

**PUBLIC NOTICE OF APPLICATION  
CONCERNING RESOURCE CONSENT**  
*Section 95A Resource Management Act 1991*

**ROTORUA  
LAKES COUNCIL**

**Publicly Notified Resource Consent Application: LU24-010192, 249-251 Fenton Street / 14-16 Toko Street and 8A, 8B & 10B Toko Street, Victoria, Rotorua**

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) has applied on behalf of the existing consent holder (Bryce Smart) and motel operator, to Rotorua Lakes Council for a land use resource consent to continue to use the site and existing motel buildings at 249-251 Fenton Street / 14-16 Toko Street and 8A, 8B & 10B Toko Street, Victoria, (the RotoVegas Motel) for contracted emergency housing until 15 December 2025.

The application has been applied for as a Non-Complying Activity in accordance with the Rotorua District Plan and Section 104D of the Resource Management Act 1991. The application includes an assessment of environmental effects.

**Description of the proposed activity at 249-251 Fenton Street / 14-16 Toko Street and 8A, 8B & 10B Toko Street**

- Maximum of 80 occupants in 27 motel units / dwellings. This number excludes on-site staff.
- The on-site support service provider is 'WERA Aotearoa Charitable Trust'. They provide:
  - Registered and trained social and support workers available on-site Monday through Friday 9.00am to 5.00pm
  - 24/7 on-call social and support worker (via phone)
  - 24/7 on-site security.
- Management and occupants are required to follow the requirements laid out in the Site Management Plan. A copy of the Site Management Plan is included in the application.
- 8A, 8B, 10B & 14-16 Toko Street and the western portion of 249 Fenton Street are located in the Residential 2 – High Density Living Zone under the Rotorua District Plan.
- 251 Fenton Street and the eastern portion of 249 Fenton Street are located in the Commercial 4 – City Entrance Way Accommodation Zone under the Rotorua District Plan.

**Making a submission**

The application may be viewed at the Customer Service Centre of the Rotorua Lakes Council, 1061 Haupapa Street, Rotorua, during office hours and on the Council website ([www.rotorualakescouncil.nz/CEH](http://www.rotorualakescouncil.nz/CEH)). Please contact Sean Grace (Consultant Planner) at Boffa Miskell on (07) 571 5636 or by email [sean.grace@boffamiskell.co.nz](mailto:sean.grace@boffamiskell.co.nz) if you have any questions about the application.

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that —

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to the Rotorua Lakes Council, Private Bag 3029, Rotorua or [planning.submissions@rotorualc.nz](mailto:planning.submissions@rotorualc.nz). It is preferable that you

submission be completed on Form 13. Copies of this form are available from the Rotorua Lakes Council, 1061 Haupapa Street, Rotorua, or on the Council website ([www.rotorualakescouncil.nz/CEH](http://www.rotorualakescouncil.nz/CEH)).

You need to be clear on your submission as to which application you are submitting on. This means identifying the address of the application site and the application reference number you are submitting on. If you want to submit on multiple applications in one submission form simply list all the applications in your submission.

Submissions close at 5.00pm on: **16 August 2024.**

As well as providing your submission to Council, a copy must be served on the applicant as soon as reasonably practicable. The applicants' address for service is:

Ministry of Housing and Urban Development  
c/- The Property Group Limited  
Wellington Office  
PO Box 2874  
Wellington 6140

Attention: Angela Jones  
[ajones@propertygroup.co.nz](mailto:ajones@propertygroup.co.nz)

To view the full application, visit [www.rotorualakescouncil.nz/CEH](http://www.rotorualakescouncil.nz/CEH). The application will be found under the Planning Guidance & Resource Consents section in 'Publicly Notified Resource Consents'.

Dated at Rotorua 20 July 2024.

Andrew Moraes  
Chief Executive  
Rotorua Lakes Council