## BEFORE THE INDEPENDENT HEARINGS COMMISSIONER

**UNDER** the Resource Management Act 1991

**IN THE MATTER** of seven land use consent applications to use tourist

accommodation for contracted emergency housing

BETWEEN TE TŪĀPAPA KURA KĀINGA - MINISTRY OF HOUSING

AND URBAN DEVELOPMENT

**Applicant** 

AND ROTORUA LAKES COUNCIL

**Consent Authority** 

AND SUBMITTERS

STATEMENT OF EVIDENCE OF LORELLE JANE BARRY
Dated 08 / 10 / 2024



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**INTRODUCTION** 

1. My full name is Lorelle Jane Barry.

2. I have worked as a planner for over 18 years. I have been employed in

the role of Team Lead Planning, Consenting at Rotorua Lakes Council

("Council") for approximately four years. Prior to holding this role at

Council, I was a Senior Planner at The Property Group Limited, and before

that, was employed by Sigma Consultants Limited for 11 years.

3. My role as Team Lead Planning, Consenting involves managing the

resource consents team at Council. In this role I also review and approve

resource consents, process resource consents and monitor conditions of

resource consent to ensure condition compliance. I report to Mr Jason

Ward, Council's Manager, Integrated Planning & Development

4. I hold the qualifications of a Master of Arts in History, Bachelor of Arts

with Honours in History and Political Science, Bachelor of Law from the

University of Waikato and a Postgraduate Diploma in Planning from

Massey University. I am an associate member of the NZ Planning

Institute.

**PURPOSE OF THIS EVIDENCE** 

5. My evidence focuses on the monitoring of consent conditions associated

with the following existing resource consents:

(a) RC17647 - Lake Rotorua Hotel, 131 Lake Road;

(b) RC17648 - Alpin Motel, 16 Sala Street;

(c) RC17650 - Newcastle Motor Lodge, 18 Ward Avenue;

(d) RC17661 - Pohutu Lodge Motel, 3 Meade Street;

(e) RC17662 - Malones Motel, 321 Fenton Street;

(f) RC17673 - Union Victoria Motel, 26/28 Victoria Street;

(g) RC17887 - Ascot on Fenton, 247 Fenton / 12 Toko Streets;

(h) RC17889 - RotoVegas Motel, 249 Fenton / 14 Toko Streets;

(i) RC17890 - Midway Motel, 293 Fenton Street;

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- (j) RC17891 Geneva Motor Lodge, 299 Fenton Street;
- (k) RC17892 Ann's Volcanic Motel, 107 Malfroy Road;
- (I) RC17893 Apollo Hotel, 7 Tryon Street; and
- (m) RC18244 Emerald Spa Motor Inn, 284 Fenton Street.
- 6. I note that I have also been involved with monitoring the consent conditions of the three now exited contracted emergency housing ("CEH") sites:
  - (a) RC17650 Newcastle, 18 Ward Avenue;
  - (b) RC17892 Ann's Volcanic, 107 Malfroy Road; and
  - (c) RC17673 Union Victoria, 26-28 Victoria Street.
- 7. Because these three sites have now all been exited from CEH I have not turned my mind to these in this evidence.
- 8. My evidence will provide a summary of the monitoring and compliance inspections carried out to date. I will also comment on the effectiveness or otherwise of these conditions and where relevant provide any suggested changes to the conditions in relation to the seven applications currently before Council.

## **CODE OF CONDUCT**

9. Although not necessary in respect of council hearings, I can confirm I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving oral evidence before the Independent Hearings Commissioner appointed by Council. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

## **SUMMARY**

10. Overall, I conclude that the consent holders' through the consent holder's representative, Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development ("MHUD"), have complied with their conditions of consent. This conclusion is based on both formal and informal inspections of the CEH sites undertaken over the past year.

## **INTRODUCTION**

- 11. I have been involved with the monitoring and compliance of the existing 10 CEH sites and three exited sites since resource consents were granted by Council in December 2022, but more formally involved with inspections of these sites since August 2023. While Council has a dedicated Community Compliance Team for monitoring an ensuring compliance with resource consents, it is common for the planning consents team to be involved with the monitoring and compliance of a resource consent where the planner has processed the consent or where a planner is has been involved with or is familiar with the consent requirements. In this case, the latter applies.
- 12. I can also advise that from December 2022 to August 2023, the Community Compliance Team were heavily involved in monitoring these consents and got them into a position whereby they were able to be handed to myself and Mr Ward for monitoring. This included working with the consent holders' and consent holder's representative to ensure conditions were both understood and complied with on an ongoing basis.
- 13. Therefore, over the past year or more I have completed formal inspections of each site dated 29 August 2023, 20 September 2023, 15 February 2024, 8 August 2024 and 22 August 2024. These inspections were accompanied by other Council Officers. In addition to these inspections, I have also carried out almost daily informal inspections from an off-site amenity perspective i.e. the general look and feel, of the

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Fenton Street sites whilst driving and/or walking past these sites. I have

also driven past Sala Street (the Alpin), Tryon Street (the Apollo), Meade

Street (the Pohutu) and Lake Road (Lake Rotorua Hotel) at least once per

week. For details of inspections, I have attached a spreadsheet as

Annexure A.

14. While the formal inspections were carried out during normal working

hours, the informal inspections occurred at various times including early

in the morning and during night time hours.

15. The scope of my involvement with the compliance and monitoring of the

original 13 consents, has been to monitor compliance with the conditions

of consent. I am not involved in responding to any enforcement matters

or complaints regarding these sites. Council's Community Compliance

Team officers continue to respond to such matters. In this respect, I can

report based on the advice of Council's Community Compliance team that

since the granting of consents in December 2022, they have not received

any complaints regarding the ten existing, or three former, CEH premises.

16. Unless a condition of resource consent is specifically referred to, I

purposely group conditions and discuss these across all of the resource

consents granted in December 2022. I have not discussed all conditions

rather, I have only discussed those I consider to be fundamental to the

operation of the sites.

**INSPECTION OBSERVATIONS** 

Comments on Conditions 7, 10 – 14, 16 – 17, 19, 20 – 21

17. Each formal "on-site" inspection has involved checking the written

records required to be kept and displayed under Condition 7. Ensuring

landscaping, open space areas and boundary fencing is maintained in

accordance with Conditions 10-14. For the Alpin, the Apollo and the

Pohutu Motel, this has also involved checking that the consent holder

displays information regarding the cultural significance of

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Whakarewarewa Village and Te Puia as required by Condition 16 specific

to these three consents.

18. The inspections have also involved checking to see that motel signage and

advertising is not displayed as per Condition 17. Checking and ensuring

that household storage is contained within individual units as per

Condition 19 and that waste storage is screened from public view as per

condition 20. In terms of Condition 21, the streetscape amenity is also

inspected. In this respect, I note that where any shopping trolleys were

located outside CEH sites these were recorded and both the consent

holder and consent holder's representative advised. While shopping

trolleys are certainly evident, it was a rare occurrence where a shopping

trolley was located on a berm directly adjoining a CEH premise.

19. Consent holders have been receptive to remedying any immediate issues

identified through site inspections. For example, during the 15

September 2023 inspection of the Ascot on Fenton, it was observed that

vehicles were reversing onto Fenton Street because they were prevented

from exiting the site via the thoroughfare to Toko Street. This section of

Fenton Street is identified as an Urban Secondary Arterial in the

Operative Rotorua District Plan and as such on-site turning is required

(and reversing onto Fenton Street is not permitted by the District Plan).

This was raised with the consent holder's representative and immediately

rectified. Vehicles now enter via Fenton Street and exit the site via Toko

Street.

20. It is also noted that at each inspection the CEH provider (Visions of a

Helping Hand, Wera Aotearoa Charitable Trust, Emerge Aotearoa) was

present on site. In most, but not all cases, security was also present.

**Exit Strategy – Condition 5** 

21. An exit strategy was submitted for certification by Council in accordance

with Condition 5 of the consents, on 14 June 2024. This exit strategy has

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not yet been certified. This condition has become an ongoing matter for

compliance subject to s124 of the Resource Management Act 1991 (RMA)

due to the seven current resource consent applications to authorise CEH

within these sites for a further year.

22. In this regard, I agree with Mr Batchelar's assessment at paragraph 29 of

his s42A overview report that s124 of the RMA provides the ability for

consent holders to continue to lawfully exercise their existing resource

consent while applying for a replacement resource consent. In

accordance with s124 of the RMA, while the Applicant must continue to

adhere to the scope of the consent and all conditions of consent, I agree

that it would not be appropriate to enforce a condition that requires the

operation to cease when that operation can continue if the consents are

granted. I would also add here that it is evident through the monitoring

of the current 10 consents that the Applicant continues to adhere to the

scope of the consent and conditions.

23. In relation to the three existing consents that are not being replaced –

Emerald Spa, Midway Motel and Malones Motel, further details are still

required regarding details of any required works to reinstate the

buildings as a motel, before certification of the exit strategy can be

confirmed. As of the most recent inspection it was observed through

discussions with the on-site providers that they had stopped receiving

people as of mid-July 2024.

**Occupancy – Condition 6** 

24. Condition 6 relates to occupancy and provides for maximum numbers of

occupants across each CEH premise. It is important to note that the

occupancy numbers observed at the time of each formal inspection were

all below that which was consented. In several instances actual

occupancy was approximately half of what was consented. For reference,

one of the larger premises, the Lake Rotorua Hotel, consented for 105

occupants across 93 units contained 78 occupants at the time of the

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February 2024 inspection and 58 occupants at the time of the August

2024 inspection. Similarly, one of the smaller premises, the Geneva,

consented for 41 occupants across 14 units, housed 17 occupants at the

time of the February 2024 inspection and 25 occupants at the time of the

August inspection.

25. It is important to note that this occupancy trend was observed at each

formal inspection and in most cases, as with those identified above, were

all below the maximum occupancy rate imposed in consent conditions. I

do note that I do not know whether this means there are vacant units or

whether there are fewer people per unit.

Whakarewarewa Village and Te Puia – Conditions 15 – 17

26. Conditions 15 - 17 of RC17648 (the Alpin), RC17893 (the Apollo) and

RC17661 (the Pohutu), as applicable, require measures to inform about

the location and cultural significance of Whakarewarewa Village and Te

Puia relative to these CEH sites. Regular (six monthly) meetings with

representatives is also a condition.

27. The compliance reports for all three CEH sites have responded to these

conditions with the more recent compliance reports covering the period

from 17 December 2023 to 16 June 2024 identifying the measures

undertaken to comply with these conditions, including a summary of

meetings and engagement.

Site Management Plans – Conditions 22, 23, 24 or 25

28. The site management plans required by Conditions 22, 23, 24 or 25, as

applicable, are comprehensive. While Council holds copies of the site

management plans for each premise, at every inspection the site

management plan was available for viewing.

29. There has also been the ability through the consent conditions to amend

the site management plans and / or recertify, this has never been

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required. Overall, the site management plans have proved an effective

tool to ensure the sites are being managed appropriately and with the

ability to amend or recertify provide the opportunity to capture any

additional issues as they arise.

Community Liaison Group – Condition 26 or 27

30. As required by Conditions 26 or 27, as applicable, of the resource

consents, RLC, MHUD senior management and a nominated

representative from the Community Liaison Group ("CLG") have met

every six months:

(a) 9 March 2023;

(b) 8 June 2023;

(c) 7 September 2023;

(d) 28 February 2024;

(e) 26 June 2024; and

(f) 26 September 2024.

31. At the time of writing, minutes of these meetings were available on the

MHUD website, except for minutes of the meeting held on 26 September

2024. I do not comment on the effectiveness or otherwise of these

meetings, except to say that these meetings have occurred regularly, as

per the condition parameters, and as such the condition is considered by

Council to be satisfied.

**CONCLUSION** 

32. Overall, I can conclude that there has been a high degree of compliance

with the existing consent conditions across all of the CEH sites and that

the conditions have been reasonably effective to implement. Regular

monitoring, coupled with a high degree of consent holder engagement

has also ensured ongoing compliance with conditions of consent.

**Lorelle Barry** 

08 / 10 / 2024

# Annexure A – Details of inspections

## Site 1 - 16 Sala Street (Alpin Motel)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17648, the response to the request for further information, dated 11 May 2022 and Site Plan entitled "16 Sala Street, Rotorua, Emergency Accommodation", sheet 1 of 1, dated 26/04/2022.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Chantelle is the suitable representative
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Council as soon as practicable, and within no more than five working days.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Lyall is the suitable representative
Requirements "Suitable representative" shall mean a person who: a. is familiar with the conditions and compliance obligations of this resource consent; b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergency				
Housing (CEH) on the subject site.  The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements" above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.				
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 24 and 25.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Consent Expiry				
This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes:	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year timeframe that is provided for under Condition 4(a).  2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that complies with the provisions of the District Plan.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies

Cessation of the CEH Activity on the Site				
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manage	, 15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end th		Lorelle Barry		
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall deta	I	Denise Morgan-Koia		
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not b	15.02.2024	Jason Ward	Lyall Wilson	
accepting further residents, and details of any required works to reinstate the buildings as a motel.		Lorelle Barry Neenu Vijayadharan		Complies
	08.08.2024	Jason Ward	Lyall Wilson	Exit strategy provided 14/06/24
	08.08.2024	Lorelle Barry	Lyan wiison	Exit strategy provided 14/00/24
		Denise Morgan-Koia		
Scale and Intensity				
A maximum of 120 occupants shall be permitted to reside within the 40 contracted emergency housing units.	15.09.2023	Jason Ward	Chantelle Windlebourne	Confirmed by MHUD and operator - not at full occupancy
Notes		Lorelle Barry Denise Morgan-Koia		
Notes: To avoid doubt, this resource consent does not:	15.02.2024	Jason Ward	Lyall Wilson	Not at full occupancy (currently 71 occupants)
Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Buildin	13.02.2024	Lorelle Barry	Lyan wiison	Not at run occupancy (currently 72 occupants)
Act requirements); or		Neenu Vijayadharan		
2. Limit the number of people residing in the Manager's Accommodation.	08.08.2024	Jason Ward	Lyall Wilson	Not at full occupancy (currently 69 occupants)
		Lorelle Barry		
		Denise Morgan-Koia		
Donald Keeping and Depositing				
Record Keeping and Reporting				
A written (including electronic) record shall be maintained at all times that states:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
a. The total occupancy numbers across the whole site;		Lorelle Barry		
b. The number of people within each unit; and c. The details of any complaints received and any incidents where security staff intervention has been required, and response:		Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - June 2023). 7 police callouts / visits to this site
undertaken by the Consent Holder to address these incidents or complaints				pulle 2023). 7 police callouts / visits to tills site
	15.02.2024	Jason Ward	Lyall Wilson	Complies
	13:02:2024	Lorelle Barry	Lyan Wilson	Compiles
		Neenu Vijayadharan		Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 June 2023 - 16
				December 2023). 6 police callouts / visits to this site
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 1
				June 2024). 27 police callouts / visits to this site
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at si	15.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
monthly intervals from the date of commencement of the consent. The information will be provided in a form that does no identify individuals.	t	Lorelle Barry Denise Morgan-Koia		
identify individuals.	15.02.2024	Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	Lyan wiison	Complies
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lvall Wilson	Received 02/08/2024
	08.06.2024	Lorelle Barry	Lyan wiison	Neceived 02/00/2024
		Denise Morgan-Koia		
	45.00.2022	1	Character Mc allahar and	D. v   04 /09 /002
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 month after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent condition	5 15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Received 01/08/2023
over the preceding 6 months. At a minimum the Compliance Report shall include:		Denise Morgan-Koia		
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identifie	15.02.2024	Jason Ward	Lyall Wilson	Complies
non-compliances;		Lorelle Barry		
b. Recent photographs of landscaping, open space and boundary fencing as required by Conditions 10, 11 and 12;		Neenu Vijayadharan		
c. Details of how compliance is achieved in respect of Condition 21 (Streetscape Amenity), including any maintenanc undertaken in the preceding 12 months and processes for keeping street berms tidy; and	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Received 02/08/2024
d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectivenes		Denise Morgan-Koia		
		Denise Worgan-Kola		
Landscaping, Open Space and Boundary Fencing				
	15.09.2023	Jason Ward	Chantelle Windlehourne	Complies
Landscaping, Open Space and Boundary Fencing  The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
Landscaping, Open Space and Boundary Fencing  The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.09.2023 15.02.2024	Lorelle Barry	Chantelle Windlebourne Lyall Wilson	Complies  Complies
		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward		
	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies

1 The existing shared open space, as shown on the Site Plan (approved under Condition 1 and updated under Condition 13), shall be retained in a condition suitable for recreational use by occupants.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - central shared recreational area with pool used in summer at supervised times only
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
2 All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and security for contracted emergency housing occupants and adjoining neighbours.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
3 The landscaping, planting and boundary fencing required by Conditions 10, 11 and 12 shall be marked on the Site Plan for the site and photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koja	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
4 The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
reaching the same height within the following planting season.  Note:	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
This condition does not restrict enhancement of landscaping.	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Complies
Whakarewarewa Village and Te Puia		Denise Morgan-Koia		
Within one month of the commencement of this consent the Consent Holder, or suitable representative, shall initiate a	15.09.2023	Jason Ward	Chantelle Windlebourne	Chantelle confirmed that this has been done
meeting(s) with a representative(s) from Whakarewarewa Village and Te Puia.  The purpose of the meeting(s) is to enable good information to be shared about the:		Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
Implementation of the Site Management Plan (SMP) in mitigating potential adverse effects of CEH;     b. The tidiness of the Whakarewarewa Village carpark; and		Lorelle Barry Neenu Vijayadharan		
c. Other initiatives, such as education programmes for CEH occupants, that could be implemented to improve the relationship	08.08.2024	Jason Ward	Lvall Wilson	Complies
between the operation of CEH and the operation of cultural and tourism operations at Whakarewarewa Village and Te Puia.  The Consent Holder shall offer to meet with representatives from Whakarewarewa Village and Te Puia a minimum of once		Lorelle Barry Denise Morgan-Koia	-,	
every six months.				
Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.				
Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note: In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the				
Note: In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koja	Chantelle Windlebourne	Complies
Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about	15.09.2023 15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.  Expectations about respecting neighbouring sites shall be determined at the first meeting between the Consent Holder, or sultable representative, and representative(s) from Whakarewarewa Village and Te Puia.		Lorelle Barry Denise Morgan-Koia Jason Ward		
Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.  Expectations about respecting neighbouring sites shall be determined at the first meeting between the Consent Holder, or	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies

17 The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.		Lorelle Barry		
		Denise Morgan-Koia		
Notes:	15.02.2024	Jason Ward	Lyall Wilson	Complies
1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.	13.02.2024	Lorelle Barry	Lyan Wilson	Compiled
2. The assess of consistent states to be seened in the consistent of the state of the continuous fathers in contract.		Neenu Vijayadharan		
As such, signage advertising the phone rumber, number of rooms, or the amenities onsite should be removed, but the name		1 1		
of the motel e.g. "Alpin Motel" can remain on display.	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
18 The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote touris	45.00.2022	Jason Ward	Chantelle Windlebourne	To do - Rotorua NZ to confirm
accommodation and other services at the site for the duration of the consent.	13.09.2023	Lorelle Barry	Chantelle Willdlebourne	To do - Rotorda N2 to Commin
accommodation and other services at the site for the duration of the consent.		Denise Morgan-Koia		
Nata				
Note:	15.02.2024	Jason Ward	Lyall Wilson	Complies
It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-part	1	Lorelle Barry		
websites.		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	-,	
		Denise Morgan-Koia		
		benise Morgan Rola		
Storage				
Any storage of household effects of contracted amorgonous benefit and the second district a first of the second district and t	15.00.2022	Jacon Ward	Chantelle Windlehause	Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
site		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
	08.08.2024	Lorelle Barry	Lyali Wilson	Complies
		Denise Morgan-Koia		
		Denise Morgan-Kola		
Waste storage shall be screened from the road frontage or residential properties.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lvall Wilson	Complies
		Lorelle Barry	-,	
		Denise Morgan-Koia		
Streetscape Amenity				
The Consent Holder shall undertake, and complete a daily written record of, the following:	15.09.2023	Jason Ward	Chantelle Windlebourne	SMP folder - viewed onsite
		Lorelle Barry		
a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractiv		Denise Morgan-Koia		
streetscape;	15.02.2024	Jason Ward	Lyall Wilson	Complies - SMP folder viewed onsite
b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and		Lorelle Barry		
c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies - SMP folder viewed onsite
Note:		Lorelle Barry		
The implementation of this condition is referred to in the Site Management Plan in Condition 25.		Denise Morgan-Koia		
		<u> </u>	<u> </u>	
On-site Management				
On-site Management				
	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all
	15.09.2023	Lorelle Barry	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all relevant documentation available onsite.
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	15.09.2023		Chantelle Windlebourne	
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha		Lorelle Barry Denise Morgan-Koia		relevant documentation available onsite.
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	15.09.2023 15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward	Chantelle Windlebourne Lyall Wilson	
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		relevant documentation available onsite.
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	relevant documentation available onsite.  Complies
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward		relevant documentation available onsite.
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	relevant documentation available onsite.  Complies
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson	relevant documentation available onsite.  Complies
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	relevant documentation available onsite.  Complies
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson Lyall Wilson	relevant documentation available onsite.  Complies
22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	relevant documentation available onsite.  Complies
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson Lyall Wilson	relevant documentation available onsite.  Complies  Complies - SMP folder viewed onsite

		_		
	15.02.2024		Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	08.08.2024	1 1		
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification is only in relation to ensuring the SMP has the written confirmation of MHUD.		Lorelle Barry Denise Morgan-Koia		
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	15.02.2024	Jason Ward	Lvall Wilson	Complies - SMP folder viewed onsite
the purpose of the similar to constitute that resource constitutes and constitutions are implemented by:	13.02.2024	Lorelle Barry	Lyali vviisoli	compiles - Sivir Total Viewed disite
a. Operating under the CEH model as described in Te Hau ki te Kāinga Strategic Plan;		Neenu Vijayadharan		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;	08.08.2024	Jason Ward	Lyall Wilson	Complies - SMP folder viewed onsite
c. Mitigating effects of CEH use on the immediate neighbourhood; and		Lorelle Barry	-,	
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Denise Morgan-Koia		
Note:				
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following and	,			
subsequent written confirmation by MHUD.				
25 The SMP required by Condition 24 must include:	15.09.2023	Jason Ward	Chantelle Windlebourne	SMP folder viewed onsite
2. Details of the customs and procedures for placing people (//siz-i-z/) in the content of content of the customs and procedures for placing people (//siz-i-z/) in the		Lorelle Barry Denise Morgan-Koia		
<ul> <li>a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pot e-Rima cultural framework including the:</li> </ul>	45.00.0004	·		Parador Pun Cida ta adapta
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies - SMP folder viewed onsite
elderly;		Neenu Vijayadharan		
ii. Avoidance of crowding;	08.08.2024	Jason Ward	Lvall Wilson	Complies - SMP folder viewed onsite
iii. Placement of families with children having regard to access to appropriate play space; and	00.08.2024	Jason Ward Lorelle Barry	Lyail Wilson	Complies - Sivir Tolder Viewed Offsite
iv. Management of people whose behaviour may create unacceptable risk to other occupants.		Denise Morgan-Koia		
b. Details of on-site manager's responsibility for implementation of the SMP;				
b. Details of on-site manager's responsibility for implementation of the SMP;				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by	,			
Condition 2;				
d. Details of the on-site support services to be provided, including the number of staff, location for training and office world				
within the site and hours of operation;				
e. Site management details and methods addressing, at a minimum, the following matters:				
i. Visitor numbers and visiting hours, and on-site visitor parking;				
ii. Staffing;				
iii. On-site and roaming security personnel, credentials, systems and procedures;				
iv. Location of carparking (including for visitors);				
v. Location of open space and play space;				
vi. Meeting /training operation (including hours of use); vii. Use of communal areas and facilities;				
vii. Ose of communar areas and racinities; viii. Details of regular site maintenance, including:				
a. Daily maintenance of streetscape amenity under Condition 21;				
b. Maintenance of landscaping and planting; and				
c. Programmed maintenance of all buildings.				
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
g. The set of 'house rules' that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the subject site:				
i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints abou				
CEH;				
				<u></u>
Rotorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
26 Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
meet at least every six months during the period of the resource consent to discuss the following matters:		Lorelle Barry		
		Denise Morgan-Koia		
a. The operation of contracted emergency housing on the site (and within the context of other contracted emergence	15.02.2024	Jason Ward	Lyall Wilson	Complies
housing); and		Lorelle Barry Neenu Vijayadharan		
<ul> <li>b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability fo the CEH contract to be cancelled.</li> </ul>	00.00.2024		I divelo	Provides.
and and the second seco	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
Notes:		Denise Morgan-Koia		
1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing		- S. Je morgan-kola		
should be terminated ahead of the two-year period.				
2. While Condition 26 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally				
27 MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this	15 00 2022	Jason Ward	Chantelle Windlebourne	Complies - being carried out
MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:	13.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	compiles - being carried out
3 - 4		Denise Morgan-Koia		

	a. The purpose of the CLG is:	15.02.2024		Lyall Wilson	Complies
	i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;		Lorelle Barry		
	ii. To promote the flow of information between the MHUD, Te Hau ki te Kāinga and the local community so as to, wherever	r	Neenu Vijayadharan		
	possible, address any issues that may arise; iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;	08.08.2024	Jason Ward	Lyall Wilson	Complies
	iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and		Lorelle Barry Denise Morgan-Koia		
	v. To discuss the exit strategy for CEH.		Denise Morgan-Kola		
	•				
	b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Kāinga, representative(s) from the				
	motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:				
	i. Three representatives from the community (where possible these representatives should be from different geographical	I			
	clusters of CEH); ii. One representative from the tourism industry; and				
	iii. One representative from Restore Rotorua Incorporated.				
	in one representative from heatore notored mearporated.				
	c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
	i. No more than 30 working days after the commencement of the consent; and				
	ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
	d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days				
	in advance of the meeting:	,			
	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
	f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting	3			
	venue; preparation of meeting minutes) and chairing duties; and h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents				
	n. who be stail, in consultation with the cits, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).				
	and nothing key decements for example, a website, or other decement nothing portary.				
	Notes:				
	1. Condition 27 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership	o e			
	requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity	/			
	common to all CEH consents.				
	In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the				
	local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish				
	to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	2. The purpose of Condition 27 may be achieved through other means such as a modified Rotorua Housing Taskforce or other	r			
	Rotorua emergency housing liaison group.				
	3. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or				
	specific purposes and on such terms as are agreed.				
Mo	nitorng Fee				
28	The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
20	monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions	5	Lorelle Barry		
	attached to these consents. That fee, or those fees to be set by Council according to its normal practice.		Denise Morgan-Koia		
		15.02.2024	Jason Ward	Lyall Wilson	Complies
			Lorelle Barry		
			Neenu Vijayadharan		
		08.08.2024	Jason Ward	Lyall Wilson	Complies
			Lorelle Barry Denise Morgan-Koia		
			Deliige Moldali-vola		
Rev	iew				
29	Pursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
	consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to	o e	Lorelle Barry		
	the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment	t	Denise Morgan-Koia		
	that may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further	15.02.2024	Jason Ward	Lyall Wilson	Complies
	or amended conditions. In particular, adverse effects may relate to:		Lorelle Barry		
	i. Site Management:	00.00.2024	Neenu Vijayadharan	I divel	S. O. P. C.
	ii. The use of common / shared areas;	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	iii. Parking; and/or		Denise Morgan-Koia		
	iv. Waste Management.		- 1oco.Barrikola		
30	Additional Offsite compliance checks	Weekly	Jason Ward		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated
			Lorelle Barry		
		07.08.2023	Jason Ward		9:30pm - as part of a regular night time drive by of CEH security at the Alpin was observed sitting at the rear boundary keeping an eye along
					that boundary. Security were also present in the office
		14.08.2024	Jason Ward		8:20pm - as part of a regular night time drive by of CEH security at the Alpin was observed sitting at the rear boundary keeping an eye along
					that boundary. Security were also present in the office

#### Building Act

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

#### Waste Management

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subport 6 – Clause 20).

#### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

#### Monitoring of Conditions

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (<a href="mailto:RMACompliance@rotorualc.nz">RMACompliance@rotorualc.nz</a>) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where the consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where the consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where the consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where the consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be charged for the administration of the consent holder will be char
- good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

Section 36 of the Resource Management Act 1991.

## Site 2 - 284-286 Fenton Street (Emerald Spa)

CONDITIONS				
general Control of the Control of th	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC1824-	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
and Site Plan entitled "284-286 Fenton Street, Emergency Accommodation", sheet 1 of 1, dated 12/07/2022.		Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Neenu Vijayadharan		
	22.08.2024	Jason Ward Lorelle Barry		Complies
		Neenu Vijayadharan		
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource	29.08.2023	Jason Ward	Chantelle Windlebourne	Chantelle is the suitable representative
consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The		Lorelle Barry		
consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Counc	13.02.2024	Lorelle Barry	Lyan wiison	Lyan is the suitable representative as chantelle is no longer working in this area (bate advised: 15/12/2025)
is soon as practicable, and within no more than five working days.		Neenu Vijayadharan		
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource	2208.2024	Jason Ward Lorelle Barry		Complies
consent to confirm their understanding of the consent conditions and compliance obligations.		Denise Morgan-Koia		
Navidan saka				
Requirements 'Suitable representative'' shall mean a person who:				
a. is familiar with the conditions and compliance obligations of this resource consent;				
b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergenc				
to is available on a daily basis to respond to kotorda taxes council's stan queries about the operation of contracted enlergence. Housing (CEH) on the subject site.	, , , , , , , , , , , , , , , , , , ,			
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative"				
fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements"				
above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.				
weeks following the commencement of this resource consent.				
contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
vritten confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.	25.00.2025	Lorelle Barry	Chantelle Willalebourile	Temples
		Denise Morgan-Koia		
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
		Lorelle Barry Denise Morgan-Koia		
		Demise Morgan-kora		
onsent Expiry				
	20.00.2022		Ich and the west of	
This resource consent shall expire on the earlier date of either: a. Two years from the date of decision; or	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year		Lorelle Barry		
imeframe that is provided for under Condition 4(a).	2208.2024	Neenu Vijayadharan Jason Ward		Complies
2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or	2200.2024	Lorelle Barry		
another use that complies with the provisions of the District Plan.		Denise Morgan-Koia		

No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager,	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the		Lorelle Barry		
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail		Denise Morgan-Koia		
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be	15.02.2024	Jason Ward	Lyall Wilson	Complies
accepting further residents, and details of any required works to reinstate the buildings as a motel.		Lorelle Barry		
		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Exit strategy provided 14/06/24
	22.08.2024	Lorelle Barry		Exit strategy provided 14/00/24
		Denise Morgan-Koia		
		Defilise Worgan-Kola		
Scale and Intensity				
A maximum of 93 occupants shall be permitted to reside within the 30 contracted emergency housing units.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Confirmed by MHUD and opertor - not at full occupancy
		Lorelle Barry		
Notes:		Denise Morgan-Koia		
To avoid doubt, this resource consent does not:	15.02.2024	Jason Ward	Lyall Wilson	Complies - Not at full occupancy (currently 42 occupants)
1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building		Lorelle Barry	-,	
Act requirements); or		Neenu Vijayadharan		
2. Limit the number of people residing in the Manager's Accommodation.	22.08.2024	Jason Ward		Complies - Not at full occupancy (currently 36 occupants) - Visions worker advised no referrals since mid July - no further referrals will be
		Lorelle Barry		accepted.
		Denise Morgan-Koia		
		3.		
Record Keeping and Reporting				
A matter final advantage and a second about the material and at 10 th control of the control of	20.00.2022	Janes Ward	Chartella Min III	Constitut
A written (including electronic) record shall be maintained at all times that states:	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
a. The total occupancy numbers across the whole site; b. The number of people within each unit; and		Lorelle Barry Denise Morgan-Koia		Relice attendance to incidente or complainte as provided within the Bernard Compliance Beauty (John 45.2 ) 2003 45
		Denise Morgan-Kola		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - 16
c. The details of any complaints received and any incidents where security staff intervention has been required, and responses undertaken by the Consent Holder to address these incidents or complaints.				June 2023. 1 police callout / visits to this site
undertaken by the consent noider to address these incidents of complaints.	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	ľ	
		Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16
				December 2023. 8 police callouts / visits to this site
	22.08.2024	Jason Ward		Complies
	22.06.2024	Lorelle Barry		Compiles
		Denise Morgan-Koia		Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16
		Demise Worgan-Rola		June 2024. 18 police callouts / visits to this site)
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six	29.08.2023	Jason Ward	Chantelle Windlebourne	TBC
monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not		Lorelle Barry		
identify individuals.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16
				December 2023. 8 police callouts / visits to this site
	22.08.2024	Jason Ward	Lyall Wilson	Received 02/08/2024
		Lorelle Barry		
		Denise Morgan-Koia		
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 month	s 29.08.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions		Lorelle Barry		
over the preceding 6 months. At a minimum the Compliance Report shall include:		Denise Morgan-Koia		
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified	15.02.2024	Jason Ward	Lyall Wilson	Complies
non-compliances;		Lorelle Barry		
b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 13;		Neenu Vijayadharan		
c. Details of how compliance is achieved in respect of Condition 19 (Streetscape Amenity), including any maintenance				
undertaken in the preceding 12 months and processes for keeping street berms tidy; and	22.08.2024	Jason Ward		Received 02/08/2024
d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness	S.	Lorelle Barry		
		Denise Morgan-Koia		
Landscaping, Open Space and Boundary Fencing				
Landscaping, Open Space and Boundary Fencing				
Landscaping, Open Space and Boundary Fencing  The existing gardens, pot plants and planter boxes shall be retained for the duration of the consent.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
	29.08.2023	Lorelle Barry	Chantelle Windlebourne	Complies
	29.08.2023		Chantelle Windlebourne	Complies
	29.08.2023 15.02.2024	Lorelle Barry	Chantelle Windlebourne  Lyall Wilson	Complies  Complies
		Lorelle Barry Denise Morgan-Koia		
		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
		Lorelle Barry Denise Morgan-Koia Jason Ward		
	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan		Complies
	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward		Complies
The existing gardens, pot plants and planter boxes shall be retained for the duration of the consent.	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia		Complies
	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Complies
The existing gardens, pot plants and planter boxes shall be retained for the duration of the consent.  A permanent fence or gate shall be installed between the subject site and the adjoining motel to the north within three	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies

		_		_
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
	22.08.2024	Neenu Vijayadharan Jason Ward		Complies
	22.00.2024	Lorelle Barry		Compiles
		Denise Morgan-Koia		
All external boundary fencing (except in relation to Condition 11 above) shall be maintained in the same or similar form to the	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
existing fencing to provide privacy and security for contracted emergency housing occupants and adjoining neighbours.		Lorelle Barry		
		Denise Morgan-Koia		
The landscaping, planting and boundary fencing required by Conditions 10, 11 and 12 shall be photographed and marked on	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
The landscaping, planting and boundary fencing required by Conditions 10, 11 and 12 shall be photographed and marked on the Site Plan for the site and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.	29.08.2023	Lorelle Barry	Chantelle Windlebourne	Complies
the site Hall for the site and supplied to the notorus cakes council within one month of the commencement of the consent.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	cyan wilson	Comples
		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
		Lorelle Barry		
		Denise Morgan-Koia		
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the		Lorelle Barry		
next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of		Denise Morgan-Koia		
reaching the same height within the following planting season.	15.02.2024	Jason Ward	Lyall Wilson	Complies
Note:		Lorelle Barry		
This condition does not restrict enhancement of landscaping.	22.08.2024	Neenu Vijayadharan		
	22.08.2024	Jason Ward Lorelle Barry		Complies
		Denise Morgan-Koia		
Motel Signage and Advertising				
The Consent Holder shall remove or cover where removal is not practicable, all motel signage for the duration of the consent	29.08.2023	Jason Ward	Chantelle Windlehourne	Complies
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent.  This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent. This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.  Notes:	29.08.2023 15.02.2024	Lorelle Barry	Chantelle Windlebourne  Lyall Wilson	Complies  Complies
This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.  Notes:  1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.  Notes:  1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.  2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan		Complies
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	22.08.2024	Jason Ward Lorelle Barry		Complies
		Denise Morgan-Koia		
Streetscape Amenity				
The Consent Holder shall undertake, and complete a daily written record of, the following:	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
		Lorelle Barry		
a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive		Denise Morgan-Koia		
streetscape; b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
,	22.08.2024	Jason Ward		Complies
Note:		Lorelle Barry		
The implementation of this condition is referred to in the Site Management Plan in Condition 23.		Denise Morgan-Koia		
On-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff sha	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all
be made aware of and understand the resource consent and its conditions and the compliance obligations.		Lorelle Barry		relevant documentation available onsite.
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
		Lorelle Barry		
		Denise Morgan-Koia		
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry Denise Morgan-Koia		
		=		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
	22.06.2024	Lorelle Barry		Complies
		Denise Morgan-Koia		
22 A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification		Lorelle Barry		
only in relation to encuring the SMR has the written confirmation of \$4111D				
only in relation to ensuring the SMP has the written confirmation of MHUD.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	15.02.2024	Jason Ward	Lyall Wilson	Complies  Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:  a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan;  b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;  c. Mitigating effects of CEH use on the immediate neighbourhood; and		Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	
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The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:  a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan;  b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;  c. Mitigating effects of CEH use on the immediate neighbourhood; and  d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	
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The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:  a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan;  b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;  c. Mitigating effects of CEH use on the immediate neighbourhood; and  d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.  Note:  To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any		Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson  Chantelle Windlebourne	
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The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:  a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan;  b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;  c. Mitigating effects of CEH use on the immediate neighbourhood; and  d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.  Note:  To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any subsequent written confirmation by MHUD.  The SMP required by Condition 22 must include:  a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Ferima cultural framework including the:  i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and	22.08.2024 29.08.2023	Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
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	ivii. Use of communal areas and facilities; viii. Details of regular site maintenance, including: a. Daily maintenance of streetscape amenity under Condition 19; b. Maintenance of streetscape amenity under Condition 19; b. Maintenance of landscaping and planting; and c. Programmed maintenance of all buildings. f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance; g. The set of 'Nouse rules' that will apply to the site; h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the subject site; i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about CEH; j. The process for dealing with complaints by or about any occupants of the site; k. Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under (i) above.				
R	otorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
24	Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall meet at least every six months during the period of the resource consent to discuss the following matters:  a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Being carried out
	housing); and  b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for the CEH contract to be cancelled.  Notes:		Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	I. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.  2. While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally	22.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Complies
25	MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Being Carried out
	a. The purpose of the CLG is:  i. To promote effective engagement on an on-going and regular basis about matters associated with CEH; ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	possible, address any issues that may arise; iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring; iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and v. To discuss the exit strategy for CEH.	22.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Complies
	b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:  i. Three representatives from the community (where possible these representatives should be from different geographical clusters of CEH);  ii. One representative from the tourism industry; and  iii. One representative from Restore Rotorua Incorporated.				
	c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:  i. No more than 30 working days after the commencement of the consent; and  ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
	<li>d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days in advance of the meeting;</li>				
	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
	f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).				
	Notes:  1. Condition 25 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity common to all CEH consents.				
	In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	<ol> <li>The purpose of Condition 25 may be achieved through other means such as a modified Rotorua Housing Taskforce or other Rotorua emergency housing liaison group.</li> </ol>				
	3. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or				

sp	ecinc purposes and on such terms as are agreed.								
Mon	Monitorng Fee								
m	ne Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further onitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions tached to these consents. That fee, or those fees to be set by Council according to its normal practice.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies				
		15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies				
		22.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Complies				
Revie	ew								
co	ursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this insent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to e effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the enromment		Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies				
th or	at may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further amended conditions. In particular, adverse effects may relate to:	15.02.2024		Lyall Wilson	Complies				
ii. iii	Site Management; The use of common / shared areas; Parking; and/or Waste Management.	22.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Complies				
28 Ad	dditional Offsite compliance checks	Weekly	Jason Ward Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated.				

#### Building Act

1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.

2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Naste Managemen

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### Monitoring of Condition

5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.

6. Please contact Council's Compliance & Regulatory Team (\*\*MACompliance @rotorvalc.n:\*) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is

good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

Section 36 of the Resource Management Act 1991.

## Site 3 - 299 Fenton Street (Geneva Motor Lodge)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
1. The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17891, the response to the request for further information, dated 11 May 2022 and Site Plan entitled "299 Fenton Street, Rotorua, Emergency Accommodation", sheet 1 of 1, dated 10/05/2022.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
2	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Chantelle is the suitable representative
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resourc consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The		Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.  Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Councas soon as practicable, and within no more than five working days.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.				
Requirements "Suitable representative" shall mean a person who: a. Is familiar with the conditions and compliance obligations of this resource consent; b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergenc Housing (CEH) on the subject site.	,			
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative fully understands all of the consent conditions, the complained obligations of the consent and satisfies the "Requirements above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.				
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 21 and 22.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Consent Expiry				
4. This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or  b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koja	Chantelle Windlebourne	Complies
Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
timeframe that is provided for under Condition 4(a).  2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that complies with the provisions of the District Plan.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
		_		-

Cessation of the CEH Activity on the site				
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager, Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be accepting further residents, and details of any required works to reinstate the buildings as a motel.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Exit strategy provided 14/06/24
Scale and Intensity				
A maximum of 41 occupants shall be permitted to reside within the 14 contracted emergency housing units.  Notes:	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Confirmed by MHUD and opertor - not at full occupancy
To avoid doubt, this resource consent does not:  1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building Act requirements); or	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Not at full occupancy (currently 17 occupants)
Limit the number of people residing in the Manager's Accommodation.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Not at full occupancy (currently 25 occupants)
Record Keeping and Reporting				
A written (including electronic) record shall be maintained at all times that states:  a. The total occupancy numbers across the whole site;  b. The number of people within each unit; and  c. The details of any complaints received and any incidents where security staff intervention has been required, and responses undertaken by the Consent Holder to address these incidents or complaints.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies  Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - 16 June 2023). 6 police callout / visits to this site
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies  Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16 December 2023). Graph is unclear - 5 or 11 police callouts / visits to this site (illegible number on graph)
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies  Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16 June 2024). 13 police callouts / visits to this site)
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not identify individuals.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Received 02/08/2024
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 month after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:	s 29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 12; c. Details of how compliance is achieved in respect of Condition 18 (Streetscape Amenity), including any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Received 02/08/2024
Landscaping, Open Space and Boundary Fencing				
The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies

March   Marc		08.08.2024		Lyall Wilson	Complies
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Part		29.08.2023		Chantelle Windlebourne	Complies
	security for contracted emergency housing occupants and adjoining neighbours.				
Prof. 1979   Pro			Denise Morgan-Koia		
### 1985   1985		15.02.2024	Jason Ward	Lyall Wilson	Complies
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Part			Neenu Vijayadharan		
Part		08.08.2024		Lyall Wilson	Complies
Processing planting and learning processing conditions (20 of 1) stable an elementary of the planting discourse and in the stable of the planting discourse and in the planting discourse and interest and in			Lorelle Barry		
Part			Denise Morgan-Koia		
Part	The landscaping, planting and boundary fencing required by Conditions 10 and 11 shall be marked on the Site Plan for the site	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
Services of the services of services of the services of services o			Lorelle Barry		
Control Barry   Control Barr			Denise Morgan-Koia		
Mathematical Continues of Con		15.02.2024		Lyall Wilson	Complies
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This includes any vessery/no vessery/no vessery/no yangue and upon advitange the motest a memorite.		20.00.2022	Inner West	Charlette MC attaly	le suit s
Note: Storage shall be screened from the road foreigned may not contained properties.  1 To April double revisiblement of model (groups may not contained springly sp	The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent. This includes any usagang impact and since advantising the motel's among iting.	29.08.2023		Chantelle Windlebourne	Compiles
Second Second Second Control	This includes any vacancy no vacancy signage and signs advertising the moter's amenides.				
1. To yound offerential private grows part on more in agree, you have done in a protection, the provide offerential properties.  2. The purpose of review in Sparker advertising they prove manufacturing signate private making signate to the member of rooms, or the amenical contains the should be removed, but the crime of the morter and ordinary advertising that provide the summer of the morter and provides and other services at the site for the duration of the consent.  2. Dec. The Consent Rodder Stadt, as for all a practicable, remove all ordinar advertising and websites that provide to transport and other services at the site for the duration of the consent.  2. Dec. The Consent Rodder Stadt, as for all a practicable, remove all ordinar advertising and websites that provide a consent.  2. Dec. The Consent Rodder Stadt, as for all a practicable, remove all ordinar advertising and websites that provide a consent.  2. Dec. The Consent Rodder Stadt, as for all a practicable, remove all ordinar advertising from all third party websites.  2. Dec. 2. Stadt S	Notes:	15.02.2024		Lyall Wilson	Complies
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As such, signed anderstraining the phone number, number of promise, or the amenites consists should be removed, but the name of the morter (e.g. "Geneval Motor Lodge" can remain on digitary.  The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist accommodation and other services at the form the duration of the consent.  **Note.**  **Note.**  **Note.**  **Note.**  **Note.**  **Note.**  **Note.**  **Note starting of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the first.  **Note.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note touring shall be screened from the road frontage or residential properties.**  **Note tourings shall be screened from the road frontage or residential properties.**  **Note touring shall be screened from the road frontage or residential properties.**  **Note touring shall be screened from the road frontage or residential properties.**  **Note touring shall be screened from the road f					
In Consent Froder shall, as far as is practicable, remove all online advertising and websites that promote tourist accommodation and other services at the site for the duration of the consent.  15 Secondary of the information of the informatic such that it may not be possible to remove advertising from all third party wholes the services of the information of the informat	As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name	08 08 2024		Lvall Wilson	Complies
Denies Morgan Kola  The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist accommodation and other services at the site for the duration of the consent.  Note:  1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the duration of the consent.  Note: 1 to a Accommodation and other services at the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fundation of the consent.  Note: 1 to a Accommodation and the site for the fu	of the motel e.g. "Geneva Motor Lodge" can remain on display.	00.00.2024		Lyan Wilson	Compiles
Note: Storage  Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the storage shall be screened from the road frontage or residential properties.  Water storage shall be screened from the road frontage or residential properties.    208 2024   350 8 2025   3500 8 Ward   250 8 2026   3500 8 Ward   250					
Corelle Barry   Commission and other services at the site for the duration of the consent.   Corelle Barry   Neeno Vijayadharan   Vijal Wilson   Compiles   Commission   Commission   Compiles   Commission   Com					
Localise Bury New Vision Localise Bury Denise Morgan-Kola    Localise Bury New Vision Localise Bury Denise Morgan-Kola    Localise Bury Denise Morgan-Kola   Localise Bury Denise Morgan-Kola   Localise Bury Denise Morgan-Kola   Localise Bury Denise Morgan-Kola  Localis	The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
Note: 15 of 2020 4			Lorelle Barry		
It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party websites.  8.08.0224   Jason Ward Lorelle Barry Denise Morgan-Kola   Syall Wilson   Complies    Storage  Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the street.  15.02.2024   Jason Ward Lorelle Barry Denise Morgan-Kola   Syall Wilson   Complies    15.02.2024   Jason Ward Lorelle Barry Neneu Vilgeshahran   Syall Wilson   Complies    15.02.2024   Jason Ward Lorelle Barry Neneu Vilgeshahran   Syall Wilson   Complies    15.02.2024   Jason Ward Lorelle Barry Neneu Vilgeshahran   Syall Wilson   Complies    15.02.2024   Jason Ward Lorelle Barry Neneu Vilgeshahran   Syall Wilson   Complies    15.02.2024   Jason Ward Lorelle Barry   Syall Wilson   Syall Wilson   Complies    15.02.2024   Jason Ward Lorelle Barry   Syall Wilson   Syall Wilson   Syall Wilson   Complies    15.02.2024   Jason Ward Lorelle Barry   Syall Wilson   Syall			Denise Morgan-Koia		
Websites.    Neemu Vijayadharan   Neemu Vijayadhara		15.02.2024	Jason Ward	Lyall Wilson	Complies
Restrict yipysharian   Security yipysharian			Lorelle Barry		
Lorelle Barry Denise Morgan-Kola  Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.  Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.  4	websites.		Neenu Vijayadharan		
Storage  Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.  Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the contracted emergency housing occupants shall be provided inside existing buildings on the conflict Earry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Denise Morgan-Koia  Wall Wilson Compiles  Compiles  Compiles		08.08.2024		Lyall Wilson	Complies
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Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.    20,82,023   Jason Ward   Lyall Wilson   Lyall Wilso			Denise Morgan-Koia		
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.    20,82,023   Jason Ward   Lyall Wilson   Lyall Wilso					<u></u>
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Solution	site.				
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Waste storage shall be screened from the road frontage or residential properties.  29.08.2023  Jason Ward Lorelle Barry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan  08.08.2024  Jason Ward Lorelle Barry Neenu Vijayadharan Lorelle Barry Denise Morgan-Koia  Lyall Wilson  Complies		08.08.2024		I vall Wilson	Complies
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Waste storage shall be screened from the road frontage or residential properties.  29.08.2023  Jason Ward Lorelle Barry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan  08.08.2024  Jason Ward Lorelle Barry Neenu Vijayadharan Lyall Wilson Complies  Complies  Complies  Complies  Complies  Complies  Complies					
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Lorelle Barry Denise Morgan-Koia					
Denise Morgan-Koia		08.08.2024		Lyall Wilson	Complies
			Denise Morgan-Koia		

The consent holder shall undertake, and complete a daily written record of, the following:	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
		Lorelle Barry		
a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive		Denise Morgan-Koia		
streetscape;	15.02.2024	Jason Ward	Lyall Wilson	Complies
b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and		Lorelle Barry		
c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
Note:	08.08.2024	Lorelle Barry	Lyali Wilson	Complies
The implementation of this condition is referred to in the Site Management Plan in Condition 22.		Denise Morgan-Koia		
		Denise Morgan-Kola		
On-site Management				
On-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all
be made aware of and understand the resource consent and its conditions and the compliance obligations.		Lorelle Barry		relevant documentation available onsite.
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	Lyali Wilson	Complies
	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies
	08.08.2024	Lorelle Barry	Lyali Wilson	Compiles
		Denise Morgan-Koia		
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	-,	
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	
	08.08.2024		Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification is		Lorelle Barry		
only in relation to ensuring the SMP has the written confirmation of MHUD.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	13.02.2024	Lorelle Barry	Lyan wiison	Complies
a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan:		Neenu Vijayadharan		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;				
c. Mitigating effects of CEH use on the immediate neighbourhood; and	08.08.2024	Jason Ward	Lyall Wilson	Complies
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Lorelle Barry		
d. Elisating appropriate communication, monitoring and response to companies.		Denise Morgan-Koia		
Note:				
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
subsequent written confirmation by MHUD.				
subsequent written commitment by windb.				
The SMP required by Condition 21 must include:	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
		Lorelle Barry		
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou		Denise Morgan-Koia		
e-Rima cultural framework including the:	15.02.2024	Jason Ward	Lyall Wilson	Complies
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and		Lorelle Barry		
elderly;		Neenu Vijayadharan		
ii. Avoidance of crowding;	08.08.2024	Jason Ward	Lyall Wilson	Complies
iii. Placement of families with children having regard to access to appropriate play space; and	08.08.2024		Lyan Wilson	Complies
	08.08.2024	Lorelle Barry	Lyan Wilson	Compiles
Hacement of families with children having regard to access to appropriate play space; and     Management of people whose behaviour may create unacceptable risk to other occupants.	06.08.2024		Lyan wiison	Compiles
iv. Management of people whose behaviour may create unacceptable risk to other occupants.	08.08.2024	Lorelle Barry	Lyaii wiisuii	Compiles
	08.06.2024	Lorelle Barry	Lyan wiison	Comprise
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;	08.06.2024	Lorelle Barry	Lyali wilson	Comprise
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by	08.06.2024	Lorelle Barry	Lyan winson	Compiles
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;	06.06.2024	Lorelle Barry	Lyali Wilsoli	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;	06.06.2024	Lorelle Barry	Lyan wilson	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work	05.06.2024	Lorelle Barry	Lyan wilson	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;	05.06.2024	Lorelle Barry	Lyan vvisoli	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;	05.06.2024	Lorelle Barry	Lyan vensoir	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters:	05.06.2024	Lorelle Barry	Lyan vvisoir	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters:  i. Visitor numbers and visiting hours, and on-site visitor parking;	05.06.2024	Lorelle Barry	Lyan vvisoli	Compacts
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters:  i. Visitor numbers and visiting hours, and on-site visitor parking;  ii. Staffing:  ii. Staffing:	05.05.2024	Lorelle Barry	Lyan vensoli	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters: i. Visitor numbers and visiting hours, and on-site visitor parking; ii. Staffing; iii. On-site and roaming security personnel, credentials, systems and procedures;	05.05.2024	Lorelle Barry	Lyan vensori	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters:  i. Visitor numbers and visiting hours, and on-site visitor parking;  ii. Staffing;  iii. On-site and roaming security personnel, credentials, systems and procedures;  v. Location of carparking (including for visitors);	05.05.2024	Lorelle Barry	Lyan vensori	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters: i. Visitor numbers and visiting hours, and on-site visitor parking; ii. Staffing; iii. On-site and roaming security personnel, credentials, systems and procedures; iv. Location of carparking (including for visitors); v. Location of open space and play space;	05.05.2024	Lorelle Barry	Lyan vvisoli	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters: i. Visitor numbers and visiting hours, and on-site visitor parking; ii. Staffing; iii. On-site and roaming security personnel, credentials, systems and procedures; iv. Location of carparking (including for visitors); v. Location of open space and play space; vi. Meeting /training operation (including hours of use);	05.06.2024	Lorelle Barry	Lyan vvisoli	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters: i. Visitor numbers and visiting hours, and on-site visitor parking; iii. On-site and roaming security personnel, credentials, systems and procedures; iv. Location of carparking (including for visitors); v. Location of open space and play space; vi. Meeting /training operation (including hours of use); vii. Use of communal areas and facilities;	05.05.2024	Lorelle Barry	Lyan vensori	Compace
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters: i. Visitor numbers and visiting hours, and on-site visitor parking; ii. Staffing; iii. On-site and roaming security personnel, credentials, systems and procedures; iv. Location of open space and play space; vi. Location of open space and play space; vi. Meeting /training operation (including hours of use); vii. Details of regular site maintenance, including: viii. Details of regular site maintenance, including:	05.05.2024	Lorelle Barry	Lyan vensori	Comprises
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;  d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;  e. Site management details and methods addressing, at a minimum, the following matters: i. Visitor numbers and visiting hours, and on-site visitor parking; iii. On-site and roaming security personnel, credentials, systems and procedures; iv. Location of carparking (including for visitors); v. Location of open space and play space; vi. Meeting /training operation (including hours of use); vii. Use of communal areas and facilities;	05.05.2024	Lorelle Barry	Lyan vensoli	Compress

ı	c. Programmed maintenance of all buildings. c. Programmed maintenance of all buildings. f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance; g. The set of 'house rules' that will apply to the site; h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the subject site; i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about CEH; j. The process for dealing with complaints by or about any occupants of the site; k. Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under (i) above.				
23	Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
	meet at least every six months during the period of the resource consent to discuss the following matters:  a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency		Lorelle Barry Denise Morgan-Koia		
	housing); and b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for the CEH contract to be cancelled.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
		08.08.2024	Jason Ward	Lyall Wilson	Complies
	Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing		Lorelle Barry Denise Morgan-Koia		
	should be terminated ahead of the two-year period.  2. While Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.				
	2. While Condition 23 (above) is limited to CET, this does not prevent a broader discussion about emergency nodsing generally.				
24	MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
	consent in accordance with the following requirements:		Lorelle Barry Denise Morgan-Koia		
		15.02.2024	Jason Ward	Lyall Wilson	Complies
	i. To promote effective engagement on an on-going and regular basis about matters associated with CEH; ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever		Lorelle Barry Neenu Vijayadharan		
	possible, address any issues that may arise;	08.08.2024	Jason Ward	Lyall Wilson	Complies
	<ul><li>iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;</li><li>iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and</li></ul>		Lorelle Barry Denise Morgan-Koia		
	v. To discuss the exit strategy for CEH.		Delinse Morgan Rola		
	b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Kāinga, representative(s) from the				
	motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite: i. Three representatives from the community (where possible these representatives should be from different geographical				
	clusters of CEH); ii. One representative from the tourism industry; and				
	iii. One representative from the coursm industry; and iii. One representative from Restore Rotorua Incorporated.				
	c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
	i. No more than 30 working days after the commencement of the consent; and				
	ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
	d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days in advance of the meeting;				
	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
	f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and				
	h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).				
	Notes:				
	<ol> <li>Condition 24 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity common to all CEH consents.</li> </ol>				
	In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	<ol><li>The purpose of Condition 24 may be achieved through other means such as a modified Rotorua Housing Taskforce or other Rotorua emergency housing liaison group.</li></ol>				
	<ol> <li>For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or specific purposes and on such terms as are agreed.</li> </ol>				
					I

Monitorng Fee				
The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents. That fee, or those fees to be set by Council according to its normal practice.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
		Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Review				
Pursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on environment		Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
that may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions. In particular, adverse effects may relate to:	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
v. Site Management; vi. The use of common / shared areas; vii. Parking; and/or viii. Waste Management.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
7 Additional Offsite compliance checks	Weekly	Jason Ward Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated

#### Buildina Act

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Managemen

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

### Right of Objection

- 4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it
- will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### Monitoring of Conditions

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (\*\*MACompliance@rotorualc.nz\*) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is
- good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of
  - Section 36 of the Resource Management Act 1991.

## Site 4 - 321 Fenton Street (Malones Motel)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
<ol> <li>The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17662, the response to the request for further information dated 11 May 2022 and Site Plan entitled "321 Fenton Street, Rotorua, Emregency Accommodation", sheet of 1 d, dated 5/05/2022.</li> </ol>	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource	29.08.2023	Jason Ward	Chantelle Windlebourne	Chantelle is the suitable representative
consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.		Lorelle Barry Denise Morgan-Koia		
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Council as soon as practicable, and within no more than five working days.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Requirements  "Suitable representative" shall mean a person who: a. is familiar with the conditions and compliance obligations of this resource consent; b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergency				
Housing (CEH) on the subject site.  The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements" above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.				
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 24 and 25.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Consent Expiry				
This resource consent shall expire on the earlier date of either:	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry	Lyall Wilson	Complies
timeframe that is provided for under Condition 4(a).	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Complies
<ol><li>Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that complies with the provisions of the District Plan.</li></ol>		Denise Morgan-Koia		
Cessation of the CEH Activity on the site				
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager, Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be accepting further residents, and details of any required works to reinstate the buildings as a motel.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies

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	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Exit strategy provided 14/06/24
		Denise Morgan-Koia		
Scale and Intensity				
A maximum of 42 occupants shall be permitted to reside within the 20 contracted emergency housing units.	29.08.2023	Jason Ward	Chantelle Windlebourne	Confirmed by MHUD and opertor - not at full occupancy
Notes:		Lorelle Barry Denise Morgan-Koia		, , , , , , , , , , , , , , , , , , , ,
To avoid doubt, this resource consent does not:  1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building Act requirements); or	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Not at full occupancy (currently 18 occupants)
2. Limit the number of people residing in the Manager's Accommodation.	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Not at full occupancy (currently 18 occupants) - reduced from 20 to 10 units
		Lorelle Barry Denise Morgan-Koia		No new occupants since 19/07/2024
Record Keeping and Reporting				
A written (including electronic) record shall be maintained at all times that states:	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
The total occupancy numbers across the whole site;     The number of people within each unit; and     The details of any complaints received and any incidents where security staff intervention has been required, and responses undertaken by the Consent Holder to address these incidents or complaints		Lorelle Barry Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - 16 June 2023). 7 police callout / visits to this site
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16 December 2023). 3 police callouts / visits to this site
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Complies  Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16 Ju 2024). 4 police callouts / visits to this site
e information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six onthly intervals from the date of commencement of the consent. The information will be provided in a form that does not entify individuals.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koja	Chantelle Windlebourne	Received 01/08/2023
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koja	Lyall Wilson	Received 02/08/2024
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 months after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 14;	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Received 02/08/2024
c. Details of how compliance is achieved in respect of Condition 21 (Streetscape Amenity), including any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness.		Lorelle Barry Denise Morgan-Koia		
Landscaping, Open Space and Boundary Fencing				
	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	15.02.2024	Denise Morgan-Koia  Jason Ward  Lorelle Barry	Lyall Wilson	Complies
	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
Permanent childproof fencing that is visually permeable shall be installed along the Sumner Street frontage to replace the existing corrugated iron fencing within one month of the commencement of this consent.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - supervised play area on site
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Complies
The area between the western edge of the building and the boundary with the Arawa Bowls Club shall be blocked off to	29.08.2023	Denise Morgan-Koia Jason Ward	Chantelle Windlebourne	Complies - fence/barrier in place
restrict casual access by CEH occupants and this barrier shall remain in place for the duration of the consent.		Lorelle Barry Denise Morgan-Koia		

	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
	20.00.2022	Denise Morgan-Koia	01 . 11 147 11 1	
All external boundary fencing shall be maintained in the same or similar form to the existing fencing (except in relation to the upgraded fencing required by Condition 11 above) to provide privacy and security for contracted emergency housing occupants	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
and adjoining neighbours.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
The landscaping, planting and boundary fencing required by Conditions 10-13 shall be marked on the Site Plan for the site and	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.		Lorelle Barry		
	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	Lyan wilson	Complies
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the		Lorelle Barry		
next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of	45.00.0004	Denise Morgan-Koia		
reaching the same height within the following planting season.	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
Note:		Neenu Vijayadharan		
This condition does not restrict enhancement of landscaping.	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
		Denise Morgan-Kola		
Motel Signage and Advertising				
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.	25.06.2025	Lorelle Barry	Chantelle Willdlebourne	Compiles
		Denise Morgan-Koia		
Notes:	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
<ol> <li>To avoid doubt, reinstatement of motel signage may occur after consent expiry.</li> <li>The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.</li> </ol>		Neenu Vijayadharan		
As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name of	08.08.2024	Jason Ward	Lyall Wilson	Complies
the motel e.g. "Malones Motel" can remain on display.		Lorelle Barry	,	
		Denise Morgan-Koia		
7 The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
accommodation and other services at the site for the duration of the consent.	25.06.2025	Lorelle Barry	Chantelle Willdlebourne	Compiles
		Denise Morgan-Koia		
Note:	15.02.2024	Jason Ward	Lyall Wilson	Complies
It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party websites.		Lorelle Barry Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
	08.08.2024	Lorelle Barry	Lyan wilson	Complies
		Denise Morgan-Koia		
Storago				
Storage				
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
site.		Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
	00.00.0004	Neenu Vijayadharan		
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
19 Waste storage shall be screened from the road frontage or residential properties.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
		ocinise iviol gall-Kuld		
Streetscape Amenity				
	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
20. The consent holder shall undertake, and complete a daily written record of, the following:	23.30.2023	Lorelle Barry	Chancelle Windlebourne	Compiles Sim force viewed disite
a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive		Denise Morgan-Koia		

streetscape;	15.02.2024	Jason Ward	Lyall Wilson	Complies
b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and		Lorelle Barry		
c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
Note: The implementation of this condition is referred to in the Site Management Plan in Condition 24.	08.08.2024	Jason Ward	Lyall Wilson	Complies
The implementation of this condition is referred to in the Site Management Plan in Condition 24.		Lorelle Barry		
		Denise Morgan-Koia		
On-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had a
An on-site starring presence snail be maintained on the site at all times for the duration of the consent. The on-site starr snail be made aware of and understand the resource consent and its conditions and the compliance obligations.	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	compiles - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had a relevant documentation available onsite.
be made aware of and understand the resource consent and its conditions and the compliance obligations.	A contract of the contract of	Denise Morgan-Koia		relevant documentation available offsite.
	15.02.2024	Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	Lydii VVIISOII	Complete
	A contract of the contract of	Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Denise Morgan-Koia		
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
	A contract of	Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - SMP folder viewed onsite
is only in relation to ensuring the SMP has the written confirmation of MHUD.		Denise Morgan-Koia		
is only in relation to ensuring the sixt has the written communication of writer.	15.02.2024	Jason Ward	Lyall Wilson	Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	13.02.2024	Lorelle Barry	Lydii VVIISOII	Complete
a. Operating under the CEH model as described in Te Hau ki te Kāinga Strategic Plan;		Neenu Vijayadharan		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;	08.08.2024	Jason Ward	Lyall Wilson	Complies
c. Mitigating effects of CEH use on the immediate neighbourhood; and		Lorelle Barry	,	
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Denise Morgan-Koia		
Note:	A contract of			
Note: To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
subsequent written confirmation by MHUD.	A contract of			
subsequent whiten communition by whole.				
The SMP required by Condition 21 must include:	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
	A contract of	Lorelle Barry		
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou		Denise Morgan-Koia		
e-Rima cultural framework including the:  i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and	15.02.2024	Jason Ward	Lyall Wilson	Complies
elderly;	A contract of	Lorelle Barry		
ii. Avoidance of crowding;		Neenu Vijayadharan		
iii. Placement of families with children having regard to access to appropriate play space; and	08.08.2024	Jason Ward		Complies
			Lyall Wilson	Compiles
iv. Management of people whose behaviour may create unacceptable risk to other occupants.		Lorelle Barry	Lyall Wilson	Compiles
			Lyall Wilson	Compiles
iv. Management of people whose behaviour may create unacceptable risk to other occupants.  b. Details of on-site manager's responsibility for implementation of the SMP;		Lorelle Barry	Lyall Wilson	Compiles
b. Details of on-site manager's responsibility for implementation of the SMP;		Lorelle Barry	Lyall Wilson	Compiles
b. Details of on-site manager's responsibility for implementation of the SMP;      c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by		Lorelle Barry	Lyall Wilson	Compiles
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b. Details of on-site manager's responsibility for implementation of the SMP;  c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;		Lorelle Barry	tyall Wilson	Compiles
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b. Details of on-site manager's responsibility for implementation of the SMP;      c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;      d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;      e. Site management details and methods addressing, at a minimum, the following matters:		Lorelle Barry	tyall Wilson	Compiles
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Roto	rua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
Ro	orua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
	et at least every six months during the period of the resource consent to discuss the following matters:		Lorelle Barry		
		15.02.2024	Denise Morgan-Koia	Lyall Wilson	Canalia
	he operation of contracted emergency housing on the site (and within the context of other contracted emergency ssing); and	15.02.2024	Jason Ward Lorelle Barry	Lyali Wilson	Complies
	Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for		Neenu Vijayadharan		
the	CEH contract to be cancelled.	08.08.2024	Jason Ward	Lyall Wilson	Complies
			Lorelle Barry	·	
1	<u>es:</u> t is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing		Denise Morgan-Koia		
	uld be terminated ahead of the two-year period.				
2.	Vhile Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.				
		20.00.2022		Cl II MC II I	
	UD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this sent in accordance with the following requirements:	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - Being carried out
-	sent in accordance with the following requirements.		Denise Morgan-Koia		
	he purpose of the CLG is:	15.02.2024	Jason Ward	Lyall Wilson	Complies
	p promote effective engagement on an on-going and regular basis about matters associated with CEH;		Lorelle Barry	-,	
	o promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever sible, address any issues that may arise:		Neenu Vijayadharan		
	To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;	08.08.2024	Jason Ward	Lyall Wilson	Complies
	To discuss any feedback on effectiveness of Site Management Plans and conditions; and		Lorelle Barry Denise Morgan-Koia		
v. '	o discuss the exit strategy for CEH.				
b.	he CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Kāinga, representative(s) from the				
	tel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:				
i. T	nree representatives from the community (where possible these representatives should be from different geographical				
	sters of CEH);				
	One representative from the tourism industry; and One representative from Restore Rotorua Incorporated.				
	one representative from nestore flotorida incorporated.				
	MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
	o more than 30 working days after the commencement of the consent; and				
11.	lo-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
d.	he time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days				
in	dvance of the meeting;				
	Ainutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
e.	minutes of the CCG meetings shall be kept by Minob and be made publicly available,				
f. 1	IHUD shall engage an independent chairperson to facilitate CLG meetings;				
١.					
g.	MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting ue; preparation of meeting minutes) and chairing duties; and				
vei	de, preparation of meeting minutes) and chairing duties, and				
	MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents				
an	hosting key documents (for example, a website, or other document hosting portal).				
No	res:				
	condition 26 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership				
rec	uirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity				
	nmon to all CEH consents.				
	he event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the all community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish				
	e-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	the purpose of Condition 26 may be achieved through other means such as a modified Rotorua Housing Taskforce or other				
ко	orua emergency housing liaison group.				
	or the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or				
	cific purposes and on such terms as are agreed.				
٠					
ni	orng Fee				
Th	Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
mo	nitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions		Lorelle Barry		
att	ached to these consents. That fee, or those fees to be set by Council according to its normal practice.	15.02.2024	Denise Morgan-Koia	Lucil Miles	Canalina
		15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
			Neenu Vijayadharan		
				t	Complies
		08.08.2024	Jason Ward	Lyall Wilson	Complies
		08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Compiles

28	consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	or amended conditions. In particular, adverse effects may relate to:	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	v. Site Management; vi. The use of common / shared areas; vii. Parking; and/or viii. Waste Management.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
29	Additional Offsite compliance checks	Weekly	Jason Ward Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.

  2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

3. Waste management is addressed under the Council's Solid Waste Bylow 2016. The bylow has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (RMACompliance@rotorvolc.n.) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where

good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

Section 36 of the Resource Management Act 1991.

## Site 5 - 293 Fenton Street (Midway Motel)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
RC17890, the response to the request for further information, dated 11 May 2022 and Site Plan entitled "293 Fenton Street, Rotorua, Emergency Accommodation", sheet 1 of 1, dated 11/05/2022.		Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
		Lorelle Barry		
		Denise Morgan-Koia		
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource		Jason Ward	Chantelle Windlebourne	Chantelle is the suitable representative
consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	2	Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Counc	1 15.02.2024	Lorelle Barry	Lydii Wilson	Lyan is the suitable representative as chantele is no longer working in this area (bate advised: 15/12/2023)
as soon as practicable, and within no more than five working days.		Neenu Vijayadharan		
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource	22.08.2024	Jason Ward		Complies
consent to confirm their understanding of the consent conditions and compliance obligations.		Lorelle Barry Denise Morgan-Koia		
Requirements		Democ Worgan Rola		
"Suitable representative" shall mean a person who:				
a. is familiar with the conditions and compliance obligations of this resource consent;     b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and				
c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergence	,			
Housing (CEH) on the subject site.				
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The representative can be the same person across an or some of the 13 Cen sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative				
fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within tw				
weeks following the commencement of this resource consent.				
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 21 and 22.		Lorelle Barry		
	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	Lyan wilson	Complies
		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
		Lorelle Barry Denise Morgan-Koia		
Course Francis				<u> </u>
Consent Expiry				
This resource consent shall expire on the earlier date of either:     a. Two years from the date of decision; or	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
Two years from the date of decision; or     b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
Notes:		Lorelle Barry	,	
Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year timeframe that is provided for under Condition 4(a).		Neenu Vijayadharan		
2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or	2208.2024	Jason Ward Lorelle Barry		Complies
another use that complies with the provisions of the District Plan.		Denise Morgan-Koia		
and the state of the original transport to				
Cessation of the CEH Activity on the site				
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager,	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the		Lorelle Barry		
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail		Denise Morgan-Koia		1

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matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be accepting further residents, and details of any required works to reinstate the buildings as a motel.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	2208.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Exit strategy provided 14/06/24
Scale and Intensity	"		<u>'</u>	
A maximum of 70 occupants shall be permitted to reside within the 15 contracted emergency housing units.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Confirmed by MHUD and opertor - not at full occupancy
Notes:		Lorelle Barry Denise Morgan-Koia		
To avoid doubt, this resource consent does not:  1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building Act requirements); or	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Not at full occupancy (currently 27 occupants)
Limit the number of people residing in the Manager's Accommodation.	22.08.2024	Jason Ward Lorelle Barry		Complies - Not at full occupancy (currently 31 occupants)
Record Keeping and Reporting		Denise Morgan-Koia		
A written (including electronic) record shall be maintained at all times that states:  a. The total occupancy numbers across the whole site; b. The number of people within each unit; and c. The details of any complaints received and any incidents where security staff intervention has been required, and responses	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies  Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - 16 June 2023). 8 police callouts / visits to this site.
undertaken by the Consent Holder to address these incidents or complaints.	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16 December 2023). 8 police callouts / visits to this site.
	22.08.2024	Jason Ward		Complies
		Lorelle Barry Denise Morgan-Koia		Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16 Jt 2024). 14 police callouts / visits to this site
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not identify individuals.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
	15.02.2024	Jason Ward Lorelle Barry Neenu Viiavadharan	Lyall Wilson	Complies
	22.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Received 02/08/2024
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 months	29.08.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:		Lorelle Barry Denise Morgan-Koia		
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;  N. Posset Protectors of Landersians, page pages and boundary fractions or convicted by Condition 12:	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 12; c. Details of how compliance is achieved in respect of Condition 18 (Streetscape Amenity), including any maintenance	22.08.2024	Jason Ward		Received 02/08/2024
undertaken in the preceding 12 months and processes for keeping street berms tidy; and d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness.		Lorelle Barry Denise Morgan-Koia		
Landscaping, Open Space and Boundary Fencing				
The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
of the existing trees and vegetation along an obundaries of the site shall be retained for the duration of the consent.		Lorelle Barry Denise Morgan-Koia		Compiles
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	22.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia		Complies
1 All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and security for contracted emergency housing occupants and adjoining neighbours.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	22.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry		Complies
		Denise Morgan-Koia		
2 The landscaping, planting and boundary fencing required by Conditions 10 and 11 shall be marked on the Site Plan for the site and photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies

	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
	22.00.2024	Lorelle Barry		Compress
		Denise Morgan-Koia		
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of		Denise Morgan-Koia		
reaching the same height within the following planting season.	15.02.2024	Jason Ward	Lyall Wilson	Complies
Notes		Lorelle Barry		
Note: This condition does not restrict enhancement of landscaping.	22.08.2024	Neenu Vijayadharan Jason Ward		Complies
· ·	22.00.2024	Lorelle Barry		Compress
		Denise Morgan-Koia		
Motel Signage and Advertising				
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent.  This isolutes any uses not (no uses not signage and signs advertising the mately amounts).	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.		Denise Morgan-Koia		
Notes:	15.02.2024	Jason Ward	Lyall Wilson	Complies
To avoid doubt, reinstatement of motel signage may occur after consent expiry.  The avoid doubt, reinstatement of motel signage may occur after consent expiry.  The avoid doubt, reinstatement of motel signage may occur after consent expiry.		Lorelle Barry	,	
<ol><li>The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.</li><li>As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name of</li></ol>	22.08.2024	Neenu Vijayadharan Jason Ward		Complies
the motel e.g. "Midway Motel" can remain on display.	22.00.2024	Lorelle Barry		Complies
		Denise Morgan-Koia		
The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
accommodation and other services at the site for the duration of the consent.		Lorelle Barry Denise Morgan-Koia		
Note:	15.02.2024	Jason Ward	Lyall Wilson	Complies
It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party	13.02.2024	Lorelle Barry	Lyan Wilson	Complies
websites.		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
		Lorelle Barry Denise Morgan-Koia		
		Defilise Worgan-Kola		
Storage				
16. Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
the site.		Lorelle Barry		
	45.02.2024	Denise Morgan-Koia	Land Wiles	Counting
	15.02.2024		Lyall Wilson	Complies
		Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
	15.02.2024 22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies  Complies
		Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	
	22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward		Complies
17 17. Waste storage shall be screened from the road frontage or residential properties.		Denise Morgan-Kola Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Kola Jason Ward Lorelle Barry Lorelle Barry	Lyall Wilson  Chantelle Windlebourne	
	22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies  Complies
	22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward		Complies
	22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies  Complies
	22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Chantelle Windlebourne	Complies  Complies
	22.08.2024 29.08.2023 15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies  Complies  Complies
	22.08.2024 29.08.2023 15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Chantelle Windlebourne	Complies  Complies  Complies
	22.08.2024 29.08.2023 15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies  Complies  Complies
17. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity	22.08.2024 29.08.2023 15.02.2024 22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne Lyali Wilson	Complies  Complies  Complies  Complies
17. Waste storage shall be screened from the road frontage or residential properties.	22.08.2024 29.08.2023 15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies  Complies  Complies
17. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive	22.08.2024 29.08.2023 15.02.2024 22.08.2024 29.08.2023	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies  Complies  Complies  Complies
17. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;	22.08.2024 29.08.2023 15.02.2024 22.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	Chantelle Windlebourne Lyali Wilson	Complies  Complies  Complies  Complies
17. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive	22.08.2024 29.08.2023 15.02.2024 22.08.2024 29.08.2023	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies  Complies  Complies  Complies
17. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.	22.08.2024 29.08.2023 15.02.2024 22.08.2024 29.08.2023	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Chantelle Windlebourne  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies  Complies  Complies  Complies
37. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:	22.08.2024 29.08.2023 15.02.2024 22.08.2024 29.08.2023 15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Lorelle Barry Lorelle Barry Lorelle Barry Lorelle Barry Jason Ward Lorelle Barry Lorelle Barry Lorelle Barry Jason Ward Lorelle Barry Lorelle Barry Jason Ward Lorelle Barry Lorelle Barry Lorelle Barry Lorelle Barry	Chantelle Windlebourne  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies  Complies  Complies  Complies - SMP folder - viewed onsite
17. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.	22.08.2024 29.08.2023 15.02.2024 22.08.2024 29.08.2023 15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Chantelle Windlebourne  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies  Complies  Complies  Complies - SMP folder - viewed onsite
37. Waste storage shall be screened from the road frontage or residential properties.  Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:	22.08.2024 29.08.2023 15.02.2024 22.08.2024 29.08.2023 15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Lorelle Barry Lorelle Barry Lorelle Barry Lorelle Barry Jason Ward Lorelle Barry Lorelle Barry Lorelle Barry Jason Ward Lorelle Barry Lorelle Barry Jason Ward Lorelle Barry Lorelle Barry Lorelle Barry Lorelle Barry	Chantelle Windlebourne  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies  Complies  Complies  Complies - SMP folder - viewed onsite
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	22.08.2024	Jason Ward		Complies
		Lorelle Barry		
		Denise Morgan-Koia		
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
20		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	I vall Wilson	Constitue
	15.02.2024	Lorelle Barry	Lyali Wilson	Complies
		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
		Lorelle Barry		
		Denise Morgan-Koia		
21 A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification		Lorelle Barry		
is only in relation to ensuring the SMP has the written confirmation of MHUD.		Denise Morgan-Koia		
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	15.02.2024	Jason Ward	Lyall Wilson	Complies
a. Operating under the CEH model as described in Te Hau ki te Kāinga Strategic Plan;		Lorelle Barry		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;		Neenu Vijayadharan		
c. Mitigating effects of CEH use on the immediate neighbourhood; and	22.08.2024	Jason Ward		Complies
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Lorelle Barry		
Note:		Denise Morgan-Koia		
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
subsequent written confirmation by MHUD.				
The SMP required by Condition 21 must include:	29.08.2023	Jason Ward	Chantelle Windlebourne	SMP folder viewed onsite
		Lorelle Barry		
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou-		Denise Morgan-Koia		
e-Rima cultural framework including the:	15.02.2024	Jason Ward	Lyall Wilson	Complies
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and		Lorelle Barry		
elderly; ii. Avoidance of crowding;		Neenu Vijayadharan		
	22.08.2024	Jason Ward		Complies
<ul><li>iii. Placement of families with children having regard to access to appropriate play space; and</li><li>iv. Management of people whose behaviour may create unacceptable risk to other occupants.</li></ul>		Lorelle Barry		
iv. Management of people whose behaviour may create unacceptable risk to other occupants.		Denise Morgan-Koia		
b. Details of on-site manager's responsibility for implementation of the SMP;				
b. Details of on-site manager's responsibility for implementation of the SMP;				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by				
Condition 2;				
Column 2,				
d. Details of the on-site support services to be provided, including the number of staff, location for training and office work				
within the site and hours of operation:				
within the site and hours or operation,				
e. Site management details and methods addressing, at a minimum, the following matters:				
i. Visitor numbers and visiting hours, and on-site visitor parking;				
ii. Staffine:				
iii. On-site and roaming security personnel, credentials, systems and procedures;				
iv. Location of carparking (including for visitors);				
v. Location of open space and play space;				
vi. Meeting /training operation (including hours of use);				
vii. Use of communal areas and facilities;				
viii. Details of regular site maintenance, including:				
a. Daily maintenance of streetscape amenity under Condition 18;				
b. Maintenance of landscaping and planting; and				
c. Programmed maintenance of all buildings.				
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
g. The set of 'house rules' that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the				
subject site;				
i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about CEH;				
j. The process for dealing with complaints by or about any occupants of the site;				
k. Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under				
(i) above.				
Rotorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	29 08 2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
meet at least every six months during the period of the resource consent to discuss the following matters:	23.00.2023	Lorelle Barry	chancelle Willalebourile	compres sengented out
interest cost, 3% months during the period of the resource consent to discuss the following flightlets.		Denise Morgan-Koia		
a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency	15.02.2024	Jason Ward	Lvall Wilson	Complies
housing): and	13.02.2024	Lorelle Barry	Lyan wilson	Compiles
b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for		Neenu Vijayadharan		
the CEH contract to be cancelled.				
	22.08.2024	Jason Ward		Complies
Notes:		Lorelle Barry		
I. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing		Denise Morgan-Koia		
should be terminated ahead of the two-year period.				
2. While Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally				
2. While Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.				
<ol><li>While Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.</li></ol>				
<ol><li>While Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.</li></ol>				

					T
24	MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
	consent in accordance with the following requirements:		Lorelle Barry		
	a. The purpose of the CLG is:		Denise Morgan-Koia		
	a. The purpose of the CEG is:  i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;	15.02.2024	Jason Ward	Lyall Wilson	Complies
	ii. To promote the flow of information between the MHUD, Te Hau ki te Kāinga and the local community so as to, wherever		Lorelle Barry		
	possible, address any issues that may arise.		Neenu Vijayadharan		
	iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;	22.08.2024	Jason Ward		Complies
	iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and		Lorelle Barry		
	v. To discuss the exit strategy for CEH.		Denise Morgan-Koia		
	b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Kāinga, representative(s) from the				
	motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:				
	i. Three representatives from the community (where possible these representatives should be from different geographical				
	clusters of CEH);				
	ii. One representative from the tourism industry; and				
	iii. One representative from Restore Rotorua Incorporated.				
	c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
	i. No more than 30 working days after the commencement of the consent; and				
	ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
	d. The time date and uppur of proposed meetings shall be notified to see the CCC /b				
	d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days in advance of the meeting:				
	in advance of the meeting,				
	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
	a a.a g. shall be kept by him be and be made publicly distincte,				
	f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting				
	venue; preparation of meeting minutes) and chairing duties; and				
	h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents				
	and hosting key documents (for example, a website, or other document hosting portal).				
	Notes:				
	1. Condition 24 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership				
	requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity common to all CEH consents.				
	In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the				
	local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish				
	to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	2. The purpose of Condition 24 may be achieved through other means such as a modified Rotorua Housing Taskforce or other				
	Rotorua emergency housing liaison group.				
	3. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or				
	specific purposes and on such terms as are agreed.				
Mo	nitorng Fee				
25	The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
	monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions		Lorelle Barry		
	attached to these consents. That fee, or those fees to be set by Council according to its normal practice.		Denise Morgan-Koia		
		15.02.2024	Jason Ward	Lvall Wilson	Complies
			Lorelle Barry	,	
			Neenu Vijayadharan		
		22.02.2024	Jason Ward		Complies
			Lorelle Barry		
			Denise Morgan-Koia		
Re	riew				
26	Pursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
	consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to		Lorelle Barry		
	the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment		Denise Morgan-Koia		
	that may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further	15.02.2024	Jason Ward	Lyall Wilson	Complies
	or amended conditions. In particular, adverse effects may relate to:		Lorelle Barry		
	v. Site Management;		Neenu Vijayadharan		
		22.02.2024	Jason Ward		Complies
	vii. Parking; and/or		Lorelle Barry		
	viii. Waste Management.		Denise Morgan-Koia		
27	Additional Offsite compliance checks	Weekly	Jason Ward		
			Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated

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### Building Act

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and
  - Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Management

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

### Right of Objection

- 4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it
- will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

#### Monitoring of Conditions

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (SMACompliance@rotorualc.nz) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is
- good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of
  - Section 36 of the Resource Management Act 1991.

# Site 6 - 18 Ward Avenue (New Castle)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC1765t the response to the request for further information, dated 11 May 2022 and Site Plan entitled "18 Ward Avenue, Rotorua, Emergency Accommodation", sheet 1 of 1, dated 5/05/2022.		Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource	20.00.2022	Jason Ward	Chantelle Windlebourne	Chantelle is the suitable representative
consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	2	Lorelle Barry Denise Morgan-Koia		
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Counc as soon as practicable, and within no more than five working days.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.	2			
Requirements				
"Suitable representative" shall mean a person who: a. is familiar with the conditions and compliance obligations of this resource consent;				
b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergenc	,			
Housing (CEH) on the subject site.				
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements				
above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.				
weeks following the commencement of this resource consent.				
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 23 and 24.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
• • • • • • • • • • • • • • • • • • • •	15.02.2024	Denise Morgan-Koia	L all Mela a	
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
Consent Expiry				
This resource consent shall expire on the earlier date of either: a. Two years from the date of decision; or b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Contract with MHUD expires 02/10/23
Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
timeframe that is provided for under Condition 4(a).  2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or				
another use that complies with the provisions of the District Plan.				

Cessation of the CEH Activity on the Site				
	1		1	
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager, Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - now vacant - all rooms fully rennovated - ready for tourism 01 Oct 2023
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail		Denise Morgan-Koia		
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be accepting further residents, and details of any required works to reinstate the buildings as a motel.	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		
Scale and Intensity				
		Jason Ward	Tel . II II .	
A maximum of 47 occupants shall be permitted to reside within the 16 contracted emergency housing units.  Notes:	20.09.2023	Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - by MHUD and opertor - not at full occupancy
To avoid doubt, this resource consent does not:	15.02.2024	Jason Ward	Lvall Wilson	Complies
1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building	15.02.2024	Lorelle Barry	Lyali Wilson	Compiles
Act requirements); or  2. Limit the number of people residing in the Manager's Accommodation.		Neenu Vijayadharan		
ecord Keeping and Reporting	20.09.2023	Jason Ward	Chantollo Windlehaura	Complier
A written (including electronic) record shall be maintained at all times that states: a. The total occupancy numbers across the whole site;	20.09.2023	Lorelle Barry	Chantelle Windlebourne	Complies
<ul> <li>b. The number of people within each unit; and</li> <li>c. The details of any complaints received and any incidents where security staff intervention has been required, and responses undertaken by the Consent Holder to address these incidents or complaints.</li> </ul>		Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 202 June 2023). 7 police callouts / visits to this site
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16 December 2023). No longer operating as CEH when report was submitted
				Section 2025). No longer operating as cert when report was saumited
information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six nthly intervals from the date of commencement of the consent. The information will be provided in a form that does not	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Received 01/08/2023
identify individuals.	15.02.2024	Denise Morgan-Koia  Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 month after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Received 01/08/2023
over the preceding 6 months. At a minimum the Compliance Report shall include:	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
<ul> <li>a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;</li> </ul>	15.02.2024	Lorelle Barry Neenu Vijayadharan	Lyan Wilson	Compiled
b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 14;		,,,		
c. Details of how compliance is achieved in respect of Condition 21 (Streetscape Amenity), including any maintenance				
undertaken in the preceding 12 months and processes for keeping street berms tidy; and				
d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness				
andscaping, Open Space and Boundary Fencing				
The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
	15.02.2024	Lorelle Barry Neenu Vijayadharan	Lyali Wilson	Compiles
		reciiu vijayadiididii		
The existing shared open space, as shown on the Site Plan (approved under Condition 1 and updated under Condition 14), shall	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
be retained in a condition suitable for recreational use by occupants.		Lorelle Barry Denise Morgan-Koia		

11	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
A permanent, visually permeable, gate shall be installed across the vehicle access from Ward Avenue.	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
repermentally visually permeasies, gate shall be installed dates and refine decess from vital a vicine.	20.03.2023	Lorelle Barry	chantelle Wildieboarne	Complete
		Denise Morgan-Koia		
12	15.02.2024	Jason Ward	Lyall Wilson	Complies
12		Lorelle Barry	'	
		Neenu Vijayadharan		
All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
security for contracted emergency housing occupants and adjoining neighbours.	20.09.2023	Lorelle Barry	Chantelle Windlebourne	Compiles
security to controlled a mengency mousing occupants and dajorning neighbodiss		Denise Morgan-Koia		
43	15.02.2024	Jason Ward	Lyall Wilson	Complies
13		Lorelle Barry		
		Neenu Vijayadharan		
The landscaping, planting and boundary fencing required by Conditions 10 - 13 shall be marked on the Site Plan for the site an	20.00.2022	Jason Ward	Chantelle Windlebourne	Complies
The landscaping, planting and boundary fencing required by Conditions 10 - 13 shall be marked on the Site Plan for the site are photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Cumpines
priorographica and supplied to the notorida cakes council within one month of the confinencement of the consent.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
14		Lorelle Barry	-, *********************************	
		Neenu Vijayadharan		
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the		Lorelle Barry		
next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of reaching the same height within the following planting season.		Denise Morgan-Koia		
reaching the same neight within the following planting season.	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
15 Note:		Neenu Vijayadharan		
This condition does not restrict enhancement of landscaping.		recent vijayaanaran		
Motel Signage and Advertising				
	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.  Notes:	20.09.2023	Lorelle Barry	Chantelle Windlebourne	Complies
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.  Notes:  1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
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Waste storage shall be screened from the road frontage or residential properties.	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
Streetscape Amenity				
The Control William Included and another state of the College	20.00.2022	Transaction of the second	Character Mr. allahar ara	To make supplied to the state of
The Consent Holder shall undertake, and complete a daily written record of, the following:	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - SMP folder - viewed onsite
a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive		Denise Morgan-Koia		
streetscape;	15.02.2024	Jason Ward	Lyall Wilson	Complies
b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and		Lorelle Barry	,	
c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
Note:				
The implementation of this condition is referred to in the Site Management Plan in Condition 24.				
On-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all
be made aware of and understand the resource consent and its conditions and the compliance obligations.		Lorelle Barry		relevant documentation available onsite.
	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
	15.02.2024	Lorelle Barry	Lyaii wiison	Complies
		Neenu Vijayadharan		
		recita vijayaanaran		
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification	S	Lorelle Barry		
only in relation to ensuring the SMP has the written confirmation of MHUD.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:		Lorelle Barry Neenu Vijayadharan		
a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan;		iveenu vijayaunaran		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;				
c. Mitigating effects of CEH use on the immediate neighbourhood; and				
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.				
Note:				
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
subsequent written confirmation by MHUD.				
The SMP required by Condition 23 must include:	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
		Lorelle Barry		
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou		Denise Morgan-Koia		
e-Rima cultural framework including the:	15.02.2024	Jason Ward	Lyall Wilson	Complies
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and		Lorelle Barry		
elderly; ii. Avoidance of crowding:		Neenu Vijayadharan		
iii. Placement of families with children having regard to access to appropriate play space; and				
iv. Management of people whose behaviour may create unacceptable risk to other occupants.				
The state of the s				
b. Details of on-site manager's responsibility for implementation of the SMP;				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by				
Condition 2;				
d. Details of the on-site support services to be provided, including the number of staff, location for training and office work				
within the site and hours of operation;				

			i e		
	e. Site management details and methods addressing, at a minimum, the following matters:				
	i. Visitor numbers and visiting hours, and on-site visitor parking; ii. Staffing;				
	iii. On-site and roaming security personnel, credentials, systems and procedures;				
	iv. Location of carparking (including for visitors); v. Location of open space and play space;				
24	vi. Meeting /training operation (including hours of use); vii. Use of communal areas and facilities;				
	viii. Details of regular site maintenance, including:				
	Daily maintenance of streetscape amenity under Condition 20;     Maintenance of landscaping and planting; and				
	c. Programmed maintenance of all buildings.				
	f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
	g. The set of 'house rules' that will apply to the site;				
	h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the subject site;				
	i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about CEH;				
	j. The process for dealing with complaints by or about any occupants of the site;				
	k. Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under (i) above.				
	ly above.				
Ro	otorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
	Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
	meet at least every six months during the period of the resource consent to discuss the following matters:		Lorelle Barry		
	a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency	15.02.2024	Denise Morgan-Koia Jason Ward	Lvall Wilson	Complies
	housing); and	13.02.2024	Lorelle Barry	Lyan Wilson	comples
	h Whether in light of the demand for contracted amorganic best-firm which the said attack the		Neenu Vijayadharan		
	b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for				
	<ul> <li>b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for the CEH contract to be cancelled.</li> </ul>				
	the CEH contract to be cancelled.  Notes:				
25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing				
25	the CEH contract to be cancelled.  Notes:				
25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.				
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25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.  2. While Condition 25 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.  MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:  a. The purpose of the CLG is:  i. To promote effective negagement on an on-going and regular basis about matters associated with CEH;  ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever		Lorelle Barry Denise Morgan-Koia		
25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.  2. While Condition 25 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.  MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:  a. The purpose of the CLG is: i. To promote effective engagement on an on-going and regular basis about matters associated with CEH; ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever possible, address any issues that may arise; iii. To discuss the results of monitoring (EH and any matters that may arise as a result of the monitoring;		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.  2. While Condition 25 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.  MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:  a. The purpose of the CLG is:  i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;  ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever possible, address any issues that may arise;  iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;  iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
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25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.  2. While Condition 25 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.  MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:  a. The purpose of the CLG is: i. To promote effective engagement on an on-going and regular basis about matters associated with CEH; ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever possible, address any issues that may arise; iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring; iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and v. To discuss the exit strategy for CEH. b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the motel operators / consent holders, Rotorua Lakes Council and livit. MHUD must also invite: i. Three representatives from the community (where possible these representatives should be from different geographical		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
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25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.  2. While Condition 25 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.  MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:  a. The purpose of the CLG is:  i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;  ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever possible, address any issues that may arise;  iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;  iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and  v. To discuss the exit strategy for CEH.  b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:  i. Three representatives from the community (where possible these representatives should be from different geographical clusters of CEH);  ii. One representative from the tourism industry; and  iii. One representative from Restore Rotorua Incorporated.  c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:  i. No more than 30 working days after the commencement of the CLG agree there is no need for a meeting.		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
25	the CEH contract to be cancelled.  Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.  2. While Condition 25 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.  MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:  a. The purpose of the CLG is:  i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;  ii. To promote the flow of information between the MHUD, Te Hauk it e Käinga and the local community so as to, wherever possible, address any issues that may arise;  iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;  iv. To discuss the results of monitoring CEH and any matters that may arise;  iv. To discuss the exit strategy for CEH.  b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the motel operators / consent holders, Rotorua Lakes Council and liwi. MHUD must also invite:  i. Three representatives from the tourism industry; and iii. One representative from Restore Rotorua Index provided with the opportunity and facilities to meet:  i. No more than 30 working days after the commencement of the consent; and		Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		

	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
26	f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and  h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents				
	and hosting key documents (for example, a website, or other document hosting portal).				
	Notes:				
	<ol> <li>Condition 26 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity</li> </ol>				
	common to all CEH consents.  In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the				
	local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	The purpose of Condition 26 may be achieved through other means such as a modified Rotorua Housing Taskforce or other Rotorua emergency housing liaison group.				
	3. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or specific purposes and on such terms as are agreed.				
Mo	onitorng Fee				
	The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	attached to these consents. That fee, or those fees to be set by Council according to its normal practice.	15.02.2024	Denise Morgan-Koia  Jason Ward	Lvall Wilson	Complies
		15.02.2024	Lorelle Barry	Lyali Wilson	Compiles
			Neenu Vijayadharan		
-					
Re	view				
	Pursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	that may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further	15.02.2024	Jason Ward	Lyall Wilson	Complies
	or amended conditions. In particular, adverse effects may relate to: v. Site Management;		Lorelle Barry Neenu Vijayadharan		
	vi. The use of common / shared areas; vii. Parking; and/or				
	viii. Waste Management.				
29	Additional Offsite compliance checks	Weekly	Jason Ward Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated

### **Building Act**

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and
- Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Management

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments. Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

### Right of Objection

- 4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it
- will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

Adamitanian of Condition

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (SMACompliance@rotorvalc.n.:) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where

god and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of
Section 36 of the Resource Management Act 1991.

# Site 7 - 3 Meade Street (Pohutu Lodge)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17661, the response to the request for further information, dated 11 May 2022 and Site Plan entitled "3 Meade Street, Rotorua, Emergency Accommodation", sheet 1 of 1, dated 6/05/2022.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Chantelle is the suitable representative
commencement of this resource consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Council as soon as practicable, and within no more than five working days.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.				
Requirements				
"Suitable representative" shall mean a person who: a. is familiar with the conditions and compliance obligations of this resource consent; b. has the necessary authority and ability to take action to respond to any resource consent compliance				
matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergency Housing (CEH) on the subject site.				
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" fully understands all of the consent conditions, the compliance obligations of the				
consent and satisfies the "Requirements" above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the				
commencement of this resource consent.				
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 25 and 26.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Consent Expiry				
This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
<ul> <li>b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.</li> <li>Notes:</li> </ul>	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year fimeframe that is provided for under Condition 4(a).     Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that compiles with the provisions of the District Plan.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
as a ser, or anomer use mar complies with the provisions of the pallici Flatt.				

Cessulion of the CER Activity of the site				
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager, Planning & Development Solubions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the use of the site and buildings for CEH within the timeframe	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
granted under this consent. The exit programme shall detail matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be accepting further residents, and details of any required works to reinstate the buildings as a motel.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Exit strategy provided 14/06/24
Scale and Intensity				
A maximum of 42 occupants shall be permitted to reside within the 14 contracted emergency housing units.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Confirmed by MHUD and opertor - not at full occupancy
Notes: To avoid doubt, this resource consent does not:  1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1)	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Not at full occupancy (currently 27 occupants)
referring to Building Act requirements); or 2. Limit the number of people residing in the Manager's Accommodation.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Not at full occupancy (currently 35 occupants)
Record Keeping and Reporting				
A written (including electronic) record shall be maintained at all times that states:  a. The total occupancy numbers across the whole site;	29.08.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	
<ul> <li>b. The number of people within each unit; and</li> <li>c. The details of any complaints received and any incidents where security staff intervention has been required, and responses undertaken by the Consent Holder to address these incidents or complaints.</li> </ul>		Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (date 16 December 2022 - 16 June 2023). 2 police callouts / visits to this site
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (date 17 June 2023 - 16 December 2023). 1 police callout / visit to this site
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies  Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16 June 2024). 1 police callout / visit to this site
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not identify individuals.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Received 02/08/2024
	00.00.000	Denise Morgan-Koia	0	0 1 101/00/0000
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 months after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
address any identified non-compliances;  b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 14;	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Received 02/08/2024
c. Details of how compliance is achieved in respect of Condition 22 (Streetscape Amenity), including		Denise Morgan-Koia		
any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and				
d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to				
Landscaping, Open Space and Boundary Fencing				
The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		

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Section   Company   Comp	oridar condition 14), shall be retained in a condition solidate for recreational use by occupants.				
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Liganger setting leverage is the recovery in this version and recovery	usable condition for occupants. This includes:		Denise Margan-Koia		
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Lorde Diany and secular for controlled emergency housing occupants and opjoining respitable.  Lorde Blazy  Lo	All outgrad boundary forcing shall be maintained in the course or in the force to the court.	20.00.2022	Jacon Ward	Chantella Windle -	Complies
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Denies Morgam-Kola  Denies		27.00.2020		S.I.G. HORE THI GIODOUTIE	Compiles Chambre Committee Hills being conted out
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c. Other initiatives, such as education programmes for CEH occupants, that could be implemented to improve the relationship between the operation of CEH and the operation of cultural and tourism operations at Whakarewarewa Village and Te Puia. The Consent Holder shall offer to meet with representatives from Whakarewarewa Village and Te Puia a minimum of once every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.  Expectations about respecting neighbouring sites shall be determined at the first meeting between the consent holder, or suilable representative, and representative(s) from Whakarewarewa Village and Te Puia as well as expectations about respecting neighbouring sites shall be determined at the first meeting between the consent holder, or suilable representative, and representative(s) from Whakarewarewa Village and Te Puia.  Note:  15.02.2025  Jason Ward Lorelle Barry Neenu Vijayadharan  Chantelle Windlebourne Complies - poster visible from multiple areas onsite Lorelle Barry Neenu Vijayadharan  Complies  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan  Complies  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan  Complies  Complies  Complies  Complies  Complies					
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Note:  Denise Morgan-Koia		08.08.2024		Lyall Wilson	Complies
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	Note:		Denise Morgan-Koia		
aux antalians shall be determined by a suitable conversantative from Tellary bits Visions	The participant of the participa				1

Motel Signage and Advertising				
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent. This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
Notes:  1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
<ol><li>The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy. As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name of the motel e.g. "Pohutu Lodge" can remain on</li></ol>	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
display.		Denise Morgan-Koia		
The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist accommodation and other services at the site for the duration of the consent.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
Note:  It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party websites.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Storage				
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.		Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Waste storage shall be screened from the road frontage or residential properties.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Streetscape Amenity				
	29.08.2023	Jason Ward	Charatalla Marallala a una	Country (NO felder visual exits
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily fidying of the subject site and immediately adjacent street berm to ensure the site contributes to		Lorelle Barry Denise Morgan-Koia		
an attractive streetscape; b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
<ul> <li>Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.</li> </ul>	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Note: The implementation of this condition is referred to in the Site Management Plan in Condition 26.				
On-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent.	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the
The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward	Lyall Wilson	resource consent and had all relevant documentation available onsite  Complies
	09.09.2004	Lorelle Barry Neenu Vijayadharan		Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies

	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Lakes Council's Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification is only in relation to ensuring the SMP has the written		Lorelle Barry Denise Morgan-Koia		
confirmation of MHUD.	15.02.2024	Jason Ward	Lyall Wilson	Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:		Lorelle Barry	,	
me porpose of the smr shall be to ensore that resource consents and containors are implemented by.	08.08.2024	Neenu Vijayadharan	L II AACI	Complex
<ul> <li>a. Operating under the CEH model as described in Te Hau ki te Kāinga Strategic Plan;</li> </ul>	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the		Denise Morgan-Koia		
CEH site;				
c. Mitigating effects of CEH use on the immediate neighbourhood; and				
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.				
Neter				
Note: To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC				
following any subsequent written confirmation by MHUD.				
The SMP required by Condition 25 must include:	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency		Lorelle Barry Denise Morgan-Koia		
housing using the Nga Pou-e-Rima cultural framework including the:	15.02.2024	Jason Ward	Lyall Wilson	Complies
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with		Lorelle Barry		
disabilities and elderly; ii. Avoidance of crowding;	00.00.0004	Neenu Vijayadharan	L II AACI	Complex
iii. Placement of families with children having regard to access to appropriate play space; and	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
iv. Management of people whose behaviour may create unacceptable risk to other occupants.		Denise Morgan-Koia		
b. Details of on-site manager's responsibility for implementation of the SMP;				
b. Details of off-site markeger stesponsibility for implementation of the sivil,				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative				
role required by Condition 2;				
d. Details of the on-site support services to be provided, including the number of staff, location for				
training and office work within the site and hours of operation;				
e. Site management details and methods addressing, at a minimum, the following matters:				
i. Visitor numbers and visiting hours, and on-site visitor parking;				
ii. Staffing; iii. On-site and roaming security personnel, credentials, systems and procedures;				
iv. Location of carparking (including for visitors);				
v. Location of open space and play space;				
vi. Meeting /training operation (including hours of use); vii. Use of communal areas and facilities;				
viii. Details of regular site maintenance, including:				
a. Daily maintenance of streetscape amenity under Condition 22;				
b. Maintenance of landscaping and planting; and c. Programmed maintenance of all buildings.				
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
g. The set of 'house rules' that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the				
operation of CEH on the subject site;				
i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make				
complaints about CEH;				
i. The process for dealing with complaints by or about any occupants of the site;				
<ul> <li>Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under (i) above.</li> </ul>				
(4)				
otorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
Potonia Lakes Council MHIID senior management and/or sonior advisors and a nominated	29 08 2023	lason Ward	Chantelle Windlohours	Complies - Reing carried out
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall meet at least every six months during the period of the resource consent to discuss the following matters:	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Being carried out

	a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency housing); and	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	<ul> <li>b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for the CEH contract to be cancelled.</li> </ul>	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	Notes:		Denise Morgan-Koia		
	It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.				
	While Condition 27 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.				
	MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Being carried out
	a. The purpose of the CLG is:     i. To promote effective engagement on an on-going and regular basis about matters associated with	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	CEH;		Neenu Vijayadharan		
	ii. To promote the flow of information between the MHUD, Te Hau ki te Kāinga and the local community so as to, wherever possible, address any issues that may arise;	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring; iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and		Denise Morgan-Koia		
	v. To discuss the exit strategy for CEH.				
	b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Kāinga,				
	representative(s) from the motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:				
	i. Three representatives from the community (where possible these representatives should be from different geographical clusters of CEH);				
	ii. One representative from the tourism industry; and iii. One representative from Restore Rotorua Incorporated.				
	c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
	i. No more than 30 working days after the commencement of the consent; and				
	ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
	d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at				
	least 10 working days in advance of the meeting;				
	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
	f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting				
	invitations; meeting venue; preparation of meeting minutes) and chairing duties; and				
	h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting				
	portal).				
	Notes:				
	<ol> <li>Condition 28 governs initial membership for the purposes of convening the first meeting of the CLG. Ongoing membership requirements will be determined by the CLG including who is best placed to lead the</li> </ol>				
	CLG. The CLG shall be a single entity common to all CEH consents. In the event that it is not possible to establish a CLG or convene meetings through lack of interest or				
	participation from the local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the				
	conditions above shall continue to apply.  2. The purpose of Condition 28 may be achieved through other means such as a modified Rotorua				
	Housing Taskforce or other Rotorua emergency housing liaison group.				
	<ol><li>For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or specific purposes and on such terms as are agreed.</li></ol>				
٨٨	onitorng Fee				
29	The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring	29.08.2023	Jason Ward	Chantelle Windlebourne	Complies
	charge, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents. That fee, or those fees to		Lorelle Barry Denise Morgan-Koia		
	be set by Council according to its normal practice.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
		08.08.2024	Jason Ward	Lyall Wilson	Complies
			Lorelle Barry Denise Morgan-Koia		

F	teview				
30	months after this consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of this consent in avoiding,	29.08.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	remedying or miligating adverse effects on the environment that may arise from the exercise of this consent and, if necessary, to avoid, remedy or miligate such effects by way of further or amended conditions. In particular, adverse effects may relate to:	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	i. Site Management; ii. The use of common / shared areas; iiii. Parking; and/or	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
	iv. Waste Management.				
31	Additional Offsite compliance checks	Weekly	Jason Ward Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated

### Buildina Ac

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Naste Manaaemen

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### Monitoring of Conditions

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (#MACompliance@cotoruolc\_ns) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where
- good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

Section 36 of the Resource Management Act 1991.

### Augier Condition

7. Where an applicant gives a clear and unequivocal undertaking and, relying on that undertaking, the local authority grants consent subject to a condition in terms broad enough to embrace the undertaking, the applicant cannot say later that there is no power to require compliance with the undertaking. The consent

# Site 8 - 131 Lake Road (Lake Rotorua Hotel)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC1764	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
and Site Plan entitled "131 Lake Road, Rotorua, Emergency Accommodation", sheet 1 of 1, dated 5/05/2022.		Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource		Jason Ward	Chantelle Windlebourne	Chantelle is the suitable representative
consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	2	Lorelle Barry Denise Morgan-Koia		
' '	15.02.2024	Jason Ward	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Counc as soon as practicable, and within no more than five working days.	ı	Lorelle Barry Neenu Vijayadharan		
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource	08.08.2024	Jason Ward	Lyall Wilson	Complies
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.	2	Lorelle Barry Denise Morgan-Koia		
Requirements		Dellise Wolgan-Kola		
"Suitable representative" shall mean a person who:				
is familiar with the conditions and compliance obligations of this resource consent;     has the necessary authority and ability to take action to respond to any resource consent compliance matters; and				
c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergenc	,			
Housing (CEH) on the subject site.				
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative	,			
fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements				
above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.	)			
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 24 and 25.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
Witter committee to total act can be contained the size management in the family required by contained 24 and 23.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
Consent Expiry				
	20.00.2022	I w d	Share Harris Hali	Contract to the contract to th
This resource consent shall expire on the earlier date of either: a. Two years from the date of decision; or	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.		Denise Morgan-Koia		
Notes:	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year		Neenu Vijayadharan		
timeframe that is provided for under Condition 4(a).  2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or	08.08.2024	Jason Ward	Lyall Wilson	Complies
another use that complies with the provisions of the District Plan.		Lorelle Barry Denise Morgan-Koia		
Cessation of the CEH Activity on the site				

No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager,	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the		Lorelle Barry		
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail		Denise Morgan-Koia		
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not b	15.02.2024	Jason Ward	Lyall Wilson	Complies
accepting further residents, and details of any required works to reinstate the buildings as a motel.		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Exit strategy provided 14/06/24
		Denise Morgan-Koia		
		Denise Worgan-Kola		
Scale and Intensity				
		1		
A maximum of 105 occupants shall be permitted to reside within the 38 contracted emergency housing units.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - Confirmed by MHUD and opertor - not at full occupancy
Notes:		Denise Morgan-Koia		
To avoid doubt, this resource consent does not:	15.02.2024	Jason Ward	Lyall Wilson	Not at full occupancy (currently 78 occupants)
1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building	13.02.2024	Lorelle Barry	Lyan wiison	index tuli decapancy (currently 78 decapancy)
Act requirements); or		Neenu Vijayadharan		
2. Limit the number of people residing in the Manager's Accommodation.	08.08.2024	Jason Ward	Lvall Wilson	Not at full occupancy (currently 58 occupants)
	06.06.2024	Lorelle Barry	Lyali Wilson	indication occupancy (currency 36 occupants)
		Denise Morgan-Koia		
Record Keeping and Reporting				
Record Recping and Reporting				
7 A written (including electronic) record shall be maintained at all times that states:	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
a. The total occupancy numbers across the whole site;		Lorelle Barry		
b. The number of people within each unit; and		Denise Morgan-Koia		Police attendance to incidents or complaints as provided within Resource Consent Compliance Report (dated 16 December 2022 - 16 June
c. The details of any complaints received and any incidents where security staff intervention has been required, and response				2023). 2 police callouts / visits to this site
undertaken by the Consent Holder to address these incidents or complaints.				
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		Palice attended to the inside the composition of a service of the
		Neenu Vijayadharan		Police attendance to incidents or complaints as provided within Resource Consent Compliance Report (dated 17 June 2023 - 16 December 2023). 1 police callout / visit to this site
				2023). I police callout / visit to this site
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	-,	I The state of the
		Denise Morgan-Koia		Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16
				June 2024). 26 police callouts / visits to this site
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six	20.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not		Lorelle Barry		
identify individuals.	15.02.2024	Denise Morgan-Koia		
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Received 02/08/2024
	00.00.2024	Lorelle Barry	Lyan wiison	neceived 62/00/2024
		Denise Morgan-Koia		
The Connect Helder shall are side a Compliance Deposit to Defect to Constitution of Constituti	20.00.2022	=	Chartella Min. II. I	D
9 The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 months after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent	20.09.2023	Jason Ward	Chantelle Windlebourne	
months after the commencement of the consent, and every o months thereafter, outlining compilance with the consent				Received 01/08/2023
		Lorelle Barry Denise Morgan-Koja		keceived 01/08/2023
conditions over the preceding 6 months. At a minimum the Compliance Report shall include:		Denise Morgan-Koia		
	15.02.2024	Denise Morgan-Koia  Jason Ward	Lyall Wilson	Complies
conditions over the preceding 6 months. At a minimum the Compliance Report shall include:	15.02.2024	Denise Morgan-Koia  Jason Ward  Lorelle Barry	Lyall Wilson	
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conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified	15.02.2024 08.08.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson	
conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;  b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 14;		Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	-,	Complies
conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;  b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 14;  c. Details of how compliance is achieved in respect of Condition 21 (Streetscape Amenity), including any maintenance		Denise Morgan-Koia  Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	-,	Complies
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conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;  b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 14;  c. Details of how compliance is achieved in respect of Condition 21 (Streetscape Amenity), including any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and  d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectivenes	08.08.2024	Denise Morgan-Koia  Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	-,	Complies
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conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;  b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 14;  c. Details of how compliance is achieved in respect of Condition 21 (Streetscape Amenity), including any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and  d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness  Landscaping, Open Space and Boundary Fencing	08.08.2024	Denise Morgan-Koia  Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Jason Ward Jason Ward Jason Ward	Lyall Wilson  Chantelle Windlebourne	Complies  Received 02/08/2024  Complies

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	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
The existing shared open space, as shown on the Site Plan (approved under Condition 1 and updated under Condition 15), shall	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
be retained in a condition suitable for recreational use by occupants.	20.03.2023	Lorelle Barry	Chantelle Willaleboarne	Complete
,		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
/		Lorelle Barry	Ť	
		Neenu Vijayadharan		
,	08.08.2024	Jason Ward	Lyall Wilson	Noted: no permanent demarcation between parking and play area other than a flagged rope
/		Lorelle Barry		
		Denise Morgan-Koia		
A permanent fence or gate shall be installed between Unit 29 and the existing boundary fence within three months of the	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
commencement of this consent.		Lorelle Barry		
	15.02.2024	Denise Morgan-Koia		
/	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
	00.00.2024	Lorelle Barry	Lyan wiison	Comples
		Denise Morgan-Koia		
		-		
A safe pedestrian access along the east of Unit 1 and the north of Units 1 to 10 to the rear shared open space (as shown on the Site Layout Plan) shall be established. This shall be achieved through clear demarcation of pedestrian access from vehicle	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
site Layout Plan) shall be established. This shall be achieved through clear demarcation of pedestrian access from vehicle access and parking.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	270.1 1113011	Compiles
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
security for contracted emergency housing occupants and adjoining neighbours.		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
/	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
		_		
The landscaping, planting and boundary fencing required by Conditions 10-14 shall be marked on the Site Plan for the site and photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
notographed and supplied to the Rotorua Lakes Council within one month of the commencement of the Consent.		Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
/	13.02.2024	Lorelle Barry	Eyan Wilson	estiples
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	08.08.2024	Jason Ward	Lyall Wilson	Complies
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson  Chantelle Windlebourne	Complies  Complies
		Jason Ward Lorelle Barry Denise Morgan-Koia	,	
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of		Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	,	
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of reaching the same height within the following nathrations eason.	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of reaching the same height within the following planting season.		Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	,	
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The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of reaching the same height within the following planting season.  Note:  This condition does not restrict enhancement of landscaping.	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Lorelle Barry Neenu Vijayadharan	Chantelle Windlebourne	Complies Complies
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The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of reaching the same height within the following planting season.  Note:  This condition does not restrict enhancement of landscaping.  Otel Signage and Advertising  The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent.	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies Complies
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The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of reaching the same height within the following planting season.  Note:  This condition does not restrict enhancement of landscaping:  otel Signage and Advertising  The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent. This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.	20.09.2023 15.02.2024 08.08.2024 20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne  Lyall Wilson  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies  Complies
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The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of reaching the same height within the following planting season.  Note:  This condition does not restrict enhancement of landscaping.  Otel Signage and Advertising  The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent. This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.  Notes:  1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.  2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.	20.09.2023 15.02.2024 08.08.2024 20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Lorelle Barry Lorelle Barry Neenu Vijayadharan	Chantelle Windlebourne Lyall Wilson Lyall Wilson Chantelle Windlebourne Lyall Wilson	Complies  Complies  Complies  Complies  Complies
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Note:	15.02.2024	Jason Ward	Lyall Wilson	Complies
It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party websites.		Lorelle Barry		
websites.		Neenu Vijayadharan		
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
		benise morgan kola		
Storage				
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	20.00.2023	Jason Ward	Chantelle Windlebourne	Complies
site.	20.03.2023	Lorelle Barry	Chancelle Windlebourne	e de la compresión de l
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Denise Morgan-Koia		
20 Waste storage shall be screened from the road frontage or residential properties.	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
	00.00.2024	Lorelle Barry	Lyan Wilson	Compiles
		Denise Morgan-Koia		
	·			<u>.</u>
Streetscape Amenity				
The Consent Holder shall undertake, and complete a daily written record of, the following:	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive		Lorelle Barry		
streetscape;		Denise Morgan-Koia		
<ul> <li>b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and</li> <li>c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.</li> </ul>	15.02.2024	Jason Ward	Lyall Wilson	Complies
c. Daily removal of shopping troneys from public view from the subject site and street bernis in front of the property.		Lorelle Barry		
Note:	00.00.2024	Neenu Vijayadharan	L - Hard	
The implementation of this condition is referred to in the Site Management Plan in Condition 25.	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
On-site Management				
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	20.09.2023	Denise Morgan-Koia  Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all
On-site Management	20.09.2023	Denise Morgan-Koia  Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all relevant documentation available onsite
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall		Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia		relevant documentation available onsite
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	20.09.2023	Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	Chantelle Windlebourne	
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall		Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		relevant documentation available onsite
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall		Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward		relevant documentation available onsite
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.02.2024	Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	relevant documentation available onsite  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson	relevant documentation available onsite  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Corelle Barry Denise Morgan-Koia	Lyall Wilson Lyall Wilson	relevant documentation available onsite  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Jason Ward Jason Ward	Lyall Wilson	relevant documentation available onsite  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Corelle Barry Denise Morgan-Koia	Lyall Wilson Lyall Wilson	relevant documentation available onsite  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Jason Ward Jason Ward	Lyall Wilson Lyall Wilson	relevant documentation available onsite  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024 20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson Lyall Wilson Chantelle Windlebourne	relevant documentation available onsite  Complies  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024 20.09.2023 15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Lorelle Barry Neenu Vijayadharan	Lyall Wilson Lyall Wilson Chantelle Windlebourne Lyall Wilson	relevant documentation available onsite  Complies  Complies  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024 20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson Lyall Wilson Chantelle Windlebourne	relevant documentation available onsite  Complies  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.	15.02.2024 08.08.2024 20.09.2023 15.02.2024	Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson Lyall Wilson Chantelle Windlebourne Lyall Wilson	relevant documentation available onsite  Complies  Complies  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.  23 No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	15.02.2024 08.08.2024 20.09.2023 15.02.2024 08.08.2024	Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson  Lyall Wilson  Chantelle Windlebourne  Lyall Wilson  Lyall Wilson	relevant documentation available onsite  Complies  Complies  Complies  Complies  Complies  Complies
On-site Management  22 An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall be made aware of and understand the resource consent and its conditions and the compliance obligations.  23 No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.  24 A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	15.02.2024 08.08.2024 20.09.2023 15.02.2024	Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson Lyall Wilson Chantelle Windlebourne Lyall Wilson	relevant documentation available onsite  Complies  Complies  Complies  Complies
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The SMP required by Condition 24 must include:	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou		Lorelle Barry		
e-Rima cultural framework including the:		Denise Morgan-Koia		
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and			I vall Wilson	
	15.02.2024	Jason Ward	Lyall Wilson	Complies
elderly;		Lorelle Barry		
ii. Avoidance of crowding;		Neenu Vijayadharan		I
iii. Placement of families with children having regard to access to appropriate play space; and	08.08.2024	Jason Ward	Lyall Wilson	Coupling
iv. Management of people whose behaviour may create unacceptable risk to other occupants.	08.08.2024		Lyali Wilson	Complies
		Lorelle Barry		
b. Details of on-site manager's responsibility for implementation of the SMP;		Denise Morgan-Koia		
b. Setails of oil site manager's responsibility for implementation of the sim,				
Service following the service of the				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by				
Condition 2;				
d. Details of the on-site support services to be provided, including the number of staff, location for training and office work				
within the site and hours of operation;				
e. Site management details and methods addressing, at a minimum, the following matters:				
i. Visitor numbers and visiting hours, and on-site visitor parking;				
ii. Staffing;				
iii. On-site and roaming security personnel, credentials, systems and procedures;				
iv. Location of carparking (including for visitors);				
v. Location of open space and play space;				
vi. Meeting /training operation (including hours of use);				
vii. Use of communal areas and facilities;				I
viii. Details of regular site maintenance, including:				I
a. Daily maintenance of streetscape amenity under Condition 21;				I
b. Maintenance of landscaping and planting; and				
c. Programmed maintenance of all buildings.				I
				I
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				I
T. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
g. The set of 'house rules' that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the				
subject site;				
Subject site,				I
i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about				
CEH;				
Rotorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
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Rotorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)  Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	20.09.2023		Chantelle Windlebourne	Complies - Being carried out
	20.09.2023	Lorelle Barry	Chantelle Windlebourne	Complies - Being carried out
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall meet at least every six months during the period of the resource consent to discuss the following matters:		Lorelle Barry Denise Morgan-Koia		
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall meet at least every six months during the period of the resource consent to discuss the following matters:  a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency	20.09.2023	Lorelle Barry Denise Morgan-Koia Jason Ward	Chantelle Windlebourne  Lyall Wilson	Complies - Being carried out
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	d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days				
	u. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days in advance of the meeting;				
	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
	f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and				
	<ul> <li>h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).</li> </ul>				
	Notes:				
	<ol> <li>Condition 27 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity common to all CEH consents.</li> </ol>				
	In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the				
	local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	2. The purpose of Condition 27 may be achieved through other means such as a modified Rotorua Housing Taskforce or other				
	Rotorua emergency housing liaison group.  3. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or				
	specific purposes and on such terms as are agreed.				
M	onitorng Fee				
28	The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
	monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents. That fee, or those fees to be set by Council according to its normal practice.		Lorelle Barry Denise Morgan-Koia		
	action to these consents. That ree, or those less to be set by countributed uning to its normal practice.	15.02.2024		Lyall Wilson	Complies
			Lorelle Barry		
		08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies
			Lorelle Barry	,	
			Denise Morgan-Koia		
Re	view				
29	Pursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
	consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment		Lorelle Barry Denise Morgan-Koia		
	that may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further	15.02.2024		Lyall Wilson	Complies
	or amended conditions. In particular, adverse effects may relate to:		Lorelle Barry	,	
	i. Site Management;		Neenu Vijayadharan		
	ii. The use of common / shared areas;	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	iii. Parking; and/or iv. Waste Management.		Denise Morgan-Koia		
20	Additional Offsite compliance checks	Wookhy	Jason Ward		Visual inspections from the readily for the purpose of monitoring amonity conditions Did not go entite. Compliance of the conditions are also seen to the conditions of the conditions are also seen to the conditions of the conditions are also seen to the conditions of the conditions are also seen to the conditions of the conditions are also seen to the conditions of the conditions are also seen to the conditions are also seen to the conditions of the conditions are also seen to the conditions are also seen
30	Additional Orisite compilance checks	Weekly	Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated
					1

### **Building Ac**

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Management

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### Monitoring of Condition

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (aMACompliance @rotorvalc.nz) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is

good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of
Section 36 of the Resource Management Act 1991.

# Site 9 - 247 Fenton Street & 12 Toko Street (Ascot on Fenton)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17887, the response to the request for further information, dated 11 May 2022 and Site Plan entitled "247 Fenton Street and 12 Toko Street, Rotorua, Emergency Accommodation", sheet 1 of 1, dated 27/04/2022.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource	15.09.2023	Jason Ward	Chantelle Windlebourne	Chantelle is the suitable representative
consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.		Lorelle Barry Denise Morgan-Koia		
should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Council as soon as practicable, and within no more than five working days.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
he representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource onsent to confirm their understanding of the consent conditions and compliance obligations.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
lequirements		,		
'Suitable representative" shall mean a person who:				
<ul> <li>i. is familiar with the conditions and compliance obligations of this resource consent;</li> <li>has the necessary authority and ability to take action to respond to any resource consent compliance matters; and</li> </ul>				
. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergency lousing (CEH) on the subject site.				
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
he Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative"				
ully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements" ibove. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two				
weeks following the commencement of this resource consent.				
ontract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry Neenu Vijayadharan	Lyan wiison	Compiles
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
onsent Expiry				
4. This resource consent shall expire on the earlier date of either:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
<ol> <li>Two years from the date of decision; or</li> <li>The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.</li> </ol>		Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year		Lorelle Barry Neenu Vijayadharan		
timeframe that is provided for under Condition 4(a).	08.08.2024	Jason Ward	Lyall Wilson	Complies
<ol><li>Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that complies with the provisions of the District Plan.</li></ol>	55.36.2024	Lorelle Barry Denise Morgan-Koia	Cyall Wilson	Compile Compil
essation of the CEH Activity on the site				
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager, Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies

matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be accepting further residents, and details of any required works to reinstate the buildings as a motel.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Exit strategy provided 14/06/24
Scale and Intensity				
A maximum of 43 occupants shall be permitted to reside within the 14 contracted emergency housing units.	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - Confirmed by MHUD and operator - not at full occupancy
Notes:.  To avoid doubt, this resource consent does not:  1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building Act requirements); or	15.02.2024	Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Viiavadharan	Lyall Wilson	Complies - Not at full occupancy (currently 35 occupants)
2. Limit the number of people residing in the Manager's Accommodation.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies - Not at full occupancy (currently 32 occupants)
Record Keeping and Reporting		Defilse Worgan-Kola		
7 A written (including electronic) record shall be maintained at all times that states:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
a. The total occupancy numbers across the whole site; b. The number of people within each unit; and c. The details of any complaints received and any incidents where security staff intervention has been required, and responses undertaken by the Consent Holder to address these incidents or complaints.		Lorelle Barry Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - 16 June 2023). 6 police callouts / visits to this site
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies  Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16  December 2023). 1 police callout / visit to this site
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies  Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16 June 2024). 1 police callout / visit to this site
8 The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not identify individuals.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Compiles
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Received 02/08/2024
9 The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 months after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;     b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 13;	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
c. Details of how compliance is achieved in respect of Condition 19 (Streetscape Amenity), including any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Received 02/08/2024
Landscaping, Open Space and Boundary Fencing				
The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The shared open spaces, as shown on the Site Plan (approved under Condition 1 and updated under Condition 13), shall be retained in a condition suitable for recreational use by occupants.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - onsite turning - check off original consent
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies

12 All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and security for contracted emergency housing occupants and adjoining neighbours.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Re-doing fence next month
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
13 The landscaping, planting and boundary fencing required by Conditions 10 - 12 shall be marked on the Site Plan for the site and photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
14 The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or becomes diseased, the dead and/or become landscaping dies and or becomes diseased, the dead and/or becomes diseased, and be replaced in the same or similar speach go flants in the plant size capable of the next planting season (penerally between May and October) by a same or similar species of plants with a plant size capable of the plant size of the plant s	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
reaching the same height within the following planting season.  Note: This condition does not restrict enhancement of landscaping.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
, s	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Motel Signage and Advertising				
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent. This includes any vacancy/no vacancy signage and signs advertising the motel's	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
Notes:  1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.  2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.  As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name of	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
the motel e.g. "Ascot on Fenton" can remain on display.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
16 The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist accommodation and other services at the site for the duration of the consent.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
Note: It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party websites.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Storage				
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
18 Waste storage shall be screened from the road frontage or residential properties.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Streetscape Amenity				
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - SMP folder viewed onsite
as some of the students are and immediately adjacent street behind ensure the site continuous to an attractive		Demise Worgan-Kola		

streetscape;	15.02.2024	Jason Ward	Lvall Wilson	Complies
b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and		Lorelle Barry	_,	- Proposition of the Control of the
c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
Note: The implementation of this condition is referred to in the Site Management Plan in Condition 23.	00.00.2024	Lorelle Barry	Lydii Wiison	Compiles
The implementation of this condition is referred to in the Site Management Plan in Condition 23.		Denise Morgan-Koia		
n-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and ha
be made aware of and understand the resource consent and its conditions and the compliance obligations.		Lorelle Barry		relevant documentation available onsite.
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Denise Morgan-Koia		
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
to dogs shall be kept on site by CEIT occupants other than disability assist dogs under the bog control Act 1550.	13.03.2023	Lorelle Barry	Chantelle Windlebourne	Compiles
		Denise Morgan-Koia		
	15.02.2024	lason Ward	Lvall Wilson	Complies
	13.02.2024	Lorelle Barry	Lydii Wilson	Complete
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
A Site Management Plan (SMP), confirmed by MHOD under condition 3, Shall be submitted to the Rotorda Lakes Council S Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification	15.09.2023	Lorelle Barry	Chantelle Windlebourne	Compiles - Sivir folder viewed onsite
is only in relation to ensuring the SMP has the written confirmation of MHUD.		Denise Morgan-Koia		
	15.02.2024	lason Ward	Lvall Wilson	Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	15.02.2024	Lorelle Barry	Lydii Wiison	Compiles
<ul> <li>a. Operating under the CEH model as described in Te Hau ki te K\u00e4inga Strategic Plan;</li> </ul>		Neenu Vijayadharan		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;	08.08.2024	Jason Ward	Lyall Wilson	Complies
c. Mitigating effects of CEH use on the immediate neighbourhood; and	00.00.2024	Lorelle Barry	Lydii Wiison	Compiles
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Denise Morgan-Koia		
Note:				
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
subsequent written confirmation by MHUD.				
The SMP required by Condition 22 must include:	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - SMP folder viewed onsite
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou		Denise Morgan-Koia		
e-Rima cultural framework including the:		_		
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and	15.02.2024	Jason Ward	Lyall Wilson	Complies
elderly;		Lorelle Barry Neenu Vijayadharan		
ii. Avoidance of crowding;	08.08.2024	lason Ward	Lvall Wilson	Complies
iii. Placement of families with children having regard to access to appropriate play space; and	08.08.2024	Lorelle Barry	Lyan wilson	Compiles
v. Management of people whose behaviour may create unacceptable risk to other occupants.		Denise Morgan-Koia		
b. Details of on-site manager's responsibility for implementation of the SMP;		- Emac MorPati-Vola		
o. Details of on-site manager's responsibility for implementation of the SMP;				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by				
Condition 2;				
d. Details of the on-site support services to be provided, including the number of staff, location for training and office work				
within the site and hours of operation;;				
e. Site management details and methods addressing, at a minimum, the following matters:				
i. Visitor numbers and visiting hours, and on-site visitor parking;				
i. Staffing:				
ii. On-site and roaming security personnel, credentials, systems and procedures;				
v. Location of carparking (including for visitors);				
. Location of open space and play space;				
ri. Meeting /training operation (including hours of use);				
vii. Use of communal areas and facilities;				
viii. Details of regular site maintenance, including: a. Daily maintenance of streetscape amenity under Condition 19;				
a. Daily maintenance of streetscape amenty under Condition 19; b. Maintenance of landscaping and planting; and				
c. Programmed maintenance of all buildings.				
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
g. The set of 'house rules' that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the				
subject site; i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about CEH				

j. The process for dealing with complaints by or about any occupants of the site;  k. Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under				
(i) above.				
Rotorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
4 Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
meet at least every six months during the period of the resource consent to discuss the following matters:		Lorelle Barry Denise Morgan-Koia		
a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency	15.02.2024	Jason Ward	Lvall Wilson	
housing); and	15.02.2024	Lorelle Barry	Lyali Wilson	Complies
<ul> <li>b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for the CEH contract to be cancelled.</li> </ul>		Neenu Vijayadharan		
she can contract to be cancelled.	08.08.2024	Jason Ward	Lyall Wilson	Complies
Notes:		Lorelle Barry	,	
I. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing should be terminated ahead of the two-year period.		Denise Morgan-Koia		
2. While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.				
5 MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
5 MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:	13.03.2023	Lorelle Barry	Chancelle Willalebourille	Compact State Contest Sec
		Denise Morgan-Koia		
a. The purpose of the CLG is:     i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;	15.02.2024	Jason Ward	Lyall Wilson	Complies
ii. To promote effective engagement on an on-going and regular basis about matters associated with CEH;  ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever		Lorelle Barry Neenu Vijayadharan		
possible, address any issues that may arise;	08.08.2024			
iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring; iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and	U8.U8.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
v. To discuss the exit strategy for CEH.		Denise Morgan-Koia		
b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:				
i. Three representatives from the community (where possible these representatives should be from different geographical				
clusters of CEH);				
ii. One representative from the tourism industry; and iii. One representative from Restore Rotorua Incorporated.				
iii. One representative from nestore notoria incorporateu.				
c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
i. No more than 30 working days after the commencement of the consent; and ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
ii. Noviess frequently than every six months, unless all members of the CLG agree there is no freed for a meeting.				
d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days				
in advance of the meeting;				
e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting				
venue; preparation of meeting minutes) and chairing duties; and				
h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents				
and hosting key documents (for example, a website, or other document hosting portal).				
Matrix.				
Notes:  1. Condition 25 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership				
requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity				
common to all CEH consents.				
In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish				
to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
2. The purpose of Condition 25 may be achieved through other means such as a modified Rotorua Housing Taskforce or other				
Rotorua emergency housing liaison group.  3. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or				
specific purposes and on such terms as are agreed.				
9: 247 Fenton Street & 12 Toko Street (Ascot on Fenton)				
The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents. That fee, or those fees to be set by Council according to its normal practice.		Lorelle Barry Denise Morgan-Koia		
,	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		

	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Compiles
Review  77 Pursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment		Lorelle Barry Denise Morgan-Koia		
that may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions. In particular, adverse effects may relate to:  i. Site Management;	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
ii. The use of common / shared areas; iii. Parking; and/or iv. Waste Management.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
28 Additional Offsite compliance checks	Weekly	Jason Ward Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated
29 Additional Offsite compliance checks	10.04.24	Jason Ward		This was a visual inspection from the roadside, did not go onsite. Noted shopping trolley on the berm outside adjoining motel (Pinelands).  Note - in accordance with condition 19 the trolley is not directly in front of this site
30 Additional Offsite compliance checks	16.04.24	Jason Ward		This was a visual inspection from the roadside, did not go onsite. Noted shopping trolley on the berm outside adjoining motel (Pinelands) No longer there. Note - in accordance with condition 19 the trolley is not directly in front of this site

### Buildina Ac

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Management

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 - Clause 20).

### Right of Objectio

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### Monitoring of Conditions

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compiliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (\*\*MACompliance@rotorvalc.nx\*) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is
- good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

Section 36 of the Resource Management Act 1991.

# Site 10 - 249 Fenton Street (RotoVegas Motel)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17889, the response to the request for further information, dated 11 May 2022 and Site Plans entitled:  • "249-251 Fenton Street and 14-16 Toko Street", sheet 1 of 1, dated 11/05/2022; and	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Chantelle is the suitable representative
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Council as soon as practicable, and within no more than five working days.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
consent to confirm their understanding of the consent conditions and compliance obligations.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Lyall is the suitable representative
Requirements "Suitable representative" shall mean a person who: a. Is familiar with the conditions and compliance obligations of this resource consent; b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergency Housing (CEH) on the subject site.				
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements" above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.				
Contract for the operaation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 21 and 22.	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Consent Expiry				
This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
Notes:	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
<ol> <li>Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year timeframe that is provided for under Condition 4(a).</li> <li>Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that complies with the provisions of the District Plan.</li> </ol>	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies

Cessation of the CEH Activity on the site				
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager,	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the	13.03.2023	Lorelle Barry	Chantelle Windlebourne	Compiles
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail		Denise Morgan-Koia		
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be	15.02.2024	Jason Ward	Lyall Wilson	Complies
accepting further residents, and details of any required works to reinstate the buildings as a motel.	13.02.2024	Lorelle Barry	Lyan wilson	Compiles
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Exit strategy provided 14/06/24
		Lorelle Barry		
		Denise Morgan-Koia		
Scale and Intensity				
A maximum of 80 occupants shall be permitted to reside within the 27 contracted emergency housing units.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Confirmed by MHUD and opertor - not at full occupancy
Natura.		Lorelle Barry Denise Morgan-Koia		
Notes:  To avoid doubt, this resource consent does not:		-		
1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building	15.02.2024	Jason Ward	Lyall Wilson	Complies - Not at full occupancy (currently 35 occupants)
Act requirements): or		Lorelle Barry		
Limit the number of people residing in the Manager's Accommodation.		Neenu Vijayadharan		
2. Elline the number of people residing in the Manager's Accommodation.	08.08.2024	Jason Ward	Lyall Wilson	Complies - Not at full occupancy (currently 50 occupants) - Lyall advised that the units were subject to a fire incident are not longer in
		Lorelle Barry		
		Denise Morgan-Koia		
				·
Record Keeping and Reporting				
A written (including electronic) record shall be maintained at all times that states:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
a. The total occupancy numbers across the whole site;		Lorelle Barry		
b. The number of people within each unit; and		Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 -
c. The details of any complaints received and any incidents where security staff intervention has been required, and responses		_		June 2023). 5 police callouts / visits to this site.
undertaken by the Consent Holder to address these incidents or complaints.				
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16
				December 2023). 5 police callouts / visits to this site
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	-,	
		Denise Morgan-Koia		Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 1
		3		June 2024). 0 police callouts / visits to this site
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six	15.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not		Lorelle Barry		
identify individuals.	15.02.2024	Denise Morgan-Koia		
		Jason Ward	Lyall Wilson	Complies
	15.02.2024		1 '	
	15.02.2024	Lorelle Barry		
		Neenu Vijayadharan	,	
	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Received 02/08/2024
		Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Received 02/08/2024
		Neenu Vijayadharan Jason Ward	Lyall Wilson	Received 02/08/2024
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 month	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	Lyall Wilson  Chantelle Windlebourne	Received 02/08/2024  Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward		
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward		
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry	Chantelle Windlebourne	Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances; b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 12;	08.08.2024 15.09.2023 15.02.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Chantelle Windlebourne	Received 01/08/2023  Complies
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances; b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 12; c. Details of how compliance is achieved in respect of Condition 18 (Streetscape Amenity), including any maintenance	08.08.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Chantelle Windlebourne	Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances;  b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 12;  c. Details of how compliance is achieved in respect of Condition 18 (Streetscape Amenity), including any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and	08.08.2024 15.09.2023 15.02.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Chantelle Windlebourne	Received 01/08/2023  Complies
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions over the preceding 6 months. At a minimum the Compliance Report shall include:  a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified non-compliances; b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 12; c. Details of how compliance is achieved in respect of Condition 18 (Streetscape Amenity), including any maintenance	08.08.2024 15.09.2023 15.02.2024	Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Chantelle Windlebourne	Received 01/08/2023  Complies
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	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
The landscaping, planting and boundary fencing required by Conditions 10 and 11 shall be marked on the Site Plan for the site	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
and photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Denise Morgan-Koia		
	45.00.2022		Character Mc Mc allahar and	
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of		Lorelle Barry Denise Morgan-Koia		
reaching the same height within the following planting		_		
reacting the same neight within the following planting	15.02.2024	Jason Ward	Lyall Wilson	Complies
Note:		Lorelle Barry		
This condition does not restrict enhancement of landscaping.	08.08.2024	Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies
. •	00.00.2024	Lorelle Barry	Lyan Wilson	compiles
		Denise Morgan-Koia		
Askal Ciamana and Advantising				
1otel Signage and Advertising				
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.		Lorelle Barry		
		Denise Morgan-Koia		
Notes:	15.02.2024	Jason Ward	Lyall Wilson	Complies
To avoid doubt, reinstatement of motel signage may occur after consent expiry.		Lorelle Barry	-,	
2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.		Neenu Vijayadharan		
As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name	08.08.2024	Jason Ward	Lyall Wilson	Complies
of the motel e.g. "RotoVegas" can remain on display.		Lorelle Barry	Ť	
		Denise Morgan-Koia		
The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
accommodation and other services at the site for the duration of the consent.	13.09.2023	Lorelle Barry	Chantelle Windlebourne	Compiles
		Denise Morgan-Koia		
Note:	15.02.2024	Jason Ward	Lyall Wilson	Complies
It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party		Lorelle Barry	,-	
websites.		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	Ť	
		Denise Morgan-Koia		
		Denise Morgan-Koia		
orage		Denise Morgan-Koia		
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the		Jason Ward Lorelle Barry Denise Morgan-Koia		
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	Chantelle Windlebourne	Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the		Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the		Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward		
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.	15.02.2024 08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson Lyall Wilson	Complies Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
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Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.	15.02.2024 08.08.2024 15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson  Lyall Wilson  Chantelle Windlebourne	Complies  Complies  Complies
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Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.	15.02.2024 08.08.2024 15.09.2023 15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson  Lyall Wilson  Chantelle Windlebourne  Lyall Wilson	Complies  Complies  Complies  Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.  Waste storage shall be screened from the road frontage or residential properties.	15.02.2024 08.08.2024 15.09.2023 15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson  Lyall Wilson  Chantelle Windlebourne  Lyall Wilson	Complies  Complies  Complies  Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.	15.02.2024 08.08.2024 15.09.2023 15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson  Lyall Wilson  Chantelle Windlebourne  Lyall Wilson	Complies  Complies  Complies  Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.  Waste storage shall be screened from the road frontage or residential properties.	15.02.2024 08.08.2024 15.09.2023 15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson  Lyall Wilson  Chantelle Windlebourne  Lyall Wilson	Complies  Complies  Complies  Complies
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the site.  Waste storage shall be screened from the road frontage or residential properties.	15.02.2024 08.08.2024 15.09.2023 15.02.2024 08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson  Lyall Wilson  Chantelle Windlebourne  Lyall Wilson  Lyall Wilson	Complies  Complies  Complies  Complies  Complies

streetscape;	15.02.2024	Jason Ward	Lyall Wilson	Complies
<ul> <li>Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and</li> </ul>		Lorelle Barry		
Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
Note:	08.08.2024	Jason Ward	Lyall Wilson	Shopping trolley located on the front berm of 8b, 10b Toko Street.
The implementation of this condition is referred to in the Site Management Plan in Condition 22.	08.08.2024	Lorelle Barry	Lydii Wilson	Shopping trongy located on the front bern of ab, 100 foxo Street.
		Denise Morgan-Koia		
		Denise Worgan-Kola		
-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and ha
be made aware of and understand the resource consent and its conditions and the compliance obligations.		Lorelle Barry		relevant documentation available onsite
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	1	
		Denise Morgan-Koia		
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
to dogs shall be kept on site by CEn occupants other than disability assist dogs under the bog control Act 1990.	13.03.2023	Lorelle Barry	Chantelle Willdiebourne	Compiles
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	'	
		Denise Morgan-Koia		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
A site Management Plan (SMP), committed by Minob under condition 3, shall be submitted to the Rotorda Lakes Council S Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification i	15.09.2023	Lorelle Barry	Chantelle Windlebourne	Compiles - SixiP Tolder Viewed offsite
compliance Monitoring Officer for Certification within one month following the commencement of consent. The certification is only in relation to ensuring the SMP has the written confirmation of MHUD.	1	Denise Morgan-Koia		
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
a. Operating under the CEH model as described in Te Hau ki te Kāinga Strategic Plan;		Neenu Vijayadharan		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;	08.08.2024	Jason Ward	Lyall Wilson	Complies
:. Mitigating effects of CEH use on the immediate neighbourhood; and		Lorelle Barry		
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Denise Morgan-Koia		
Note:				
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any subsequent written confirmation by MHUD.	15.09.2023		Chantelle Windlehourne	SMP folder viewed onsite
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	SMP folder viewed onsite
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any subsequent written confirmation by MHUD.  The SMP required by Condition 21 must include:	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	SMP folder viewed onsite
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any subsequent written confirmation by MHUD.	-	Jason Ward Lorelle Barry Denise Morgan-Koia		
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any subsequent written confirmation by MHUD.  The SMP required by Condition 21 must include:  a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou-Rima cultural framework including the:	15.09.2023 - 15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	Chantelle Windlebourne	SMP folder viewed onsite  Complies
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	n. Directory provided to neighbours with contact information on who to call it issues arise from the operation of CEH on the				
	subject site;				
	Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about EH;				
	. The process for dealing with complaints by or about any occupants of the site;				
	<ul> <li>Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under i) above.</li> </ul>				
0.	torua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
N.					
	Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall neet at least every six months during the period of the resource consent to discuss the following matters:	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Being carried out
		15.02.2024	Jason Ward	Lyall Wilson	Complies
	nousing); and b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for		Lorelle Barry Neenu Vijayadharan		
		08.08.2024	Jason Ward	Lyall Wilson	Complies
	Notes:		Lorelle Barry		
	L. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing		Denise Morgan-Koia		
	should be terminated ahead of the two-year period. 2. While Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.				
	z. While Condition 25 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally.				
24	MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
24	consent in accordance with the following requirements:	13:03:2023	Lorelle Barry	Chantelle Willaceboarne	compiles sering content out
	a. The purpose of the CLG is:		Denise Morgan-Koia		
	r. The purpose of the CEG is: . To promote effective engagement on an on-going and regular basis about matters associated with CEH;	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	i. To promote the flow of information between the MHUD, Te Hau ki te Kāinga and the local community so as to, wherever		Neenu Vijayadharan		
	possible, address any issues that may arise; ii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;	08.08.2024	Jason Ward	Lyall Wilson	Complies
	v. To discuss any feedback on effectiveness of Site Management Plans and conditions; and		Lorelle Barry Denise Morgan-Koia		
	7. To discuss the exit strategy for CEH.		Defilise Worgan-Kola		
	b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the				
	motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:				
	. Three representatives from the community (where possible these representatives should be from different geographical clusters of CEH);				
	i. One representative from the tourism industry; and				
	ii. One representative from Restore Rotorua Incorporated.				
	MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
	. No more than 30 working days after the commencement of the consent; and				
	i. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
	f. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days n advance of the meeting;				
	e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
	. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
	g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting renue; preparation of meeting minutes) and chairing duties; and				
	<ol> <li>MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).</li> </ol>				
	Notes:				
	L. Condition 24 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership				
	requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity common to all CEH consents.				
	n the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the				
	ocal community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
	2. The purpose of Condition 24 may be achieved through other means such as a modified Rotorua Housing Taskforce or other				
	Rotorua emergency housing liaison group.				
	B. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or specific purposes and on such terms as are agreed.				

Monitorng Fee				
The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents. That fee, or those fees to be set by Council according to its normal practice.		Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
		Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
		Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Review				
26 Pursuant to section 128 of the Resource Management Act 1991, Rotorua Lakes Council may, 12 and 18 months after this consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of which consent in avoiding remedying or mitigating adverse effects on the environment		Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
or amended conditions. In particular, adverse effects may relate to:		Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
i. Site Management; ii. The use of common / shared areas; iii. Parking; and/or iv. Waste Management.		Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
Additional Offsite compliance checks	Weekly	Jason Ward Lorelle Barry		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated

### **Buildina Act**

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Managemen

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subpart 6 – Clause 20).

### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### **Monitoring of Conditions**

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (\*\*!MACompliance @rotorualc.n:\*) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is

good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

## **CEH CONDITIONS & OBSERVATIONS**

# Site 11 - 107 Malfroy Road (Ann's Volcanic)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17892 the response to the request for further information, dated 11 May 2022 and Site Plan entitled "105-107 Malfroy Road, Rotorus Emergency Accommodation", sheet 1 of 1, dated 5/05/2022.	,20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.		Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Chantelle is the suitable representative
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Counci as soon as practicable, and within no more than five working days.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.				
Requirements "Suitable representative" shall mean a person who: a. is familiar with the conditions and compliance obligations of this resource consent;				
<ul> <li>b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and</li> <li>c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergency Housing (CEFI) on the subject site.</li> </ul>				
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements' above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two	•			
weeks following the commencement of this resource consent.				
Contract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 21 and 22.	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
Consent Expiry				
This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Contract with MHUD expires 30/09/2023
Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
timeframe that is provided for under Condition 4(a).  2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or				
another use that complies with the provisions of the District Plan.				

Cessation of the CEn Activity on the Site				
		1	-	
No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager, Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Confirmed now vacant
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be	45.02.2024	Denise Morgan-Koia	I vall Wilson	
accepting further residents, and details of any required works to reinstate the buildings as a motel.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
		Neenu Vijayadnaran		
Scale and Intensity				
A maximum of 31 occupants shall be permitted to reside within the 10 contracted emergency housing units.  Notes:	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Confirmed by MHUD and operator - not at full occupancy
To avoid doubt, this resource consent does not:  1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
Act requirements); or eladering in the Conducted Chiefgen Photology and Sec Addict Note Preferring to Building  Act requirements); or 2. Limit the number of people residing in the Manager's Accommodation.		Neenu Vijayadharan		
2. Limit the humber of people residing in the wanager's Accommodation.				
Record Keeping and Reporting				
A written (including electronic) record shall be maintained at all times that states:	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
a. The total occupancy numbers across the whole site; b. The number of people within each unit; and		Lorelle Barry Denise Morgan-Koia		Police attendance to incidents or complaints as provided within Resource Consent Compliance Report (dated 16 December 2022 - 16 June
c. The details of any complaints received and any incidents where security staff intervention has been required, and response	s	Denise Worgan-Kola		2023). 1 police callout / visit to this site
undertaken by the Consent Holder to address these incidents or complaints.				
7				
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		Police attendance to incidents or complaints as provided within Resource Consent Compliance Report (dated 17 June 2023 - 16 December 2023). No longer operating as CEH when report was submitted
				2023). No longer operating as CEH when report was submitted
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six	20.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not		Lorelle Barry		
identify individuals.		Denise Morgan-Koia		
8				
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 mont	ns 20.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions		Lorelle Barry		
over the preceding 6 months. At a minimum the Compliance Report shall include:		Denise Morgan-Koia		
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified	ı			
non-compliances; b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 12;				
c. Details of how compliance is achieved in respect of Condition 18 (Streetscape Amenity), including any maintenance				
undertaken in the preceding 12 months and processes for keeping street berms tidy; and d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectivenes	s.			
Landscaping, Open Space and Boundary Fencing				
The existing trees and vegetation along all boundaries of the site and in the private outdoor space for each unit shall be	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
retained for the duration of the consent.		Lorelle Barry		1 '
		Denise Morgan-Koia		
10	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
security for contracted emergency housing occupants and adjoining neighbours.		Lorelle Barry Denise Morgan-Koia		
11	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		

The landscaping, planting and boundary fencing required by Conditions 10 and 11 shall be marked on the Site Plan for the site and photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the	20.03.2023	Lorelle Barry	chancelle Whitelebourne	
next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of		Denise Morgan-Koia		
reaching the same height within the following planting season.	15.02.2024	Jason Ward	Lyall Wilson	Complies
Note:		Lorelle Barry Neenu Vijayadharan		
This condition does not restrict enhancement of landscaping.		recent vijayaanaran		
Motel Signage and Advertising		·		
	20.00.2022	lane Mard	Chantalla Min II I	Counties
The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent. This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
This includes any vacancy, no vacancy signage and signs advertising the moter's amendes.		Denise Morgan-Koia		
Notes:	15.02.2024	Jason Ward	Lyall Wilson	Complies
To avoid doubt, reinstatement of motel signage may occur after consent expiry.		Lorelle Barry		
<ol> <li>The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.</li> <li>As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name</li> </ol>		Neenu Vijayadharan		
of the motel e.g. "Ann's Volcanic" can remain on display.				
	20.09.2023	Jason Ward	Chantelle Windlebourne	Francis .
The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist accommodation and other services at the site for the duration of the consent.	20.09.2023	Lorelle Barry	Chantelle Windlebourne	Complies
		Denise Morgan-Koia		
Note:  It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
websites.		Neenu Vijayadharan		
Storage				
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies
site.		Lorelle Barry		
	45.02.2024	Denise Morgan-Koia	I divide	etr.
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		
Waste storage shall be screened from the road frontage or residential properties.	20.09.2023	Jason Ward	Chantelle Windlebourne	Noted - skip bin on site
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
		Neenu Vijayadharan		
		,,,		
Character America				<u></u>
Streetscape Amenity				
The Consent Holder shall undertake, and complete a daily written record of, the following:	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
2. Daily tidying of the subject site and immediately adjacent street have to account the site and illustrates		Lorelle Barry		
a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape:	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and	13.02.2024	Lorelle Barry	270 17113011	- Comprises
c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
Note:				
The implementation of this condition is referred to in the Site Management Plan in Condition 22.				

On-site Management				
An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	20.09.2023	Jason Ward	Chantelle Windlebourne	Confirmed - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had
be made aware of and understand the resource consent and its conditions and the compliance obligations.		Lorelle Barry		relevant documentation available onsite.
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
	20.00.2022	1	Character Mc all the con-	es and the
No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	20.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Neenu Vijayadharan		
		Neenu vijayaunaran		
A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification only in relation to ensuring the SMP has the written confirmation of MHUD.	3	Lorelle Barry Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:		Lorelle Barry		
a. Operating under the CEH model as described in Te Hau ki te Kāinga Strategic Plan;		Neenu Vijayadharan		
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;				
c. Mitigating effects of CEH use on the immediate neighbourhood; and				
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.				
Note:				
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
subsequent written confirmation by MHUD.				
The SMP required by Condition 21 must include:	20.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
		Lorelle Barry		
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pot e-Rima cultural framework including the:	-	Denise Morgan-Koia		
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
elderly;		Neenu Vijayadharan		
ii. Avoidance of crowding; iii. Placement of families with children having regard to access to appropriate play space; and				
iv. Management of people whose behaviour may create unacceptable risk to other occupants.				
b. Details of on-site manager's responsibility for implementation of the SMP;				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by				
C. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by Condition 2;				
<ul> <li>d. Details of the on-site support services to be provided, including the number of staff, location for training and office work within the site and hours of operation;</li> </ul>				
within the site and flours of operation,				
e. Site management details and methods addressing, at a minimum, the following matters:				
i. Visitor numbers and visiting hours, and on-site visitor parking; ii. Staffing;				
iii. On-site and roaming security personnel, credentials, systems and procedures;				
iv. Location of carparking (including for visitors);				
v. Location of open space and play space; vi. Meeting /training operation (including hours of use);				
vi. Weeting /training operation (including nours or use); vii. Use of communal areas and facilities;				
viii. Details of regular site maintenance, including:				
a. Daily maintenance of streetscape amenity under Condition 18;     b. Maintenance of landscaping and planting; and				
c. Programmed maintenance of all buildings.				
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
g. The set of 'house rules' that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the				
subject site;				1

i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about				
CEH;				
j. The process for dealing with complaints by or about any occupants of the site;				
k. Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined under (i) above.	г			
Rotorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall meet at least every six months during the period of the resource consent to discuss the following matters:	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Being carried out
a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency housing); and	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
<ul> <li>b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability for the CEH contract to be cancelled.</li> </ul>	r	Neenu Vijayadharan		
Notes:  1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing				
should be terminated ahead of the two-year period.  2. While Condition 23 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally				
MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:	20.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - Being carried out
a. The purpose of the CLG is:     i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever possible, address any issues that may arise;		Neenu Vijayadharan		
iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring; iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and				
v. To discuss the exit strategy for CEH.				
b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the motel operators / consent holders. Rotorua Lakes Council and Iwi. MHUD must also invite:				
i. Three representatives from the community (where possible these representatives should be from different geographical				
clusters of CEH); ii. One representative from the tourism industry; and				
iii. One representative from Restore Rotorua Incorporated.				
c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet: i. No more than 30 working days after the commencement of the consent; and				
ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days in advance of the meeting;				
e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
f. MHUD shall engage an independent chairperson to facilitate CLG meetings;  g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and				
g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and  h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents				
g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and  h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).				
g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and  h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).  Notes:  1. Condition 24 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership				
g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and  h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).  Notes:  1. Condition 24 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity common to all CEH consents.				
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g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting venue; preparation of meeting minutes) and chairing duties; and  h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and hosting key documents (for example, a website, or other document hosting portal).  Notes:  1. Condition 24 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity common to all CEH consents.  In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the				

	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
Weekly	Jason Ward		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated
	20.09.2023 0 15.02.2024	Lorelle Barry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan  20.09.2023  Jason Ward Lorelle Barry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan	Lorelle Barry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan  20.09.2023  Jason Ward Lorelle Barry Denise Morgan-Koia  15.02.2024  Jason Ward Lorelle Barry Neenu Vijayadharan  Lyall Wilson Lyall Wilson Lyall Wilson Lyall Wilson Lyall Wilson

### **Building Act**

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Manageme

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subport 6 - Clause 20).

### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### **Monitoring of Conditions**

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (\*\*MACompliance @rotorualc.m:\*) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is
- good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

## **CEH CONDITIONS & OBSERVATIONS**

# Site 12 - 26-28 Victoria Street (Union Victoria)

The control of an international and in the international analysis of the international analysis of the perpetuation for traumant or several international programs designated and intern	CONDITIONS				
Descriptions for implies for implies from time for all 14 yours of 15 years of	General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
Sergetins Accommostron's pieces of oil a direct Modern Services  Fig. 2024  Services  Fig. 20		15.09.2023		Chantelle Windlebourne	Complies
See 2014 point of the special process of the same transfer and a spoort a satisface representative wheat products which have weeks following the commencement of this recovers of the control process of the c					
The Content that and a agents a unitable representative with time wants following the commentmentered of the resource content, who will be the principal contact genon for finitional state. Countil in regard to matter retenting to the content, that will be the principal contact genon for finitional state. Countil in regard to matter retenting to the content.  **Security of the content to the whole the state is that is, count of the representative with an and he will not an interest to content to conten	Emergency Accommodation , sneet 1 or 1, dated 10/03/2022.	15.02.2024	_	Lvall Wilson	Complies
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South And Private And Section the Recommendation Section Conf. of the Propresentative Association of the Conference of Conference of the Conference of Conference of the Conference of	The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource	15.09.2023	Jason Ward	Chantelle Windlebourne	Chantelle is the suitable representative
Second that person change during the term of this resource consent, the content hadder shall inform the fotors a Lates course as soon as personable, well within no more than the working day.  The representation and make with forces a lates Course within the working day.  The representation and make with forces a lates Course within the working day.  The representation are person arous all or some of the 13 CDI sites consented on 10 December 2022.  The Afficiary of Housing and blades becomes confidence and upon a feet as content confidence and make the forces and the course of the cou					
Social base person change during the term of his resource connect, the connect hoder adult from the Rotoria Lake Council so sion in a positically will white non or the this reveiling days.  The representative while meet with 8 dotoria Lakes Council within two weeks following the commercement of this resource connects confirm the mid-interchanged of the council conditions and compliance deligations of this resource connect.  In the third will will be a single person while it is a familiar with the conditions and compliance deligations of this resource connect.  In the the reversal weight will will make a person while  It is available for a single basis to repost a single provided and in the council control of the same person while  It is presentative with the conditions and compliance deligations of the resource connect compliance matters; and  It is the reversal will be the same person while  It is presentative to the the same person while  It is presentative to the the same person while  It is presentative to the the same person while  It is presentative to the the same person while  It is presentative to the the same person while  It is presentative to the the same person while  It is presented to the the same person while  It is presentative to the the same person while  It is presentative to the the same person while  It is presentative to the same person while  It is presentative to the the same person while  It is presentative to the same person while  It is presentative to the same person while  It is presentative to the same person while the same per	consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	15.02.2024		Lvall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area (Date advised: 19/12/2023)
The representative shall meet with Rotoria Lakes Council within two weeks following the commencement of this resource consent to confirm the understanding of the content conditions and compliance edigations of this resource consent;  In familiar with the conditions and compliance obligations of this resource consent;  In familiar with the conditions and compliance obligations of this resource consent;  In familiar with the conditions and compliance obligations of this resource consent;  In familiar with the conditions and compliance obligations of this resource consent;  In the representative can be the same person arous all or some of the 12 CB1 sides consented on 16 December 2002.  The Military of Hooding and Unitar Development ((MeUD) is required to confirm in writing that the "suitable representative" shall be provided to Rotorous Lakes Council within two weeks following the commencement of the resource consent.  **Contract for the operation of CEH with MHUD  **Contract for the operation of CEH with MHUD at all sizes. This shall include MHUD providing whether the confirmation to Rotorous Lakes Council of the 3th Management Plan (DMP) required by Conditions 22 and 23.  **Early of the confirmation to Rotorous Lakes Council of the 3th Management Plan (DMP) required by Conditions 22 and 23.  **Early of the confirmation to Rotorous Lakes Council of the 3th Management Plan (DMP) required by Conditions 22 and 23.  **Early of the confirmation to Rotorous Lakes Council of the 3th Management Plan (DMP) required by Conditions 22 and 23.  **Early of the confirmation to Rotorous Lakes Council of the 3th Management Plan (DMP) required by Conditions 22 and 23.  **Early of the confirmation to Rotorous Lakes Council of the 3th Management Plan (DMP) required by Conditions 22 and 23.  **Early of the confirmation to Rotorous Lakes Council of the 3th Management Plan (DMP) required by Conditions 22 and 23.  **Early of the confirmation of Rotorous Management Plan (DMP) required by Conditions 22 and 23.  **Early of the Conditions			Lorelle Barry	,	
Security consents to confirm their understanding of the consent conditions and compliance obligations.  **New International Progression of Contract of the Security of Security Configuration of the Configuration of the Configuration of the Security Configuration of the Configuration of the Security Configuration of the Security Configuration of Security Configuratio	as soon as practicable, and within no more than five working days.		Neenu Vijayadharan		
Requirements  Suitable representative "fail mans general wide  Suitable representative" fail mans general wide  In the representative and silving to displace of this resource content compliance matters; and  C. is available on a daily basis to respond to flottoma Lakes Council's staff queries about the operation of Contracted Emergency  Failuration of the presentative can be the same person across all or some of the 13 CBH sites consented on 16 December 2022.  The Ministry of trouting and this has been person across all or some of the 13 CBH sites consented on 16 December 2022.  The Ministry of trouting and this has been person across all or some of the 13 CBH sites consented on 16 December 2022.  The Ministry of trouting and this has been person across all or some of the 13 CBH sites consented on 16 December 2022.  The Ministry of trouting and this has been person across all or some of the 13 CBH sites consented on 16 December 2022.  The Ministry of trouting and this has been person across all or some of the 13 CBH sites consented on 16 December 2022.  The Ministry of trouting and this has been person across all or some of the 13 CBH sites consented on 16 December 2022.  The Ministry of trouting and this has been person across all or some of the 13 CBH sites across a consent to the sites of the consent continued to the cons					
**Suitable representative* shall mean a person who: a. familiar with the conditions and compliance collisations of this resource consent; b. Is the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a slight has to respond to say resource consent compliance matters; and c. is available on a slight has to respond to say resource consent compliance matters; and c. is available on a slight has to respond to say resource consent compliance matters; and c. is available on a slight has to respond to surface unlike dispersion of the size of the consent on the first and the consent conditions, the compliance ability to the consent and satisface the "sequilmenters" but when the representation of CEH with MHUD  **Contract for the operation of CEH with MHUD  **The stee must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to find rous lakes Council of the SIe Management Plan DNP) required by Conditions 22 and 23.  **The stee must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to find rous lakes Council of the SIe Management Plan DNP) required by Conditions 22 and 23.  **The stee of cancelogy and the contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to find rous lakes Council of the SIe Management Plan DNP) required by Conditions 22 and 23.  **The stee of cancelogy and the contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to find rous lakes Council of the SIe Management Plan DNP) required by Conditions 22 and 23.  **The stee of cancelogy and the contract for CEH with MHUD and the contract with MHUD contract for CEH with MHUD and the contract with MHUD contract for CEH applying to the site under Condition 3.  **The stee of cancelogy and the site of electrons of the CEH	consent to confirm their understanding of the consent conditions and compliance obligations.				
Is a familiar with the confirmation to Richards and complete collegations of this resource consent complete.  It is familiar with the receivant year and aligning to alia action to respond to any resource consent complete. The receivant year and aligning the action to respond to any resource consent complete. The representations and confirmation to respond to any resource consent complete. The representation of the consent confirmation is all of the consent confirmation in writing that the "suitable representation" fully understands all of the consent confirmation in writing that the "suitable representation" fully understands all of the consent confirmation in writing that the "suitable representation" fully understands all of the consent confirmation, the complete collegations of the consent and solitories the "sequelements" shall be provided to Roterous Lake Council within two weeks following the commencement of this resource consent.  **Section of the operation of CEH with MHUD  The stee must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Richards Lakes Council of the SIe Management Plan (SMP) required by Condition 22 and 23 and 23 and 24 and	Requirements				
Is as the necessary subnoting and ability to take action to respond to any resource consent compliance matters, and c is available on a slight basis to regoon to flootomia (Left) on the subject site.  The representative can be the same person across all or some of the 31 CB1 sites consented on 16 December 2002.  The representative can be the same person across all or some of the 31 CB1 sites consented on 16 December 2002.  The representative can be the same person across all or some of the 31 CB1 sites consented on 16 December 2002.  The representative can be the same person across all or some of the 31 CB1 sites consented on 16 December 2002.  The Ministry of Household Section of the subject state of the substance representative study and those necessary and the consent and satisfies the "Requirements" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements" between the confirmation of the "studies representative" shall be provided to Retorius Lakes Council within the visual personal studies and the consent and satisfies the "Requirements" between the complete of the consent and satisfies the "Requirements" between the complete of the commencement of this resource consent shall registe to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing a contract for the operation of the shall require a provided to Retorius a contract for the operation of the State of CEH applying to the site under Condition 3.  The year form the site of deciment of the site of CEH applying to the site under Condition 3.  The year form the site of decimptor of the MHUD from receiving its contract with the most operation where	"Suitable representative" shall mean a person who:				
c. is available on a daily basis to regord to Rotoval Lakes Council's staff quaries about the operation of Contracted Emergency localization of Cesting (ESI) on the update table contract of the Park International Cesting (ESI) on the Update of the Counce of the 13 CESI sites consented on 16 December 2022.  The Ministry of Housing and Urban Development (MRIUD) is required to confirm in writing that the "stubble representative" above. MINUD's written confirmation of the "suitable representative" shall be provided to Rotoval Lakes Council within two weeks following the commencement of this resource consent.  **Contract for the operation of CER with MMUD  The stee must be subject to a contract for the operation of CER with MMUD at all times. This shall include MINUD providing and the confirmation to Rotoval Lakes Council of the Size Management Plan (SAP) required by Conditions 22 and 23.  **Experimental Council Cesting Cesti					
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.  The Representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.  The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" shall be provided to Notional Lakes Council within two weels following the commencement of this resource consent.  **Contract for the operation of CEH with MHUD  The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorous Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.  **Example 150,2024**  **Include MHUD  **Contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorous Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.  **Example 150,2024**  **Include MHUD  **Contract MUD at a subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorous Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.  **Include MUD at a subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written to Rotorous Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.  **Include MUD at a subject to a contract for CEH applying to the site under Condition 3.  **Include Include MID at a subject to the contract for CEH applying to the site under Condition 3.  **Include Include MID at a subject to the CEH applying to the site under Condition 3.  **Include Include MID at a subject to the CEH applying to the site under Condition 3.  **Include MID at a subject to the CEH applying to the site under Condition 3.  **Include MID at a subject to the CEH applying to the site under Condition 3.  **Include MID at a sub					
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements" above. MHUD within confirmation for "suitable representative" shall be provided to Rotorus Lakes. Council within two weeks following the commencement of this resource consent.  **Contract for the operation of CEH with MHUD  **Contract for the operation of CEH with MHUD  **The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorus Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.  **The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing before the site of the site Management Plan (SMP) required by Conditions 22 and 23.  **The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing before the site of the Site Management Plan (SMP) required by Conditions 22 and 23.  **The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing before the site of the Site Management Plan (SMP) required by Conditions 22 and 23.  **The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing to the site of the Site Management Plan (SMP) required by Conditions 22 and 23.  **The site of the operation of CEH with MHUD at all times. This shall include MHUD providing the Site of CEH applying to the site under Conditions 2.  **The site of the operation of CEH with MHUD and times. This shall include MHUD providing the Site of CEH applying to the site under Conditions 2.  **The site of the Site of CEH applying to the site under Condition 3.  **The date of cancellation of MHUD's contract for CEH applying to the site under Conditi					
Some Expiry  Consent Expiry  C	The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
For the operation of CEH with MHUD  Contract for the operation of CEH with MHUD  The ste must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotonua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.    Society   Consent Explry	The National Control of the Control				
Contract for the operation of CEH with MHUD  **Contract for the operation of CEH with MHUD  **Contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.  **Consent Expiry**  **Consent Expiry*  **Consent Expi					
Contract for the operation of CEH with MHUD  The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorus Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.    15.09.2023   Jason Ward   Lorelle Barry   Denise Morgan-Kola	above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.    15.09.2023   Jason Ward Lorelle Barry Denise Morgan-Koia	weeks following the commencement of this resource consent.				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.    15.09.2023   Jason Ward Lorelle Barry Denise Morgan-Koia   15.02.2024   Jason Ward Lorelle Barry Neenu Vijayadharan   Lyall Wilson   Complies					
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.    15.09.2023   Jason Ward Lorelle Barry Denise Morgan-Koia					
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.    15.09.2023   Jason Ward Lorelle Barry Denise Morgan-kola   Lyall Wilson   Compiles					
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 22 and 23.    15.09.2023   Jason Ward Lorelle Barry Denise Morgan-kola   Lyall Wilson   Compiles					
Lorelle Barry Denise Morgan-Koia Lorelle Barry Neenu Vijayadharan  Consent Expiry  This resource consent shall expire on the earlier date of either: a. Two years from the date of decision; or D. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes: 1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year  Lorelle Barry Neenu Vijayadharan  Lyall Wilson Complies  Complies  Complies  Complies  Complies  Complies  Complies  Complies  Contract with MHUD expires 23/02/2024  Jason Ward Lorelle Barry Denise Morgan-Koia  Lyall Wilson Complies  Contract with MHUD expires 23/02/2024  Jason Ward Lorelle Barry Denise Morgan-Koia  Lyall Wilson Contract with MHUD expires 23/02/2024  Lyall Wilson Contract with MHUD expires 23/02/2024  Lyall Wilson Complies  Complies  Complies				<u>,                                      </u>	
Denise Morgan-Koia  Denise		15.09.2023		Chantelle Windlebourne	Complies
Lorelle Barry Neenu Vijayadharan  Consent Expiry  This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year  Neenu Vijayadharan  Chantelle Windlebourne  Contract with MHUD expires 23/02/2024  Contract with MHUD expires 23/02/2024  Lyall Wilson  Complies  Complies	white communities to hotel de called council of the site management fair (sim ) required by contained 22 and 25.				
Consent Expiry  This resource consent shall expire on the earlier date of either: a. Two years from the date of decision; or b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes: 15.09.2023 15.09.2023 15.00.2024 15.		15.02.2024		Lyall Wilson	Complies
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This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year  15.09.2023  Jason Ward Lorelle Barry Denise Morgan-Koia  Lyall Wilson View In Wilson View Vijayadharan					
a. Two years from the date of decision; or b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes: 1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year	Consent Expiry				
a. Two years from the date of decision; or b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes: 1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year	This resource consent shall expire on the earlier date of either:	15.09.2023	Jason Ward	Chantelle Windlebourne	Contract with MHUD expires 23/02/2024
Notes: 1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year Neenu Vijavadharan Neenu Vijavadharan	a. Two years from the date of decision; or		Lorelle Barry		
Notes:  1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year Neenu Vijayadharan	b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.				
1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year Neenu Vijayadharan	Notes:	15.02.2024		Lyall Wilson	Complies
timeframe that is provided for under Condition 4(a).	1. Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-year				
			, ,		
2. Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that complies with the provisions of the District Plan.					

	No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager, Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail		Denise Morgan-Koia		
	matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be	15.02.2024	Jason Ward	Lyall Wilson	Complies
5	accepting further residents, and details of any required works to reinstate the buildings as a motel.		Lorelle Barry		
			Neenu Vijayadharan		
9	cale and Intensity				
			I	Tet	
	6. A maximum of 56 occupants shall be permitted to reside within the 20 contracted emergency housing units.	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Confirmed by MHUD and opertor - not at full occupancy
	Notes:		Denise Morgan-Koia		
	To avoid doubt, this resource consent does not:	15.02.2024	Jason Ward	Lyall Wilson	Complies
6	1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building Act requirements): or		Lorelle Barry Neenu Vijayadharan		
	2. Limit the number of people residing in the Manager's Accommodation.		Neenu vijayadnaran		
F	tecord Keeping and Reporting				
	A written (including electronic) record shall be maintained at all times that states:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - note: social issues common with 4 & 6 Union Street.
	A written (including electronic) record shall be maintained at all times that states:  a. The total occupancy numbers across the whole site;	15.05.2025	Lorelle Barry	Chantelle Windlebourne	Compiles - note, social issues continion with 4 & 0 onion street.
	b. The number of people within each unit; and		Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - 16
	c. The details of any complaints received and any incidents where security staff intervention has been required, and responses undertaken by the Consent Holder to address these incidents or complaints.				June 2023). 8 police callout / visits to this site.
7	undertaken by the Consent Holder to address these incidents of complaints.				
1		15.02.2024	Jason Ward	Lyall Wilson	Complies
			Lorelle Barry	,	
			Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16
					December 2023). 4 police callouts / visits to this site.
	The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six	15.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
	monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not	13.03.2023	Lorelle Barry	Chantelle Willdiebourne	neceived 01/00/2023
	identify individuals.		Denise Morgan-Koia		
8		15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
٥			Neenu Vijayadharan		
	The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 months	15.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
	after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions	13.03.2023	Lorelle Barry	Chantelle Willalebourne	100000000000000000000000000000000000000
	over the preceding 6 months. At a minimum the Compliance Report shall include:		Denise Morgan-Koia		
	a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
	non-compliances;		Neenu Vijayadharan		
9	<ul> <li>B. Recent photographs of landscaping, open space and boundary fencing as required by Condition 13;</li> <li>C. Details of how compliance is achieved in respect of Condition 19 (Streetscape Amenity), including any maintenance</li> </ul>				
	c. Details of how compliance is achieved in respect of Condition 19 (Streetscape Amenity), including any maintenance undertaken in the preceding 12 months and processes for keeping street berms tidy; and				
	d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness.				
	andscaping, Open Space and Boundary Fencing				
		45.00.2022		Charles Mr. "	la custo.
	The existing trees and vegetation along all boundaries of the site and in the private outdoor space for each unit shall be retained for the duration of the consent.	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
			Denise Morgan-Koia		
		15.02.2024	Jason Ward	Lyall Wilson	Complies
10			Lorelle Barry		
			Neenu Vijayadharan		
	A permanent gate or fence shall be installed between Unit 7 and the western boundary fence to restrict access to the geothermal overflow pipe.	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
	geothermal overnow pipe.		Lorelle Barry Denise Morgan-Koia		
					1

	15.02.2024	Jason Ward	Lyall Wilson	Complies
11		Lorelle Barry		
		Neenu Vijayadharan		
All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
security for contracted emergency housing occupants and adjoining neighbours.	13.03.2023	Lorelle Barry	chantelle Willalebourne	Complete
, , , , , , , , , , , , , , , , , , ,		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
12	13.02.2024	Lorelle Barry	Lyan wiison	Complies
		Neenu Vijayadharan		
The landscaping, planting and boundary fencing required by Conditions 10 - 12 shall be marked on the Site Plan for the site and	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.		Lorelle Barry		
	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
	13.02.2024	Lorelle Barry	Lyali Wilson	Compiles
13		Neenu Vijayadharan		
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the		Lorelle Barry		
next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of		Denise Morgan-Koia		
reaching the same height within the following planting season.	15.02.2024	Jason Ward	Lyall Wilson	Complies
14 Notes		Lorelle Barry		
Note: This condition does not restrict enhancement of landscaping.		Neenu Vijayadharan		
This condition does not reserve eminincement of landscaping.				
Motel Signage and Advertising				
15. The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
consent. This includes any vacancy/no vacancy signage and signs advertising the motel's amenities.	13.05.2023	Lorelle Barry	Chantelle Willulebourne	Compiles
		Denise Morgan-Koia		
Notes:	15.02.2024		I vall Wilson	Complies
1. To avoid doubt, reinstatement of motel signage may occur after consent expiry.	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
<ol> <li>To avoid doubt, reinstatement of motel signage may occur after consent expiry.</li> <li>The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.</li> </ol>	15.02.2024	Jason Ward	Lyall Wilson	Complies
15 1. To avoid doubt, reinstatement of motel signage may occur after consent expiry. 2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
<ol> <li>To avoid doubt, reinstatement of motel signage may occur after consent expiry.</li> <li>The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.</li> </ol>	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
15 1. To avoid doubt, reinstatement of motel signage may occur after consent expiry. 2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name		Jason Ward Lorelle Barry	Lyall Wilson	Complies
1. To avoid doubt, reinstatement of motel signage may occur after consent expiry. 2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy As such, signage advertsing the phone number, number of rooms, or the amenities onsite should be removed, but the name of the motel e.g. "Union Victoria" can remain on display.  The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson  Chantelle Windlebourne	Complies
15 1. To avoid doubt, reinstatement of motel signage may occur after consent expiry. 2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name of the motel e.g. "Union Victoria" can remain on display.		Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry		
15 2. To avoid doubt, reinstatement of motel signage may occur after consent expiry. 2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name of the motel e.g. "Union Victoria" can remain on display.  The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist accommodation and other services at the site for the duration of the consent.	15.09.2023	Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
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S	treetscape Amenity				
	The consent holder shall undertake, and complete a daily written record of, the following:	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	SMP folder - viewed onsite
	a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive		Denise Morgan-Koia		
	streetscape; b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
19	c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.		Neenu Vijayadharan		
	Note:				
	The implementation of this condition is referred to in the Site Management Plan in Condition 23.				
c	n-site Management				
	An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.09.2023	Jason Ward	Chantelle Windlebourne	Confirmed - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had all
	be made aware of and understand the resource consent and its conditions and the compliance obligations.		Lorelle Barry		relevant documentation available onsite.
		15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies
20			Lorelle Barry Neenu Vijayadharan		
			recent vijayaunaran		
	No dogs shall be kept on site by CEH occupants other than disability assist dogs under the Dog Control Act 1996.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
			Lorelle Barry Denise Morgan-Koia		
		15.02.2024	Jason Ward	Lyall Wilson	Complies
21			Lorelle Barry Neenu Vijayadharan		
			iveena vijayaanaran		
	A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
	Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification is only in relation to ensuring the SMP has the written confirmation of MHUD.		Lorelle Barry Denise Morgan-Koia		
		15.02.2024	Jason Ward	Lyall Wilson	Complies - SMP folder viewed onsite
	The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:  a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan;		Lorelle Barry	,	
22	b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;     c. Mitigating effects of CEH use on the immediate neighbourhood; and		Neenu Vijayadharan		
22	c. Mitigating effects of CEH use on the immediate neighbourhood; and d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.				
	Note:				
	To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
	subsequent written confirmation by MHUD.				
	The SMP required by Condition 22 must include:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
	a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou-	15.05.2025	Lorelle Barry	Chancelle Willulebourne	Compiles - Simi-Toract viewed orisite
	e-Rima cultural framework including the:  i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and	15.02.2024	Denise Morgan-Koia Jason Ward	Lyall Wilson	Complies - SMP folder viewed onsite
	elderly; ii. Avoidance of crowding;		Lorelle Barry	,	
	iii. Placement of families with children having regard to access to appropriate play space; and		Neenu Vijayadharan		
	iv. Management of people whose behaviour may create unacceptable risk to other occupants.				
	b. Details of on-site manager's responsibility for implementation of the SMP;				
	c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by				
	Condition 2;				
	d. Details of the on-site support services to be provided, including the number of staff, location for training and office work				
	within the site and hours of operation;				
	e. Site management details and methods addressing, at a minimum, the following matters: i. Visitor numbers and visiting hours, and on-site visitor parking;				
	ii. Staffing;				
	iii. On-site and roaming security personnel, credentials, systems and procedures; iv. Location of carparking (including for visitors);				
	v. Location of open space and play space;				

vi. Meeting /training operation (including hours of use);				
vii. Use of communal areas and facilities;				
viii. Details of regular site maintenance, including:				
a. Daily maintenance of streetscape amenity under Condition 19;				
b. Maintenance of landscaping and planting; and				
c. Programmed maintenance of all buildings.				
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
,				
g. The set of 'house rules' that will apply to the site;				
g. The set of mouse rules that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the				
subject site;				
i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about				
CFH:				
ceri,				
j. The process for dealing with complaints by or about any occupants of the site;				
k. Methodology for receiving, recording and resolving communication or complaints made via the 0800 number outlined unde	r			
(i) above.				
		•		
otorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
meet at least every six months during the period of the resource consent to discuss the following matters:		Lorelle Barry		1
a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency		Denise Morgan-Koia		
housing); and	15.02.2024	Jason Ward	Lyall Wilson	Complies
b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability fo	r	Lorelle Barry		
the CEH contract to be cancelled.		Neenu Vijayadharan		
			1	
Notes:				
1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing				
should be terminated ahead of the two-year period.				
<ol> <li>While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally</li> </ol>	r.			
	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
<ol> <li>While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally</li> <li>MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this</li> </ol>			Chantelle Windlebourne	Complies - Being carried out
2. While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally		Lorelle Barry	Chantelle Windlebourne	Complies - Being carried out
2. While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements:	15.09.2023	Lorelle Barry Denise Morgan-Koia		
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2. While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this consent in accordance with the following requirements: <ul> <li>a. The purpose of the CLG is:</li> <li>i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;</li> </ul>	15.09.2023	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
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26	monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents. That fee, or those fees to be set by Council according to its normal practice.	15.09.2023 15.02.2024	Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne Lyall Wilson	Complies
R	eview				
27	consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment	15.09.2023 15.02.2024	Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne Lyall Wilson	Complies  Complies
29	Additional Offsite compliance checks	10.04.24	Jason Ward		This was a visual inspection from the roadside, did not go onsite. 1 sign back advertising trading as motel, no cars present - Visually different from when operating as CEH in terms of intensity. Note - Community Compliance will need to carry out full site inspection

### Building Ac

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Waste Management

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subport 6 – Clause 20).

### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### **Monitoring of Conditions**

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (RMACompliance@rotorvalc.nz) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where

good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of

# **CEH CONDITIONS & OBSERVATIONS**

# Site 13 - 7 Tryon Street (Apollo Hotel)

CONDITIONS				
General	MONITORING DATE	OFFICER	PRESENT (MHUD)	NOTES (WHERE RELEVANT)
The activity shall be in general accordance with the information submitted with the Application for Resource Consent RC17648 the response to the request for further information, dated 11 May 2022 and Site Plan entitled "7 Tryon Street, Rotorua Emergency Accommodation", sheet 1 of 1, dated 26/04/2022.	, 15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
The Consent Holder shall appoint a suitable representative within two weeks following the commencement of this resource consent, who will be the principal contact person for Rotorua Lakes Council in regard to matters relating to this consent. The consent holder shall inform the Rotorua Lakes Council of the representative's name and how they can be contacted.	2	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Chantelle is the suitable representative
Should that person change during the term of this resource consent, the consent holder shall inform the Rotorua Lakes Counci as soon as practicable, and within no more than five working days.	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Lyall is the suitable representative as Chantelle is no longer working in this area
The representative shall meet with Rotorua Lakes Council within two weeks following the commencement of this resource consent to confirm their understanding of the consent conditions and compliance obligations.	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Lyall is the suitable representative
Requirements  "Suitable representative" shall mean a person who: a. is familiar with the conditions and compliance obligations of this resource consent; b. has the necessary authority and ability to take action to respond to any resource consent compliance matters; and c. is available on a daily basis to respond to Rotorua Lakes Council's staff queries about the operation of Contracted Emergency Housing (CEH) on the subject site.	,			
The representative can be the same person across all or some of the 13 CEH sites consented on 16 December 2022.				
The Ministry of Housing and Urban Development (MHUD) is required to confirm in writing that the "suitable representative" fully understands all of the consent conditions, the compliance obligations of the consent and satisfies the "Requirements' above. MHUD's written confirmation of the "suitable representative" shall be provided to Rotorua Lakes Council within two weeks following the commencement of this resource consent.	,			
ontract for the opertation of CEH with MHUD				
The site must be subject to a contract for the operation of CEH with MHUD at all times. This shall include MHUD providing	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
written confirmation to Rotorua Lakes Council of the Site Management Plan (SMP) required by Conditions 25 and 26.	15.02.2024	Lorelle Barry Denise Morgan-Koia Jason Ward	Lvall Wilson	No. Pos
	15.02.2024	Lorelle Barry Neenu Vijayadharan	Lyaii Wilson	Complies
	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies
onsent Expiry				
This resource consent shall expire on the earlier date of either:  a. Two years from the date of decision; or  b. The date of cancellation of MHUD's contract for CEH applying to the site under Condition 3.  Notes:	15.09.2023	Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies
<ol> <li>Condition 4(b) does not prevent MHUD from renewing its contract with the motel operator within the overall two-yea timeframe that is provided for under Condition 4(a).</li> </ol>	15.02.2024	Jason Ward Lorelle Barry Neenu Vijayadharan	Lyall Wilson	Complies
<ol><li>Where the consent expires, use of the site may return to tourist accommodation that operated prior to use as CEH, or another use that complies with the provisions of the District Plan.</li></ol>	08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia	Lyall Wilson	Complies

No later than 6 months prior to the consent expiry under Condition 4(a), the consent holder shall submit to the Manager,	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
Planning & Development Solutions, Rotorua Lakes Council, or their delegate, for certification, an exit programme to end the		Lorelle Barry		
use of the site and buildings for CEH within the timeframe granted under this consent. The exit programme shall detail		Denise Morgan-Koia		
matters such as - the plans to have the residents relocated from the site at the expiry of the consent, when the CEH will not be	15.02.2024	Jason Ward	Lyall Wilson	Complies
accepting further residents, and details of any required works to reinstate the buildings as a motel.		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Exit strategy provided 14/06/24
		Lorelle Barry		
		Denise Morgan-Koia		
Scale and Intensity				
A maximum of 98 occupants shall be permitted to reside within the 39 contracted emergency housing units.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Confirmed by MHUD and opertor - not at full occupancy
		Lorelle Barry		
Notes:		Denise Morgan-Koia		
To avoid doubt, this resource consent does not:	15.02.2024	Jason Ward	Lyall Wilson	Complies - Not at full occupancy (currently 67 occupants)
1. Restrict the length of stay for residents in the contracted emergency housing units (see Advice Note 1 referring to Building		Lorelle Barry		
Act requirements); or		Neenu Vijayadharan		
2. Limit the number of people residing in the Manager's Accommodation.	08.08.2024	Jason Ward	Lyall Wilson	Not at full occupancy (currently 60 occupants)
		Lorelle Barry		
		Denise Morgan-Koia		
Record Keeping and Reporting				
A written (including electronic) record shall be maintained at all times that states:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
a. The total occupancy numbers across the whole site;		Lorelle Barry		
b. The number of people within each unit;		Denise Morgan-Koia		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 16 December 2022 - 16
c. The details of any complaints received and any incidents where security staff intervention has been required, and responses				June 2023). 11 police callout / visits to this site
undertaken by the consent holder to address these incidents or complaints; and	45.02.2024	to a succession	L - HARL	
d. Details of any complaints in relation to CEH occupants' behaviour in the Whakarewarewa Village public carpark area and	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
responses undertaken by the Consent Holder.		Neenu Vijayadharan		Police attendance to incidents or complaints as provided within the Resource Consent Compliance Report (dated 17 June 2023 - 16
		iveerid vijayadilaraii		December 2023). 8 police callouts / visits to this site
	08.08.2024	Jason Ward	Lvall Wilson	Complies
	08.08.2024	Jason ward Lorelle Barry	Lyali Wilson	Compiles
		Denise Morgan-Koia		Police attendance to incidents or complaints as provided by within Resource Consent Compliance Report (dated 17 December 2023 - 16
		Dellise Worgali-Kola		June 2024). 3 police callouts / visits to this site
The information listed in Condition 7 shall be reported to Rotorua Lakes Council's Monitoring and Compliance Officer at six	15.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
monthly intervals from the date of commencement of the consent. The information will be provided in a form that does not		Lorelle Barry		
identify individuals.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Received 02/08/2024
		Lorelle Barry		
		Denise Morgan-Koia		
The Consent Holder shall provide a Compliance Report to Rotorua Lakes Council's Monitoring and Compliance Officer 6 month	15.09.2023	Jason Ward	Chantelle Windlebourne	Received 01/08/2023
after the commencement of the consent, and every 6 months thereafter, outlining compliance with the consent conditions		Lorelle Barry		
over the preceding 6 months. At a minimum the Compliance Report shall include:		Denise Morgan-Koia		
a. An assessment of the Consent Holder's compliance with the conditions and any recommendations to address any identified	15.02.2024	Jason Ward	Lyall Wilson	Complies
non-compliances;		Lorelle Barry		
b. Recent photographs of landscaping, open space and boundary fencing as required by Condition 13;  c. Details of how compliance is achieved in respect of Condition 22 (Streetscape Amenity), including any maintenance		Neenu Vijayadharan		
undertaken in the preceding 12 months and processes for keeping street berms tidy; and	08.08.2024	Jason Ward	Lyall Wilson	Received 02/08/2024
d. An assessment of the effectiveness of the SMP and any recommended amendments to the SMP to improve its effectiveness		Lorelle Barry Denise Morgan-Koia		
a. 7 in assessment of the encetweness of the sivil and any recommended amendments to the sivir to improve its enectiveness		Denise Morgan-Kola		
to both a control of the first				
Landscaping, Open Space and Boundary Fencing				
The existing trees and vegetation along all boundaries of the site shall be retained for the duration of the consent.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
1 The existing shared open space, as shown on the Site Plan (approved under Condition 1 and updated under Condition 13), shal	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - a supervised gated green area is onsite for children to play
be retained in a condition suitable for recreational use by occupants.		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Outdoor pool is no longer in use
		Lorelle Barry		
		Neenu Vijayadharan		
		•		

	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia		
All external boundary fencing shall be maintained in the same or similar form to the existing fencing to provide privacy and	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
security for contracted emergency housing occupants and adjoining neighbours.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lvall Wilson	Complies
	13.02.2024	Lorelle Barry	Lyan wiison	Compiles
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Denise Morgan-Koia		
The landscaping and boundary fencing required by Conditions 10 - 12 shall be marked on the Site Plan for the site and	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
photographed and supplied to the Rotorua Lakes Council within one month of the commencement of the consent.		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
The landscaping outlined in Condition 10 shall be maintained in good condition and kept weed free. If any of the landscaping	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
dies and/or becomes diseased, the dead and/or diseased plants shall be replaced in the same or similar location within the		Lorelle Barry		
next planting season (generally between May and October) by a same or similar species of plants with a plant size capable of		Denise Morgan-Koia		
reaching the same height within the following planting season.	15.02.2024	Jason Ward	Lyall Wilson	Complies
Note:		Lorelle Barry		
Note: This condition does not restrict enhancement of landscaping.		Neenu Vijayadharan		
•	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
The existing shared open space in the internal courtyard of the site (shown on the Site Plan as "shared open space") shall be retained for the duration of the consent.	15.09.2023	Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies
retained for the duration of the consent.		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
Whakarewarewa Village and Te Puia				
Within one month of the commencement of this consent the Consent Holder, or suitable representative, shall initiate a	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Chantelle confirmed that this has been done
meeting(s) with a representative(s) from Whakarewarewa Village and Te Puia.		Lorelle Barry		
		Denise Morgan-Koia		
The purpose of the meeting(s) is to enable good information to be shared about the:  a. Implementation of the Site Management Plan (SMP) in mitigating potential adverse effects of CEH;	15.02.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
b. The tidiness of the Whakarewarewa Village carpark; and		Neenu Vijayadharan		
c. Other initiatives, such as education programmes for CEH occupants, that could be implemented to improve the relationship				
between the operation of CEH and the operation of cultural and tourism operations at Whakarewarewa Village and Te Puia.	08.08.2024	Jason Ward Lorelle Barry	Lyall Wilson	Complies
The Consent Holder shall offer to meet with representatives from Whakarewarewa Village and Te Puia a minimum of once				
22. 25. 25. 25. 25. 25. 25. 25. 25.				
every six months.		Denise Morgan-Koia		
every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.				
every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:				
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every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note: In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH	15.09.2023	Denise Morgan-Koia  Jason Ward Lorelle Barry	Chantelle Windlebourne	Posters visible from multiple areas onsite
every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about	15.09.2023	Denise Morgan-Koia	Chantelle Windlebourne	Posters visible from multiple areas onsite
every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.	15.09.2023 15.02.2024	Denise Morgan-Koia  Jason Ward Lorelle Barry	Chantelle Windlebourne  Lyall Wilson	Posters visible from multiple areas onsite  Complies
every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.  Expectations about respecting neighbouring sites shall be determined at the first meeting between the consent holder, or		Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry		
every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.		Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward		
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every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.  Expectations about respecting neighbouring sites shall be determined at the first meeting between the consent holder, or suitable representative, and representative(s) from Whakarewarewa Village and Te Puia.  Note:	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Lyall Wilson	Complies
every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.  Expectations about respecting neighbouring sites shall be determined at the first meeting between the consent holder, or suitable representative, and representative(s) from Whakarewarewa Village and Te Puia.  Note:	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Complies
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every six months.  Outcomes from each meeting shall be recorded and provided to Rotorua Lakes Council if requested by the Council.  Note:  In the event that representatives from Whakarewarewa Village or Te Puia do not want to participate in meeting with the consent holder this will not be deemed a breach of this condition.  Information about the location and cultural significance of Whakarewarewa Village and Te Puia as well as expectations about respecting these neighbouring sites must be clearly displayed within the main circulation areas of the subject site. CEH occupants must be informed about these expectations as part of the induction process into CEH.  Expectations about respecting neighbouring sites shall be determined at the first meeting between the consent holder, or suitable representative, and representative(s) from Whakarewarewa Village and Te Puia.  Note:	15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry	Lyall Wilson	Complies

The Consent Holder shall remove, or cover where removal is not practicable, all motel signage for the duration of the consent.	15.09.2023	Jason Ward	Chantelle Windlebourne	Visible signage inside site (reception area)
This includes any vacancy/no vacancy signage and signs advertising the motel's		Lorelle Barry		
		Denise Morgan-Koia		
Notes:	15.02.2024	Jason Ward	Lyall Wilson	Complies
To avoid doubt, reinstatement of motel signage may occur after consent expiry.		Lorelle Barry		
2. The purpose of requiring signage to be removed is to avoid tourists pulling into the site or phoning to see if there is vacancy.		Neenu Vijayadharan		
As such, signage advertising the phone number, number of rooms, or the amenities onsite should be removed, but the name	08.08.2024	Jason Ward	Lyall Wilson	Complies
f the motel e.g. "Apollo Hotel" can remain on display.		Lorelle Barry		
		Denise Morgan-Koia		
The Consent Holder shall, as far as is practicable, remove all online advertising and websites that promote tourist	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
	15.09.2023		Chantelle Windlebourne	Compiles
accommodation and other services at the site for the duration of the consent.		Lorelle Barry		
		Denise Morgan-Koia		
Note:	15.02.2024	Jason Ward	Lyall Wilson	Complies
It is acknowledged that the nature of the internet is such that it may not be possible to remove advertising from all third-party		Lorelle Barry		
websites.		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
Storage				
Any storage of household effects of contracted emergency housing occupants shall be provided inside existing buildings on the	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
site.		Lorelle Barry		La variable
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	La variable
		Neenu Vijayadharan		
	08.08.2024	Jason Ward	Lyall Wilson	Complies
	08.08.2024	Lorelle Barry	Lyali Wilson	Compiles
		Denise Morgan-Koia		
Waste storage shall be screened from the road frontage or residential properties.	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry	,	
		Neenu Vijayadharan		
	00 00 2024	Jacon Ward	Lyall Wilson	Complies
	08.08.2024	Jason Ward	Lyall Wilson	Complies
	08.08.2024	Lorelle Barry	Lyall Wilson	Complies
	08.08.2024		Lyall Wilson	Complies
Streetscape Amenity	08.08.2024	Lorelle Barry	Lyall Wilson	Complies
		Lorelle Barry Denise Morgan-Koia	,	
Streetscape Amenity  The Consent Holder shall undertake, and complete a daily written record of, the following:	15.09.2023	Lorelle Barry Denise Morgan-Koia Jason Ward	Lyall Wilson  Chantelle Windlebourne	Complies  Complies - SMP folder viewed onsite
The Consent Holder shall undertake, and complete a daily written record of, the following:		Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry	,	
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive	15.09.2023	Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne	Complies - SMP folder viewed onsite
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;		Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward	,	
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape; b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and	15.09.2023	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - SMP folder viewed onsite
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;	15.09.2023 15.02.2024	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Chantelle Windlebourne	Complies - SMP folder viewed onsite  Complies
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.	15.09.2023	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry	Chantelle Windlebourne	Complies - SMP folder viewed onsite
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:	15.09.2023 15.02.2024	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan	Chantelle Windlebourne	Complies - SMP folder viewed onsite  Complies
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.	15.09.2023 15.02.2024	Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite  Complies
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:	15.09.2023 15.02.2024	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Lorelle Barry	Chantelle Windlebourne	Complies - SMP folder viewed onsite  Complies
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The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:  The implementation of this condition is referred to in the Site Management Plan in Condition 26.	15.09.2023 15.02.2024 08.08.2024	Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne Lyall Wilson Lyall Wilson	Complies - SMP folder viewed onsite  Complies  Complies
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The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:  The implementation of this condition is referred to in the Site Management Plan in Condition 26.	15.09.2023 15.02.2024 08.08.2024	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne Lyall Wilson Lyall Wilson	Complies - SMP folder viewed onsite  Complies  Complies
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:  The implementation of this condition is referred to in the Site Management Plan in Condition 26.  On-site Management  An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.09.2023 15.02.2024 08.08.2024	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne Lyall Wilson Lyall Wilson Chantelle Windlebourne	Complies  Complies  Complies  Complies  Complies  Confirmed - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had relevant documentation available onsite
The Consent Holder shall undertake, and complete a daily written record of, the following:  a. Daily tidying of the subject site and immediately adjacent street berm to ensure the site contributes to an attractive streetscape;  b. Daily removal of rubbish and graffiti from the subject site and street berms in front of the subject site; and  c. Daily removal of shopping trolleys from public view from the subject site and street berms in front of the property.  Note:  The implementation of this condition is referred to in the Site Management Plan in Condition 26.  On-site Management  An on-site staffing presence shall be maintained on the site at all times for the duration of the consent. The on-site staff shall	15.09.2023 15.02.2024 08.08.2024	Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia Jason Ward Lorelle Barry Neenu Vijayadharan Jason Ward Lorelle Barry Denise Morgan-Koia  Jason Ward Lorelle Barry Denise Morgan-Koia	Chantelle Windlebourne Lyall Wilson Lyall Wilson	Complies - SMP folder viewed onsite  Complies  Complies  Complies  Confirmed - Chantelle and onsite manager demonstrate a good understanding of their obligations under the resource consent and had a
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A Site Management Plan (SMP), confirmed by MHUD under condition 3, shall be submitted to the Rotorua Lakes Council's	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
Compliance Monitoring Officer for certification within one month following the commencement of consent. The certification	s	Lorelle Barry		
only in relation to ensuring the SMP has the written confirmation of MHUD.		Denise Morgan-Koia		
The purpose of the SMP shall be to ensure that resource consents and conditions are implemented by:	15.02.2024	Jason Ward	Lyall Wilson	Complies
a. Operating under the CEH model as described in Te Hau ki te Käinga Strategic Plan;	13.02.2024	Lorelle Barry	Lyan Wilson	Complete
b. Ensuring the wellbeing of CEH occupants through appropriate placement of occupants; based on the CEH site;		Neenu Vijayadharan		
c. Mitigating effects of CEH use on the immediate neighbourhood; and				
	08.08.2024	Jason Ward	Lyall Wilson	Complies
d. Ensuring appropriate communication, monitoring and reporting, and response to complaints.		Lorelle Barry		
		Denise Morgan-Koia		
Note:		3.		
To avoid doubt, the SMP may be amended from time to time, and provided for re-certification by RLC following any				
subsequent written confirmation by MHUD.				
The SMP required by Condition 25 must include:	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - SMP folder viewed onsite
The similar required by condition 25 most medical.	13.03.2023	Lorelle Barry	Chartene Windrebourne	complete state vieted state
a. Details of the systems and procedures for placing people ('triaging') in the contracted emergency housing using the Nga Pou		Denise Morgan-Koia		
e-Rima cultural framework including the:				
	15.02.2024	Jason Ward	Lyall Wilson	Complies
i. Confirmation of placements primarily for families with children, young people / rangatahi, people with disabilities and		Lorelle Barry		
elderly;		Neenu Vijayadharan		
ii. Avoidance of crowding;	08.08.2024	Jason Ward	Lyall Wilson	Complies
iii. Placement of families with children having regard to access to appropriate play space; and	00.00.2024	Jason ward Lorelle Barry	Lyan Wilson	Compiles
iv. Management of people whose behaviour may create unacceptable risk to other occupants.				
		Denise Morgan-Koia		
b. Details of on-site manager's responsibility for implementation of the SMP;				
c. Details of the job title and name of the current person fulfilling the appointed suitable representative role required by				
Condition 2:				
condition 2;				
d. Details of the on-site support services to be provided, including the number of staff, location for training and office work				
within the site and hours of operation;				
e. Site management details and methods addressing, at a minimum, the following matters:				
i. Visitor numbers and visiting hours, and on-site visitor parking;				
ii. Staffing:				
iii. On-site and roaming security personnel, credentials, systems and procedures;				
iv. Details of roaming security to undertake daily scheduled visits to the Whakarewarewa Village carpark and Penny Haka				
gallery;				
v. Location of carparking (including for visitors);				
vi. Location of open space and play space;				
vii. Meeting /training operation (including hours of use);				
viii. Use of communal areas and facilities;				
ix. Details of regular site maintenance, including:				
a. Daily maintenance of streetscape amenity under Condition 21;				
b. Maintenance of landscaping and planting; and				
c. Programmed maintenance of all buildings.				
f. Effective noise management measures to avoid, remedy or mitigate potential noise nuisance;				
g. The set of 'house rules' that will apply to the site;				
h. Directory provided to neighbours with contact information on who to call if issues arise from the operation of CEH on the				
subject site;				
July 1 and 1				
David Carlotte				
i. Details of a 24/7 0800 number for both the community and onsite occupants to communicate or make complaints about				
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СЕН;				
CEH; j. The process for dealing with complaints by or about any occupants of the site;				
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	08.08.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
		1		
otorua Lakes Council Meetings and Community Liaison Group (Augier Conditions)				
Rotorua Lakes Council, MHUD senior management and/or senior advisors and a nominated representative from the CLG shall	15.00.2022	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
meet at least every six months during the period of the resource consent to discuss the following matters:	13.09.2023	Lorelle Barry	Chantelle Windlebourne	compiles - being carried out
ineet at least every 3x months during the period of the resource consent to discuss the following matters.		Denise Morgan-Koia		
a. The operation of contracted emergency housing on the site (and within the context of other contracted emergency		0		
housing); and	15.02.2024	Jason Ward	Lyall Wilson	Complies
b. Whether, in light of the demand for contracted emergency housing on the subject site and other sites, there is the ability fo		Lorelle Barry		
the CEH contract to be cancelled.		Neenu Vijayadharan		
and controlled to be contented.	08.08.2024	Jason Ward	Lyall Wilson	Complies
Notes:		Lorelle Barry		
1. It is acknowledged that a wide range of matters are likely to be relevant as to whether contracts for emergency housing		Denise Morgan-Koia		
should be terminated ahead of the two-year period.				
2. While Condition 24 (above) is limited to CEH, this does not prevent a broader discussion about emergency housing generally	,			
MHUD shall establish and facilitate the continued operation of a Community Liaison Group (CLG) for the duration of this	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies - Being carried out
consent in accordance with the following requirements:		Lorelle Barry		
a. The purpose of the CLG is:		Denise Morgan-Koia		
i. To promote effective engagement on an on-going and regular basis about matters associated with CEH;	15.02.2024		Lvall Wilson	- Canalia
ii. To promote the flow of information between the MHUD, Te Hau ki te Käinga and the local community so as to, wherever	15.02.2024	Jason Ward Lorelle Barry	Lydii vVIISON	Complies
possible, address any issues that may arise;		Lorelle Barry Neenu Viiavadharan		
iii. To discuss the results of monitoring CEH and any matters that may arise as a result of the monitoring;	08.08.2024	Neenu Vijayadharan Jason Ward	Lvall Wilson	Camalia
iv. To discuss any feedback on effectiveness of Site Management Plans and conditions; and	06.08.2024		Lyail Wilson	Complies
v. To discuss the exit strategy for CEH.		Lorelle Barry		
•		Denise Morgan-Koia		
b. The CLG shall be comprised of one representative from each of MHUD, Te Hau ki Te Käinga, representative(s) from the				
motel operators / consent holders, Rotorua Lakes Council and Iwi. MHUD must also invite:				
i. Three representatives from the community (where possible these representatives should be from different geographical				
clusters of CEH);				
ii. One representative from the tourism industry; and				
iii. One representative from Restore Rotorua Incorporated.				
c. MHUD shall ensure that members of the CLG are provided with the opportunity and facilities to meet:				
i. No more than 30 working days after the commencement of the consent; and				
ii. No-less frequently than every six months, unless all members of the CLG agree there is no need for a meeting.				
d. The time, date and venue of proposed meetings shall be notified to members of the CLG (by email) at least 10 working days				
in advance of the meeting;				
•				
e. Minutes of the CLG meetings shall be kept by MHUD and be made publicly available;				
f. MHUD shall engage an independent chairperson to facilitate CLG meetings;				
g. MHUD shall meet the reasonable administrative costs of facilitating the CLG meetings (e.g. meeting invitations; meeting				
venue; preparation of meeting minutes) and chairing duties; and				
h. MHUD shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents				
and hosting key documents (for example, a website, or other document hosting portal).				
Notes:				
1. Condition 29 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership				
requirements will be determined by the CLG including who is best placed to lead the CLG. The CLG shall be a single entity				
common to all CEH consents.				
In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the				
local community, then such failure to do so will not be deemed a breach of these conditions. Should the local community wish				
to re-establish meetings after a period of inactivity, then the conditions above shall continue to apply.				
2. The purpose of Condition 29 may be achieved through other means such as a modified Rotorua Housing Taskforce or other				
Rotorua emergency housing liaison group.				
3. For the avoidance of doubt, the CLG may, by agreement add a representative(s) to its membership for either general or				
specific purposes and on such terms as are agreed.				
				<u> </u>
onitorng Fee				
The Consent Holder must pay the Rotorua Lakes Council an initial consent compliance monitoring charge, plus any further	15.09.2023	Jason Ward	Chantelle Windlebourne	Complies
monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions		Lorelle Barry		
attached to these consents. That fee, or those fees to be set by Council according to its normal practice.		Denise Morgan-Koia		<u> </u>

<b>/ I</b>	15.02.2024	Jason Ward	Lyall Wilson	Complies
		Lorelle Barry		
		Neenu Vijayadharan		
<b>And the state of </b>	08.08.2024		Lyall Wilson	Complies
		Lorelle Barry		
		Denise Morgan-Koia		
Review				
Review				
			Chantelle Windlebourne	Complies
consent is given effect, serve notice on the Consent Holder to review any or all of the conditions of this consent with regard to		Lorelle Barry		
the effectiveness of the conditions of this consent in avoiding, remedying or mitigating adverse effects on the environment		Denise Morgan-Koia		
that may arise from the exercise of this consent and, if necessary, to avoid, remedy or mitigate such effects by way of further	15.02.2024	Jason Ward	Lyall Wilson	Complies
or amended conditions. In particular, adverse effects may relate to:		Lorelle Barry		
		Neenu Vijayadharan		
i. Site Management;	08.08.2024	Jason Ward	Lvall Wilson	Complies
ii. The use of common / shared areas;		Lorelle Barry	,	
iii. Parking; and/or		Denise Morgan-Koia		
iv. Waste Management.		Democ Morgan Rola		
<b>All</b>				
32 Additional Offsite compliance checks	Weekly	Jason Ward		Visual inspections from the roadside, for the purpose of monitoring amenity conditions. Did not go onsite. Complies unless otherwise stated
		Lorelle Barry		
		,		

#### **Ruilding Act**

- 1. This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.
- 2. Under the Building Act (Section 114), a building owner must give written notice to the territorial authority if they plan to change the use of a building. The consent holder should seek an independent report from a suitably qualified person addressing the potential change of use of the building as described in the Building Act and

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and provide written notice to Council as appropriate.

### Naste Managemen

3. Waste management is addressed under the Council's Solid Waste Bylaw 2016. The bylaw has a general requirement for a waste management and minimisation plan to be prepared for multi-unit developments: 'Collection from Multi Unit Developments' (See Subport 6 – Clause 20).

### Right of Objection

4. If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it

will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

### **Monitoring of Conditions**

- 5. Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring and Compliance Officer.
- 6. Please contact Council's Compliance & Regulatory Team (\*\*MACompliance@rotorualc.nz\*) in relation to the completion and monitoring of the conditions of this consent. The consent holder will be charged for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is
- good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of