

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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

**ROTORUA
LAKES COUNCIL**

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: Hotel Council Aotearoa - Rotorua Region Hotels Arawa Park Hotel, Copthorn Hotel Rotorua, Distinction Hotel Rotorua, JetPark Hotel Rotorua, Millennium Rotorua, Novotel Rotorua, On The On The Point, Pullman Rotorua, Regent of Rotorua, Rydges Rotorua, Sudima Rotorua
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This is a submission on an application from *[name of applicant]*:

Ministry of Housing and Urban Development

for a Resource Consent to *[Briefly describe the type of consent, proposed activity, and location of the resource consent]*:

The extension of the use of seven motels as contracted emergency housing through to December 2025

at *[The location of the resource consent]*:

Alpin Motel - 16 Sala St, Apollo Hotel - 7 Tryon St, Ascot On Fenton - 247 Fenton 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

The specific parts of the application that my submission relates to are *[Give Details]*:

Site Management and security
Social Impact
Exit Strategy





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

We collectively OPPOSE the renewal of these consents.
Please see the letter attached separately.

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

That the extension of the consents are declined and that the respective motels are returned to their original use.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of submitter (or person authorised to sign on behalf of submitter):  Digitally signed by Inus Rademeyer Date: 2024.08.16 15:31:19 +12'00'	Date: 16-Aug-2024
Address for service of Submitter: 	Telephone: 
Contact person: <i>[name and designation, if applicable]</i> Inus Rademeyer Hotel Council Aotearoa Regional Chair	Fax/email: 

Note to submitter:

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

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

Subject: Submission Regarding Resource Consent Applications by MHUD for Emergency Housing in Rotorua

To Whom It May Concern,

We, the undersigned group of Hotel General Managers in Rotorua, are writing to formally express our collective concerns regarding resource consent applications lodged by the Ministry of Housing and Urban Development (MHUD) for contracted emergency housing at seven motels in Rotorua. While we recognize the importance of providing housing solutions for those in need, we believe the continued use of motels as emergency housing poses significant and long-term risks to the well-being of our community, our businesses, and the reputation of Rotorua as a whole.

Our primary concerns are as follows:

1. Ongoing Requests for Extensions:

Without a defined plan to transition away from motels as emergency housing, we fear that these extensions will continue indefinitely. We strongly urge the council to require MHUD to develop and present a comprehensive exit strategy with clear timelines and objectives, ensuring that motels are not used as a permanent solution.

2. Escalation of Antisocial Behaviour:

Since the inception of emergency housing at these motels, there has been a marked increase in antisocial behaviour throughout Rotorua. The rise in crime, theft, drug abuse, alcohol abuse, domestic violence, and other harmful activities has created an unsafe environment for residents, visitors, and business operators alike. This concentration of at-risk individuals without adequate support services is exacerbating the situation and leading to widespread concerns about public safety. Within our group we have seen an increase in violence towards our guests, an increase in car thefts and burglaries on our premises, cars being broken into or stolen from our facilities, drunken and disorderly conduct around our premises, people defecating in our carparks and more.

3. Deterioration of Rotorua's Central Business District (CBD):

The impact of rising crime and antisocial behaviour on Rotorua's CBD cannot be overstated. The negative effects on local businesses, including those of our hotels, are profound. Tourists and visitors are increasingly reluctant to visit Rotorua, and the reputation of our town as a premier tourist destination is being eroded. The long-term economic implications of this trend are deeply troubling and demand urgent attention.

4. Damage to Rotorua’s Reputation and Economic Impact:

The broader reputation of Rotorua is suffering due to the ongoing use of motels for emergency housing. This damage extends beyond the immediate concerns of safety and crime, affecting property values, tourism, and business investment. As hotel general managers, we see firsthand the economic impact on our businesses, and we worry about the long-term consequences for Rotorua’s economic vitality.

Given these concerns, we strongly recommend that the council carefully evaluate the broader implications of granting these resource consent extensions. We believe that the current approach is not sustainable and that a long-term solution must be developed to address the housing crisis while preserving the safety, reputation, and economic future of our community.

We appreciate your consideration of our submission and hope that you will take these concerns into account as you make your decision.

On behalf of the Rotorua Hotel General Managers,

Arawa Park Hotel	On The Point
Copthorne Hotel Rotorua	Pullman Rotorua
Distinction Hotel Rotorua	Regent of Rotorua
JetPark Hotel Rotorua	Rydges Rotorua
Millennium Hotel Rotorua	Sudima Rotorua
Novotel Rotorua	