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16 August 2024

Rotorua Lakes Council
1061 Haupapa Street
ROTORUA 3046

Resource Consents: LU24-010187; LU24-010191; LU24-010186 – Tūhourangi Ngāti Wāhiao Response and Opposition

Tena Koutou Katoa

SUBMITTER INFORMATION

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On behalf of the iwi, **Tūhourangi Ngāti Wāhiao**, I Nuki Nicholson, write to support this submission in **opposition** to the proposed resource consents at site addresses:

LU24-010187 - 7 TRYON STREET, WHAKAREWAREWA, ROTORUA (Apollo Hotel)
LU24-010191 - 3 MEADE STREET, WHAKAREWAREWA, ROTORUA (Pohutu Lodge Motel)
LU24-010186 - 16 SALA STREET, WHAKAREWAREWA, ROTORUA (Alpin Motel)

The proposed resource consents for 7 Tryon Street (Apollo Hotel), 3 Meade Street (Pohutu Lodge Motel), and 16 Sala Street (Alpin Motel) directly contravene several key provisions of the Rotorua District Plan, particularly those related to cultural heritage, residential amenity, and community well-being.

1. Cultural Heritage and Protection of Mana Whenua

The Rotorua District Plan emphasizes the protection and recognition of areas of cultural significance, particularly those associated with mana whenua. Tūhourangi Ngāti Wāhiao has an intrinsic connection to the land and resources surrounding these sites. The use of these locations for Contracted Emergency Housing (CEH) disrupts the cultural landscape and infringes upon the spiritual and historical integrity of our marae, Te Pākira, and our tūpuna whare, Wāhiao. The ongoing use of these sites for CEH is inconsistent with the Plan's objectives of safeguarding cultural heritage and ensuring that developments respect and enhance the cultural values of tangata whenua.

Our Iwi Management Plan prioritises the safety, health, and well-being of our whānau and community. Our iwi policies emphasize the need for developments and activities to respect and protect the cultural and environmental values of our whenua. The continued use of these sites for CEH undermines these principles by contributing to the degradation of our cultural sites and the natural environment surrounding them.

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2. Residential Amenity and Community Well-being

The Rotorua District Plan contains provisions aimed at preserving the residential character and amenity of neighbourhoods. The CEH developments at the sites have led to significant adverse effects on the surrounding community, including increased crime, loitering, and a general decline in public safety. These negative impacts are incompatible with the Plan's objectives to maintain and enhance the quality of residential environments. The ongoing presence of CEH in these locations undermines the well-being of both the Tūhourangi Ngāti Wāhiao community and the wider Whakarewarewa neighbourhood, contravening the District Plan's intention to promote safe, healthy, and vibrant communities.

3. Economic Impacts on Tourism

The District Plan acknowledges the importance of tourism to Rotorua's economy and seeks to protect and enhance tourism ventures. Te Whakarewarewa Village, a significant cultural tourism site, is directly impacted by the proximity of these CEH facilities. The negative behaviours associated with CEH tenants have not only tarnished the image of the village but have also deterred tourists, which in turn affects the economic vitality of the entire Rotorua region. This is in direct conflict with the District Plan's objectives to foster tourism development while protecting the district's unique cultural heritage and natural environment.

4. Inadequate Consultation and Lack of Recognition

The Rotorua District Plan outlines the importance of meaningful consultation with mana whenua and other stakeholders in decision-making processes. However, the lack of genuine engagement and recognition of the concerns of Tūhourangi Ngāti Wāhiao regarding these developments highlights a significant oversight in adhering to these provisions. The decisions made without adequate consideration of our iwi's input violate the principles of partnership and participation that the District Plan upholds.

Conclusion

In summary, Tūhourangi Ngāti Wāhiao strongly opposes the proposed resource consents for 7 Tryon Street (Apollo Hotel), 3 Meade Street (Pohutu Lodge Motel), and 16 Sala Street (Alpin Motel) due to the significant adverse impacts on our cultural heritage, the well-being of our community, and the integrity of our tourism industry. These proposals not only contravene the provisions of the Rotorua District Plan but also demonstrate a lack of meaningful consultation and respect for the mana whenua.

The ongoing use of these sites for Contracted Emergency Housing has led to a deterioration in the social, cultural, and economic fabric of our area. Our people have suffered through increased crime, diminished public safety, and the erosion of our cultural landscape. The presence of CEH facilities in such close proximity to our marae and tourism sites is incompatible with the values and objectives outlined in the Rotorua District Plan.

We expect that any future decisions regarding these sites will involve genuine consultation with Tūhourangi Ngāti Wāhiao. Our voices must be heard, and our concerns must be taken seriously to ensure that any activity within our rohe aligns with the well-being and aspirations of our iwi, hapū, and whānau.

We urge the Rotorua Lakes Council to reject these applications and to work collaboratively with us to find solutions that respect our cultural heritage, enhance our community's safety and well-being, and support the economic sustainability of Rotorua's tourism industry.

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Nā, he uri o Tūhourangi Ngāti Wāhiao

Nuki Nicholson