

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF seven publicly notified resource consent applications by Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development (**MHUD**) to the Rotorua Lakes Council

STATEMENT OF EVIDENCE OF CAROLYNE JACKIE HALL

Introduction

1. Ko Carlyne Hall toku ingoa, Te Arawa te waka, Ko Ngongotaha te maunga, Ko te Rotorua nui a kahumotamomoe te moana, Ko Ngati Whakaue, Ngati Wahiao, me Tuwharetoa nga te iwi., Ko Ohinemutu, no Te Pakira te pa tawhito, Ko Sindu Morrison toku hoa Tane, no Ngati Whakaue, Ngati Hinemihi nga te iwi. Ko Sean Morrison ta maua taitama Rangatahi.. No reira.
2. My full name is Carlyne Jackie Hall. I lived at 5 Holland Street, Glenholme, Rotorua at the time of the previous hearing but have since moved to Tihiotonga, Rotorua. As I indicated in my mihi above, I am affiliated with Ngati Whakaue and Ngati Wahiao nga iwi.
3. I submit this updated statement of evidence from my perspective as a home owner and previous resident of Glenholme living within very close proximity of the existing accommodation sites, as well as a concerned community member of Rotorua.

4. My husband and I live with our special needs adult son who has a severe cognitive and developmental delay. My previous evidence which I understand the Commissioner will be familiar with covered adverse changes I saw around Glenholme and Fenton Street as a result of the existing concentrated motel-style emergency housing in central Rotorua. The dealings we had with motel tenants in the neighbouring motels took a huge toll on our family to the point where we no longer felt comfortable leaving our son home alone, and had to invest in various safety measures to secure our property. We have since moved to a different part of Rotorua to be closer to family but still own our home in Glenholme.
5. I submit this statement of evidence in support of Restore Rotorua Incorporated (**Restore Rotorua**) to assist the Commissioner. I previously gave evidence at the 2022 hearing.
6. I am familiar with the matters set out in this brief of evidence, and they are true to the best of my knowledge and belief. I am prepared, if required, to answer any questions concerning this brief of evidence from the Panel.

Family, work and life in Rotorua

7. My family lived in the Glenholme area for over 20 years with my husband Sindu Morrison and our son Sean. Sean was left with severe cognitive and developmental delay after contracting influenza B at the age of three and a half. As a result, Sean requires care and will remain living with us for the rest of our lives.
8. Because of his condition, Sean gets easily worked up and agitated by noise and certain triggers. My husband and I became increasingly concerned at how we could protect Sean when living in such close proximity to existing emergency housing motels.

9. Our greatest concern with the emergency housing was the impact on Sean. I set this out in detail in my evidence at the previous hearing but I want to record it again here as it is important to explain why we are so strongly opposed to the renewal applications and to give context to the huge toll this entire process has taken on us as a family.

Impact of the emergency housing on my family

10. Prior to March 2020, we felt completely comfortable leaving Sean at home in Glenholme on his own for short periods of time, which would give him a valuable sense of independence and freedom. We also did this knowing he always had the extra eyes and ears around him from our elderly caring neighbours.
11. Once the emergency housing started, we no longer felt safe to leave Sean at home alone.
12. Over numerous occasions we witnessed aggressive behaviour, trespassing on to our property and theft of our belongings, very young unsupervised children wandering on the road and coming onto our property, domestic disputes with bottles thrown at vehicles, loud parties in motel rooms, vandalism and loud noise throughout the night. I only speak to these examples generally to give context to our concerns about the new applications.
13. We experienced fights outside the back door of Sean's lounge and bedroom window which impacted Sean's behaviour and made us extremely worried. Sean then required our full attention to manage the degree of emotions he experienced when hearing the aggressive and unruly behaviours and language we heard coming from the nearby emergency housing motels. During the 2021 lockdown, we were hearing and witnessing this kind of behaviour on a daily basis.

14. My husband and I changed our daily routines so that either one of us was always at home with Sean or arranged for a “buddy” to come and be with Sean on Thursdays and Fridays each week. This was a significant impact on all of our lives.

15. Sadly, and with much contemplation over these past years, as Sean’s parents we made the very hard decision to sell the house we built for his future, and move to a home next to family members. We felt this would give us reassurance that our son, after our passing from this earth, would no longer be placed in the uncertain position of who would be moving into the motels currently boarding our property in 5 Holland St. Given there is no reassurance that any future government may take it upon themselves to continue this hideous social experiment that has impacted on us emotionally, mentally and now at a huge financial cost.

Cancellation of house sale

16. We put our house on the market for sale in 2024 and received a conditional offer. Unfortunately, on 26 June 2024, 24 hours before the sale was meant to go unconditional, we received an email from our lawyer to advise that the purchaser had cancelled the agreement as the purchaser was not happy with the consent for emergency housing that backs onto our property which is held within the LIM report. I have attached a copy of the email confirming the reason for the cancellation as **Appendix One**.

17. For nearly five years this unorthodox practice of continuing to accommodate households/individuals in contracted emergency housing has taken a huge personal toll on our family, physically, emotionally, mentally and now at a huge financial loss. Our house on Holland Street is still for sale and I believe the ongoing use of the motels for emergency housing, and having this recorded on our LIM, will continue to affect our ability to sell the house.

Impact of the further resource consent application process

18. I strongly oppose all seven motels having an extension granted for contracted emergency housing in relation to MHUD. I believe MHUD is acting disingenuously in ignoring the decision handed down by the Commissioners hearing held in 2022. That was a hugely expensive exercise at the personal cost of residents, ratepayers, and taxpayer funds.
19. Contracted Emergency Housing has already taken an emotional, physical, and financial toll on the City of Rotorua and the community of Rotorua who cared enough to oppose the previous consents.
20. A process was undertaken. A decision and instructions were put in place. Those parties involved in the consent process should be made to abide by that process. If not this is no longer a democracy for citizens but a pure mockery and undermining of a system created to deliver a fair and just outcome.
21. I believe that as MHUD cannot exit all motels by December 2024, it is clear that the resource consent and conditions are not workable and MHUD will continue to breach the consents. This puts the residents in the difficult position of being left to complain and deal with the ongoing effects of the emergency housing, but the Council won't take action to enforce the decision as MHUD has reapplied for consent instead of complying with its obligations.
22. It is difficult to believe that MHUD won't simply apply for another extension should this one be granted. While I understand that this is legally possible, in my view it shows a blatant disregard for the process and the communities by MHUD. I believe MHUD should commit to no further applications for extensions for these resource consents.

Conclusion

23. I support housing people, especially tamariki in a warm, dry and safe environment, but motels designed as temporary tourist accommodation are not an appropriate solution.
24. It is clear that MHUD cannot comply with the consents and exit the motels from emergency housing. It has taken a significant emotional and physical toll on our family, including a huge financial loss when the sale of our house was cancelled.
25. I respectfully say that I believe the seven CEH should not be granted. I am concerned that if the resource consent applications are successful then the huge toll on the community will continue with no accountability from MHUD or ability for us to stop future resource consent applications prolonging this situation.

Carolyn Hall

30 October 2024

Carolyne Hall

From: Emma Cook <emma@jrlegal.nz>
Sent: Wednesday, 26 June 2024 11:57 am
To: 'Carolyne Hall'; 'sindu.morrison@metalcraftroofing.co.nz'
Subject: RE: Sale of 5 Holland Street, Glenholme, Rotorua

Hi Sindu and Carolyn

Unfortunately, the purchaser's solicitor has cancelled the agreement as the purchaser was not happy with the consent for emergency housing that backs onto the property held within the LIM Report.

Ngā mihi | Kind Regards

Emma Cook | Registered Legal Executive | JR Legal Ltd trading as Jackson Reeves Lawyers
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My work hours are 8.30am – 4.00pm Tuesday - Friday.

OUR PHYSICAL OFFICE IS CLOSED MONDAYS AS OUR STAFF WORK REMOTELY.

UNDER THE ANTI-MONEY LAUNDERING ACT IT IS NOW NECESSARY FOR US TO ACQUIRE MORE INFORMATION FROM OUR CLIENTS.

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