

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

Section 98 Resource Management Act 1991
(Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: <u>TREVOR JOHN NEWBROOK</u> <hr/> <p style="text-align: center;"><small>(Full Name)</small></p>
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This is a submission on an application from:
MINISTRY OF HOUSING AND URBAN DEVELOPMENT
(Name of applicant)

for a Resource Consent to: EXTENSION OF THE USE OF 7 MOTELS
AS CONTRACTED EMERGENCY HOUSING TO 15 DECEMBER 2025
 at: PLEASE SEE ATTACHED
[Briefly describe the type of consent, proposed activity, and location of the resource consent]

The specific parts of the application that my submission relates to are:
EXTENSION OF RESOURCE CONSENT

[Give Details]

My submission is: PLEASE SEE ATTACHED

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

I seek the following decision from the consent authority:
DECLINE THE APPLICATIONS

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

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

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

Signature of submitter for person authorised to sign on behalf of submitter: <u>[Signature]</u>	Date: <u>15 August 2024</u>
Address for service of Submitter: <div style="background-color: black; width: 100%; height: 20px;"></div>	Telephone: <div style="background-color: black; width: 100%; height: 20px;"></div>
Contact person: <small>(name and designation, if applicable)</small>	Fax/email: <div style="background-color: black; width: 100%; height: 20px;"></div>

22 July 2024

Please Quote: LU24-010186
Enquiries to: Sean Grace



**ROTORUA
LAKES COUNCIL**
Te Kaitiaki o ngā Whānau oRotorua

City Centre
1061 Hurobapa Street
Private Bag 3029
Rotorua 3046
New Zealand

To whom it may concern

Publicly Notified Resource Consent Application: LU24-010186 – LU24-010192

Consent no:	LU24-010186 - ALPIN MOTEL - 16 SALA STREET, WHAKAREWAREWA, ROTORUA; LU24-010187 - APOLLO HOTEL - 7 TRYON STREET, WHAKAREWAREWA, ROTORUA; LU24-010188 - ASCOT ON FENTON - 247 FENTON STREET AND 12 TOKO STREET, VICTORIA, ROTORUA; LU24-010189 - GENEVA MOTOR LODGE - 299 FENTON STREET, GLENHOLME, ROTORUA; LU24-010190 - LAKE ROTORUA HOTEL - 131 LAKE ROAD, KOUTU, ROTORUA; LU24-010191 - POHUTU LODGE MOTEL - 3 MEADE STREET, WHAKAREWAREWA, ROTORUA; LU24-010192 - ROTOVEGAS MOTEL - 249-251 FENTON STREET / 14-16 TOKO STREET AND 8A, 8B & 10B TOKO STREET, VICTORIA, ROTORUA
Type of application:	LAND USE CONSENT – NON-COMPLYING
Applicant:	TE TUĀPAPA KURA KĀINGA – MINISTRY OF HOUSING AND URBAN DEVELOPMENT
Proposal:	RESOURCE CONSENT TO USE THE EXISTING SITE AND MOTEL BUILDINGS FOR CONTRACTED EMERGENCY HOUSING

Te Tuāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) has applied on behalf of the operators of the above accommodation providers, to Rotorua Lakes Council for seven land use resource consents extending the use of the sites as contracted emergency housing through to 15 December 2025.

Submission to Rotorua Lakes Council opposing the Application by the Ministry of Housing and Urban Development to extend the Resource Consents by 12 months for 7 Motels to continue to be used as Contracted Emergency Housing.

Alpin Motel, 16 Sala St / Apollo Hotel, 7 Tryon St / Ascot on Fenton, 247 Fenton St and Toko St / Geneva Motor Lodge, 299 Fenton St / Lake Rotorua Hotel, 131 Lake Rd / Pohutu Lodge Motel, 3 Meade St / Rotovegas Motel, 249-251 Fenton St, 14 - 16 Toko St, 8A 8B and 10 Toko St

My name is Trevor John Newbrook and [REDACTED]
[REDACTED] I am opposed to the granting of these extensions.

You will note my address is different to my 2022 submission. This is because on 7 February 2024 someone broke into our home, robbed us and then set fire to our house. The top floor of our home has been demolished and the bottom floor gutted. The rebuild started on Tuesday 13 August 2024. This has been a very stressful and challenging time for us.

The police have charged a male who was at the time living in an Emergency Housing Motel, in Rotorua. He has been remanded in custody, as has a female co-accused.

I am the Chair of Restore Rotorua Incorporated, a group set up to fight the original Resource Consent Applications. The financial cost to fight the RLC and MHUD were high and a lot of time and effort was put in by many people. It all seems pretty pointless if the decision of that Hearing is not upheld.

The original application for Resource Consent in 2021 was for an unspecified period. This was amended in 2022 to request a period of 5 years. Following the 2022 Hearing MHUD was granted a Resource Consent for 13 motels for 2 years. Within a few months 3 of those motels withdrew from their contracts to supply Emergency Housing.

This left 10 Contracted Emergency Housing Motels with Resource Consents. MHUD also operate 2 other Contracted Emergency Housing Motels that do NOT have Resource Consent, Tuscany Villas on Fenton Street and Aywon Motel on Trigg Avenue.

There were many submissions about the extreme negative effects Emergency Housing was having on Rotorua and especially those people living in the Glenholme area. Although an out-of-town lawyer, working for MHUD tried to suggest there was no difference between using these motels as emergency housing or as tourist accommodation, the facts showed there was.

As I understood it the original 2 years resource consent was granted for this period to allow MHUD time to relocate the people already living in these Motels. MHUD had a responsibility to present a plan 6 months before the Consents expired on how they were going to achieve this. Instead of presenting a plan they just said they would apply for another 2 years for all 10 motels still being used. No mention of the 2 motels operating without Resource Consent.

I don't see the point in going over the effects I spoke about in my original submission in October 2022 as I believe you are well aware of how negative these effects have been on our lives and the lives of so many people living near Emergency Housing.

MHUD have said they will exit 4 properties by 15 December 2024, 3 with Resource Consents and 1 without. They have further said they will be exiting properties during 2025, as they are no longer required. They advise they will have exited half of the other properties (including Aywon Motel) by June 2025.

Why is there no clear exit plan for these properties ? Why has MHUD applied for 12 months for these 7 motels if they are going to exit some of them earlier ? Will we simply be back here again next year applying for another extension ?

I respectfully request that all applications are declined and MHUD are held accountable for their failure to comply with the original Resource Consent.