

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT



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

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA
Name of Submitter: Donnarae Raukawa-Doughty (Full Name)

This is a submission on an application from:

Donnarae Raukawa-Doughty (Name of applicant)

for a Resource Consent to: LU24-010187 the extension of the use of the Apollo Hotel as contracted housing through to 15 December 2025

at: Apollo Hotel 7 Tryon Street Whakarewarewa ROTORUA [Briefly describe the type of consent, proposed activity, and location of the resource consent]

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

- Social impact on families in the area
Financial implications on local business

[Give Details]

Submission – Emergency Housing Application – 16 August 2024

My name is Donnarae Raukawa-Doughty and I own the property

The property I own operated as an Art Gallery featuring original art pieces from both local and nationwide Maori artists. Next door to the Art Gallery is an E Bike business and beside that is the culturally significant tourism icon, Whakarewarewa Maori Living Village which includes a gallery, souvenir gift shop and café.

This block of Tryon Street has operated as a Tourist destination hub for many years and following COVID 19, the business owners have worked tirelessly to encourage both domestic and overseas tourist to return.

It has been well documented of Emergency Housing Accommodation occupants's unruly and unlawful behaviour and other associated problems and difficulties that have come from the Rotorua emergency housing scheme which has operated since COVID 19 and it was welcomed news when it was announced following the

submissions in 2022 that this scheme in Rotorua would finally come to an end in December 2024.

To now discover that a further application has been lodged with the Rotorua Lakes Council to extend the scheme for 7 hotels/motels for another twelve months until December 2025 is both disappointing and distressing.

In the Tryon Street area alone, there are 3 hotel/motels that have been targeted to remain operating until December 2025:

Apollo Hotel 7 Tryon Street - [REDACTED] with capacity for 98 occupants

Pohutu Lodge Motel 03 Meade Street – [REDACTED] metres away street [REDACTED] [REDACTED] with capacity for 42 occupants

Alpin Motel 16 Sala Street – [REDACTED] metres away in the adjoining street with capacity for 140 occupants

This means that within a very close proximity, there would still be 3 emergency housing accommodation facilities with a total capacity of 280 occupants continuing to live in the residential area where many young families also live.

The Art Gallery re-opened for a short period after COVID 19, however with the Apollo Hotel still operating as an emergency housing and the continued unruly and illegal behaviour that continued outside and around the gallery, it became financially impossible to continue operating:

- Customers would not come to the gallery**
- Artists would not leave their art pieces on site or hold exhibitions there**
- Other private functions were cancelled**

The business has now been closed for the past 18 months.

There is a 2 bedroom apartment attached to the Gallery that has also been unable to be tenanted due the presence of the neighbours next door.

The impact over the past two years has been substantial both financially and emotionally and will continue while the business remains closed due to the emergency housing operating next door.

Rotorua has been very generous in accommodating so many homeless people from all over the country since COVID 19 and we would like to see our city start returning to pre COVID times.

I would ask for consideration that the application for the Apollo Hotel extension until December 2025 be declined.

Therefore, I strongly oppose the application for Apollo Hotel 7 Tryon Street to be granted permission to operate until December 2025.

DR Raukawa-Doughty

[include –

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

I seek the following decision from the consent authority:

That the extension to Apollo Hotel is declined and that the designation of this hotel be returned to its original purpose _____

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

I wish to be heard in support of my submission.

Signature of submitter (or person authorised to sign on behalf of submitter): <i>DR Raukawa-Doughty</i>	Date: <i>16 August 2024</i>
Address for service of Submitter: [REDACTED]	Telephone: [REDACTED]
Contact person: [name and designation, if applicable] <i>DR Raukawa-Doughty</i>	Email: [REDACTED]

Note to submitter:

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

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