

Rotorua Lakes Council

Confidential
Emergency Housing Update

J-P Gaston
DCE District Development

31 March
Council Meeting

Introduction

Report is intended to:

- Set out timeline
- Detail complexity of operating environment
- Seek Council support for strategy moving forward



Timing

First Covid lockdown

2 years ago



Council meeting

5 days



A complex environment

Early 2020 Covid and on-going

- Pre-existing lack of houses
- Baseline poverty & deprivation
- Loss of tourism (international & domestic)
- Hospitality & retail = economic impacts
- Rental prices = housing distress
- Homelessness & parks/CBD issues



Government response

Early 2020 Covid

- MSD emergency grants:
 - A person is entitled to up to 3 weeks accommodation
 - Relationship between the 'guest' and the motellier (MSD pays a grant but is otherwise not involved)
- Accommodation providers pivoted:
 - Started advertising for MSD clients



Impacts on our community

Concentration in
Fenton, CBD and
Tarewa Rd

Crime and social
issues in the public
eye – safety
perceptions

On-going Covid
lockdowns /
impacts

- **Economy /
social**

Complaints in local
and national media
led to significant
reputation damage

Un-managed
placements put
children and
families into
unsuitable venues



RLC's response

Mayor repeatedly raised concern with PM, Min Woods and Min Sepoloni

Maintain longer-term focus – plan changes, infrastructure & house builds

EH Taskforce (supported by Ministers) – contracted motels for children & hub

RLC approaches to accommodation providers - fire safety, BWoF & 7 high priority



Next steps

RMA & building Act

- Council requirements 'safe and appropriate'
- Risk based / time & resource requirement e.g. 12 at a time
- Assume change of use / activity

Considers

- Need for sufficient supply of EH
- 13 motels in consent process
- Time to consent & make building changes
- Allows provider choice



Extra slide

Engagement & enforcement approach

First letter
Invitation to
discuss
consenting
requirements

Visit
Invitation to
discuss
consenting
requirements

Second Letter
Confirmation of
visit
& request

Third Letter
10 day response
request

Environment
Court
Enforcement
Order
- period to
obtain
consent
- cease activity



Questions?

