

From: [Ian Blackman](#)
To: [Planning Submissions](#)
Cc: [REDACTED]
Subject: [REDACTED]
Date: Rāpare, 08 Hereturikōkā, 2024 10:59:03 a.m.

I am a Director of Henningsen Properties Limited, the owner of the property situated at [REDACTED]. I have full authority to represent the company.

The application is not supported or consented to by the company.

The tenants have experienced antisocial and disturbing behaviour since the motels in the vicinity have been used for emergency housing.

Examples include the following:

- A woman camping in the veranda entrance of the building
- Fighting in the vicinity of the motel when a member of staff was leaving the premises in the evening
- Loud raucous behavior on a number of occasions in the vicinity of the motel

This has seriously reduced for the tenant their right to quiet and peaceful occupation and enjoyment of the property. The rental cost to the tenant leasing these premises as professional offices is significant, and the emergency housing problems has led them thinking that they may need to relocate. The fact that the initial use of the motel for emergency housing was promised to be temporary, and therefore the problems would be temporary, has brought into question the integrity of the process and the honesty and reliability of those involved.

In my opinion it is not possible to prevent this antisocial behaviour given the experience of the past (including the Fenton Street problems that are well recorded) and the socio economic status of the people occupying the emergency housing. Oftentimes it seems to be the visitors who are guilty of antisocial behaviour. Good intentions and promises to control this behaviour have failed in the past and are bound to fail in the future.

The Resource Management Act is designed to protect property occupiers. There is an imbalance here. The government has the resources to obviate the Council's legal obligations to protect its citizens and the people affected do not have the ability to prevent this from happening.

It is my hope and expectation that the Council will deny this application and protect its citizens.

I would appreciate confirmation by return email that this submission has been received and served.

Regards

Ian Blackman
Director, Henningsen Properties Limited