's frightening walking through town and deciding if you should enter a shop as there's often groups blocking your pathway or sitting near the entrance of the shop. You have to think twice as to whether you should go any further.

It's been well documented in the papers and on the news, that Rotorua's Police, hospital, emergency services and social services simply cannot sustain the influx of the sheer numbers Rotorua is accommodating.

These occupiers create enormous tension with locals, due to the crime wave we find ourselves in, ongoing intimidation of our community and create a horrible place for the rest of us to live in.

Why is there no plan to ensure that these occupiers are participating in work. There's plenty of jobs available. They receive a benefit along with the housing, so surely some type of reciprocal arrangement could be made so it's a win/win for them and our community?

We need to get back to managing the number of homeless that are actually from Rotorua and not those who have been imported from around the country.

Rotorua is not a nice place to live at the moment. We've lost our Crown of being a beautiful and fun city which has been replaced with tardiness and a general unkempt look and feel that tourists and New Zealanders don't want to visit.

This situation will not improve under these conditions and will certainly only worsen.

I seek the following decision from the consent authority:

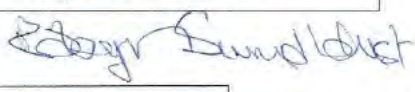
That each of the above applications be declined.

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:

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:

Roderick James Swindlehurst

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

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

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

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

My submission is:

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

I am absolutely opposed to any motels being used for emergency accommodation.

Fenton Street area used to be such a welcoming and pleasant street to come in to town. It was vibrant and a great showcase of what Rotorua had to offer, both tourists from overseas and travellers from NZ.

I travel to town on most days and now it looks just a bad and uninviting area to be. General rubbish on the street and curbs, shopping trollies randomly left anywhere. Quite often Police having to try and sort of domestic fights and gang member confrontations. Groups and individuals milling around. All of these situations are happening during the day as well as night.

This does not show Rotorua in what was a city that I was proud to be part of. I am so disappointed in the Council and Government for letting this disaster happen and continue

I find that I am often having to try and defend Rotorua, but it has become a place where a lot people are reluctant to come, or simply do not come.

Recently at an event I was assisting at, I looked after three people from the South Island - Greymouth, Christchurch and Invercargill. All three and their families stayed in accommodation on Fenton Street in different motels. All three families over the weekend, were approached by people and money, cigarettes and a back pack demanded from them.

Police in the area controlled one situation and the other two managed to keep going and avoid the tense situation. I could only apologize to them.

At a recent family bereavement I was phoned by people who were attending, asking where they could stay in Rotorua. One then decided they would stay in Tauranga. These situations are just from my personal feelings and those that I have been involved with.

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: **Roderick James Swindlehurst**

RJ Swindlehurst

Date: **06 July 2022**

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone box]

Email: [Redacted email box]

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**

| | |
|---|--|
| To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA | Name of Submitter: David & Kerry Foster 135 Lake Road Rotourua |
|---|--|

This is a submission on an application from:

RC17647 – 131 Lake Road, Rotorua

for a Resource Consent to:

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

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

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

My submission is:

[include –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source: compilation of public notifications “description of activity” Sections.

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

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

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

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

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

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

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

The MAXIMUM application should be reduced to 132 occupants in 36 units.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- **Duration of proposed stays**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Or ...

As individuals who are free to make choices at tax payer expenses irrespective of whether their “choice” entails adherence conditions on their behaviour and actions.

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

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

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

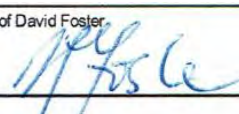
We seek that Consent Authority DECLINE the applications on the basis that they will:

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

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

I wish to be heard in support of my submission.

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

| | | |
|--|---|---|
| Signature of submitter (or person authorised to sign on behalf of submitter): David Foster | <div style="border: 1px solid black; padding: 2px;"> Signature of David Foster  </div> | Date: 11 July 2022 |
| Address for service of Submitter: <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div> | | Telephone: <div style="background-color: black; width: 100%; height: 15px;"></div> |
| Contact person: [name and designation, if applicable] | | Fax/email: <div style="background-color: black; width: 100%; height: 15px;"></div> |

Note to submitter:

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

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

FORM 13

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

*Section 19 Resource Management Act 1991
Rotorua District Council*

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

Name of Submitter:

Kathryn Anita Warbrick

(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 born and bred in Rotorua. For the last 35 years I have lived in Whakarewarewa Village.

I am far enough from the city that quite often I would walk into the city from my home, along Fenton Street. It used to be quite picturesque, with lovely gardens and friendly folk to chat to along the way. Not anymore. I actually do not feel safe enough to walk down Fenton Street. You will be most likely up for money by the numerous emergency housing tenants that spill out on the roadside. Worst still, you are never sure that the person you meet outside these Motels, is not high or drunk.

Specifically, I have nearly been run off the road by a person driving into the Apollo Motel as I drove up Tryon Street from my home into Town. I had to take evasive action as it looked like the driver was quite intent on taking me out almost by directly targeting me.

I have been yelled at by tenants as I have walked by the Apollo on my way to collect my mail at the Cornerstone, which is just past the Apollo.

On the corner of Sala Street and Tryon Street, I have been alarmed to see young children running across the road or on their bikes from the Alpin narrowly missing being run over in traffic. Sala Street is a main traffic route and these children are not being supervised properly near such a busy road.

Housing families in this area is problematic. We haven't got the infrastructure to support the population. There is not a decent park, superette or laundromat. There is only one school and I believe their roll is full. So what normally happens is these bored kids find their way into the Village and given our geothermal landscape, they should not be accessing our pools and other taonga.

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
restorerotorua@gmail.com

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

This is a submission on an application from: The Property Group Limited

(Name of applicant)

for a Resource Consent to: RC17647 – Lake Rotorua Motel – 131 Lake Road

at: 131 Lake Road

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

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

[include –

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

I seek the following decision from the consent authority:

The only solution is that we would like this application to be removed entirely.

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

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

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

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

| | |
|---|----------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): | Date: <u>4.7.22</u> |
| Address for service of Submitter: | Telephone: |
| Contact person: <i>[name and designation, if applicable]</i> <u>Ryan Romanes</u> | Fax/email: |

Note to submitter:

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

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited (Name of applicant)

for a Resource Consent to: RC17648 – Alpin Motel – 16 Sala Street, Rotorua

at: 16 Sala Street, Rotorua [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

[include –

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

I seek the following decision from the consent authority:

The only solution is that we would like this application to be removed entirely.

[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): [Redacted signature] Date: 4.7.22. Address for service of Submitter: [Redacted] Telephone: [Redacted]. Contact person: [name and designation, if applicable] Ryan Romanes Fax/email: [Redacted]

Note to submitter:

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited (Name of applicant)

for a Resource Consent to:

at: 18 Ward Ave Rotorua [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are: Any use of the property for Emergency Housing [Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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

I seek the following decision from the consent authority: The only solution is that we would like this application to be removed entirely.

[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): [Redacted signature] Date: 4.7.22. Address for service of Submitter: [Redacted] Telephone: [Redacted]. Contact person: [name and designation, if applicable] Ryan Romanes Fax/email: [Redacted]

Note to submitter:

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited (Name of applicant)

for a Resource Consent to:

at: 3 Meade Street Rotorua [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Any use of the property for Emergency Housing [Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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

I seek the following decision from the consent authority:

The only solution is that we would like this application to be removed entirely.

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): Date: 4.7.22 Address for service of Submitter: Telephone: Contact person: [name and designation, if applicable] Ryan Romanes Fax/email:

Note to submitter:

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

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited

(Name of applicant)

for a Resource Consent to: RC17662 – Malones Spa Motel – 321 Fenton Street, Rotorua

at: 321 Fenton Street Rotorua

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

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

[include –

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

I seek the following decision from the consent authority:

The only solution is that we would like this application to be removed entirely.

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): [Redacted signature] Date: 4.7.22. Address for service of Submitter: [Redacted] Telephone: [Redacted]. Contact person: [name and designation, if applicable] Ryan Romanes Fax/email: [Redacted]

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited (Name of applicant)

for a Resource Consent to: RC17673 – Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua

at: 26-28 Victoria Street & 5 Union Street, Rotorua [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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

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The only solution is that we would like this application to be removed entirely.

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited (Name of applicant)

for a Resource Consent to: RC17887 - Ascot on Fenton - 247 Fenton Street and 12 Toko Street, Rotorua

at: 12 Toko Street, Rotorua [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited

(Name of applicant)

for a Resource Consent to: RC17889 – Roto Vegas Motel – 249 Fenton St and 16 Toko Street, Rotorua

at: 249 Fenton St and 16 Toko Street, Rotorua

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

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited

(Name of applicant)

for a Resource Consent to: RC17890 – Midway Motel - 293

at: 293 Fenton Street, Rotorua

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

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited (Name of applicant)

for a Resource Consent to: RC17891 - Geneva Motor Lodge - 299 Fenton Street, Rotorua

at: 299 Fenton Street, Rotorua [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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

To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited

(Name of applicant)

for a Resource Consent to: RC17892 - Ann's Volcanic - 107 Malfroy Road, Rotorua

at: 107 Malfroy Road, Rotorua

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

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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To: Chief Executive, Rotorua Lakes Council, Private Bag RO3029, ROTORUA. Name of Submitter: Ryan Romanes (Full Name)

This is a submission on an application from: The Property Group Limited

(Name of applicant)

for a Resource Consent to: RC17893 - Apollo Motel - 7 Tryon Street, Rotorua

at: 7 Tryon Street, Rotorua

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

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

Any use of the property for Emergency Housing

[Give Details]

My submission is: I strongly opposed this submission. I'm a small business owner who has moved back to Rotorua after living overseas for 8 years. When I left I felt that the City was on a positive path but since returning I have had many negative experiences surrounding the public housing. This includes verbal abuse from tenants and theft increase in theft. My partner and I now feel that this is not somewhere we want to settle and grow a business and are currently looking at alternative places to live and work.

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From: [Denise Morgan-Koia](#)
To: [Bethany Bennie](#)
Subject: FW: TRIM: Submission - AGAINST all 12 proposed MHUD sites in Rotorua for Temporary Housing
Date: Monday, 1 August 2022 10:46:35 AM
Attachments: [Submission against - MHUD 12 Hotels Rotorua.pdf](#)

Hey Beth,

Please see the second part of John Tevendale' submission.

From: John Tevendale [REDACTED]
Sent: Monday, July 11, 2022 6:37 AM
To: Planning Submissions <Planning.Submissions@rotorualc.nz>;
ablackwell@propertygroup.co.nz
Subject: TRIM: Submission - AGAINST all 12 proposed MHUD sites in Rotorua for Temporary Housing

Good Morning,

I oppose all 12 applications for MHUD to use the hotels as temporary housing the following reasons:

Rotorua is a "Tourist" destination not a dumping ground for the countries homeless. If it is allowed for these hotels to become "Temporary housing" we will not get any of the School sports teams or cultural competitions wanting to come to town. If all of the neighbouring hotels are filled with MSD customers, the schools will simply look elsewhere. If these children, their families and teachers do not come to Rotorua they will indeed be spending their money in Restaurants, cafes, petrol stations, the gondolas, the Redwood tree top walk (Or the equivalents) in other locations. This means that money will not be channelled back into our community to the very people who support it and make it run. It will also mean these same people who make our community tick will not have the business to employ more of our local people who are interested in working and contributing to society.

Anti social behaviour is a common theme when it comes to Fenton Street these days. To see a man (or woman for that matter) passed out on the street in front of a hotel is not an uncommon sight when I take my children to their music lesson on a Sunday morning. I then head to Countdown with my wife to get our weeks groceries, there have been more incidents of people walking out with trolley loads of goods without having paid for them in the last year than I can remember in my forty years in Rotorua. The staff do nothing as they do not want to be assaulted and these people stealing know this. The latest

observation I have made is the dozens of shopping trolleys scattered around Fenton Street, and I have even seen a Rotorua Lakes Council ute going around to collect them. Another great use of our rates.

I would like to see the local homeless people of Rotorua housed in the existing vacant properties located around Rotorua. As I believe that we need to "look after our own backyard". I do not agree with the fact that we have been shipping in people from all around the country, some who seem to have been promised homes to only find themselves and their children are being put into a tiny hotel room which is intended for an overnight, maybe a week long stay, at the max! I am only a plumber but feel that this would not be a benefit to these people, their children or the child's futures with regarding to schooling, mental health and the necessities that should be provided to produce people who are contributors to society.

As a country we need to be looking at why we find people in these situations and look to prevent them happening.

On a last note. My wife had a young man barking and yelling "Seig heil" at her and my son then pretending to shoot them with his fingers on Sunday (03/07/2022) night outside the movie theatre on Eruera Street. I am guessing he wasn't a member of the "Hitler Youth"..... This frightens me for the safety of my children's future in this town that was once such a joy to live in.

Regards,

John Tevendale 

From: [Planning Submissions](#)
To: [Bethany Bennie](#)
Cc: [craig_batchelar](#)
Subject: FW: TRIM: Submission Re Resource Consent Applications for all 12 Motels affected in Rotorua
Date: Monday, 11 July 2022 3:42:43 PM

From: Edith Klostermann [REDACTED]
Sent: Monday, July 11, 2022 8:24 AM
To: Planning Submissions <Planning.Submissions@rotorualc.nz>;
ablackwell@propertygroup.co.nz
Subject: TRIM: Submission Re Resource Consent Applications for all 12 Motels affected in Rotorua

To Whom It May Concern,

Submission Regarding:

Resource Consent Applications Numbers as follows:

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

I OPPOSE the granting of ANY and ALL Resource Consents 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.

I am a concerned resident and ratepayer of Rotorua. I am in no way financially affiliated personally with any tourism or event companies.

Rotorua is the home of New Zealand tourism. Tourism needs to be restored.

The safety and reputation of our city needs to be restored.

The mana of the people you are planning to house in these motels need to be restored. There is an alternative option being offered by east-side hapu to house ko people on their lands. Please grant resource consent for hapu land to be used instead.

The people of Rotorua have suffered enough. The people of kainga ora have suffered enough.

Edith K.



From: [Planning Submissions](#)
To: [Bethany Bennie](#)
Cc: [craig_batchelar](#)
Subject: FW: TRIM: Submission Re Resource Consent Applications for all 12 Motels affected in Rotorua
Date: Monday, 11 July 2022 3:56:20 PM

From: Adrienne Smith [REDACTED]
Sent: Monday, July 11, 2022 12:55 AM
To: Planning Submissions <Planning.Submissions@rotorualc.nz>
Cc: ablackwell@propertygroup.co.nz
Subject: TRIM: Submission Re Resource Consent Applications for all 12 Motels affected in Rotorua

To Whom It May Concern,

Submission Regarding:

Resource Consent Applications Numbers as follows:

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

I OPPOSE the granting of ANY and ALL Resource Consents 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.

I am a concerned resident and ratepayer of Rotorua. I am in no way financially affiliated personally with any tourism or event companies.

Rotorua is the home of New Zealand tourism. Our tourism industry dates back to the time of the Pink and White terraces. The damage to our tourism and event industry that this council has already caused by allowing motels for such use seems irreparable. It is disheartening to drive through the city centre and witness what has become the absolute demise of our once vibrant city. A reputation of being safe enjoyable place to visit has to be earned. We as a city have lost this. Like all things negative, our bad reputation came about overnight but the work and investment needed to repair this now will take a lifetime.

Why has the council been so willing to let all the goodwill and reputation go for the sake of the quick easy fix emergency housing bandaid?

Why are the lives of these people more important than the livelihoods of the 10s

of 1000s of people whose jobs and businesses are associated with our event and tourism industries.

I personally have friends and family who refuse to visit Rotorua due to the emergency housing situation amongst the motels. They are concerned this is spreading further afield to the outskirts of the city centre and where for a while they have been choosing to stay in Hannahs and Holdens Bay due to the safer nature of that area, they are saying they will not be visiting Rotorua at all now that this is on the table, as they feel Rotorua officials do not want tourists and do not care at all for the well-being of tourists.

Granting this Resource Consent for these 12 motels, will cause Rotorua to be known as **New Zealand's homeless destination - if in fact it is not already known as this - perhaps the word permanent will now be added.**

A look at Trip Advisor shows there are already many reviews saying "avoid Fenton Street", "avoid Rotorua", "it is unsafe and dangerous to visit Rotorua". How does this proposal support the restoration of Rotorua's reputation?

I know of schools from Auckland who refuse to send their school groups for REN activities now that Rotorua has gained such a reputation. I have heard teacher friends say there is no way they will consider changing this stance if these motels are used for 5 more years.

There is a severe teacher shortage and other essential worker shortage such as nurses and doctors. How will we attract people to our town, hardworking contributors, if our city continues to retain its current motel slum look.

Why has our Council just stood by and let the situation become as bad as it has?

Why are you allowing children to be raised in these tiny units? How do these units meet World Health Organisation

health and well being expectations? No children should be raised in a slum. No slums should be created. There should never be more than 2 or 3 transitional homes/units placed next to each other. Otherwise we are creating situations of decades passed, ie Ford Block.

What will Rotorua gain from this? Especially when many of these 'homeless' people aren't originally from Rotorua?

Why is the Rotorua lakes council allowing Rotorua to shoulder so much of New Zealand's homeless burden?

What incentives have been offered by the central government to Rotorua Lakes Council, we wonder. Transparency does not seem to be in this council's vocabulary.

The use of motels provide a quick fix for the central government at the expense of every other person of Rotorua and every other motel or accommodation provider who is trying to retain Rotorua's fast sinking reputation and at the expense of those in tourism.

Our loss is Taupo and Tauranga's gain. I myself alternate travel between these 2 city's on weekends to do my shopping, soak in their hot springs and enjoy their equally world-class level trails. Why would tourists choose Rotorua if your own people leave town on weekends in search of a safer alternative. Approving these consents will do nothing in my mind to improve this reputation of danger and crime that is haunting and overwhelming our city at present.

Rotorua used to be a vibrant prosperous and up and coming city to live, work and grow in. It's now dangerous, oppressive and on its last legs. There is no hope left it seems, especially if this consent is approved.

The council have had plenty of time to sort out alternative accommodation for these people. The hapu on the East side have offered to lease land by the airport. Why was this turned down by KO?

How is putting people in these dingy crime infested motels lifting the mana of these people? Surely

Motels are for accommodating tourists. Tourists will only start to return once the entire motel area is restored to a tourist only area (no homeless or ko transitional units) - including for this accommodation providers outside our city centre ie hannahs bay area.

Our event industry is seriously at risk. People are already posting on fb groups such as the tarawera ultra that they will need to sell their ticket if they cant get suitable safe accommodation in rotorua. It has taken decades to build up these event's reputations and the city as an event destination. Its very sad to read on fb for whaka 100 event for example that tourists participating in this event had their bikes stolen off their utes while checking into motels. These kainga ora people should not be anywhere near any of our accommodation providers.

Tourism and event industries contribute to our local GDP - kainga ora residents do not! Why is RLC valuing the latter in such high manner? to the detriment of the former.

The residents of Rotorua have suffered enough. We would like our city back. Petrol prices are very high, I don't want to have to travel out of town each weekend if I want to shop, park my car or enjoy a coffee with friends safely. I am quite frankly over it and preparing to relocate cities and find a job elsewhere if this motel situation continues. I currently hold a position in a very hard to staff essential line of work. How will this city attract people to take on these hard to staff essential roles once this is passed?

Is this the look that we want to remain for our city? A motel with security guards posted outside? Is this NZ? and the look of any town in NZ? What will our reputation become in the eyes of foreign visitors who visit our city for the first time? Do you truly believe they'll still be posting good reviews about rotorua or perhaps that reviews do not matter.

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. This culture of using motels to house kainga ora residents rather than tourists like they were build for and intended for has ruined many people in neighbouring homes lives. How can the RLC members sleep at night, knowing the crime and devaluation they have inflicted on these innocent people. Some of these people will be heavily mortgaged and just scrapping by each week as well. Their children will also be going out as they wont be part of the hand out brigade. Please consider ALL people of Rotorua and ALL children, including those being raised in nearby homes whose parents are working 2-3 or more jobs to pay the bills and to try and make up loss of capital in their homes that has in fact been stolen from them due to poor ambulance-like decision making by this council who can't see past their own agendas and sadly have allowed visionary planning to fly out the window on one way tickets.

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. This is not misinformation. This is well known-facts.

As a female in my 30s I am simply not comfortable any more in the CBD, I drive through Rotorua with my car doors locked. Even our library needs 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. Again, how does this help the look of our city and why are we feeding this problem not finding a better alternative.

The local police are stretched to cope with the rise in crime over the last two years which has meant when we need call out to hannahs bay, they simply cant come or we wait hours. I ask once more - how can our city survive 5 more years of this?

How can the mana of the people staying in these motels survive 5 more years?

The businesses, industries 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. I oppose any further building or land near any accommodation providers being considered either.

I wish to speak to my submission as it is my democratic right to be heard and have an opportunity to articulate myself through spoken language.

I request that if I have sent this submission to the wrong address it be forwarded and still included.

Adrienne Smith

[REDACTED]
[REDACTED]
[REDACTED]

From: [Denise Morgan-Koia](#)
To: [Bethany Bennie](#)
Subject: FW: TRIM: Submission Re Resource Consent Applications for all 12 Motels affected in Rotorua
Date: Monday, 1 August 2022 9:30:29 AM

From: Adrienne Smith [REDACTED]
Sent: Monday, July 11, 2022 8:20 AM
To: ablackwell@propertygroup.co.nz
Cc: Planning Submissions <Planning.Submissions@rotorualc.nz>
Subject: TRIM: Submission Re Resource Consent Applications for all 12 Motels affected in Rotorua

To Whom It May Concern,

I am emailing this on behalf of my elderly neighbour who does not have a computer and has no transportation to mail his submission in. He has dictated this for me to type and sent to you.

Submission Regarding:

Resource Consent Applications Numbers as follows:

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

I OPPOSE the granting of ANY and ALL Resource Consents 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.

The people of Rotorua have suffered long enough. Our city has become a dangerzone. Our city's reputation is in serious demise. Keeping motels as social housing will drive this sinking ship of a city into the seabed forever.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Adrienne Smith](#)
To: [Planning Submissions](#)
Cc: ablackwell@propertygroup.co.nz
Subject: TRIM: 6221187 Doc No RDC -1267984
Date: Friday, 2 September 2022 3:00:21 pm

Resource Consent RC18244 - 284-286 Fenton St.

Supplementary to any previous submission sent in.

To whom it may concern.

I am a resident of Rotorua living in [REDACTED] and have no connection with the motel industry.

I register my strong objection to the granting of the above resource consent. The problems associated with the use of motels for temporary / transitional housing in and around Fenton St are well known throughout Rotorua City and district and increasingly throughout New Zealand unfortunately.

This has had a highly detrimental effect on the way Rotorua is now perceived. Potential visitors to our city are avoiding the town, particularly the central area which in times past was regularly full of both overseas and NZ based tourists.

I have friends involved in trail running and other large sports events here who are now pulling out because they can not find what they perceive as safe accommodation. They simply dont want to stay anywhere near these msd motels as they have seen heard and experienced the related crime first hand. These major events that contribute to our economy will be impacted negatively.

This situation is well known to Council and our Police. We now have private security staff employed, not only walking our streets, but actually in and around business premises in an effort to disperse poor, and occasionally threatening behaviour. This is totally unacceptable to the majority of our residents.

We urge the City's authorities to immediately reduce the number of people currently in temporary motel accommodation to zero permanently, immediately commence a program to enable our motels to return to the business of accommodating tourists urgently.

I oppose this motel being used for msd accommodation.

*Regards
A. Smith*

[REDACTED]

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 19 Resource Management Act 1991
Rotorua District Council

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

Name of Submitter:

Michele Thomas

(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. In relation to the significant impact that emergency housing has on the city of Rotorua, the safety of those residents in those surrounding areas and the safety of their property. The impact that emergency housing has had on the investment of property and businesses in the Rotorua areas and CBD.

My submission is:

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

Living in Rotorua for 20 years - th emost significant change that has ever ocurred to the detriment of the city and the heart of its CBD has been the addition of emergency housing commenced during the early stages of the pandemic.

Since that time the city has become a shadow of the vibrant, growing city that it was to a shabby looking, unsafe and frankly crme ridden city that we now see. I have many friends from around New Zealand who refuse to come to Rotorua anymore as a tourist destination due to the unnerving nature of the CBD and the lack of safety that they see. The CBD should be the shining jewel in the Rotorua crown - sadly - its become the showcase of how not to manage emergency housing and how to ensure tourism and business investmnt fails as a result of poor management. I even have freinds parents that barricaded themselves into their hotel room after visiting Rotorua for a shopping trip at Christmas - discovering themselves next to an emergency housing motel and seeing the police and ambulance there on their return. They feared for their safety - and in the mornin left at 5 am - they swear they will never return.

I used to be proud to live in Rotorua - and stick up for the city - but now - there is no possibility to do this as the city is quite literally in ruins and not somewere I would rasie my kids now.

My parents live in Herewini Street. (we own the property) My Dad has recently had Oesophageal cancer and as a result no longer is able to speak or verbalise. The live in a small unit - right intheh art of the emergncy housing and wesee firs hand the destruction that the mis maagement of emergency housing has had on them and their neighbours. My parents will not go out after dark, and onlyfeel safe sa they have a gate that locks them and their neighbours into their section overnight - and even then they still worry about their safety. I have witnessedthe olice at these motels on an almost daily occurunce - I have even had friends who work for the police and social services tell me the horror stories of the realities of the emergency housing they experience first hand on a daily basis. Emergency housing is not the premit of Rotorua - I appreciate ther cities face the same - but I do not think they face it inl the same relative scale that Rotorua des after the government literally dumped on the city in the pandemic. I have friends whose cildren witnessed 2 people having sex in a busstop outside one of these motels on Fenton Street whilst driving them home from primary school!

The council has not done enough to protect he city and its reputation and has destroyed the gains made prior to the pandemic. I implore the council to stop making themselves the MECA for the homeless and make themselves responsible for creating a city that has a heart again that is thriving and prosperous again. Work with the government to achive a fair share approach to emergency housing and the associated socio economic issues that exist as a result - these people do need help - but one small city cannot do more than its fair share of helping. As a result of Rotoruas decline I have moved away - but still retain the property we invested in for our parents - not that this investment is now wise - in fact quite the opposite. I could no longer live in th city and feel my kids were safe.

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: Michele Thomas

Date: 11/7/2022

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone box]

Email: [Redacted email box]

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
restorerotorua@gmail.com

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

| | |
|---|---|
| To: Chief Executive Rotorua Lakes Council Private Bag R03029 ROTORUA | Name of Submitter: <u>Simon Honour</u> _____ _____ (Full Name) |
|---|---|

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

for a Resource Consent to: RC17647, RC17648, RC17650, RC17662, RC673, RC17887, RC17889, RC17890, RC17891, RC892, RC893
at: No complying land use
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:
Change to land use zoning
[Give Details]

My submission is: I am opposing this proposed consent application. It is creating the entrance to Rotorua. We feel unsafe walking into town now due to the high number of unstable people living in PLHRD houses on Erion st. We have felt threatened.
[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:
Reject this application!!!
[Give precise details, including the general nature of any conditions sought]

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

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

FORM 13

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

Section 19 Resource Management Act 1991
Rotorua District Council

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

Name of Submitter:

Rosemary Kay Newbrook

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

Doc No: IT-2044 (1 June 2005)

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

My submission is:

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

PLEASE SEE ATTACHMENT.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of: ROSEMARY KAY NEWBROOK

Date: 11 JULY 2022

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone box]

Email: [Redacted email box]

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
restorerotorua@gmail.com

I respectfully request that you decline these applications due to the environmental and economic effects that it is having on the local people of Rotorua.

I am ROTORUA born and bred and grew up in Glenholme. What was once a wonderful place to grow up in, have a family and business in, has now become extremely sad, depressing and certainly not a place or City to be proud of.

Gone are the days where you felt safe in your own environment. And why should you feel nervous about leaving your own home? It is imperative that you are able to go out safely to work or be able to go for a walk, run or mountain bike ride, or catch-up with friends, without fear, or being anxious about leaving your home unoccupied.

An 8 year old granddaughter of ours, who lives in Robertson Street has frequently asked her mother "Why are we hearing so many sirens ?? " we never used to Mum!

This is very noticeable to all people living in the Glenholme area, sirens alert us all, to mostly Police activity, sometimes Ambulance and Fire Brigade

Sadly after a lot of thought and discussion, even our daughter, son in law and four grandchildren have sold their home and moved away from Rotorua as they believe Rotorua is NO LONGER a safe place to bring up a family.

They have not only walked away from a very successful business, friends and school friends too numerous to mention, but they have left behind both sets of grandparents, and Aunts, Uncles and cousins.

As we are a very close knit family, this has been huge for everyone to accept, and we are all struggling to get used to the new norm. Our grandchildren miss the frequent contact they previously had with us, and we with them.

This would NEVER have happened if it weren't for the numbers of Homeless people now living in Rotorua. A lot are intimidating, aggressive and generally not comfortable to be around.

I am tired of official's saying, it is just a perception, as it's not, it is the REALITY of how I, and lots of other people are feeling.

We used to live in a lovely QUIET Neighbourhood with a mix of Retirees, Working couples, Families, Single People etc. that once all felt safe, but not anymore.

When Covid hit in March 2020, Rotorua had approximately 100 people living and sleeping rough as Homeless.

So why have we now got several thousand Homeless living on our doorstep??

They are not ALL from Rotorua as many have admitted they are from out of town, but were advised to come to Rotorua as it is an easy place to get accommodation.

The Homeless have had a huge effect on Tourism in Rotorua. People don't want to stay in a unit next door or between Homeless, as we have had many people say they checked out, due to fighting, drug deals or all night parties.

Most motels don't appear to either have or want any control over their clients. They seem to ignore the mess they are creating around the motels and also on the verges and surrounding areas.

This is not helping attract other paying couples or families that may want to stay in a motel.

Kids don't appear to be cared for, they are basically left to do whatever, which often leads to crime.

Most Motels (including Contracted Emergency Housing Motels) don't seem to have a designated area to play, so what do these kids do all day to occupy themselves?

How do they get to go to sleep at a normal time, when you are all living in a small compact room? And there are regular drug deals or parties happening, it doesn't make it a safe, happy environment for these children.

On a daily basis it has now become an area where one sees constantly, rubbish lying around, items that are no longer required just dumped where finished with, fights, drug deals, shopping trolleys too numerous to mention, just dumped wherever, shouting, screaming and the constant foul language. Their dogs that run loose, they crap on the footpaths.....they don't pick it up - it's just left there, for some poor innocent person to accidentally walk in or around it, if they see it in time.

Due to these Homeless people living nearby, I have been left feeling like a nervous wreck, anxious and waiting for the car being driven at speed, to crash, a fight taking place outside on the street or waiting for the police to intervene. Every noise I hear at night, unsettles me as I wonder who's out there and what are they up to?

With the sound of constant sirens blasting, screeching brakes, burnout's or the speed that they travel straight through the Stop sign on our corner at, (ie failing to stop) waiting for the crash to happen with some innocent person involved, or due to just being very noisy rowdy cars, it has all, taken a toll on me.

Glenholme is NOT the area that it once was, and I would be truly grateful to have it returned to what it once was, a lovely QUIET and friendly neighbourhood where you could step outside without the fear of all the above happening.

Thanks for taking the time to read my submission, I respectfully request that you decline all TWELVE applications.

Rosemary Newbrook

FORM 13

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

*Section 19 Resource Management Act 1991
Rotorua District Council*

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

Name of Submitter:

Grant Clement Ludgate

(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:

Motels are designed and consented for short term visitors and not long term stays. Such use is having a detrimental effect on both Rotorua as a tourist destination and the neighbourhood of the motels.

Not only has Fenton Street, a gateway to the city, lost its appeal as a nice safe place to stay but we personally have witnessed events that absolutely confirm widely held fears as to the unsuitability of motels for housing.

We have lived in this quiet suburban street for over 30 years. Our house is situated approximately 150 metres from a motel that has been used for emergency housing. Whilst in use for such, we could see over time, the decline in conditions with dogs being housed in cars or units, children playing on the roadside, dumped shopping trolleys, washing hanging over balconies, significant increase in car traffic etc.

Over the past two years :

(1) I have personally been threatened with a f....g broken leg when I sought to ensure a females safety while she was being subjected to disgraceful, threatening verbal abuse by her partner outside our home

(2) two property thefts resulting in the theft of 5x front door and deck terracotta pots, 1x front door mat, 1x hose and reel and recently a further theft attempt thwarted due to the addition of concrete weight and permanent glue attachment of the new replacement pots.

(3) property and vehicle damage involving a high speed stolen ute that demolished our letterbox and new asphalt driveway. It necessitated our car being written off (which was parked in our driveway) and our driveway needing a full replacement. Our property repair bill alone was in excess of \$3000.00
 Added to that a brand new vehicle was also written off after being hit by the same stolen vehicle which continued on out of control and caused the carnage at our residence. The offenders ran off scot free.

(4) A brief verbal and physical altercation in the early hours of the morning, on our front lawn, recorded by the security cameras we have had installed.

Treating Rotorua as an experiment is not acceptable. Rotorua didn't and still doesn't, want people and families from other centres being sent here to take up residence in a motel.
 A sinking lid policy needs to be applied whereby once someone moves out then that motel unit is not reoccupied. This would negate the consent being sought for 5 years which is ridiculous and unbelievable.

We are strongly opposed to the granting of these 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:

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

This is a submission on an application from:
CARDONO INVESTMENT LTD
 (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]

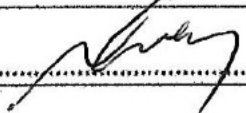


My submission is:
SEE ATTACHED FORM
SUBMISSION PAGE 1 AND 2.

- [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): _____  | Date: <u>08/07/2022</u> |
| Address for service of Submitter: _____  | Telephone:  |
| Contact person: [name and designation, if applicable] <u>NELSON EVERY</u> | Fax/email: _____ |

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

*Section 19 Resource Management Act 1991
Rotorua District Council*

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

Name of Submitter:

CARDIOND INVESTMENT LTD
(Full Name)

This is a submission on an application from:
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (MHUD)

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

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

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

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

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

My submission is:

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

SEE ATTACHED FORM
SUBMISSION PAGE 1 AND 2.

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: CARDIOND INVESTMENT LTD

Date: 08/07/2012

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone box]

Email: [Redacted email box]

Cardiono Investment Ltd is the property owner of the Jet Park Rotorua hotel situated on the corner of Fenton Street and Victoria Street.

We wish to submit this submission on the following Resource Consent applications

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

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

Our submission is focused on the Rotorua Tourist Industry in general, not only on the above property. Emergency Housing within Rotorua has much wider implications than just how it effects individual owners and businesses, including Cardiono Investments Ltd.

As much as we understand the need to supply Emergency Housing for those in need, we question the Governments decision, and the Rotorua Lakes Council acceptance, to transition Rotorua into one of the prime cities in New Zealand for this purpose. In doing so, they have created an additional problem for the Rotorua Tourist Industry, over and above the Covid Pandemic that has devastated the Tourist Industry.

In trying to solve one problem, by complying with the Governments Emergency Housing, the Rotorua Lakes Council, are creating another even greater problem. One that will affect many more people and many businesses in Rotorua. We understand that this consent application will allow these 12 properties to be exclusively used for housing for a period of 5 years. This means 12 motels and their rooms no longer available for tourism customers. That's 5 years when they should be available for the recovering tourist industry.

Not only is the Government using motel and motel rooms in Rotorua, they have also purchased at least one motel property that we know of for their Emergency Housing program. And in doing so, have given little regard to the long-term damage that they will inflict onto Rotorua and the Rotorua Tourist Industry. They have shown complete disregard towards the other motel and hotel operators, other tourist related industries and their business wellbeing.

The Rotorua Lakes Council should be requesting the Government to reduce the number of motels and motel rooms used for Emergency Housing in Rotorua and that they be repositioned to a city or cities that do not have tourism as its major industry.

Rotorua Lakes Council is well aware that Rotorua is one of New Zealand's leading tourist cities, for both national and international visitors. This position has not happened overnight, but by years of dedicated effort by the Government Tourist Departments, Rotorua Lakes Council, Hospitality Organisations, Tourist Providers and others.

Those associated with the tourist industry, both in Rotorua and throughout New Zealand have suffered considerable stress with the covid pandemic. Now that the pandemic is waning and the Industry is in the process of re-establishing itself, it needs any assistance that it can gain from Government, Rotorua Lakes Council and other sources. The need to return to pre pandemic levels is necessary not only for the tourism industry in Rotorua, but for all of New Zealand. Tourism being one of the two leading industries in New Zealand, should be the prime focus for the Government as New Zealand's economy regains lost ground, and the Rotorua Lakes Council needs to notify the Government of this.

Rotorua in particular needs assistance as the recovery of the Rotorua Tourist Industry is now further handicapped by the use of motels and motel rooms for Emergency Housing. This significantly reduces the accommodation rooms available within the city for tourism purposes. And although the owners of those motels used for Emergency Housing have benefited, there are so many other tourist related businesses in Rotorua that have suffered, will continue to suffer and be unable to fully recover because these motels are no longer available for the Tourist Industry and for their customers, both National and International.

We believe that the Rotorua Lakes Council first obligation is to its electorate and residents, and to the city that they are governing. The Emergency Housing is a Government program and therefore should not take priority over Rotorua's interests. We believe that the Government also has a responsibility to these businesses and to assist them by returning the motels to their prime purpose of providing accommodation for tourists. The Government and the Rotorua Lakes Council need to decrease the number of motel rooms for Emergency Housing in Rotorua, not increase the numbers. And the Rotorua Lakes Council should be campaigning on behalf of the Rotorua Tourist Industry by actively negotiating with the Government to reduce Emergency Housing in Rotorua.

In addition, we have concerns that directly affect the Lessee/Operators Jet Park Rotorua. Cardiono Investments Ltd have been advised of the following issues that Jet Park Rotorua have encountered.

The impact on Jet Park Rotorua staff and their guests

1. A negative impact on the general safety and the instilled fear for both Jet Park Rotorua staff and their guests.
2. Disturbance to the peaceful enjoyment of the hotel's services by the guests. Something that any guest expects when staying at a hotel.
3. The image and outlook from the hotel rooms by the hotel guests.
4. Physical fighting on the roadside outside of hotel.
5. Jet Park Rotorua have advised us of theft of hotel and guests property.

Actions that affect Jet Park Rotorua and the property

1. Trespassing Jet Park Rotorua's premise by using it as a thoroughfare/shortcut.
2. The concern of interference with guest's motor vehicles parked on the property.
3. General cleanliness of the streets, including rubbish, bottles and even broken bottles.
4. Unwanted noise pollution of motor vehicles and persons.
5. Use of the roadside kerbs for permanent and temporary parking as each motel provide only 1 car park per room.

So, in conclusion, Cardiono Investments Ltd, are absolutely opposed to Rotorua Lakes Council proposal to permit an increase in the number of motel rooms for Emergency Housing in Rotorua.

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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

| | |
|---|--|
| To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA | Name of Submitter: CLARITA NONO _____ _____ (Full Name) |
|---|--|

This is a submission on an application from:

 CARDIENO INVESTMENT LTD
 (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]

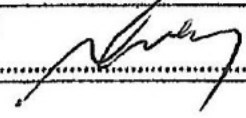
My submission is:
 SEE ATTACHED FORM
 SUBMISSION PAGE 1 AND 2.

- [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):  | Date: 25/08/2022 |
| Address for service of Submitter: | Telephone: |
| Contact person: [name and designation, if applicable] NELSON EVERY | Fax/email: |

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 19 Resource Management Act 1991
Rotorua District Council

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

Name of Submitter:

CARDIOND INVESTMENT LTD
(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

EMERALD SPA MOTEL

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:

SEE ATTACHED FORM
SUBMISSION PAGE 1 AND 2.

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: CARDINO INVESTMENT LTD

Date: 28/08/2022

Address for service of Submitter:

[Redacted Address]

Telephone: [Redacted]

Email: [Redacted]

Cardiono Investment Ltd is the property owner of the Jet Park Rotorua hotel situated on the corner of Fenton Street and Victoria Street.

We wish to submit this submission on the following Resource Consent application,

Emerald Spa Motel

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

This submission is a duplicate with minor adjustments of our previous submission regarding Emergency Housing motels.

Our submission is focused on the Rotorua Tourist Industry in general, not only on the above property. Emergency Housing within Rotorua has much wider implications than just how it effects individual owners and businesses, including Cardiono Investments Ltd.

As much as we understand the need to supply Emergency Housing for those in need, we question the Governments decision, and the Rotorua Lakes Council acceptance, to transition Rotorua into one of the prime cities in New Zealand for this purpose. In doing so, they have created an additional problem for the Rotorua Tourist Industry, over and above the Covid Pandemic that has devastated the Tourist Industry.

In trying to solve one problem, by complying with the Governments Emergency Housing, the Rotorua Lakes Council, are creating another even greater problem. One that will affect many more people and many businesses in Rotorua. We understand that this consent application will allow this property to be exclusively used for housing for a period of 5 years. This means another motel in addition to the other 12 motels. Their rooms are no longer available for tourism customers. That's 5 years when they should be available for the recovering tourist industry.

Not only is the Government using motel and motel rooms in Rotorua, they have also purchased at least one motel property that we know of for their Emergency Housing program. And in doing so, have given little regard to the long-term damage that they will inflict onto Rotorua and the Rotorua Tourist Industry. They have shown complete disregard towards the other motel and hotel operators, other tourist related industries and their business wellbeing.

The Rotorua Lakes Council should be requesting the Government to reduce the number of motels and motel rooms used for Emergency Housing in Rotorua and that they be repositioned to a city or cities that do not have tourism as its major industry.

Rotorua Lakes Council is well aware that Rotorua is one of New Zealand's leading tourist cities, for both national and international visitors. This position has not happened overnight, but by years of dedicated effort by the Government Tourist Departments, Rotorua Lakes Council, Hospitality Organisations, Tourist Providers and others.

Those associated with the tourist industry, both in Rotorua and throughout New Zealand have suffered considerable stress with the covid pandemic. Now that the pandemic is waning and the Industry is in the process of re-establishing itself, it needs any assistance that it can gain from Government, Rotorua Lakes Council and other sources. The need to return to pre pandemic levels is necessary not only for the tourism industry in Rotorua, but for all of New Zealand. Tourism being one of the two leading industries in New Zealand, should be the prime focus for the Government as New Zealand's economy regains lost ground, and the Rotorua Lakes Council needs to notify the Government of this.

Rotorua in particular needs assistance as the recovery of the Rotorua Tourist Industry is now further handicapped by the use of motels and motel rooms for Emergency Housing. This significantly reduces the accommodation rooms available within the city for tourism purposes. And although the owners of those motels used for Emergency Housing have benefited, there are so many other tourist related businesses in Rotorua that have suffered, will continue to suffer and be unable to fully recover because these motels are no longer available for the Tourist Industry and for their customers, both National and International.

We believe that the Rotorua Lakes Council first obligation is to its electorate and residents, and to the city that they are governing. The Emergency Housing is a Government program and therefore should not take priority over Rotorua's interests. We believe that the Government also has a responsibility to these businesses and to assist them by returning the motels to their prime purpose of providing accommodation for tourists. The Government and the Rotorua Lakes Council need to decrease the number of motel rooms for Emergency Housing in Rotorua, not increase the numbers. And the Rotorua Lakes Council should be campaigning on behalf of the Rotorua Tourist Industry by actively negotiating with the Government to reduce Emergency Housing in Rotorua.

In addition, we have concerns that directly affect the Lessee/Operators Jet Park Rotorua. Cardiono Investments Ltd have been advised of the following issues that Jet Park Rotorua have encountered.

The impact on Jet Park Rotorua staff and their guests

1. A negative impact on the general safety and the instilled fear for both Jet Park Rotorua staff and their guests.
2. Disturbance to the peaceful enjoyment of the hotel's services by the guests. Something that any guest expects when staying at a hotel.
3. The image and outlook from the hotel rooms by the hotel guests.
4. Physical fighting on the roadside outside of hotel.
5. Jet Park Rotorua have advised us of theft of hotel and guests property.

Actions that affect Jet Park Rotorua and the property

1. Trespassing Jet Park Rotorua's premise by using it as a thoroughfare/shortcut.
2. The concern of interference with guest's motor vehicles parked on the property.
3. General cleanliness of the streets, including rubbish, bottles and even broken bottles.
4. Unwanted noise pollution of motor vehicles and persons.
5. Use of the roadside kerbs for permanent and temporary parking as each motel provide only 1 car park per room.

So, in conclusion, Cardiono Investments Ltd, are absolutely opposed to Rotorua Lakes Council proposal to permit an increase in the number of motel rooms for Emergency Housing in Rotorua.

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

| | |
|--|---|
| <p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p> | <p>Name of Submitter: Katharine Boyd _____ _____ _____ (Full Name)</p> |
|--|---|

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

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

at: See attached document with addresses and consent numbers _____
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:
 As attached document with addresses and consent numbers _____

[Give Details]

My submission is:
 I support the applications for the 12 consents _____

Contracted emergency housing with onsite security and support services are working well 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:
 Approval of the applications _____

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

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

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

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

| | |
|--|--|
| Signature of submitter (or person authorised to sign on behalf of submitter): _____  | Date: _____  |
| Address for service of Submitter: _____ _____ _____ | 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

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

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

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

What is contracted emergency housing?

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

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

| | |
|---|--|
| To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA | Name of Submitter: Richard Boyd _____ _____ _____ (Full Name) |
|---|--|

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

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

at: See attached document with addresses and consent numbers _____
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:
 As attached document with addresses and consent numbers _____

[Give Details]

My submission is:
 I support the applications for the 12 consents _____
 Contracted emergency housing with onsite security and support services are working well 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]

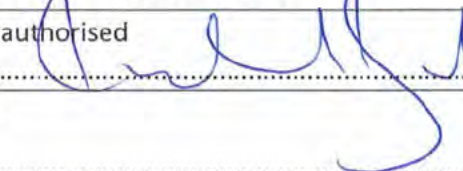
I seek the following decision from the consent authority:
 Approval of the applications _____

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

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

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

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

| | |
|---|---------------------|
| Signature of submitter (or person authorised to sign on behalf of submitter): _____  | Date: 10/7/22 |
| Address for service of Submitter: _____ _____ | Telephone: _____ |
| Contact person: [name and designation, if applicable] _____ | Fax/email: _____ |

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

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

Dear Sir/Madam,

Publicly Notified Resource Consent Applications: Contracted Emergency Housing

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

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

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

What is contracted emergency housing?

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

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

| | |
|---|---|
| To: Chief Executive Rotorua Lakes Council Private Bag R03029 ROTORUA | Name of Submitter: <u>SINDU MORRISON</u> _____ _____ (Full Name) |
|---|---|

This is a submission on an application from:

Ministry of Housing & Urban Development
(Name of applicant)

for a Resource Consent to: Use the sites as noted in my attachment for emergency housing for 5 years

at: As per my attachment over page
(Briefly describe the type of consent, proposed activity, and location of the resource consent)

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

Please see attached pages opposing resource consent for 12 motel to be used for Emergency Housing
(Give Details)

My submission is:

to decline and oppose this application resource consent. My views and reasons are outlined on the 3 attached pages

(include -

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



I seek the following decision from the consent authority:

To decline resource consent to MHUD for 12 sites to be used as Emergency Housing

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

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

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

| | |
|--|---|
| Signature of submitter (or person authorised to sign on behalf of submitter): <u>S.A. Morrison</u> | Date: <u>10.7.2022</u> |
| Address for service of Submitter:  | Telephone:  |
| Contact person: [name and designation, if applicable] <u>As Above</u> | Fax/email: _____ |



Page 1 Attachment for Submission from Sindu Morrison

I AM OPPOSED TO ALL SITES NOTED BELOW BEEN GIVEN RESOURCE CONSENT TO OPERATE AS EMERGENCY HOUSING FOR 5 YEARS OR ANY CONTRACTED TERM. I ALSO WISH TO BE HEARD IN SUPPORT OF MY SUBMISSION:

RC17893 – Apollo Motel – 7 Tryon St , Rotorua

RC17892 – Ann’s Volcanic – 107 Malfroy Rd, Rotorua

RC17891 – Geneva Motor Lodge – 299 Fenton St, Rotorua

RC17890 – Midway Motel – 293 Fenton St, Rotorua

RC17889 – Roto Vegas Motel – 249 Fenton St, & 16 Toko St, Rotorua

RC17887 – Ascot on Fenton – 247 Fenton St, & 12 Toko St, Rotorua

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

RC17661 – Pohutu Lodge – 3 Meade St, Rotorua

RC17662-Malones Spa Motel, 321 Fenton St, Rotorua

RC17650 -New Castle Motor Lodge – 18 Ward Ave, Rotorua

RC17648- Alpin Motel – 16 Sala St, Rotorua

RC17647 – Lake Road Motel – 131 Lake Rd, Rotorua

The saddest part of making this Submission is that after 25years of residing in the Glenholme community, and growing up as Mana Whenua in Te Rotorua nui a Kahumatamomoe, I find myself in this position in order to keep, my home, my family, myself, my neighbours and my city safe from the increased violence, disorderly behaviours, racial and cultural backlash, disrespect shown to the Te Tangata Whenua and Kaumatua of our Turangawaewae.

Our home and property we built 8 years ago, bordered 2 Motels and is located adjacent to a 3rd Motel. It has since been 3 years and the onset of Covid, we began to witness the start of Emergency Housing. Prior to this we never had any issues with being located on these boundaries, and the daily business of Motels accommodating visitors to our city.

Rules and Noise Regulations from all these sites were adhered to, and owners ensured that if any behaviour needed to be addressed it was dealt with immediately.

No longer has this been the case, and for 3 years I have stood by and watched the deterioration of the Motels with people treating them like dumping grounds for drug deals, violence, domestic disputes, and owner taking no responsibility for their client’s behaviours or neighbours wellbeing.

At its very worst, the daily noise pollution of disgraceful language, violence, parties, visitors revving cars, brawls, dogs barking from what use to be spa pool areas, and Police sirens has been off the scale of any acceptable standard for a safe, stable and liveable community. Something this Council and Kainga Ora have tried to convince us is what they want to develop and enhance.



Page 2- Submission for Sindu Morrison

In RLC presentations and their words: quote "People shape the city"!!! My Place, My Shelter, My Safety, My sense of belonging. This no longer applies to us the long-term ratepayers and residents of this town. 6 of our immediate neighbours who were located there before we built, have all sold up and moved due to the intimidating and stressful behaviour witnessed in our once peaceful quite safe street.

My real concern is the social impact report issued by The Property Group Ltd from Wellington.

Firstly, I am led to believe they have been engaged by the applicant; this would concern me regarding the bias slant towards the applicant's ultimate goal on all 12 reports.

Secondly this company is based in Wellington not Rotorua, which indicates to me they have not undertaken a comprehensive interview process from a large cohort of Rotorua residents and businesses affected by this application. We were never approached by this research even though one of the motels backs on to our property!!!

Thirdly this report mentions complaints to motels. We are aware of numerous complaints made to motels and about motels, but what this report fails to understand is the lack of co-operation from the motel owners or operators, the council, and MSD, to help locals address the behaviours that immediately affect their neighbourhood. It also fails to understand the fear of retaliation or intimidation from those clients residing in those motels or visiting those motels. An example of this was a neighbour who complained and then woke the next morning to find her fence covered in graffiti.

Another close neighbour had his vehicle blocked in after a group of patched Gang members decided to use his driveway as their visitor parking.

Lastly a community meeting held in the Glenholme area where over 300 residents attend with concerns and complaints was largely ignored by both local and central government agencies.

The suggestion from the RLC to place security cameras down our iconic Fenton St to assist with criminal activity and disorderly behaviour must surely indicate the change that has occurred since this program was implemented by MSD and Kainga Ora. When in the history of 150 years have we ever needed the high-profile presence of Police, Community City Guardians, Private Security at Motels and Security Cameras on our golden mile or beautiful city centre? This has only occurred in the 3 years since Emergency Housing has been implemented by these agencies.

I can account for numerous personal experiences witnessed by myself, my family, and close friends of the unruly, intimidating, and brazen behaviour displayed by those people who have disrespected this town.

There is now a demographic of people being placed in these facilities seeking assistance, under the rhetoric of whakapapa. They have then brazenly stamped on our Turangawaewae mana, destroyed both private and public whenua, and more upsetting, my wife on 3 recent occasions have witnessed our kaumatua been treated with disgusting displays of aggressive verbal and intimidating behaviours. Where are these so-called wraps around services outlined in the Social Impact report when people needing specialised, professional help are wondering and walking the streets out of control both physically, mentally and emotionally. Why are groups of young youths aimlessly wondering our streets at all ours of the day and night without purpose or work.



Page 3 – Submission for Sindu Morrison

Are these wrap around services really addressing the deep issues? Does this small city of ours even have the expertise and resourcing on hand to deal with the growing numbers we are witnessing, of this demographic in our town? I would strongly beg to differ on that point.

The facilities seeking Resource Consents are not suitably set up or placed in such a way that they are assisting these people with the serious and intensive help they require. Fenton St and inner city are totally inappropriate areas to be accommodating this demographic. Our Tourism reputation is seriously suffering from the continued violence in and around our town.

I note 8 of the 12 motels are located on and around the immediate Fenton St area or central city. Why has there been no consideration taken into account as to how this would impact on those other businesses trying to maintain and sustain a decent living from the opening of our borders for tourism and bringing back the life blood of the industry this town is globally renown for.

Please consider the initial Fenton Agreement this town was built on.

I have serious concerns of the big picture here with MHUD and Kainga Ora. We do not have the necessary resourcing to continue to provide quality, experienced, professional services required by those with high needs eg: mental health, addiction issues, bailed on release and youth justice.

The application for 12 motels to accommodate over 1000 people on an average of a 22-week accommodation rotation is unbelievably irresponsible and counter productive to the economic growth and development Rotorua was experiencing prior to the night shelter that was opened in Pukuatua St some 3 years ago. The complaints from businesses in the inner city back then fell on deaf ears. Hard working businesses, hospitality and tourism have suffered at the hands of those who have no understanding of our town, our kaupapa, our people. What this is doing is wrong

Now as Mana Whenua we find ourselves in this untenable position of making submissions to save our town. The lack of community engagement and transparency from both local and central government agencies leaves us no confidence in the decision makers and their policies, so we are taking up this challenge and we want to be seen and heard. We desperately want our town and our mana restored.

This is my submission and these are my reasons for opposing this application for Resource Consent on 12 motel sites for Emergency Housing.



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)

Form with fields for 'To:' (Chief Executive, Rotorua Lakes Council) and 'Name of Submitter:' (Mills, David James; Mills, Judith Anne) with a '(Full Name)' label.

This is a submission on an application from:

Ministry of Housing and Urban Development (MHUD) ("the Applicant") (Name of applicant)

: These twelve (12) resource consents (applications) are as follows:

- List of 12 resource consents including RC17647 - Lake Rotorua Motel, RC17648 - Alpin Motel, RC17650 - New Castle Motor Lodge, RC17662 - Malones Spa Motel, RC17661 - Pohutu Lodge, RC17673 - Union Victoria Motel, RC17887 - Ascot on Fenton, RC17889 - Roto Vegas Motel, RC17890 - Midway Motel, RC17891 - Geneva Motor Lodge, RC17892 - Ann's Volcanic, RC17893 - Apollo Motel. Includes a note that applications were publicly notified on Saturday 11 July June 2022.

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

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

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

See below

My submission is:

- the subject sites are a mix of zonings including the Commercial 4 – City Entranceway Zone and Residential 2 – Medium Density Residential Zone under the Operative Rotorua District Plan (District Plan).
- The twelve resource consent applications have been applied for as a Non-Complying Activity in accordance with Sections 104D of the Resource Management Act 1991.

We oppose these applications and believe that the existing non-compliant use of Motel accommodation should not be further extended by these applications.

We believe that the existing zoning use should be upheld

We believe to approve these applications would further decrease the amenity values of our rate paying property.

The initial experiment of importing homeless into Rotorua has been an unmitigated disaster.

Our experience with the social and cultural effects of emergency accommodation has left us feeling disgusted and disappointed that our Council have allowed this to happen.

The importation of out of area homeless has resulted in increased crime, intimidation, drug use and antisocial behaviours.

We no longer feel safe in our own community

We no longer feel that our property is safe or secure enough.

What can we do?

Sell up and move out?

Is that what the Council wants?

To approve these applications would send that signal very clearly.

As our country opens up post Covid where are the tourist going to stay in Rotorua when a significant proportion of all accommodation is already occupied by the rehoused people. Rotorua is losing its reputation as a desirable tourist destination. _____

[include –

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

I seek the following decision from the consent authority:

That all applications be denied _____

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

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

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

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

| | |
|--|--|
| Signature of submitter (or person authorised to sign on behalf of submitter): | Date: 11 July 2022..... |
| Address for service of Submitter: [Redacted] [Redacted] [Redacted] | Telephone: [Redacted] [Redacted] |
| Contact person: <i>[name and designation, if applicable]</i> <i>David Mills Ratepayer</i> | Fax/email: [Redacted] |

Note to submitter:

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

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

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 Leigh McRae

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

My submission is:

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

1. Safety of the neighbourhood - I live on Robertson Street, where we have a number of Emergency Motels at the end of our Street (Midway Motel and Geneva Motor Lodge). Since these have become emergency hotels, I have witnessed theft right across from my house at a construction site, my neighbours having items stolen from their garden, witnessed skids and burnouts, speeding cars, and people walking up and down the street off their face on drugs and alcohol. Going for daily walks you walk past people loitering smoking marijuana, discarded shopping trolleys, and tons of rubbish.
 Only a few months ago I returned home from work at lunch time to find a lady having some kind of psychotic episode in front of my house and in the front yard of my neighbour's property, and I felt afraid to get out of my car, in the middle of the day, at my own house.
 Another incident was checking the letterbox with my 3 year old son and seeing a couple that were so intoxicated they couldn't walk on the corner of Lytton and Robertson street, spewing up and stumbling along in between falling over, at 10am.
 I purchased this home as a safe place to raise my young family, and now I don't feel that they are safe in their own yard which saddens me greatly.

2. A motel room is nowhere for kids to grow up.
 As a mother, I know that kids need support, stability, and space to play safely, and a motel room does not provide this. If you locked me and my small family in a motel room we would have issues with getting on each other's nerves, becoming frustrated, cramped, and certainly not thriving in the environment. Even if you do a great job at being a parent, all of the neighbouring rooms with crime, drug deals, domestic violence and noise will have their toll on impressionable young minds. These people need SUPPORT, in a supportive environment with positive role models, able to feel safe where they live, and an opportunity to thrive. (Not a ghetto).

3. There is no proposed solution.
 The motels have played a part during Covid, however these are not a long term solution. People without homes need places to live in integrated communities - not a small room that is barely self-contained without the basics. If you extend the application for another 5 years, what happens after that? Another 5 years? How are you going to reintegrate these poor people into society? The bandaid solution is over, we need a new, long-term solution for the future health and wellbeing of all involved.

4. Our economy and that of the tourism sector
 We need our motels to house tourists, which will support our tourism sector. There are attractions and hospitality businesses that are desperate for the return of the tourism dollar. If we continue with 1000 beds used as emergency housing, there are limited options for tourists to stay, and when they do come, they will be faced with gangs, crime, drugs and unsavoury behaviour. This will cause them to not return, and to tell others, having a long-term negative impact on our city. I own a business in Rotorua and can see other business owners struggling - the motels being used as emergency housing in the heart of the city is contributing to this problem.

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

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

and:

MHUD:
ablackwell@propertygroup.co.nz

and:

Restore Rotorua Inc:
restorerotorua@gmail.com

11 July 2022

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 **STRONGLY OPPOSED** to the granting of the above Resource Consents to enable the Ministry of Housing and Urban Development to use the effected sites and existing buildings of 12 motels in Rotorua for Emergency Housing for the next five years.

My extended family and I have been Rotorua ratepayers and visitors for over 60 years and five generations of our family have enjoyed the many natural attractions Rotorua has to offer, especially the beautiful lakes and walkways, and the countless tourist attractions scattered around the city. Rotorua has long been known as a **premium tourist destination** by New Zealanders and overseas tourists. I remember the many tourist buses and mini vans parked at the city's attractions and the hotels at night and driving around a city filled to the brim with tourists from all over the world.

Rotorua now has an extremely bad reputation since the city's motels have been used for emergency housing due to our media regularly publishing stories of the shocking behaviour of many of the emergency motel residents. This has stopped many of our New Zealand and overseas visitors from coming to Rotorua to visit as they do not feel safe in the city. I also do not feel safe when walking in the city during the day in the weekends when there are not many people around. Many people I know no longer go out for dinner in the city at night which is shame as many of the cafés and restaurants are suffering financially. Many residents drive through Rotorua with their 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 I understand security guards are visible throughout Rotorua on a full-time basis. What has our city become?

If Resource Consent is granted for these 12 motels, Rotorua will continue to be known as **New Zealand's homeless destination rather than the premium tourist destination it once was and this cannot go on for another FIVE YEARS!!** It is economically damaging to the many small businesses in the city and this is totally unreasonable to the extremely hardworking, committed and long suffering business community. The

Councillors and Mayor's ("Council") first responsibility is to support these businesses before the many people who have arrived from all around New Zealand "homeless" at Rotorua's doorstep.

It appears that although the Council are claiming it is trying to restore Rotorua's reputation and business community, it is merely lip service as there is no evidence to support this and its actions certainly do not. **If they were trying to restore the city's reputation then why would they allow another five years of this destruction to Rotorua??**

It is Central Government's duty to house these people not just those who have landed in Rotorua **but all** homeless people around the country. **The Council needs to put a stop to helping create this problem and then "finding" a solution to the problem** as this has a very negative effect on the long-suffering ratepayers and residents.

The control and management of the existing emergency housing residents has clearly been inadequate and this experience gives us Rotorua ratepayers and residents absolutely no confidence that the proposed five year period would lead to improved outcomes.

Using motels for emergency housing provides a quick fix for Central Government at the expense of our once beautiful Rotorua.

Why is our Council standing by and letting this happen and not acting in the best interests of their existing ratepayers and residents?

The hardworking businesses, ratepayers and residents of Rotorua **deserve much better** from their Council.

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

Are there sufficient Police numbers in Rotorua to continue addressing the incidents of crime caused by the emergency motel residents? The crime statistics throughout Rotorua as listed in the Neighbourhood Support burglary incident lists generally contain a high proportion of crime committed in central Rotorua.

The long-suffering ratepayers, residents, business owners and the regular visitors to Rotorua would like the city as they knew it back. Section 3(d) of The Local Body Act provides for local authorities to play a broad role in *promoting the social, economic, environmental, and cultural well-being of*

their communities. **Our Council is definitely failing in their duty to do this.**

Please note, I will not vote in the upcoming election (nor in following elections) for any Councillor who agrees to grant the Resource Consents 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.

Again, I strongly OPPOSE the granting of the above Resource Consents

Stephanie Sefton

██████████

████████

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: <u>LEIGH CLIFFORD SAIGAS</u> <hr/> <p style="text-align: right;">(Full Name)</p> |
|---|--|

This is a submission on an application from:

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
 (Name of applicant)

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

at: * SEPARATE ATTACHMENT WITH THE ADDRESS & CONSENT NO'S
 [Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are: CONSENT NOS
RC 17647, AC 17648, AC 17650, AC 17662, AC 17661, AC 17673
AC 17887, AC 17889, AC 17890, AC 17891, AC 17892, AC 17893
 [Give Details]

My submission is:
'PLEASE SEE ATTACHED' OPPOSED RESOURCE CONSENT FOR 12 MOTELS TO BE USED FOR EH FOR FIVE YEARS.

[include –

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

I seek the following decision from the consent authority:
TO DECLINE RESOURCE CONSENT TO MHUD TO USE 12 ROTORUA MOTELS AS EH FOR FIVE YEARS

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

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

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

| | |
|---|--|
| Signature of submitter (or person authorised to sign on behalf of submitter): <u>[Signature]</u> | Date: <u>10/7/2022</u> |
| Address for service of Submitter: <div style="background-color: black; width: 100%; height: 40px; margin-top: 5px;"></div> | Telephone: <div style="background-color: black; width: 100%; height: 20px; margin-top: 5px;"></div> |
| Contact person: [name and designation, if applicable] | Fax/email: |

I am opposed to all sites noted below being given resource consent to operate as emergency housing for 5 years or any contracted term.

RC17647 -LAKE ROTORUA MOTEL- 131 LAKE RD ROTORUA.

RC17648- ALPIN MOTEL – 16 SALA ST ROTORUA.

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

RC17662 – MALONES SPA MOTEL – 321 FENTON ST ROTORUA.

RC17661 – POHUTU LODGE – 3 MEADE ST ROTORUA.

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

RC 17887 – ASCOT ON FENTON – 247 FENTON ST AND 12 TOKO ST ROTORUA.

RC17889 – ROTO VEGAS MOTEL – 249 FENTON ST AND 16 TOKO ST ROTORUA.

RC17890 – MIDWAY MOTEL – 293 FENTON ST ROTORUA.

RC17891 -GENEVA MOTOR LODGE – 299 FENTON ST ROTORUA.

RC17892 -ANN'S VOLCANIC – 107 MALFROY RD ROTORUA.

RC17893 – APOLLO MOTEL – 7 TYRON ST ROTORUA.

The above-mentioned motels/ motor lodges should not be used for emergency housing for five years. A motel is inappropriate long-term accommodation and against current local government by-laws. A motel is not designed to for long term tenancies. The negative effects of emergency housing in motels are already showing with gangs, drug dealing in open view on the street, violence, child abuse, car thefts, burglaries, assaults, etc. There has been an increase in crime in Rotorua, with constant sirens for police and emergency services now a daily event. All this since the introduction of EH in Rotorua, whether NZ Government agrees or not.

Rotorua has been renowned as a tourist and conference destination, with great access to accommodation and facilities. Since the introduction of EH in motels, Rotorua has gained a reputation for being unsafe due to an increase in anti-social behaviour and crime in and around EH facilities which spills out into all aspects of our once beautiful city. Going to Countdown Central on Tuesday morning to buy groceries, a time when mainly pensioners shop, to be confronted by two women who appeared to be their early thirties screaming foul and abusive language so loud and confronting that the entire shop is subjected to it. A scene not seen prior to the introduction of EH.

The future of Rotorua relies heavily on tourism and with the borders now open should be ready to welcome visitors back and prosper. However, who wants to come to Rotorua with a lack of safe accommodation, negative media coverage due to the current EH situation, high crime and basically an unsafe reputation. Coming out of a six o'clock movie and trying to run (pensioners) to your car, because you can see the street is not safe. Is not a good look for a city trying to encourage visitors to come. Having to advise visitors who are coming to Rotorua to be very careful which motels and where they book into is also not encouraging to visitors.

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

11 July 2022

MOTEL RESOURCE CONSENT 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 the above Resource Consents to enable the Ministry of Housing and Urban Development to use the effected sites and existing buildings of 12 motels in Rotorua for Emergency Housing for the next five years.

My extended family and I have been Rotorua ratepayers and visitors for over 60 years and five generations of our family have enjoyed the many natural attractions Rotorua has to offer, especially the beautiful lakes and walkways, and the countless tourist attractions scattered around the city. Rotorua has long been known as a **premium tourist destination** by New Zealanders and overseas tourists. I remember the many tourist buses and mini vans parked at the city's attractions and the hotels at night and driving around a city filled to the brim with tourists from all over the world.

Rotorua now has an extremely bad reputation since the city's motels have been used for emergency housing due to our media regularly publishing stories of the shocking behaviour of many of the emergency motel residents. This has stopped many of our New Zealand and overseas visitors from coming to Rotorua to visit as they do not feel safe in the city. I also do not feel safe when walking in the city during the day in the weekends when there are not many people around. Many people I know no longer go out for dinner in the city at night which is shame as many of the cafés and restaurants are suffering financially. Many residents drive through Rotorua with their 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 I understand security guards are visible throughout Rotorua on a full-time basis. What has our city become?

If Resource Consent is granted for these 12 motels, Rotorua will continue to be known as **New Zealand's homeless destination rather than the premium tourist destination it once was and this cannot go**

on for another FIVE YEARS!! It is economically damaging to the many small businesses in the city and this is totally unreasonable to the extremely hardworking, committed and long suffering business community. The Councillors and Mayor's ("Council") first responsibility is to support these businesses before the many people who have arrived from all around New Zealand "homeless" at Rotorua's doorstep.

It appears that although the Council are claiming it is trying to restore Rotorua's reputation and business community, it is merely lip service as there is no evidence to support this and its actions certainly do not. **If they were trying to restore the city's reputation then why would they allow another five years of this destruction to Rotorua??**

It is Central Government's duty to house these people not just those who have landed in Rotorua **but all** homeless people around the country. **The Council needs to put a stop to helping create this problem and then "finding" a solution to the problem** as this has a very negative effect on the long-suffering ratepayers and residents.

The control and management of the existing emergency housing residents has clearly been inadequate and this experience gives us Rotorua ratepayers and residents absolutely no confidence that the proposed five year period would lead to improved outcomes.

Using motels for emergency housing provides a quick fix for Central Government at the expense of our once beautiful Rotorua.

Why is our Council standing by and letting this happen and not acting in the best interests of their existing ratepayers and residents?

The hardworking businesses, ratepayers and residents of Rotorua **deserve much better** from their Council.

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

Are there sufficient Police numbers in Rotorua to continue addressing the incidents of crime caused by the emergency motel residents? The crime statistics throughout Rotorua as listed in the Neighbourhood Support burglary incident lists generally contain a high proportion of crime committed in central Rotorua.

A Rotorua police acquaintance stated to me they (the police) are sick and tired of the call outs to Fenton Street and a drain on already under-resourced staffing levels.

The long-suffering ratepayers, residents, business owners and the regular visitors to Rotorua would like the city as they knew it back. Section 3(d) of The Local Body Act provides for local authorities to play a broad role in *promoting the social, economic, environmental, and cultural well-being of their communities*. **Our Council is definitely failing in their duty to do this.**

Please note, I will not vote in the upcoming election (nor in following elections) for any Councillor who agrees to grant the Resource Consents 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.

Again, I flatly OPPOSE the granting of the above Resource Consents.

