

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>LEIGH CLIFFORD SAIGRS</u> _____ _____ (Full Name)
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This is a submission on an application from:

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
(Name of applicant)

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

at: * SEPARATE ATTACHMENT WITH THE ADDRESS & CONSENT NOS.
[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:	Telephone:
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.



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>FRANCESCA (FRANKIE) KEBBELL</u> <hr/> <hr/> <p style="text-align: right;"><i>(Full Name)</i></p>
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This is a submission on an application from:

FRANKIE KEBBELL - BUSINESS OPERATOR IN ROTORUA

(Name of applicant)

for a Resource Consent to: USE THE ALPIN MOTEL AND THE 11 OTHER MOTELS FOR CONTRACTED EMERGENCY HOUSING FOR THE FOLLOWING 5 YEARS

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:

THE USE OF THE MOTEL FOR EMERGENCY HOUSING, ENCROUCHING PROXIMITY TO THE REDWOODS FOREST / WHAKAREWAREWA FOREST AND EXERCISE PARK

[Give Details] My submission is: OPPOSE THE USE OF THIS MOTEL FOR EMERGENCY HOUSING, AND MAKE AN ALTERNATIVE SUGGESTION FOR LOCATION AND USE WITH A LONGER TERM GOAL IN MIND, LESSENING THE INCREASING NEGATIVE EFFECTS EMERGENCY HOUSING HAS BROUGHT TO ROTORUA AS A TOWN, THE LOCALS LIVING IN IT, THE BUSINESSES OPERATING IN IT AND THE EXPERIENCE OUR DOMESTIC AND INTERNATIONAL VISITORS HAVE WHEN IN ROTORUA. We have a business in this area where we have had our buildings damaged and desecrated ONLY since emergency housing has moved in to the area. We have filed police reports and had to work twice as hard to fix everything, all due to the level of clientele that are housed in these places, with very little respect or thanks for this type of facility being made available to them.

[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:


Building a business in this post-covid environment has multiple existing challenges, the last thing we need is more of those from people who are not otherwise engaged. Please see my suggestion around resolving the bigger issue, in the attached appendix.

I SEEK THE CONSENT AUTHORITY TO DECLINE THE USE OF 16 SALA STREET FOR EMERGENCY HOUSING DUE TO THE PROXIMITY TO WHAKAREWAREWA FOREST AND THE EFFECTS TO THE LOCALS AND BUSINESSES AROUND THIS AREA. THIS TYPE OF ACTIVITY SHOULD BE CONSENTED IN A MORE DESCRETE LOCATION RATHER THAN ON ONE OF OUR MAIN ROADS THROUGH ROTORUA.

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): 	Date: <u>20.06.2022</u>
Address for service of Submitter: [REDACTED]	Telephone: [REDACTED]
Contact person: <i>[name and designation, if applicable]</i> as above	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.

20.06.2022

To whom it may concern,

It is a real shame that emergency housing has taken over the main strip of Rotorua. As a business operator in Rotorua for the past 5+ years, we have only had issues with damage to our stores since emergency housing has been implemented onto Fenton Street. Now, with the Alpin motel being considered for additional emergency housing, this is too close to one of our operating sites to just sit back and not explain these effects (less than 1500metres).

We have already had damage happen to our site since the Apollo hotel has been utilised for this, with police reports filed, but we still have to front for the damage and deal with the demoralisation within our team. This makes no difference to the offenders yet makes us question our business' and teams safety, whilst operating within lessening proximity to emergency housing. This is a large reason we are opposing this consent at the Alpin motel.

Sure, it can be looked at from a purely financial point of view in that the numbers of travellers are down, and the number of homeless individuals are on the rise, so why not use the existing facilities to house these people and leave just a few spots for travellers to find accommodation in between?

(in between the police sirens, meth labs that have blown up half of the building next door, disruptive gang violence and people sitting on the curb with clothes that fail to provide decency)

However, if we consider the lasting effects of the experience that travellers have that do still want to give Rotorua a chance as a destination – do you really think that it is worth it? And the cost of the refurbishment that is being put into these hotels due to the damage of use in this way. Do you believe this is honouring the integrity of our town and truly the right way forward?

Biking and the Whakarewarewa forest brings a large majority of visitors and spend to Rotorua – the Alpin Motel used to be considered a bike-friendly motel for these visitors – using this motel along with the 11 others, means Air BnB will be utilised much more, which is not helping the housing problem as it pushes visitors to seek accommodation in these houses for their own safety. Or, it means the visitors have an unsettled experience staying next to one of these motels whilst here.

The impression visitors and locals get of not just feeling “unsafe” as there are security guards outside every motel driving down Fenton street – but actually being unsafe and having to invest in higher levels of security due to theft and destruction rates going up, and affiliated gang activity, as the individuals in these places are not otherwise engaged. We have heard many experiences from both our own faculty who live in the area, our customers/visitors to the area, and have fallen victim to this destructive activity as a local business ourselves.

I'd like to focus on what can be done, and make a suggestion for an alternative to bring these individuals up and get them in a position to put their best foot forward in to society. I believe doing the following will provide a longer term solution to the emergency housing problem, and minimise the negative effects of emergency housing on Rotorua's CBD, locals living in the area, and businesses operating in this area.

Instead of funding the hotels and hurting Rotorua's presentation that has taken a long time to build up – please consider the following as an alternative:

- Purchase some land, 15 – 20 minutes outside of Rotorua
- Put insulated portable homes on the property
- Gate the property and make it a drug and alcohol free premise

- Have security at the gate ensuring this is the case (weekly drug tests / breathalyser)
- Requirement to stay at this premise will be that individuals over 18 are either studying, employed, actively seeking employment, or under a parenting structure if kids under 3 years old are involved.
- Have a bus that runs in and out of town specifically for this facility to which vouchers are issued to individuals to use with a weekly allowance and the option to buy more
- Ability to work on and within the facility to put back into the establishment, taking pride in ones efforts. Rewarded with either one-off tokens or have this as an employment option.

I believe that if funding is put towards this instead of paying for accommodation, allowances, and certain refurbishment, this will have a much more positive impact on the individuals utilising these benefits and much less of a negative effect on the visitors and central community of Rotorua. This can also be utilised for other accommodation or facilities in the event that we do get on top of this housing problem in New Zealand.

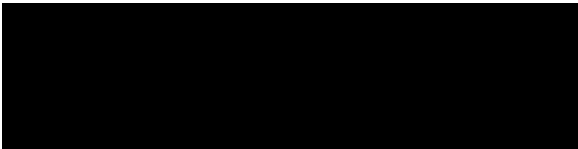
I do not mean to come across as uncompassionate as I feel for those in need and often take those in who are in less favourable positions - I just don't want this town to have any more damage. We need to look after our town and those in it, and I see this as a way of continuing to support those who require emergency housing and isolating the unfortunate negative effects of this being present in Rotorua town.

Thank you for considering the above.

Please advise of the outcome of this consent.

Nga Mihi,

Frankie Kebbell



Ali and Ezra Carkci

[REDACTED]

[REDACTED]

[REDACTED]

21/06/2022

e-mail: [REDACTED]

mobile: [REDACTED]

To The Rotorua District Council

Re: **LAND USE CONSENT RC17889 Toko St**

As permanent residents at the above address, we wish to record that we **DO NOT** support, and are **strongly opposed** to the Ministry of Housing & Urban Development's application for emergency housing in our street.

- Since emergency housing has been located in our area our safety and comfort have been seriously impacted, this would drive ourselves and other permanent residents from our homes.
- The proposal to add 26 units in such a small area is unacceptable. We are already so impacted by emergency housing, it is unfair to burden this community further.
- Since being inundated with emergency housing residents; a new drug house has opened on our street, with nearby emergency housing tenants coming and going throughout the day and night.
- Following multiple people trespassing on our property, we have had to increase security with cameras installed for our safety. My wife is uncomfortable being at home on her own and we are both anxious leaving and arriving at our house.
- Any extra concentration of emergency housing in our area will also result in reduced values to the existing residents.
- Parking will also be an issue with street parking already crammed.
- We have no trust in so called "security" and on-site rules; as the current emergency housing rules and oversight has not prevented widespread intimidation and crime in this area.
- Glenholme is no longer a safe residential area to live in, the addition of more emergency housing would turn this suburb into a ghetto.

Yours faithfully

Ali and Ezra Carkci

Permanent Residents

From: [Michael Heeney & Greig Lysaght](#)
To: [Alice Blackwell](#)
Cc: [Planning Submissions](#)
Subject: Submission on application:Publicly Notified Resource Consent Application: RC17662
Date: Wednesday, 22 June 2022 11:01:04 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Alice Blackwell.

Please be advised of this submission. We will not be attending the hearing.

Dr Michael Heeney

From: Michael Heeney & Greig Lysaght [REDACTED]
Sent: Wednesday, June 15, 2022 1:19 PM
To: Planning Submissions <Planning.Submissions@rotorualc.nz>
Subject: TRIM: Submission on Publicly Notified Resource Consent Application: RC17662

Submitter's details: Name/s:

Michael Heeney & Greig Lysaght

Contact person: Dr Heeney, [REDACTED]
[REDACTED]

Telephone - [REDACTED]

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

General nature of submission: c We oppose the
application

The specific parts of the application this submission relates

to are:

The whole application as it *adversely affects the environment and City Gateway Zone*. Specifically its impacts include safety, visual and financial aspects:

Safety :

- Unit residents themselves and turning traffic to/from Fenton Street into Sumner Street are frequently at risk due to the volumes of motel residents not observing traffic safety guidelines.
- Toddlers behind parked motel vehicles are particularly at risk from through traffic.
- Local residents often currently avoid walking around this corner as verbal assaults and threatening behaviours have been witnessed and overheard.
- Motel residents are frequently observed walking down the middle of Sumner Street rather than using the footpath thus putting themselves and vehicles at risk.
- There is no pedestrian crossing available and so many times the entire road is now used as one which requires through traffic to slow down to avoid people.
- Police and residents reports highlight that since there has been provision for emergency housing in motels , petty crime and invasions onto private property in the Sumner/Fenton block has become frequent,

Visual :

- Supermarket trolleys, litter, and overflowing rubbish containers are now common on the Fenton/Sumner

Street corner and often for 20-30 meters from the corner down Sumner Street.

- First Gateway impressions of Rotorua for visitors are observed in the first sections of driving into Fenton Street. The Fenton/Sumner Street motel corner occasionally has large numbers of adults, teenagers and young toddlers involved in social activity reminiscent of a gang celebration socially flowing outside the units onto the enclosed areas and also onto the pavement. This is unwelcoming and impacts detrimentally on Rotorua as a tourist destination.

Financial:

- Thefts and attempted thefts from surrounding properties have been recorded and grown in frequency since emergency use of this motel.
- Impacts on finances for us and on neighbours in the block around this motel have been in the tens of thousands of dollars. This has presented unreasonable hardship for the many of us as we are pensioners with limited access to what has now become necessary spending on security systems. To regain our previous peace of mind, we have needed to install both CCTV and monitored alarm systems in the last few months. We cannot afford a remote gating system but some in the neighbourhood have invested in one. Our Council allowed temporary use of motels and if the limits were applied as by-laws stipulate, we would not feel the need to gate/fence ourselves in. If a 5-year extension is approved by council we feel we will need to spend even more thousands of dollars that we don't

have readily available, on new and additional security-
an unreasonable impact.

Council website did not allow me to access a version of
form 13 that I could enter information on so I trust that this
email addressing the submission will suffice. Please advise
if you require additional information.

Dr Michael HEENEY & Mr Greig LYSAGHT

[REDACTED]

[REDACTED]

[REDACTED]

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

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

Uncle Bills Wholesale Club
(Name of applicant)

for a Resource Consent to: Use existing site and motel buildings for contracted Emergency Housing.

at: RC 17887 - 247 Fenton Street & 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:

Use as Emergency Housing for a period of 5 years

[Give Details]

My submission is:

We oppose the use as Emergency Housing as should be returned to a motel for use for tourists both from overseas and within NZ which will increase the tourist dollars spent in this Region.

[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:

Application 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): <u>[Signature]</u>	Date: <u>22/June/22.</u>
Address for service of Submitter:	Telephone:
Contact person: [name and designation, if applicable] <u>Peter Trotter Council</u>	Fax/email:

Note to submitter:

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

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

*Section 19 Resource Management Act 1991
Rotorua District Council*

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

Name of Submitter:

Tracey Lee McHead
(Full Name)

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

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

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

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

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

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

Doc No: IT-2044 (1 June 2005)

File Nos:

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

My submission is:

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

Refer to attachment for submission.
(5 pages)

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: Tracey Lee McLeod

Date: 11/7/2022

Address for service of Submitter:

[Redacted address box]

Telephone: [Redacted telephone number]

Email: [Redacted email address]

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 19 Resource Management Act 1991

Rotorua District Council

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

Name of Submitter: Tracey Lee McLeod

My submission is:

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

1. Administration of the Homeless

1121 people went through emergency housing in 2021. MHUD has applied for resource consent to use the site and existing buildings for contracted emergency housing for five years, which is converting motel accommodation into household units. These motels would house 1,000 people according to the RNZ Checkpoint interview on 1st July 2022. Housing Minister Megan Woods once said she wanted to reduce the number of motel emergency housing providers from 45 to 30 motels in Rotorua. This would reduce the number being housed by a third, meaning only emergency housing for 751 people would be required, based on the 2021 numbers.

If the homeless totalled 751 made up of couples and families being 2-4 people, then the most houses required would be between 188 to 376.

If the emergency motel housing was only provided for genuine local Rotorua people, instead of people being imported from other regions around New Zealand, this number could be further reduced, meaning less emergency motels would be required.

Mayoral candidate Fletcher Tabuteau claimed in his mayoral bid at Te Puia on Thursday 7th July 2022 "The government will announce an end to the practice of providing emergency housing to "out of towners". This will further reduce the need for emergency housing in motels.

2. Location of Emergency Motels

Under the District Plan, motels on the main roads into Rotorua are only allowed to have visitors staying on a temporary basis, as they are designed to cater for the visitor industry. Some visitors have been staying in the motels much longer meaning the practice doesn't comply with the District Plan. Seven of the motels are located on main thoroughfares into the city, namely, Lake Road, Fenton Street, Sala Street, Malfroy Road. Pohutu Lodge at 3 Meade Street is visible from Fenton Street. The issue with Ann's Volcanic Motel is that it is within close proximity to Rotorua Intermediate School. It is known to residents within its vicinity to house some gang members. School children could witness the anti-social behaviour as they walk to and from school daily and possibly be approached by the motel occupants for their drug dealing trade.

Tradesmen have worked on the premises, sighting holes in the walls and stockpiled rubbish, generally describing the motel rooms as a tip. Broken fencing lines the walkway on the eastern boundary, between Malfroy Road and Phillip Street, where the motel occupants throw rubbish into.

The issue with the Fenton Street location is that it was once tidily maintained as the golden mile into the CBD, where tourist accommodation dominated. It was Rotorua's flagship street.

3. *Lack of Infrastructure*

Given that the stormwater in Rotorua was designed in the 1950's to take the water overflow from the roads and not the houses, then it has always been under capacity.

No substantial upgrades were undertaken for several decades, even though financial and development contributions were collected by Council from developers intended for maintaining and upgrading infrastructure.

In severe storms, excess amounts of rainwater have flowed into the sewer network and gone through the treatment plant, along with the wastewater, which has exceeded capacity and caused the overflow into Puarenga stream. There have also been reports that in extreme weather events there has been backflow, causing sewerage to spew out of toilets in motels.

In summary, the infrastructure system in Rotorua is not designed for motels to be used as permanent full-time household units. The motels have traditionally been used for visitor accommodation, which had an occupation rate of 70.1% in the Rotorua area as recorded in September 2019 – three months before the COVID pandemic struck.

Visitors may check-in from 2pm onwards and then visit restaurants or night time tourist attractions, returning to sleep in the evening, bathing and toileting, most probably not using the laundry services for short stays, and checking out by 10am in the morning. The infrastructure is not designed to handle 100% full time occupancy rate with an increased number of occupants in each room, increased usage of the infrastructure, full-time household bathing, toileting, cooking, dishwashing and laundering of household washing.

4. *Profiteering from the Homeless industry*

Some of the agencies administering the homeless have been criticised for not transitioning people into houses, as it would mean they would lose their revenues and subsidies received from central government. There needs to be more monitoring of these agencies, to ensure they are transitioning people out of emergency housing motels as their first and foremost priority, instead of keeping them housed in motels long term, for their revenue stream.

There have been rumours of motels receiving up to \$2,000 per room as a weekly rate.

An audit needs to be conducted and central government needs to reduce the amounts it is paying to motels for emergency accommodation.

5. *Replacing the Tourism Industry with the Homeless Industry*

In pre-COVID times the annual tourism income for Rotorua was split \$300M for international tourism and \$500M from domestic tourism. If these 12 motels are used for emergency accommodation for the next five years, instead of tourist accommodation, it is doubtful the income for a range of businesses benefitting from the tourism industry will be able to return to pre-COVID levels for some years. This will result in more business closures and job losses, possibly increasing homeless numbers.

The homeless industry has produced an increase in crime, namely; burglary, theft, domestic violence, stabbing, murder, car and motel room fires, drug dealing, graffiti and litter. Not only are these incidents putting pressure on Police with callouts to the motels, but it is harming Rotorua's reputation as a "safe place" to stay.

No matter how much Rotorua NZ spend on marketing Rotorua to the world in an attempt to attract tourists, disappointed tourists will relay their experiences to friends and family when they return home.

Word of mouth is usually the best form of advertising, however, in the current environment, it is having the opposite effect.

If Council approves these 12 resource consent applications, it will create the perfect storm whereby homeless people occupying motels, most notably on Fenton Street, the Motel Mile,

now termed the MSD mile, increasing crime and decreasing tourism, effectively, swapping the tourism industry for the homeless industry.

6. *Rotorua's Economy*

Will Rotorua be seen as a viable investment opportunity with increased crime, with non-productive society being housed in accommodation subsidised by the government? With more of the population being low-income earners, less money will be circulated throughout the general economy.

Businesses could further suffer, and lose confidence, forcing closure and job losses, possibly increasing the amount of homeless people.

Tourism has traditionally played a major part in Rotorua's economy, with income generated in different sectors; accommodation, attractions, hospitality, retail shops to name a few.

The more visitors, the more income generated not only for the general economy, but also for Council in revenue from the Events Centre hireage, parking, visitor attractions such as the Redwood Forest information centre and tree walk for example.

If these resource consent applications were approved, the only small group financially benefitting are the motel owners. How many of the motels are New Zealand owned or are foreign owned? If some are in foreign ownership, then there will be less money circulating in the local economy as the money will be transferred offshore.

7. *Private Sector investment*

In RNZ Checkpoint's interview on 1st July 2022, resident Carlyne Hall said seven of her neighbours had sold up and moved on, due to the problems emanated from the Fenton Street motels housing the homeless. With increased crime associated with housing the homeless in motels, affecting Rotorua's reputation as a tourist destination, combined with a shortage of "safe" places to stay for visitors, increase of social housing stock planned, it may cause a substantial decrease in real estate values to eventuate.

Central government and Council's answer to the homeless being housed in motels, has been to build its way out of the housing shortage. However, with the increased crime associated with the emergency housing motels, reintroduction of development contributions, increase in construction costs, risk of real estate devaluing from the effects of the emergency housing motels, it could prove a deterrent for private investors to build houses in Rotorua, therefore not alleviating the housing shortage.

If new houses were available, who is to say the homeless will be transferred out of motels and into new housing? Will they qualify as suitable tenants?

8. *Social cost and changing demographic*

Some of the motel occupants are gang members, or have gang affiliations. There has been gang paraphernalia hanging from balconies and in the windows of emergency housing motels, as reported by Reg Hennessy, the President of Hospitality Association Bay of Plenty branch.

Crime incidents in the CBD have increased, ranging from begging, to intimidation, mobile phones and cigarettes from tables, and food from plates of outdoor diners. This has resulted in Council instigating security patrols in the CBD, resulting in increased costs to the ratepayer. Questions must be asked of the government;

Why are the taxpayers paying for gang members to reside in motels and cause havoc in the city with the increased crime?

Why are MSD not vetting their clients and refusing to supply emergency housing to known criminals?

It was a tragic incident for the Taupo community when Black Power gang member Ryan Woodford was stabbed and murdered in an emergency motel. Within months there was the stabbing incident in Victoria Street, in the vicinity of emergency motel accommodation.

Effectively, some of these emergency motels have been turned into gang pads, bringing all their associated crimes with them, into once peaceful neighbourhoods and CBD areas in Rotorua.

9. *Mental Health suffers in toxic environment*

Tenants in emergency housing often had serious mental health, drug and alcohol abuse problems. If you put someone with high needs, with mental health needs, or addiction next to former criminals, gang members, and you say to them 'good luck' and leave them there for months on end, you are not helping that family get proper housing.

As recent as the 9th May 2022, emergency accommodation in motels was reported as a 'toxic environment' with one third of the family harm calls a week in Rotorua to emergency motels the Council says. A family harm advocate says emergency accommodation is an incredibly unsafe place for anyone, especially children who become emotionally distressed.

"Between 5-10 families are coming into Rotorua each week with family harm safety plans" said Rotorua Lakes Council Community Wellbeing Deputy Chief Executive Anaru Pewhairangi. People who have high risk, complex needs coming into Rotorua, who according to Police do not have any association with Rotorua.

Motels are just not designed for permanent living. They are quite often overcrowded, too small to store any of your belongings in, and in close quarters, there is very little space from each other.

The lack of space and proximity to others presenting with mental health or addiction issues is unstable. Its like putting everybody into an acute mental health ward without any nurses, doctors or treatment available.

Its not the environment to address people's long-term needs.

People are just existing, they're not thriving or living well.

10. *City Planning*

It is the responsibility of the Council to adhere to city planning guidelines for the benefit of its residents and ratepayers. The government has been quoted that the emergency motel accommodation was a "temporary measure". However, some of the residents have been housed in these motels for two years and counting. With the government importing the homeless from other areas into Rotorua, the numbers are growing, rather than decreasing as they had indicated.

Can they be trusted to not lodge more resource consents for more emergency housing?

Is there a limit on the amount of motels the government will use for emergency housing?

Is there a plan to reduce the number of emergency housing in motels?

The Kainga Ora development on the corner of Ranolf Street and Malfroy Road looks nothing like the site plan that has been published in the Daily Post. It appears as if there are more houses being sited on the site as possible and the street layout is vastly different.

Kainga Ora has indicated that these houses will go to those "most in need" as assessed by the government organisation, so they may not necessarily go to Rotorua residents exclusively and "out of towners" may be housed there.

If this is the case, how will the numbers of homeless in the motels be reduced?

Will the area be known as another "crime central" with regular callouts to Police, like the emergency motels?

11. *Escalation of emergency housing*

Five years ago, the government spent \$12M nationwide, on housing the homeless in motel accommodation. In June 2017, there were 5,000 people who were on the waiting list for social housing.

Flash forward five years, and its hard to believe how horrendous the situation is now.

The \$12M on motel accommodation has become \$1.2 Billion. Whole streets of motels like Ulster Street in Hamilton and Fenton St in Rotorua have become permanent housing suburbs.

The waiting list for social housing has risen five-fold to a massive 27,000 and this week despite all the extra investment in wrap-around services, a homeless woman in her 70's died in her car. – Steven Joyce – NZ Herald 9/7/22.

12. *Is housing the homeless in motels the solution?*

Housing people in motels is not the solution. The government has made big policy changes that have made the house rental market immeasurably worse for society's most vulnerable. They made the private rental market hugely less attractive for people to invest in.

A mix of changing tax rules, new restrictions on who can invest, new tenancy rules which greatly increase the risks for landlords, and ever-increasing requirements on facilities, which must be provided under the Healthy Homes Act. An even greater shortage of housing resulted after some landlords sold up and exited the market.

This has increased the number of people that can't secure a house at all, or at a price they can afford, which has caused the dramatic increase in the numbers on the waiting list for social housing.

Suppressing the private rental market while artificially constraining the supply of social housing results in ridiculously long waiting lists and thousands of families living long-term in motels.

Inner cities are being blighted with crime and an assertive and growing gang culture.

There will be a "motel generation" of children who know only small units with paper-thin walls and anti-social behaviour all around.

Approving the 12 resource applications for five years could mean children being raised in this environment from intermediate school age, through to school leaving age, severely affected from what they have witnessed in emergency housing motels – for life. It gives the government an escape clause from providing real housing solutions, through changing their policy. Instead of approving these 12 resource consent applications, the government needs to get these kids into a real house, quickly. That means recruiting private investors and community housing providers, as well as Kainga Ora.

Therefore based on all the points and reasons raised above, I object to the 12 resource consent applications to use the site and existing buildings for the twelve motels to be contracted emergency housing for five years.

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

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: Tuesday, 12 July 2022 10:24:36 AM

From: [REDACTED]
Sent: Monday, July 11, 2022 11:17 AM
To: Planning Submissions <Planning.Submissions@rotorualc.nz>
Subject: TRIM: Submission Re Resource Consent Applications for all 12 Motels affected in Rotorua

Sent from my Galaxy

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 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 or for any period within or beyond 5 years.

I am a concerned resident and ratepayer of Rotorua.

Rotorua is New Zealand's home of tourism. Our tourism industry dates back to the Pink and White terraces. This resource consent proposal adversely affects this industry and the event industry. All related downstream companies to these industries will be adversely affected also.

It is disheartening to have witnessed the demise of our tourism and event

sectors over the past few years already due to this motel situation that the council has simply stood by and allowed to happen. Our once vibrant city center is now in serious jeopardy.

The reputation of our once prosperous and safe family friendly city has been irreparably destroyed. Why has the council been so willing to allow this? Why are the lives of these people more important than the lives and livelihoods of the 1000s of people whose jobs and businesses are associated with our tourism industries? I personally know of a number of couples who have already given up and decided to leave Rotorua when this planned resource consent announcement came through. How will the city attract hardworking people back into the city to fill crucial job vacancies if they continue to house the homeless in such numbers and in such large groupings, which this resource consent will allow?

My friends and family refuse to visit Rotorua due to the emergency housing situation here already. They feel the entire city is now dangerous and when they read the numbers that these 12 motels are likely to continue to house, they were adamant that they would never be returning even for a day trip. They believe the RLC do not want visitors and tourists in the city of Rotorua anymore as they have done nothing to protect them. They feel they are at risk every time they park their car or walk down the street. How is housing Kainga Ora people in these 12 motels going to help repair this situation? We know too well that mud sticks. Even with security guards on the gates of these motels, how will this help people to feel safe once again? Isn't the fact that security guards are needed enough to tell you there is a serious problem? Is this the look we want for our once upon a time safe family friendly city?

Granting this Resource Consent for these 12 motels, will cause **irreparable damage to the reputation of** Rotorua. I for one do not want to raise children in a city that has such a crime ridden, unsafe, dirty, slum-like reputation. Is this in fact part of the council's plan to drive out hard working, community contributing families so that these Kainga Ora people can finally take their homes?

Online travel site reviews are already disheartening to read - "avoid fenton street", "avoid rotorua", "unsafe and dangerous place to stay". How will this proposal support the healing of our city?

What about children who are being raised in these tiny units? How do these units meet world health organisation health and well being guidelines? No children should be raised in a slum. No slums should be created. Creating a situation where more than 2 or 3 transitional homes/units are placed next to each other, as will happen if this resource consent is granted, is always going to create a mini slum.

Granting this resource consent has no benefit whatsoever to the ratepayers of our city.

Approving these resource consents will be allowing Tauranga and Taupo to flourish even further off the back of our city's poor decision making and disregard for the people of Rotorua. I know no one in Rotorua who shops in town here or who eats in cafes and restaurants here on weekends. It has become so crime ridden we all drive through town with our doors locked. How is granting this resource consent going to help this situation? Posting security guards will only add to the feeling that we are living in a dangerous city where guards are needed. Many I know have indicated that they will soon be leaving this city if this resource consent is granted. There are sadly many more safer, family friendly towns to live in such as Taupo and Tauranga.

The council and kainga ora decided themselves to turn down the offer to build homes on east side hapu land without consulting with the people of Rotorua on this. This could have been well under way by now and prevented the need for these motel resource consents. This is the council's fault for making poor decisions and having a lack of foresight. Why do we the people of Rotorua now have to suffer by losing our valuable motel industry? 12 motel resource consents will damage the entire industry.

Motels are for accommodating tourists - not homeless. Surrounding motels to these 12 motels will not be able to fill rooms as people care that there are kainga ora people being housed nearby. The dangers these people bring is well

documented in recent media articles and police reports. Even out in Hannahs Bay our holiday parks are fielding calls daily from people refusing to stay if there are any MSD providers nearby.

The residents of Rotorua have suffered enough - give us our city back and decline these resource consents.

Help restore the values of the homes nearby and the livelihoods of affected ratepayers here, by cleaning up our city and returning it to it's former successful tourism focused days. Help make Rotorua a safe family friendly city to raise children in once more by declining these 12 resource consents.

Restore the mana of these kainga ora people by building homes on the offered east side leased hapu land. Allow hapu to provide the wrap around services these people need and hapu are so good at providing.

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.

Di Hill

[REDACTED]
[REDACTED]
[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:

Jodi Ratahi

(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:

We have too many 'homeless' coming to our city to live in emergency housing. Our government and council have created this issue for our beautiful city. We are not the tourist mecca we once were. People are bypassing Rotorua because they don't want to stay in a hotel that may have emergency housing clientele ,or may be next to emergency housing. More and more residents in Glenholme are selling up to get away from the hotels.

If someone private wanted to turn their hotel into full time residential instead of tourist accommodation, they would have to apply for a resource consent that allows neighbouring properties to give their approval. What the government and council have done with allowing these emergency housing hotels is totally illegal, yet they have still got away with it.

We have made it too appealing for people to have emergency housing as an option. There are still bus loads of people arriving in the middle of the night, there are people living in emergency housing so they can rent their own homes out for financial gain, and there are people choosing to live there just so they can have more of their benefit for discretionary spending. None of this is ok

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

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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

Doc No: IT-2044 (1 June 2005)

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

Ann Robinson

(Full Name)

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

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

at:

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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:

Please see attached submission response

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

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

I affirm that this is the submission of:

Ann Robinson

Date:

Telephone:

Address for service of Submitter:

Email:

The major concern is the complete disrespect and lack of communication and transparency to the entire Rotorua community by Council, MSD and MHUD.

Ratepayers, residents, iwi and the wider community have not been allowed to have their say. Council and Government have been deceptive and underhanded in this process. Rotorua feels totally ignored, blindsided and railroaded in this situation. We put these councillors in office and they should be doing the bidding of the people, not the Government or other agencies.

The crux of this issue is that there are far too many homeless/emergency housing people and families brought into Rotorua and housed in our motels; with no realistic strategy to assist and progress this national issue. This situation has cost Rotorua deeply – financially, emotionally and economically. Our business owners have lost money and credibility through no fault of their own. Rotorua has lost the influx of tourists we used to have.

The use of motels which are designated for short term accommodation use are now being used on an indefinite, long-term basis with no plan or exit strategy in sight, let alone being discussed or developed.

This has created 'ghetto-like' areas where the community of Rotorua feel completely unsafe being anywhere near where the homeless/emergency housing are located. Even walking down the street is gambling with your own safety. Many people feel our community is not ours anymore. It's been taken over by these homeless/emergency housing persons; the majority of whom feel entitled, are greedy, self-centred, uncaring, completely disrespectful, vandalistic, opportunistic and have no problem carrying out criminal acts – even in broad daylight!

Drug deals go on in the motels, out in the car parks and on the street. Syringes and drug paraphernalia are littered about the place. It's disgusting. The Police are aware of this situation and are always doing their best, but they're just trying to put a band aid on an ever-increasing problem.

As a community we have a social responsibility and absolute duty of care to ensure everyone's health, safety and wellbeing is always at the forefront of everything our community does. There's zero to little care shown for the community by Council and Government during this entire process.

We had a genuine and caring support system which was working well until the deluge of imported homeless/emergency occupiers into the Rotorua area. Our most vulnerable and disadvantaged in our community have been left completely frightened and unprotected.

Our elderly residents are petrified to leave their houses for fear of being intimidated, home vandalized, singled out and/or attacked in some way. I know of at least two elderly folk who live next door to motels where there's homeless/emergency housing who are regularly intimidate by them.

People are at their wits end and selling their homes! This situation is at critical mass point and must be addressed. There have been at least 9 homes for sale in my street this year and it's only July! Only one of which has transitioned into assisted care living.

What must happen immediately is that MSD must STOP sending people to Rotorua.

This brings me to my next point. There is an apathetic sense of entitlement by the homeless/emergency housing people to receive but not to give back. Why are they allowed to take from the tax payer, but not give anything in return? Why are there no consequences or requirement to spend time in the community helping with work?

Our city it's identity. People feel there's no choice but to leave Rotorua. They see there's no end in sight and no-one seems to care about fixing the problem. Meanwhile, our businesses are having to contend with vandalism, stealing, and the like.

Rotorua is not an uncaring nor an unsympathetic community. We just want to have a proper and well thought out, transparent, strategic pathway for accommodation/housing for the homeless/emergency housing but not at the behest of our communities and businesses who do not feel at all supported – either by Council or Government.

Four areas of concern are:

1. Cost of Motels and Benefits

Currently there are a huge number of children living in motel accommodation here in Rotorua. Children need to be with their extended families and not out of the area from their friends and immediate family.

Why can't families and single homeless/emergency housing persons stay where they came from. Why is MSD pre-occupied with sending them here? The tax payer is forking out millions – yes, as at March 2021, it cost Rotorua just over \$5 million last quarter. This is just Rotorua. As a tax payer this is an atrocious use of money and means were' looking at least \$21m being spent housing, feeding, benefit payments etc. to these people for a 12-month period.

I wonder if MSD have liaised with our many local Marae to assess the marae-based accommodation support strategy?

2. Tourism

There's little to zero accommodation suitable to house our tourism market because these are being used to accommodate the homeless/emergency housing. The number of motels used is staggering. These people are not in any position to help with the City's financial growth in any way shape or form and we are turning away tourists daily because there's either nothing suitable or they're too scared to stay here.

3. National Strategy

Stop moving people and families around New Zealand. We need a viable, transparent and realistic national strategy to identify, manage, repatriate homeless/emergency housing occupiers back to their home

towns and a forward-thinking plan to transition from supported accommodation in the community to perhaps a realistic and affordable housing situation in their home town and environs.

As part of this strategy, I believe that there must be some reciprocal arrangement in terms of giving back to their community in terms of time, towards the funding that is being allocated to them. This is not an entitlement or right for them to sit back and do nothing in return. They have to want to help themselves too and become part of their community and not a separatist group!

There also needs to be 24/7 on-going management and stringent guidelines regarding the behavior of homeless/emergency housing occupiers in supported accommodation. There simply cannot be illegal activities to go on, let alone without consequence.

Children are seeing this too. What about their rights? If this is the pattern of behavior they see, then they'll come to believe and accept that it's the norm.

4. Residents and Ratepayer Rights

We pay our rates, taxes and are thoughtful meaningful members of the community. It appears that our needs, feelings, security and wellbeing don't even make it onto the Council's or MSD or MHUD's list of considerations.

Some of our community are so frightened it's also having a flow-on effect on an increase in mental health issues too. Even walking your dog becomes a bad experience of regular intimidation as some of the homeless/emergency housing have dogs in their motels literally throwing themselves at the glass trying to get out and attack the dog being walked outside. Is the tax payer paying for feeding the dogs too?



Ann Robinson



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: PETER CLAYTON (Full Name)

This is a submission on an application from:

PETER JOHN CLAYTON (Name of applicant)

for a Resource Consent to: operate Motels as per resource consent applications filed by the following Motels (attached list) in Rotorua

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

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

General consent at all to allowing a change of use from a Motel to an Emergency Housing facility.

[Give Details]

My submission is:

As Attached.

[include -

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

I seek the following decision from the consent authority:

The declining of all the applications for resource consent to operate Motels 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.

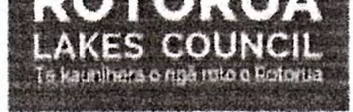
* If others make a similar submission, I will consider presenting a joint case with them at a hearing.

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

Signature of submitter (or person authorised to sign on behalf of submitter): [Signature] Date: 11/7/2022 Telephone: [Redacted]

Contact person: [name and

13 June 2022



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

Civic Centre
1051 Haupapa Street
Private Bag 3029
Rotorua Mall 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

My Submission is

In the past 3 years without consulting me or my neighbours the Government decreed that certain motels can house people without adequate housing to live at tax payers expense in them.

1. This created immediately in our street a complete 100% increase in crime as follows which continues today. Below is some I have witnessed;

(a) Within 5 houses of our address we have had rocks thrown through front windows in broad daylight. One was thrown through my neighbours across the road at 2pm on a Sunday afternoon. This lady is 86, she required medical attention for a racing heart, the police gratefully arranged a counsellor to see her and she has had to have someone stay at night as she is scared something else will happen. Teenagers from the motel at the end of the road where arrested for it.

(b) I have found a delinquent, and that's all I will call him, from the motel up the end of the road again, hiding behind my cars, and when approached said he lived in the motel and had an argument and needed a place to sleep. He took off around the corner and left clothing stashed under one of our cars which we found out from my next door neighbour had been stolen from a guests car of theirs staying with them.

(c) My immediate neighbour was watching television at 10.30 at night and a delinquent person as the police told us smashed his front window with a sledge hammer and ran off.

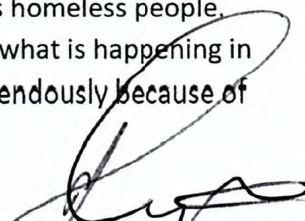
(d) These emergency people walk down the middle of the road at all hours of the day and night swearing, having arguments with family member's which I have seen first-hand and when one goes out they just look at you and just continue berating their partner. Just disgraceful. "what are you looking at" they say.

(e) Anything not bolted down near or just in our properties disappears. Neighbours have lost large pots and side windows on cars have been ripped off.

3. Glenholme has always been a quiet street and we all felt safe. It has a large proportion of elderly people who are all retired. They tell me they are thinking about moving because of the crime created by a number of these people that are making this an unsafe area.

4. If you walk, which I do, up Fenton street on part of my daily walk I see people hanging out in cars, smoking, blocking the footpath and dogs barking out of windows at anyone that goes past. Really, what has this Government created to the people of Rotorua as I have set out herein. I have seen first-hand money pass from an individual standing by a car parked outside one of these motels and a small package handed back out. If one thinks drug dealing is not taking place, then all I can say is they believe in the tooth fairy.

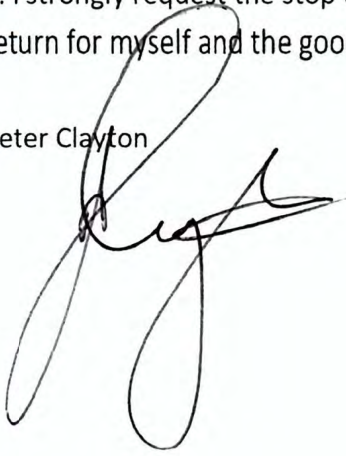
4. We speak to acquaintances and friends who will not come to Rotorua for a break or holiday as they all say the Motels in Fenton street are full of lawlessness homeless people. Unfortunately when the news media keep on telling the public of NZ of what is happening in the motels, they are staying away. Our tourist industry is suffering tremendously because of



allowing people to stay in motels that are designed and designated as accommodation for tourists. The homeless in these hotels have rooted our tourist industry here in Rotorua and our safety is compromised.

5. I strongly request the stop the slow and deliberate destruction of our tourist town and return for myself and the good people of my suburb a safe and worriless life.

Peter Clayton

A handwritten signature in black ink, appearing to read 'Peter Clayton', written over the printed name. The signature is stylized with large loops and a long horizontal stroke.

Doc No: IT-2044 (1 June 2005)

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 19 Resource Management Act 1991
Rotorua District Council

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

Name of Submitter:

Stephen David James Fraser .

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

My submission is:

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

Violation of Motel use (more than 28 days)
 We witness drunken behaviour daily.
 Drug use and dealing drugs openly.
 Constant theft, burglary, stolen vehicles.
 children unattended on roads during day & night.
 People begging for money.
 Families should not be in small motel accommodation.
 Assaults witnessed every few days.
 Vandalism of property and vehicles.

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: Stephen David James Fraser

Date: 11-7-2022

Address for service of Submitter:
[Redacted]

Telephone: [Redacted]

Email: [Redacted]

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

<p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p>Name of Submitter: Mark Bendall _____ _____ (Full Name)</p>
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This is a submission on an application from:
 Ministry of Housing and Urban Development _____
 (Name of applicant)

for a Resource Consent to: Use sites and existing buildings aka motels for contracted emergency housing _____

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

The specific parts of the application that my submission relates to are:
 - Social and economic impacts on Rotorua over the term , _____

 [Give Details]

My submission is:
 See attached _____

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

I seek the following decision from the consent authority:
 That the 12 Resource Consents applied for are declined due to the negative impacts on Rotorua , economically , socially and resources . _____

See attachment _____

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter):	Date: 11/ 07/2022
Address for service of Submitter: _____ _____	Telephone: _____
Contact person: [name and designation, if applicable]	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.

RE –Applications for Consents – non complying with current land use

RC17647	Lake Rotorua Motel	131 Lake Road	Rotorua	Non-Complying
RC17648	Alpin Motel	16 Sala St	Rotorua	Non-Complying
RC17650	New Castle Motor Lodge	18 Ward Av	Rotorua	Non-Complying
RC17662	Malones Spa Motel	321 Fenton St	Rotorua	Non-Complying
RC17661	Pohutu Lodge	3 Meade St	Rotorua	Non-Complying
RC17673	Union Victoria Motel	26-28 Victoria St and 5 Union Street	Rotorua	Non-Complying
RC17887	Ascot on Fenton	247 Fenton St and 16 Toko St	Rotorua	Non-Complying
RC17889	Roto Vegas Motel	249 Fenton St	Rotorua	Non-Complying
RC17890	Midway Motel	293 Fenton St	Rotorua	Non-Complying
RC17891	Geneva Motor Lodge	299 Fenton St	Rotorua	Non-Complying
RC17892	Ann's Volcanic Motel	107 Malfoy Rd	Rotorua	Non-Complying
RC17893	Apollo Motel	7 Tyron St	Rotorua	Non-Complying

I oppose the proposed changes to these properties, removing them from “ motel “ accommodation and turning them into temporary housing .

The MSD /MHUD and RDC has decided to undertake a “social experiment “in Rotorua expanding on a temporary measure undertaken during the first Covid lock down in 2020 as a means of them meeting Govt targets and policy around housing .

The applicant with these consent applications is seeking to turn this into a permanent feature of the Rotorua property scene to meet their objectives and those of the Government.

The current land use for these properties is provision of accommodation for visitors to Rotorua, who have decided that Rotorua is a destination to visit – their removal from the pool of accommodation reduces the ability of Rotorua to attract and manage visitors with consequences on the business's that derive their income, pay their rates , taxes and employees in the region – ie support the Rotorua tourist industry both domestic and international – there have been no papers prepared by either MSD/MUHD or RDC to show what the economic benefit to Rotorua is , if these consents are granted

Since MSD and with the support of the RDC, with the use of motels

No formal cost benefit analysis done that can be easily found either from MHUD /MSD – certainly the MSD report identifying where the “homeless came from “looked to draw a long bow “ in suggesting that there was no influx from outside Rotorua , in fact 40% of the people in the facilities were from outside the TLA , and there were no comparative statistics given . In addition the Waikato /Bay of Plenty TLA represent a considerable part of the NZ population, who surely better resources and placed to handle problems within their boundaries – other TLA’s are exporting their problems to Rotorua, encouraged by MSD/RDC

Importing problems into Rotorua from other regions

RDC has already indicated there is insufficient housing stock – there appears to be no plan to return the imported back to other places – Can’t build enough houses in time so we end up with a slum of poor-quality accommodation not fit for purpose and only designed for short term stays – would place a bet that these consents

Fortress Fenton

In both social /professional positions speak with many people around NZ, without any exceptions they have all had a laugh at Rotorua’s expense and basically said they would not visit the city – perceptions around crime and general poor social behaviour, widely publicised in the media

From a social perspective, pre-2020, I don’t recall seeing police at any motel along Fenton St, at least once a week since mid-2021 you will see at least one police car in attendance, and I only drive down Fenton St once per day

Prior to 2021, there were no security guards patrolling Fenton St, or fences around hotel carparks –, All these have appeared in response to anti-social behaviour directly related to emergency housing indicates that MSD/RDC have imported along with genuine cases those at the bottom end of the social spectrum

No longer feel safe walking down Fenton St in the hours of darkness, litter, shopping trolleys, empty alcohol containers are a common sight, every day of the week .

Fenton St was known as the Golden Mile, with the MSD/RDC social experiment, Fortress Fenton appears more appropriate –

That the council would consider these changes, and even support them through failing to act earlier on its own District Plan, doesn’t cover any of the Council Staff in the planning area or their senior managers with glory – failed to manage to their own plan and are now accepting changes and proposing that they go through, already Council proposing targeted rates on these facilities – looks a lot like a fait accompli from the out side looking in

In short, ignoring possible impacts on properties next to emergency housing

- Rotorua is a tourist destination these proposed consents
 - o Reduce properties available for tourist accommodation
 - o Lock them out of availability for 5 years
 - o Mix anti-social elements within the tourist accommodation areas
 - o Further create negative news headlines which poorly reflect on Rotorua as a destination of choice
 - o Are at odds with the District Plan and indeed the Council seeking to increase
 - o At odds with Central Govts desire to increase both international and domestic tourism with the borders opening and the intention to live with Covid
- Neither MHUD /MSD or RDC
 - o Have produced any impact statements relating to a social and or economic cost benefit analysis to Rotorua as a result of using the city to process homeless in motels
 - o MSD’s own numbers indicate 40% of the homeless are from outside the Rotorua TLA this percentage can only increase as homeless are housed in proper housing, MSD/MHUD need to model this over a five year period in conjunction with their consent period

- None of these organisations have appeared to have done any analysis in support of these applications to look at impacts on local facilities – medical, support services etc on increasing the permanent population of Rotorua, in effect while “temporary “these consents imply a permanent standing population increase.
- Impacts on residents
 - Anecdotally crime and anti-social behaviour has increased
 - Supported by security fencing, media and social feeds and security patrols
 - Historically, Fenton St was safe to walk down after hours, now there is a risk of harassment and generally a feeling of unease to use this route

What started out as a good idea under Covid Lockdowns has turned into a social experiment where one of NZ’s premier tourist destinations has been turned into a dumping ground, as a tourist destination, Rotorua is certainly getting negative press.

There is no effective or easily accessible analysis of the costs and benefits of the proposed variation to the District Plan, and therefore these Consents should be declined, what little information that can be found has been written to provide a positive spin on the intentions of MSD/MHUD and the RDC, and frankly fails to outline any effective case to make these changes. At the very least in considering these changes the applicants should be making a business case that has a very high bar. I would suggest that this would include them considering how the MHUD head office could be used to house homeless, the compromises and changes to how that building would be run would provide them with a good base case to approach a proper evaluation of the costs and benefits.

It is unfortunate that Rotorua, is being forced to carry the costs associated with Government departments taking the easy way out

MBB

Doc No: IT-2044 (1 June 2005)

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

FORM 13

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

Section 19 Resource Management Act 1991
Rotorua District Council

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

Name of Submitter:

JOHN DANIEL PETER BATTERSBY

(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 use of each motel for contracted
emergency housing for five years.

My submission is:

I oppose this application.
The greater good for Rotorua lies with these motels being used for tourism or permanent accommodation. The use of these motels as emergency accommodation has significantly, adversely impacted the town visually, economically and emotionally.

I have been temporarily living away from Rotorua. To come back and see the impact of the emergency housing is stressful.

To hear the constant media reports about Rotorua on this topic is also unpleasant.

I am also very disappointed by the Council management of the topic

I seek the following decision from the consent authority:

Turn the application down.

- 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: JDP Battersby

Date: 10.7.22

Address for service of Submitter:

[Redacted Address]

Telephone:

[Redacted Telephone]

Email:

[Redacted Email]

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

Doc No: IT-2044 (1 June 2005)

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

FORM 13

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

Section 19 Resource Management Act 1991
Rotorua District Council

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

Name of Submitter:

Gillian Claire Kenna.

(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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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:

Limit the consent application to
ONE year.

My submission is:

Rotorua is a tourist gem of a city with its reputation in tatters. We require tourism for the economic benefit of all the city - its businesses and their employees. We see a city in massive decline with a significant impact from the MSD emergency housing.

National media is heavily covering the emergency housing crisis in Rotorua adding to its existing troubled reputation. Our Council is now in hand with the government acting to the detriment of the city - with decisions that go beyond its elected term. Of course families (Rotorua families!) need a roof. Shipped in people are not Rotorua's responsibility. Rotorua must have a clear plan forward to limit emergency housing in the short term. Lets restore Rotorua.

I seek the following decision from the consent authority:

Limit the resource to ONE year.

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: GC Kenna

Date: 10-07-2022

Address for service of Submitter: [Redacted]

Telephone: [Redacted]

Em: [Redacted]

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

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

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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: _____ Wayne Knox, General Manager _____ Te Matapihi He Tirohanga Mō Te Iwi Trust
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This is a submission on an application from:

Te Matapihi He Tirohanga Mō Te Iwi Trust

for a Resource Consent to:

Use various sites and existing buildings within those sites for Contracted Emergency Housing with a term of five years.

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

at:

131 Lake Rd, 16 Sala St, 18 Ward Ave, 321 Fenton St, 3 Meade St, 26-28 Victoria St & 5 Union St, 247 Fenton St & 12 Toko St, 249 Fenton St & 16 Toko St, 293 Fenton St, 299 Fenton St, 107 Malfroy Rd, and 7 Tyron St, Rotorua.

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

All parts of all twelve resource consent applications.

My submission is:

The assessments included with the applications conclude that the effects are less than minor, and the proposals are consistent with the objectives and policies of the Rotorua District Plan.





Resource consent can be granted in accordance with Sections 104 and 104B of the Resource Management Act 1991.

I seek the following decision from the consent authority:

Grant Resource Consent to all twelve applications subject to suggested conditions outlined in the applications.

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): 	Date: 11 July 2022
Address for service of Submitter: 	Telephone: 
Contact person: Wayne Knox, General Manager, Te Matapihi He Tirohanga Mō Te Iwi Trust	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.



11 July 2022

Chief Executive
Lakes District Council
Private Bag RO3029
ROTORUA

Tēnā koe,

Submission of Support

Attached is our submission on a publicly or limited application concerning resource consent.

As the independent national peak body for Māori housing, Te Matapihi He Tirohanga Mō Te Iwi Trust (Te Matapihi) supports the Ministry of Housing and Urban Development's twelve resource consent applications for Non-Complying Activity in accordance with Sections 104D of the Resource Management Act 1991.

Contracted emergency housing to provide emergency accommodation for whānau/families with children, young people, people with disabilities, and the elderly is critical at a time when there is a considerable lack of affordable housing and limited supply.

It is widely recognized that there is a housing crisis in New Zealand and that it is being experienced most acutely by particular groups, including Māori, Pacific peoples and other minorities, people with disabilities, single parents (particularly single mothers), young people and children, and those living in poverty.¹

What is less recognized is that the housing crisis in New Zealand is, in fact, a human rights crisis. As outlined in the Report of the Special Rapporteur on adequate housing (2021), high rates of homelessness, unaffordability and escalating rents, substandard conditions, overcrowding, insufficient security of tenure, housing largely inaccessible for those with

¹ Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living and on the right to non-discrimination in this context, Leilani Farha, 2021.

disabilities, and a lack of social, affordable and community housing for those in need are all inconsistent with the enjoyment of the right to housing.

Further to this, the right to adequate housing is part of the right to an adequate standard of living, which includes other rights, such as the rights to food, water, and sanitation. Taken together, these rights essentially protect the right to life, which entails the right to live in dignity. If one cannot shelter from the elements in a decent and healthy home, life, health, and security are at risk. Rotorua Lakes Council's support of the resource consent applications ensures the fundamental right of people who are experiencing homelessness to safe and decent housing, albeit in this case emergency short term housing.

Te Matapihi acknowledges that considerable effort is being undertaken by the government to address the housing shortage. Addressing housing supply will take time. In the meantime, given the growing level of homelessness being experienced across the country and in this case in Rotorua, emergency housing support is urgently required.

Te Matapihi was established as a charitable trust in 2011, to:

- Advocate for Māori housing outcomes at a national level
- Offer an independent voice for the Māori housing sector
- Assist in Māori housing policy development at central and local government levels
- Support the growth of the sector by providing advice, facilitating collaboration, and sharing high-quality resources and information.

In this situation, Te Matapihi wholeheartedly supports the Ministry of Housing and Urban Development resource consent applications for emergency accommodation.

Ngā mihi



Wayne Knox
General Manager

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:

Melanie Short

(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 concerned about the lack of good accommodation for our tourists and visitors to the city, and the general bad press we are getting in the media which discourages tourists to come and visit. Tourism is such a key industry for us here and its been a tough two years, without this dragging things out for us an industry.

Safety is a real concern for me - I experienced it for the first time when I visited a clothing store on Fenton street and she had her door locked, and only let known / obvious customers in. That is shocking.

I feel for those in living in the motels and I truly hope they can find more suitable accommodation. The environment is not suitable for families or any one over an extended length of time.

I oppose the 5 year timeframe and would like to see a 'sinking lid policy' applied, so that when suitable accommodation is found then the space they were living in isnt available for new tennants, and eventually (commit to a timeframe..ie 12 months) the motels can be returned to its actual use.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

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

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:

Byron Murdoch William 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:

- Unsavoury behaviour in environment; crime, gangs, rubbish, trollies, drugs, loitering
- Unsafe for residents of surrounding suburbs (Glenholme)
- Motels should be used what they are designed for (short-term, temporary accommodation), not long-term living
- Unsafe living conditions for motel occupants; alcohol and drug abuse, domestic violence, cramped living conditions, nowhere for kids to play
- Detrimental to Rotorua's tourism industry and ability to attract (and keep) both domestic and international visitors coming here. This has long term impacts on economy, and employment here.
- No plan for getting occupants into suitable living environments - 5 years is far too long for the health and wellbeing of anyone involved

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: <u>Ryan Holmes</u> _____ _____ (Full Name)
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This is a submission on an application from:

Ministry of Housing and Urban Development
(Name of applicant)

for a Resource Consent to: To use twelve motels in Rotorua for contracted emergency housing for up to

at: 5 years
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

See attached
[Give Details]

My submission is: Oppose all twelve Resource Consent Applications - see attached reasons.

[include -

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

I seek the following decision from the consent authority:

That Rotorua Lakes Council declines all twelve resource consent applications

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Ryan Holmes</u>	Date: <u>11.7.22</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] <u>Ryan Holmes</u>	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.

SUBMISSION

(An attachment to Form 13)

Name: Ryan Holmes

Address: [REDACTED]

Resource Consent Number:

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

Type of Application: Land Use Consent – Non-Complying

Applicant: Ministry of Housing and Urban Development (MHUD)

Proposal: Resource consent to use the existing site and motel buildings for contracted emergency housing

My Submission Is: I FULLY OPPOSE THE 12 RESOURCE CONSENT APPLICATIONS AS NOTED ABOVE AND THAT THE COMMISSIONERS AND THE ROTORUA LAKES COUNCIL DECLINE ALL 12 OF THE RESOURCE CONSENTS.

Reasons – summary:

1. Devastating effect on regional tourism, the Rotorua economy, and to the Rotorua brand and reputation. Loss of jobs associated with the tourism industry (events, attractions, accommodation, hospitality).
2. Increase in crime as a result of motels being used for emergency housing.
3. Cumulative negative effects and breach of the district plan and Resource Management Act 1991.
4. Negative Social Impact
5. Personal experience as a victim and witness living one block off Fenton Street

Background

I have lived in Rotorua for 43 years. My family has been domiciled in Rotorua and doing business here for over 120 years. Predominately our family has been involved in manufacturing, property development, construction, and tourism.

Pre emergency motels, Rotorua was an amazing, progressive city to live and do business in. Tourism, Rotorua's single biggest earner and employer, was thriving and growing year on year.

Rotorua is now not the place it used to be. Rotorua has at least 54 motels being used for emergency or transitional housing. 31% of people using these motels are not from Rotorua. The other 69% were living in Rotorua 1 month before needing emergency housing (From Daily Post article "Government report reveals nearly a third of Rotorua's homeless in emergency housing are from out of town." Dated 6 May 2022).

As a result, Rotorua as a home and tourist destination has suffered immensely. Crime rates have skyrocketed, our main tourism accommodation entrance-way Fenton Street is an absolute eyesore. Every day, especially on or near Fenton Street, there are gangs, drug deals, fights, graffiti, rubbish, abandoned shopping trolleys, intimidation, and crime. Rotorua's brand as a tourist destination has been decimated. We are on the news, the radio, and in the newspapers on a weekly, if not near daily basis. The central business district has been overrun with gangs, crime and intimidation. Locals, businesses, and their customers are being harassed for money and, when not given, they get verbally assaulted. There are not enough Police to deal with the daily crime increases. Police fail to attend many call outs. The cumulative effect of these motels being used for emergency and transitional housing is catastrophic to this town, which relies so heavily on tourism.

I live on Lytton Street – one block back from Fenton Street. We have lived in this house for nearly three years. As a result of prolific criminal activity in our neighbourhood (including theft and invasion of our own property) we have been forced to install a security gate and security cameras at a cost of \$9,000. My father, 69, who lives around the corner from us, last year had his vehicle broken into. Three of his neighbours, within weeks of each other, all had burglaries, including one female neighbour who had a home invasion while she was asleep. My father-in-law living a few blocks down on Lytton Street has had two vehicles stolen within 3 months. Glenholme was, until two years ago, a very safe quiet area, and is generally inhabited by retired people due to access to geothermal heating, its flatness, and proximity to town. Glenholme (the suburb running parallel to Fenton Street) is now a very unpleasant and unsafe neighbourhood as a direct result of the motels being used for emergency accommodation.

I have personally witnessed three head-on car accidents on Lytton Street in the past twelve months. On all occasions the vehicles causing the accidents have come from emergency motels as they use our neighbourhood streets as race tracks. Of the three head-on accidents I have witnessed, one only very narrowly missed hitting two primary school children walking to school. On all three occasions the Police were called, however were too busy to attend and therefore no prosecutions or repercussions.

Submission

1. **Devastating effect on regional tourism and the Rotorua economy and to the Rotorua brand and reputation. Loss of jobs associated with the tourism industry (events, attractions, accommodation, hospitality).**

Devastating effect on regional tourism and the Rotorua economy: Unbelievably neither Rotorua Lakes Council (RLC) or Ministry of Housing and Urban Development MHUD have requested or provided a report into the economic cost (or benefit) to the Rotorua economy as a result of these motels (units) being removed from the available tourist accommodation pool. There appears to be no desire to understand if using tourist accommodation for emergency housing is having a detrimental effect on the economic well-being and vitality of Rotorua businesses and employees (employed directly or indirectly).

Kevin Counsell from NERA Economic Consulting was engaged by Restore Rotorua Inc to review the economic impact on the Rotorua economy as a result of motels being used for emergency housing. Restore Rotorua Inc has submitted the Kevin Counsell NERA report to the Commissioner Panel on 14 December 2021. I use this report as evidence. This report concluded that for every one motel room/unit being used for emergency housing, this results in a potential net reduction of \$100,000 of domestic tourism spend in Rotorua.

The resource consents being applied for in this tranche of twelve applications represent a \$26.8m loss to the Rotorua economy per year. The Boulevard Motel (which was consented in less than 20 working days as a non-notified, non-complying resource consent) adds a further \$5.5m loss in domestic tourism income per year (Kevin Counsell). The Boulevard Motel resource consent is indefinite. The twelve resource consent applications being made by MHUD are for 5 years, and therefore representing a potential loss of \$134m to the Rotorua economy.

In Rotorua there are forty (40) un-managed motels and fourteen (14) contracted motels being used for emergency housing. This is a significant loss to our economy and is having a more than minor effect on our GDP

There is a qualitative point to be made here, and one which neither Rotorua Lakes Council or MHUD have considered, and that is, the loss of jobs resulting from the loss of domestic tourism income. There are job losses.

Tourism is a critical earner and employer for Rotorua. For the year ending March 2018 Tourism represented 17.2% of Rotorua's annual GDP (5.8% nationally) and 23.4% of Rotorua's workforce are [were] employed in tourism (www.rotoruanz.com – Rotorua Economic Development Annual Report 2018-2019).

Year end to June 2020 domestic tourism spend in Rotorua dropped from \$443m to \$202m (www.rotoruanz.com). There is no way of telling how many years it will take to re-build Rotorua's tourism market. Whilst there has been no direct research into the differentiation between Covid related decreases vs the loss of accommodation and the negative perception about Rotorua as a result of the emergency housing situation, the Kevin Counsell NERA report clearly shows the correlation and corresponding significant decreases in domestic tourism spend is directly related to the significant majority of Rotorua motels being used for emergency housing (the Rotoruanz website only has seven motels being available). As a result, Rotorua's domestic tourism market desperately needs our motel accommodation back so our tourists have somewhere to stay. The longer we suffer the extremely devastating consequences of using our motels for emergency housing, the longer and harder it will take to bounce back.

2. Increase in crime as a result of motels being used for emergency housing

See below attached:

- 2018 NIA Offence Data
- 2021 NIA Offence Data
- 2021 NIA Offence Data with highlighted (yellow dot) areas where the 12 motels are applying for resource consent

These documents have been created by the New Zealand Police and have been presented to Rotorua Lakes Council and MHUD. These reports statistically and graphically represent the significant increase in crime in Rotorua central. There is a three-year difference between the two charts. Of absolute importance is the incredibly large increase in reported crime in the central business district, Whakawerawera, Glenholme, and Fenton Street areas.

On a daily basis on Fenton Street, at the motels, there are fights, drug deals, gangs, gang intimidation, rubbish, graffiti, to name a few. This criminal activity is filtering out into the nearby neighbourhoods. Previously the motels were used by tourists who do not carry out criminal activities.

The 2018 and the 2021 NIA Offence Data reports clearly and undeniable demonstrate a 'more than minor' effect on the environment and the community in which the 12 resource applications are being made.

3. Cumulative negative effects, breach of the district plan, and RMA considerations

Theses twelve resource consent applications from MHUD, due to the nature of their proposed use, have a negative cumulative effect on the surrounding neighbourhoods and Rotorua due to:

- Close proximity to each other
- The large number (12) of consents being applied for
- Significant increase in crime rates and anti-social behaviour
- Negative effect on the reputation of Rotorua as a tourist destination

As an example, on Fenton Street there are 24 motels in a row (with only 5 'other' buildings separating these) being used for managed and non-managed emergency and transitional use. Of the 12 current MHUD resource consent applications, 11 of these motels are within a 2.2km radius, and 10 are within 1.9km of each other on Fenton Street or within 250 meters of Fenton Street.

The negative cumulative effect is the negative effect of concentrating people with various social and economic needs / issues into unsuitable and overcrowded situations, and then concentrating these facilities together.

The Commissioners and the Rotorua Lakes Council cannot consider these applications in isolation. There are 42 other motels being used for emergency housing which do not have resource consent.

The District Plan allows for tourist accommodation to be used for exactly that purpose – and only up to 28 days (role over rule) accommodation.

These applications are inconsistent with the policy framework in the Rotorua District Plan

Nealy all of the 12 applications are motels sited on Commercial 4 Zone land and are therefore non-complying. The District Plan however does allow for emergency housing, However the District Plan states emergency housing should have no more than 8 persons including staff. The applications exceed this.

When comparing to a residential zone, residential zones 1 and 2 has an average density of 400m². The average household in Rotorua has 2.5 occupants. All of the 12 applications exceed the District Plan density standards with one application having a density of 1 unit per 72m². This is a 'more than minor' effect.

There are 24 motels currently being used for emergency or transitional housing directly on Fenton Street. Five of the MHUD resource Consent applications are for motels located directly on Fenton Street. Under the Objectives and Policies (policy statement for the Commercial 4 zone) of the District Plan it states "Provide for the development of tourism enterprises and Māori cultural experiences that maintains or enhances the amenity and vibrancy along the northern and southern city entranceways to the inner city". The applications are contrary to this policy statement and the District Plan. These applications are changing the character of Rotorua, and in particular the amenity, vibrancy, and character of city entranceways (of which all but two of these applications are either on or within 250m of a city entranceway). See below for further explanation.

The applicant's position is that using the motels for emergency housing will have a similar effect than if they were being used by tourists. However, the applicant's Social Impact Assessment (SIA) does not consider the cumulative effect.

Neighbourhoods (residential) adjoining or in the vicinity of these motels (both subject to these resource consents and the other 42 illegally operating motels) will have a more than minor effect on them.

Motels operating with tourists as customers generally:

- Do not cook in their rooms, rather they eat out (adding to the vibrancy and viability of Rotorua's hospitality industry).
- Only have one car.

- Are away from the motel accommodation during the day (either shopping, dining out, doing tourist attractions, attending events or conferences etc).
- Are quiet

Motels operating with emergency or transitional accommodation customers generally:

- Do not work and are therefore predominately domiciled at the motels for longer periods during the day.
- Have multiple cars (as evidenced by the multitude of cars parked on council road verges).
- Are very loud and have parties (visitors) to early hours of the morning, often ending in yelling and screaming and fighting. This is a fact not an opinion.
- Participate in drug deals, loitering, fighting, gang affiliations, and general disturbance and disruption of the neighbourhoods.

Motels operating for tourists generally:

- Are well maintained
- Have attractive lawns and gardens
- Have appropriate signage
- Have much lower occupancy especially during both shoulder seasons (55% - figure.nz)

Motels operating as emergency or transitional housing generally:

- Are in disrepair
- Have long grass and unkept gardens
- Have inconsistent or misleading signage
- Have road cones and temporary fencing
- Have rubbish and graffiti
- Have abandoned shopping trolleys
- Operate at or close to 100% occupancy

The intensity of a motel being used for emergency accommodation is far greater than being operated for tourism accommodation, and therefore the adverse effects on the neighbourhood and environment are 'more than minor'. The negative spill over effects on the neighbourhoods are significant including crime, intimidation, noise, gang presence, and violence (cumulative).

The welfare, safety, and amenity of the neighbourhoods are part of sustainable management. The effects (cumulative) arising from motels being used as emergency housing must be considered under the RMA

RMA Considerations:

SECTION 95D

A consent authority that is deciding, for the purpose of [section 95A\(8\)\(b\)](#), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—

(a)

must disregard any effects on persons who own or occupy—

(i)

the land in, on, or over which the activity will occur; or
(ii)

any land adjacent to that land;

As demonstrated in this submission, the effects are 'more than minor'

Commissioners must consider the level of effects on neighbourhoods and the occupiers of those living in emergency accommodation motels, and those who are tourists who have booked accommodation next to or in the vicinity of emergency accommodation motels.

There is significant information available to show the effects are more than minor. Within this submission we can rely on the difference between the 2018 – 2021 NIA Offence Data which shows a significant increase in crime especially in the CBD, Fenton Street, and Whakawerawera areas. This simply cannot be viewed as minor.

Likewise, the effects from the intensity of use which is much greater when motels are being used for emergency accommodation, than when used for their intended purpose – Tourist accommodation.

The Applications, which are for non-complying activities, will not comply with section 104D(1) or (b) of the RMA.

The Applications do not give effect to Part 2 of the RMA

4. Negative Social Impact

I have reviewed the Social Impact Assessment (duplicated for each application) prepared by BECCA Ltd for MHUD and dated 9th May 2022.

I believe the Commissioners should disregard the findings of this report for the following reasons:

- The SIA investigated the existing social conditions of the environment in which contracted emergency housing (CEH) would operate within. The report states the "existing social conditions as of July 2021 (pre commencement of CEH) forms the baseline from which any additional potential social impacts from the use of motels for CEH are assessed". The baseline should not be July 2021, rather, it should be pre-2018 when the motels were operating as tourists' motels. This report compares two periods with similar social impacts resulting from the use of CEH's, therefore the results are flawed and biased.
- The SIA does not consider the cumulative effect of the 12 MHUD resource consent applications, nor does it consider the cumulative effect of the other 42 illegally operating managed and un-managed motels being used for emergency accommodation. If these resource consents were for establishing a salmon farm in the Marlborough Sounds, the applicant would need to consider the wider impacts and cumulative effects on the Sounds and the other salmon farms already operating in the same environment. The same cumulative effect must be considered with these 12 resource consent applications.

- None of the 37 people who submitted to RLC / the Commissioners in December 2021 (as part of Restore Rotorua Inc) were contacted by BECCA to be included in the SIA.
- Only 13 neighbour (near neighbours in the area) interviews were conducted. This equates for only 1.08 neighbours per motel consent application. Only 5 direct neighbours were asked to be interviewed per consent application. This is an extremely low and poor representative sample.
- The community survey was made up of only 136 interviews from a population base of 13,104 (2018 census). The sample was too small (1.037% of the survey area population) and is therefore unrepresentative and unreliable. As the sample was incredibly low, the margin of error was extremely high (+/- 8.4%).

Of note in the SIA:

- o The majority of the Glenholme (nearest to Fenton Street) community felt the community had become worse.
 - o The Koutu population made up 15% of the TOTAL survey population however there is only one resource consent (and in fact the only motel being used for emergency housing in the Koutu area) being applied for in Koutu (131 lake Road), HOWEVER, the Whakawerawera population made up only 5% of the TOTAL survey population, yet there are three motels seeking resource consent in this neighbourhood. Therefore, the survey results depict bias towards communities' feedback from less effected neighbourhoods.
 - o "Crime is the strongest sign of a worsening community" (stealing, robberies, gang activity (41%), homelessness (18%) emergency housing in local motels (16%), unpleasant behaviour e.g. drinking, fighting, domestic violence (14%), feeling less safe and secure (14%). These are consequences of using emergency housing in motels as evidenced by the comparisons between the 2018 – 2021 NIA Offence Data covered in point 2. above.
- I live one block back from Fenton Street in Glenholme. In my submission introduction, and in point 5 below, I refer to the social impact on myself and my young family, as well as family members living in very close proximity to Fenton Street. I refer to the table summary on page 2 of the SIA. Under the heading 'Domain of Social Concern' headings 'Way of life', 'Tourism character', 'Residential character', 'Environmental amenity', 'Health and wellbeing' and 'Fears and safety', I absolutely refute the findings or 'impacts' as being 'Negligible to very low negative'. The report simply fails to conclude this representationally, as the number of interviews with near neighbours was extremely low and therefore unrepresentative. The SIA is ludicrously inaccurate, and has been fabricated to support and justify the MHUD applications.

The SIA concludes that "Negative impacts are more likely where the CEH motels are clustered within close proximity to other forms of emergency and transitional housing and other contracted motels, due to increased likelihood of incidents and subsequent social impacts". This SIA cannot be deemed credible when it has reported in isolation, rather than as it actually physically is. That being, 24 motels on Fenton Street alone (there are other substantial clusters of motels being used for emergency housing).

The SIA further concludes that “Without these CEH motels it is reasonable to consider that the demand for emergency and transitional housing would continue as evidenced by the increase in EN-SNG and public housing applications over the last few years” and “therefore, we consider that not allowing contracted emergency accommodation to be consented and therefore operating would not improve the current social changes experienced within Rotorua and may result in further negative social change...”. This SIA should be reporting on the social impact as a result of the activity being applied for. BECCA’s opinion with regards to these two statements should be disregarded by the Commissioners. The purpose of the SIA report technically should not broach the writer’s opinion on potential solutions, or other emergency accommodation options, or how Rotorua Lakes Council is providing for building consents or land use change.

With the subject motels being in close proximity to each other, and in close proximity to the other 42 illegally operating motels being used for emergency accommodation, there is an uncontrolled and untenable mixing of customers and family situations. FACT- Unmanaged motels are housing WINZ customers some of whom are on parole and are often ‘high risk offenders’. Parolees are more often than not in violent / criminal gangs or are gang associates. Unmanaged motels boarder managed motels (50% of the subject resource consent application sites). This creates situations where fighting, intimidation, prevalent drug use, drug deals, family violence, etc is occurring around children, women, vulnerable people etc.

5. Personal experience as a victim and witness living one block off Fenton Street

In my opening background I talk about the impact on the neighbourhoods bordering Fenton Street. What I haven’t mentioned is the effect it is having on my 8 and 10 year old daughters. My girls cannot walk to school any more (speeding cars, intimidation, fighting, gangs, etc). We do not even let our kids play outside of our property boundary as it is just too dangerous and scary for them. We are good hard-working people who contribute fully to society and our community. We are now forced into living behind security gates. This is not a way to live. Motels are simply not appropriate places to use for emergency housing.

Every weekday, driving our kids to school (four blocks from our house) we witness fights, abusing language, family violence, cars speeding, gangs, intimidation etc. We have even witnessed emergency motel occupants making a fire on the side of the road. We have lost count of the number of times our kids have been woken up by domestic abuse, arguing, fighting etc 1am, 2am, and sprawling down our street and outside our property. The Police simply do not attend because they are understaffed. Why should we have to suffer this for at least another 5 years?

SUMMARY

I beg the commissioners to decline these twelve resource consent applications. Rotorua is hugely dependent on Tourism. Unlike Queenstown, two thirds of our tourism spend comes from domestic tourism rather than international tourism. It is the domestic tourist who typically would stay in our motels.

The Kevin Counsell Economic Impact Assessment states that for every one motel unit taken up by emergency housing, Rotorua loses \$100,000 of tourism spend.

Rotorua simply cannot sustain the loss of tourism income and employment. We need our accommodation so we can once again attract tourists back. A tourist, whether it be international or domestic, will spend more money in Rotorua if they can stay at least one night rather than visit only during the day.

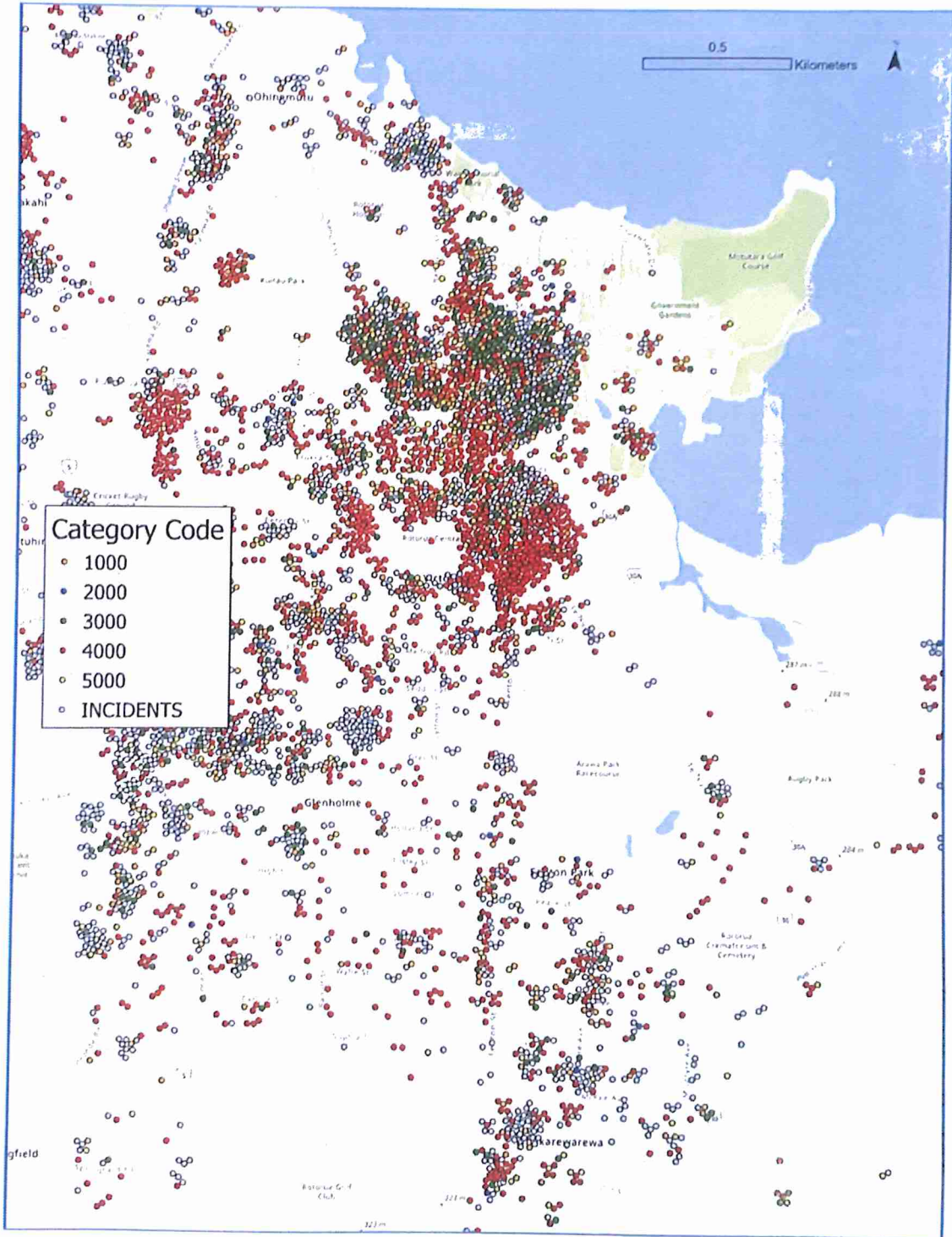
If these resource consents are granted, the precedent will be set for the other 42 motels to apply for resource consent. If consented, this will simply be the nail in the coffin for this town.

Rotorua's reputation as a tourism destination has taken 150 years to build. This has been decimated in two years. Our community is suffering. We are feeling scared, threatened, intimidated, and unsafe.

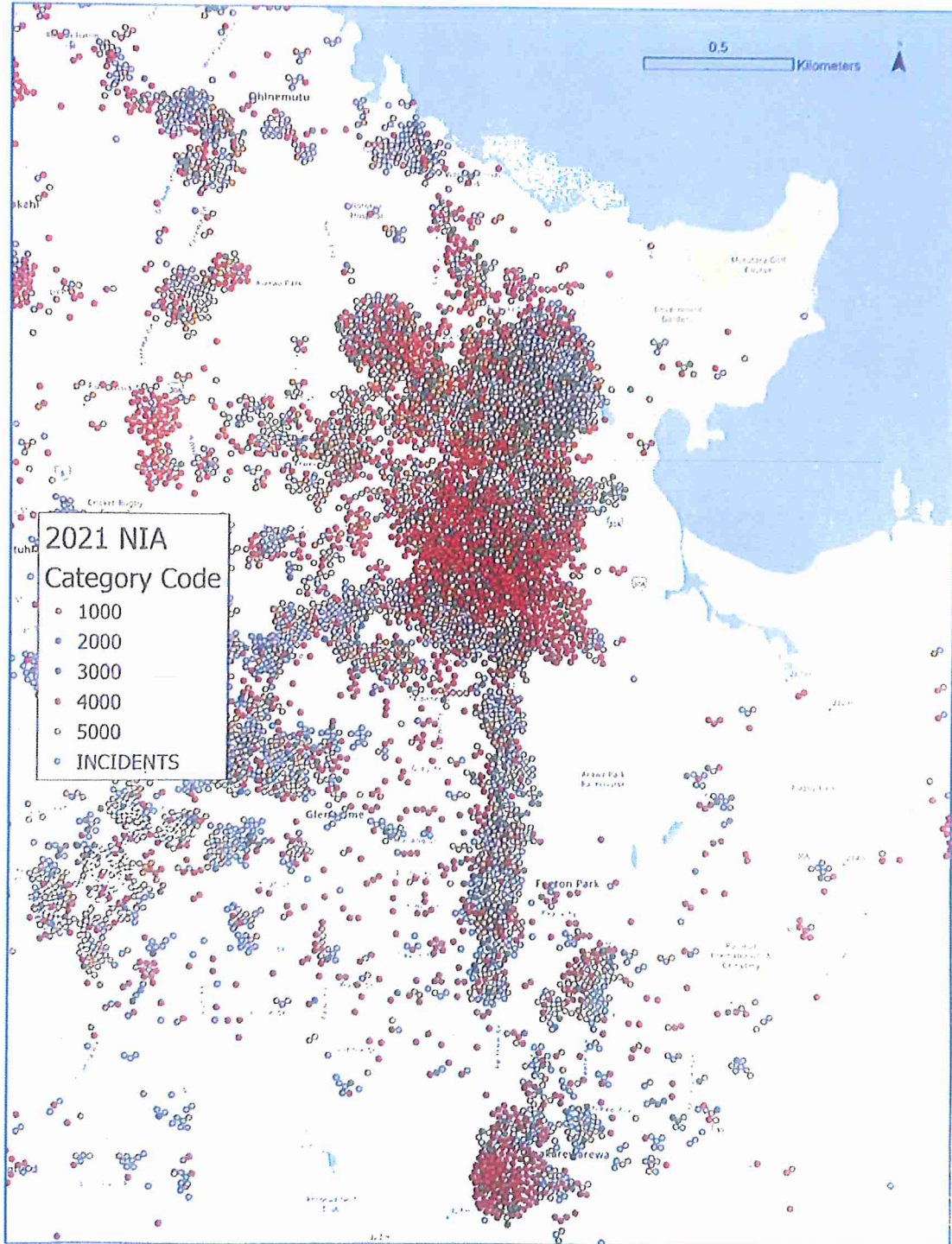
Rotorua cannot afford to wait five years for any Government to build more houses. These consents should not be granted at the cost of our community safety and economy, in order to buy the Government and its housing and social departments more time to deliver something which is out of our, the Community of Rotorua's, control. The RMA simply does not have a provision to allow decisions to be made based on if's and when's local or central government may or may not build houses, as it relates to these 12 resource consent applications. Why should the community of Rotorua suffer so heavily as a consequence?

I reiterate point 5 above.

2018 NIA Offence Data

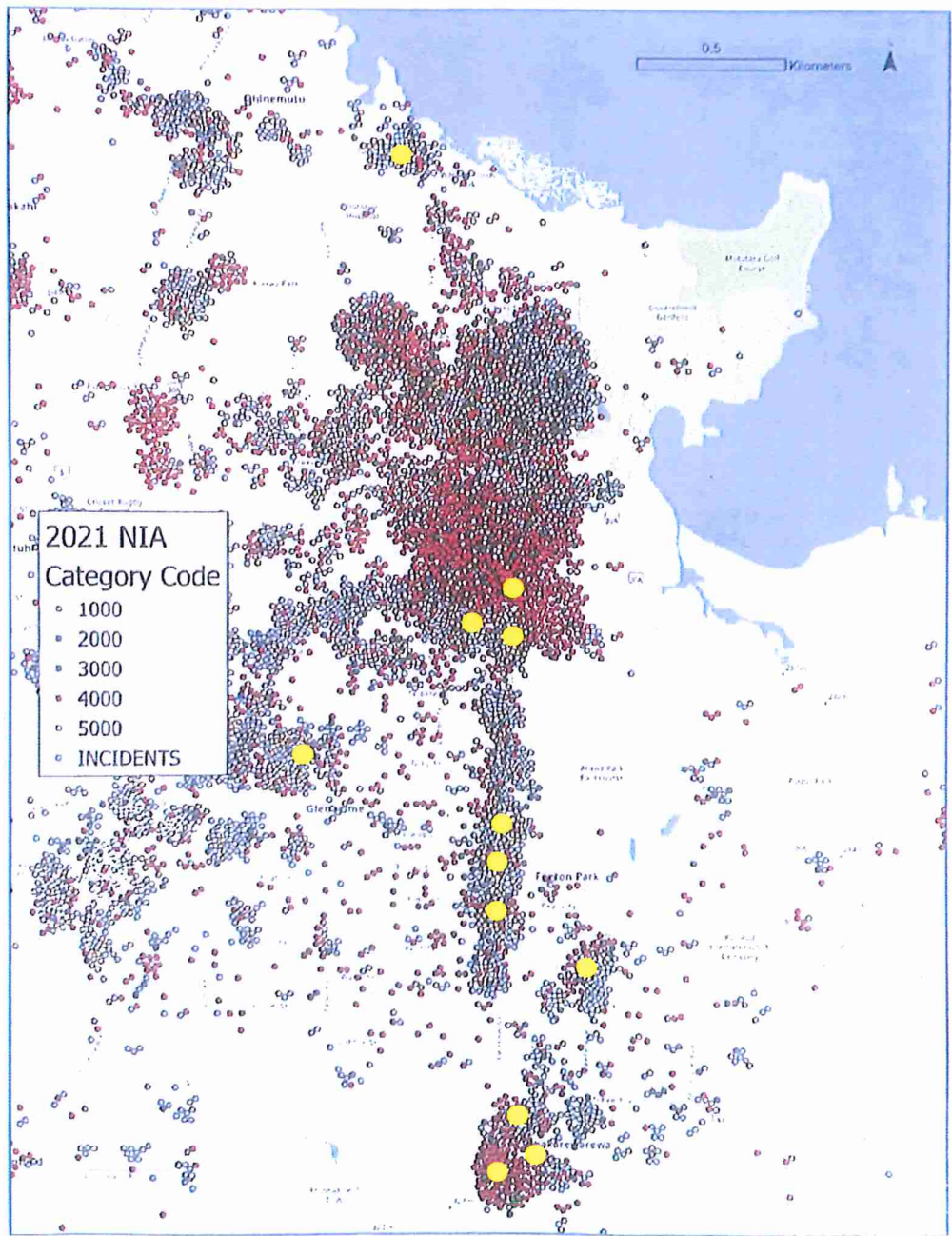


2021 NIA Offence Data



● Yellow dots show the approximate location of the 12 motels in the Application.

2021 NIA Offence Data



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:

Makuini Ellen 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 oppose all of the above applications for the following reasons: Housing people in Motels is not a long term solution to our housing problems. As a resident of Whakarewarewa Village I am specifically concerned about the Apollo, Alpin and Pohutu Lodge as my immediate neighbours.

I have witnessed tenants coming down to our Wharekai and peering into our windows, I have also seen them looking under our deck and retrieving discarded smoke butts.

The layout of the Apollo, Alpin and Pohutu are not suitable for families. As we do not have a supermarket down this end of town, I often see discarded trundlers dumped in our river. These have been used by the tenants to bring their groceries back to their units but due to the distance to walk back to the supermarket and return them, they just get dumped. We do not have a laundromat either, so these families are restricted to the Motel facilities.

There are no parks or recreational areas down this side of town, the children housed in these units are getting bored and are resorting to tagging and petty crime to fill in time. I quite often see very young children running around Sala Street, dashing across the road in amongst oncoming traffic.

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: Makuini Ellen Warbrick

Date: 10/07/2022

Address for service of Submitter:

Telephone: [REDACTED]

Email: [REDACTED]

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

<https://www.rotorualakescouncil.nz/our-council/consultation-and-public-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 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>Alison Isabel Perrin</u> (Full Name)
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This is a submission on an application from:

The Ministry of Housing & Urban Development
(Name of applicant)

for a Resource Consent to: use 12 motel sites for Contracted Emergency Housing with a term of 5 years,

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

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

The length of time the resource consents are for,

[Give Details]

My submission is:

I oppose the length of 5 years for the consents of the 12 motel sites as we need those motels for the visitors who are starting to come back to Rotorua and we should be aiming to cut down the number of motels needed for emergency housing, rather than giving them another 5 years.

- 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 think the maximum time for the consents for the 12 motels should be 1 year as housing will be coming available in the next 5 years, & to allow the status quo to continue, just exacerbates the problem.

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

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u>A.I. Perrin</u>	Date: <u>10.7.22</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable]	[Redacted]

FORM 13
SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED
APPLICATION CONCERNING RESOURCE CONSENT

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



RR002NZ0A

Document Number: RDC-1282940

Date Registered: 11/7/2022

To:
Chief Executive
Rotorua Lakes Council
Private Bag RO3029
ROTORUA

Name of Submitter:

Valenē Pearl Maiti

(Full Name)

Received P
11 JUL 2022

This is a submission on an application from:

Ministry of Housing and Urban Development

(Name of applicant)

for a Resource Consent to:

Use the existing site and motel buildings for contracted emergency housing for five years.

at: 131 Lake Rd, 16 Salla St, 18 Pinard Ave, 321 Fenton, 3 Mearns St, 20/28 Victoria St, 247 Fenton, 12 Tolson, 293 Fenton, 299 Fenton, 107 Maitrey, 7 Tyron 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:

Another 5 years and no guarantee extensions will not be requested
The southern entrance to Rotorua is no longer the "Golden Mile"

[Give Details]

My submission is:

Families should not be housed in motels where they are exposed to violence
A guarantee that Kianga Ora homes go to our Rotorua families and not people from other areas

[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:

An annual target to reduce motels for homeless yearly not 5 yearly

[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>Maiti</u>	Date: <u>8.7.2022</u>
Address for service of Submitter: [Redacted]	Telephone: [Redacted]
Contact person: [name and designation, if applicable] _____	Fax/email: [Redacted]

* Please confirm by email, receipt of this submission

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:

Rhonda Herring

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

My submission is:

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

I have lived at Tarewa Road, Rotorua for 17 years. I live on the same section as my 86 year old father in law who has lived at Tarewa Road, Rotorua for most of his life. We have lived there happily until the Backyard Inn was used for emergency housing during the past 2 years. We no longer feel safe and are constantly having to be vigilant because of the negative activity that has occurred in our street and surrounding streets in the past 2 years. We don't want to move but don't want to be in fear of our safety also. Listed below are the incidents and social issues I/we have had to deal with.

1. We witness almost on a daily basis, people who are not known to our area walking up and down Tarewa Road and the surrounding streets including Lake Road, Rotorua arguing and acting in a way that causes concern to local residents. The Backyard Inn is not listed above but we witness on a daily basis people walking between the different accommodation providers, the Lake Rotorua Motel, the Bella Vista, the Utuhina Lodge, and the Red Rock Motel as they are known to each other.
2. In the past two years there has been a marked increase of theft in our area. We ourselves have been victims twice now. We don't feel safe or comfortable to leave our backdoors or windows open anymore.
3. Neighbours living at Kuirau Street experienced a home invasion which resulted in the home owner being seriously injured.
4. Police presence is often noted in our street.
5. Shopping trolleys are a common site on our street.
6. I don't walk at night anymore as I am afraid for my safety. I worry for anybody walking along Tarewa Road/Lake Road as I fear they may be robbed or abused.
7. I worry for my elderly father-in-law's safety living alone as he is deaf.
8. I worry for the safety of tourists, the residents and the people (especially children and the elderly) who live in and access our area. There are 3 marae, 2 day care centres, a Kohanga Reo, the Aquatic Centre, and the Lifewise Drug and Alcohol Addiction Residence/Service which already brings it's own issues and safety concerns to Tarewa Road and the surrounding streets. Tarewa Road/Lake Road and the surrounding streets are access roads directly to town, the Aquatic Centre and the Kuirau Park which are used by locals including children and tourists.
9. Fenton Street is no longer viewed as a safe place to walk or live. I would not feel safe living on Fenton Street or the surrounding streets. Fenton Street no longer provides attractive accommodation for tourists and now has a reputation locally and nationally as being unsafe.
10. Tarewa Road, Fenton Street and the surrounding streets are no longer safe areas with accommodation providers taking advantage of WINZ paid accommodation and/or providing emergency housing. For this to continue for the next 5 years is not acceptable. What is the plan to reduce motels being used for emergency housing and resource the wrap around support services?
11. I oppose all of the above applications after living in Rotorua for most of my life I worry about its future, our safety and the decisions being made.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

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

<p>To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA</p>	<p>Name of Submitter: <u>IAN HAYES</u> (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: REFER LIST AND RC#s ON ATTACHED.
(Briefly describe the type of consent, proposed activity, and location of the resource consent)

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

REFER ATTACHED LIST

[Give Details]

My submission is:

REFER TO ATTACHED SUBMISSION OPPOSING RESOURCE CONSENT FOR 12 MOTELS TO BE USED FOR EMERGENCY HOUSING FOR 5 YEARS

[include -

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

I seek the following decision from the consent authority:

TO DECLINE RESOURCE CONSENT TO MHUD TO USE 12 ROTORUA MOTELS AS EMERGENCY HOUSING FOR 5 YEARS

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

~~I~~ / do not wish to be heard in support of my submission. (SEE REASON ATTACHED)

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

<p>Signature of submitter (or person authorised to sign on behalf of submitter): <u>Ian Hayes</u></p>	<p>Date: <u>9-7-22</u></p>
<p>Address for service of Submitter: [Redacted]</p>	<p>Telephone: [Redacted]</p>
<p>Contact person (name and designation, if applicable):</p>	<p>Fax/email:</p>

- I am opposed to **all sites** listed below been given Resource Consent to operate as Emergency Housing for 5 years or any contracted term within the Rotorua District Councils jurisdiction.
 1. RC17647 – Lake Rotorua Motel – 131 Lake Road, Rotorua
 2. RC17648 – Alpin Motel – 16 Sala Street, Rotorua
 3. RC17650 – New Castle Motor Lodge – 18 Ward Ave, Rotorua
 4. RC17662 – Malones Spa Motel – 321 Fenton Street, Rotorua
 5. RC17661 – Pohutu Lodge – 3 Meade Street, Rotorua
 6. RC17673 – Union Victoria Motel – 26-28 Victoria Street & 5 Union Street, Rotorua
 7. RC17887 – Ascot on Fenton – 247 Fenton Street and 12 Toko Street, Rotorua
 8. RC17889 – Roto Vegas Motel – 249 Fenton St and 16 Toko Street, Rotorua
 9. RC17890 – Midway Motel - 293 Fenton Street, Rotorua
 10. RC17891 – Geneva Motor Lodge – 299 Fenton Street, Rotorua
 11. RC17892 – Ann’s Volcanic - 107 Malfroy Road, Rotorua
 12. RC17893 – Apollo Motel – 7 Tryon Street, Rotorua

Additional opposition:

- I am also opposed to **any additional sites** been given Resource Consent to operate as Emergency Housing for 5 years or any contracted term within the Rotorua District Councils jurisdiction.

Physical Buildings:

The above motels, lodges should never be used for emergency housing. These buildings were never designed for living in long term, and yet this is the intention. They were designed for staying in short term.

MHUD is confusing accommodation with housing, and surviving with living.

These are not designed as functional houses which is how they are been treated by the RLC and the MHUD.

These units were built of materials that were available and used 50-70 years ago and are now not fit for purpose and are now contravening many requirements of the Building Code, weather tightness and healthy homes legislation.

Emergency housing:(EH)

This terminology has been used to promote a socialist agenda imposed by the Labour Government.

We have always had a certain percentage of people who have required temporary accommodation. Back as far as 1900’s Rotorua had always had a robust boarding house community, where people came and went getting on with their daily lives. These people were from every strata of society, from fully employed to unemployed. They were never long term tenants. This changed from about the 1970’s onwards where these facilities were slowly demolished. They were never replaced with similar.

As more and more people depend on the Government through benefits, the more and more the problem grows. The solution is out of the intellectual reach of this current Government. It is all politically driven, with no competence to remedy the situation.

Housing exclusion:

MHUD are pushing a “one size fits all” approach. They are assuming that because someone is homeless they need a roof over their head. This is not always the case.

People who may require accommodation are:

- **Roofless:** living rough or in a night shelter
- **Houseless:** living in motels, hostels, women’s shelter, back packers, reception areas.
- **Insecure:** living with family, friends, illegal occupation.
- **Inadequate:** Living in mobile homes, tents, freedom campers, camp grounds, unfit housing.

Not all of these people want to be helped. That desire must be respected.

Social Impact:

Because both RLC and the MHUD have only focussed on the Covid pandemic (the cause) they have absolutely failed to deal with the affect. This is typical of both local and central Government who have not designed a robust strategy that should add value to the Rotorua community.

This has now manifested into;

- increased community anxiety and poorer mental well being, across all Rotorua and beyond.
- increased violence and thuggery
- increased breakdown of Rotorua's value as a community
- increased rubbish, untidiness, general state of uncleanliness
- increased begging in the CBD
- increased police and agency fatigue
- increased disproportionate resource allocation
- increased drug and alcohol abuse
- increased petty crime
- increased road rage
- increased gang activity
- increased truancy
- increased noise pollution (police sirens)
- increased need to resort to fire arms

These are all characteristic of a breakdown of the social fabric in Rotorua. The level of incompetence in local and central leadership has lead to a systematic failure of quality policy making. The elected people have ignored the mandate in which they were elected. They are letting the tail wag the dog.

To place people in these EH units is obscene beyond belief. To expect these people to fit into a "one fits all" solution is naive and frankly is socially engineering at its worst. Many of these people are so dysfunctional that many will never integrate into a fully functioning society.

Some of these people have severe mental health issues. Mental health patients need special-purpose residential institutions, not thrown in the deep end to see if they sink or swim. The concept of placing all these people together in one motel location within arms length of each other, is abhorrent. They are the most vulnerable in society and the way they are been treated is inhumane. It penalises everyone. This is not the environment to provide a sense of hope. The Government and the RLC have jointly created this situation and now the community is paying a heavy price for the lack of leadership at all levels. For the Rotorua community this is the worst possible outcome.

Rotorua Value:

Many families have had very successful businesses in Rotorua since the 1900's and successive generations have contributed to value creation in Rotorua. These people were the pioneers that built Rotorua as we know it today. The current MHUD policy has depreciated Rotorua's value to such an extent, that it may take another two generations to put the situation right unless something is done today. A case in point is the piece of land on the corner of Malfroy and Ranolf. This as nothing short of a disgrace and does nothing for Rotorua's value proposition or reputation. It is a newly created mini Ford Block. The only saving grace is that the units are all transportable and can be relocated. How this was allowed to happen would be an interesting case study.

Rotorua's current value is driven by negativity and socialist ideology. It should be based on positivity and democracy with an objective to add value to Rotorua, not destroy it. Ultimately, the value erosion will have an affect on the RLC income. The situation is so tenuous that serious consideration should be given to installing commissioners to replace the RLC.

Solutions:

The current solution is to build more houses. This is based on the assumption that everyone wants/needs a new house now. This is incredibly flawed thinking. We cannot and will never build houses fast enough. BUT we can build transitioning accommodation at speed for those who desire it. We just need to think outside the square. Unfortunately this Government is void of this skill set.

This issue is all about transitioning. Not about housing. Each transition step requires its own leadership, management, and processes to ensure transition is accepted, robust, secure and works.

Transitioning steps

- rough to
- night shelters to
- Marae to
- reception centres to
- boarding houses to
- hostels to
- unit/s to
- rental to
- house

But to go from living “rough” into a “house”, is a misguided notion. Many of these people don’t have the skills to manage their own day to day lives. To expect them to manage a house is well beyond their comprehension and mental capability.

Conclusion:

To extend the duration by another 5 years for EH is an admission that what has been done to date, is an abject failure with no agreed plan in place.

The “misery” industry that both the MHUD and RLC have created is absolutely shameful. They have preyed on people’s misery so a very few can make a living off the tax payer. This is beyond the pale. From a planned time span of 2 years (for Covid) to one that will be at least 7+ years is a reason why this Government should resign. They are failing the very people they purport to support. The money spent to date, on this social experiment could have built thousands of all types of transition accommodation, for the right people, for the right reason, in the right location, with the right support, with the right outcomes. The Government has had many years to develop a clear strategy and the result to date is a humanitarian disaster. The MHUD and RLC have become part of the problem, they urgently need to be part of the solution. Unfortunately, they both believe their own reality. Failure to stop this misery industry will ensure we will live in a more ugly and dangerous Rotorua with an ever evolving fortress mentality. Both have created a new generation called, the motel generation. What an appalling legacy to leave. The excuse that this is a complex issue is lame. That is an admission that the people involved cannot think beyond what they already know.

For those who agree, my submission also represents those members of the Rotorua community who are unable/incapable of expressing their views via this medium/process.

This issue is ad-hocery at its very best. Local and Central Government at its very worst. I hope the RLC will demonstrate true effective leadership and courage, stand up to this Government, and reject these resource consent applications and subsequent ones that may arise. Don’t let this issue become a catalyst for triggering even more deep seated anxiety that already exists within the Rotorua community. The “respect bank” for MHUD and RLC is now in overdraft.

Final word:

No matter how much pressure MHUD placed on RLC, RLC should have, on behalf of the Rotorua community, resisted at all costs. They didn’t.

I Hayes

PS

I am NOT willing to speak, for one reason. That is a security reason. I do not want myself, or my family to be the target of retribution. As sad as it is, this is where we are at, as a community.

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:

Pardeep kumar

(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:

Accommodation for domestic and international tourist .

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:
Transitional housing due to crimes rise in Rotorua. No accomodations left for visitors .

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:

John Ross Crean

(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:

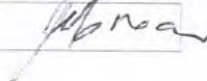
I oppose all of the above applications for the following reasons:

- (1) The emergency is causing the degradation of a thriving City...the once go to destination for domestic and international tourism.
- (2) The embarrassment of the state of Fenton Street and areas where emergency housing is used.
- (3) No defense to comments from friends and associates about the safety in our City which deters them from visiting.
- (4) No population growth from retirees wishing to settle in Rotorua. Instead they are leaving for other parts.
- (5) Continual abuse thrown and regular fracas in the City hub by these people who have no affiliation or love and affection for the town.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of: 

Date:

Address for service of Submitter:

Telephone:

Email:

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:

Ankit

(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. We need to save the children and betterment of their future who lives in those motels. Those kids are living in environment that is full of crime, alcohol, drugs and home violence
2. we need those motels for donestic and international visitors.
3. due to the transitional people, crime, robberies and drugs related problem are gone up
4. for safer community
5. for better rotorua economy
6. we need our visitor back and their safety
7. rotorua was a beautiful town and hot tourist destination on global map but not anymore, because rotorua is number one terms crime that done by those people who lives in those motels.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

Doc No: IT-2044 (1 June 2005)

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

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

*Section 19 Resource Management Act 1991
Rotorua District Council*

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

Name of Submitter:

Kunal sharma

(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 accommodations for domestic and international tourists.

My submission is:

I oppose all of the above applications for the following reasons:
Transitional housing due to crimes growing in city. No accommodations left for visitors.
For safer community.
Better rotorua economy.
We need our visitors back and their safety

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:

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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

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-628600

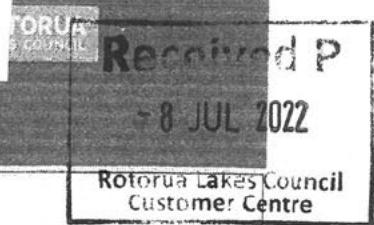


Document Number: RDC-1282938

Date Registered: 11/7/2022

FOR
SUBMISSION ON A PUBLICLY
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:
ELIZABETH HELEN MACKENZIE
JAN SCOTT MACKENZIE
(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 EXISTING SITE + MOTEL BUILDINGS

FOR CONTRACTED EMERGENCY HOUSING.
131 Lake Rd, 16 Sabat St, 18 Ward Ave, 321 Fenton St, 3 Mende St, 26-28 Victoria St + Vmora St
at: 247 Fenton St, 12 Toko St, 249 Fenton St, 16 Toko St, 293 Fenton St, 299 Fenton St
107 Malloy Rd
7 Tryer 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:

- ① Application for 5 year emergency housing excessively long.
- ② Locations of emergency housing + the rundown appearance of the southern entrance into Rotorua.
[Give Details]

My submission is: ^{why} ① A 5 year application is excessively long when the aim should be to reduce the number of emergency motels asap + return them to their original purpose, tourism.
② With 8 emergency houses on Fenton St, Rotorua's entrance has been degraded + given a reputation of being an unsafe city. The number of security fences erected on Fenton St confirms this. It is going to take a very long time to restore Rotorua reputation as a vibrant tourist destination.

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

I seek the following decision from the consent authority:

- ① Emergency housing applications should be reviewed + applied for yearly or 2 yearly with an annual target set of reducing the number of motels available for this purpose.
- ② Emergency housing should be required to meet a high standard of maintenance + security. 30% of the tourists people in Rotorua are from out of town. They should be encouraged to return to their towns + supported by their family + towns, not Rotorua.

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

* Please confirm by email, receipt of this submission. *

RFS 628598

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

MINISTRY OF HOUSING & URBAN DEVELOPMENT (All Consent Applications as attached)
(Name of applicant)

for a Resource Consent to: use Tourist Motels for Contracted Emergency Housing

at: All 12 Consents as attached
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

IMPACT on ROTORUA locals is unacceptable

[Give Details]

My submission is:

See attached
I OPPOSE These CONSENT Applications

Received

08 JUL 2022 1:35 pm

Rotorua Lakes Council
Customer Centre

[include -

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

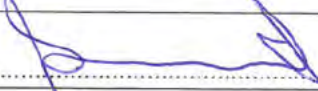
I seek the following decision from the consent authority:

DECLINE the Consents

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

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

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

Signature of submitter (or person authorised to sign on behalf of submitter): <u></u>	Date: <u>7/7/22</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: 40px; margin-top: 5px;"></div>
Contact person: <i>[name and designation, if applicable]</i>	Fax/email:



RRD002NZ06

Document Number: RDC-1282936

Date Registered: 11/7/2022

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.

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:

This Submission relates to my objection to the following Consent Applications.

RC17647 – Lake Rotorua Motel, 131 Lake Road, 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, Rotorua
RC17887 – Ascot On Fenton, 247 Fenton St, Rotorua
RC17889 – Roto Vegas Motel, 249 Fenton St, Rotorua
RC17890 – Midway Motel, 293 Fenton St, Rotorua
RC17891 – Geneva Motor Lodge, 299 Fenton St, Rotorua
RC17892 – Ann's Volcanic, 107 Malfroy Rd, Rotorua
RC17893 – Apollo Motel, 7 Tryon St, Rotorua

I am submitting my objection to the above Consent applications. I do not believe that the cramped use of motels for Transitional housing is appropriate or in the best interests of the city, the locals of this city or those being sent to stay in them. MHUD & this Council are fostering a policy of illegally accommodating homeless people who come from all parts of NZ.

I was born in Rotorua over 60 years ago. I grew up here and have worked for over 45 years within the city. I have raised two children here and now have young grandchildren growing up here. I have paid rates to this council for over 40 years.

To date the Council appears to have ignored the voices of the local people of this city and this submission gives me an opportunity to be heard.

My life has changed since the Council and MSD started concentrating transitional housing into this suburb. It has changed from a safe, friendly well-kept neighbourhood.

I am now too afraid to walk or bike down Fenton Street during the day and definitely would not do so in the evenings or at night.

Over the past two years I have been followed on several occasions by people who appear intoxicated, on drugs or with mental illness issues. They have harassed, spat at, yelled at and physically intimidated me. I have worked in the central CBD for 30+ years and have always parked my vehicle one block away from Fenton St. Due to the recent experiences I have had, I now feel fear and am anxious walking to my car.

My 6 years old grandchild was threatened and racially abused by two women wearing gang related clothing. This took place when my grandchild accidentally bumped into one of the groups children (neither child was hurt). My grandchild apologised immediately. Both grown women approached my grandchild and threatened violence against him. My grandchild cowered on the ground and was whimpering while they viciously yelled and abused him.

Over the past two years I have seen numerous youths viciously fighting on Fenton St, in public areas. I've watched gang members dealing drugs on the street and in driveways where children are playing or waiting to be picked up for school. Just recently I watched gang members deal drugs on the side of the round-about of Fenton and Devon Streets in full view of all the traffic just after 5pm. They didn't appear to be concerned about being seen publicly.

On several separate occasions I have had to call 111 for incidences that occurred to me on Fenton St. None of these reported incidences resulted in Police coming to my assistance. They included instances of random aggression towards me as I walked along Fenton St footpath and physical threatening violence as I walked in the CBD.

I have been traumatised by these events and the lack of response when I have rung 111 as I have fled from these incidents. It has left me afraid in my own home and in my community. I am very afraid for my grandchildren.

The mayor and council CEO have publicly stated this city supports Transitional housing in Motels on Fenton St. I strongly disagree with the perception from publicly elected Council that there has been consultation as there has been little consultation with the locals of this city and Glenholme..

I am a strong independent woman and have worked and lived in Rotorua my entire life. The incidences that I have personally experienced over the past two years have been traumatic and unexpected and have impacted my daily life. I feel disappointed and let down by what has happened to me and I feel upset at the organisations that have created this situation and should be protecting my community.

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:

Ray Singh

(Full Name)

This is a submission on an application from:

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

for a Resource Consent to:

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

at:

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

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

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

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

My submission is:

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

1. We need to save the children and betterment of their future who lives in those motels. Those kids are living in environment that is full of crime, alcohol, drug and home violence.
1. We need those motels for domestic and international visitors.
2. Due to the transitional people, crime, robberies and drug related problems are gone up.
3. For safer community.
4. For better Rotorua's economy.
5. We need our visitors back and their safety.
6. Rotorua was a beautiful town and hot tourist destination on global map but not any more, because Rotorua is number one in terms crime that done by those people who lives in those motels.

I seek the following decision from the consent authority:

That each of the above applications be declined.

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

I affirm that this is the submission of:

Date:

Address for service of Submitter:

Telephone:

Email:

Doc No: IT-2044 (1 June 2005)

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

Note to Submitter:

Further information about the above applications may be viewed at:

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

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

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

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and:

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