



ROTORUA
LAKES COUNCIL

NON-TOURIST ACCOMMODATION

Update: 15 December 2022

AGENDA

- Accord achievements to date
- Regulatory approach
- Council action
- Plan change paper timing
- Summary



ACCORD ACHIEVEMENT TO DATE

Objective One:

Care and Well-being and Management of Emergency Housing

- Halved the number of people in unmanaged motels (363 to 168)
- 20 less motels being used for EH (26)
- Only three motels continuing to be mixed use
- 8 motels (of 10 inspected) – confirmed/notified exit

Objective Two:

Housing Supply

- Building of 330 public homes progressing
- Building of a further 300 affordable homes underway (5 year view)
- 390 new dwelling consents issues (YTD October 2022)
- Approximately 380 homes under construction (consent/first inspection)



ACCORD ACHIEVEMENT TO DATE

- Significant scrutiny / review of entry for EH from outside Rotorua
- Halved the number of people in unmanaged motels (363 to 168)
- 20 less motels being used for EH (now 26)
- Only three motels continuing to be mixed use
- Building of 330 public homes progressing
- Building of a further 300 affordable homes underway
- Positive house building numbers



REGULATORY APPROACH

Three parts working together:

**DISTRICT
PLAN**

+

**BUILDING
ACT**

+

**PLAN
CHANGE**



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An aerial photograph of a coastal town, likely in New Zealand, showing a mix of residential housing, green fields, and a large bay with a sandy beach. The town is nestled between the land and the water, with hills visible in the background under a blue sky with some clouds.

REGULATORY APPROACH

Approach provides:

- As motels exit EH ensure can't re-start
- Clear consenting requirement before tourism accommodation is changed
- Basis for legal enforcement

An aerial photograph of a coastal town, likely in New Zealand, showing a mix of residential housing, green spaces, and a large bay or harbor in the background under a blue sky with light clouds.

COUNCIL ACTION

Supporting Accord:

- 10 motels inspected to confirm exit/end
- Letters advising –
 - Non-consented activity ended
 - Clarity of legal steps if activity to resume.
- Next inspections commence January

An aerial photograph of a coastal town, likely in New Zealand, showing a mix of residential housing, green spaces, and a large bay or harbor in the background. The image is partially obscured by a dark blue overlay on the right side.

COUNCIL ACTION

Supporting Accord:

- Information shared / public (eg. RotoruaNZ)
- Focus on Fenton Street
- Next issue - non-consented tenancies

PLAN CHANGE PAPER TIMING

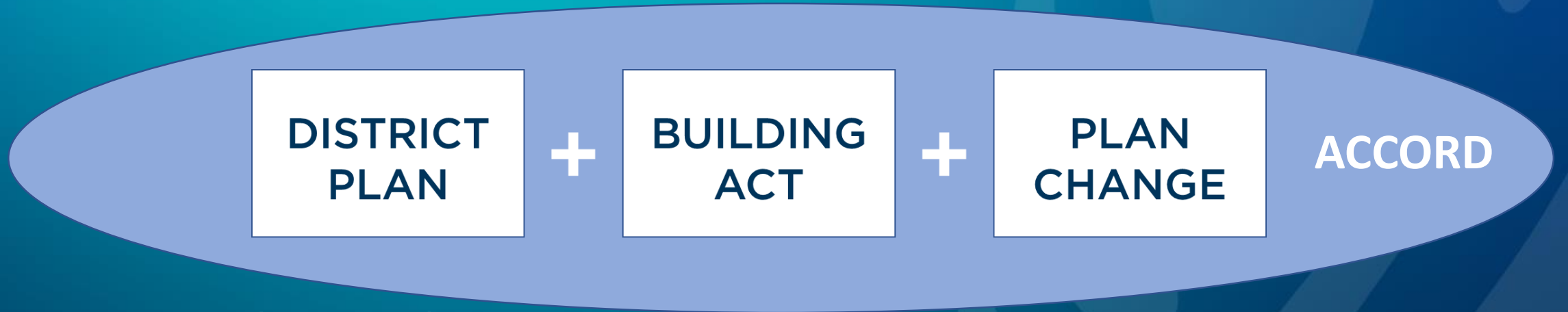
- Building Act - draft determination received (needs to be finalised)
- 13 HUD motel consent decisions (aim before Christmas)

Both critical to inform options / direction of a plan change.

Delay options paper until February.



SUMMARY



Approach provides:

- As motels exit EH ensure can't re-start
- Clear consenting requirement before tourism accommodation is changed
- Basis for legal enforcement.

Noting delay in plan change and issues on tenancies.

