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Pathways through planning



Resource Consent Application

Pūwhakamua Reintegration Housing

Tikanga Aroro Charitable Trust

Puaiti Road, Waikite Valley

Land Use Consent Application prepared for:

Tikanga Aroro Charitable Trust

Lot 1, 671 Puaiti Road, Waikite Valley

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Prepared by: Tracy Hayson, Managing Director/Planner

Reviewed by: Greg Knell, Consultant

PO Box 14085,
Tauranga Mail Centre 3143
P: 07 577 1996
E: info@haysonknell.co.nz
W: www.haysonknell.co.nz



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APPLICANT:	Tikanga Aroro Charitable Trust
PROPOSAL:	Pūwhakamua reintegration housing
LEGAL DESCRIPTION:	Lot 1 DP 585350
SITE AREA:	2.2399 hectares
LOCATION:	671 Puaiti Road, Waikite Valley
ZONING:	Rural 1
OVERLAYS	LUC class 6 Landslide susceptibility: Very Low Areas of Volcanic-derived rocks and soils. Puketerata Fault

1.0 PROPOSAL

The application is to establish a reintegration housing activity (Pūwhakamua) on a rural site in Waikite Valley. The housing facility is under the operation of Department of Corrections (DoC) and is jointly funded by DoC and the Ministry of Housing and Urban Development (MHUD). The Applicant, Tikanga Aroro Charitable Trust, was set up to provide oversight and accountability to Pūwhakamua operations. The Applicant will lease the proposed site from the landowner.

Pūwhakamua is a tikanga Māori reintegration service that provides a live-in residential programme for men who have completed rehabilitation in custody and have been approved to continue their journey in a safe and accountable environment. The rural location provides a setting where focus on cultural values can be fostered away from the distractions of an urban environment. The programme has support from key agencies, including New Zealand Police, Department of Corrections and the Ministry of Social Development. The Pūwhakamua programme helps reconnect individuals with their cultural heritage by incorporating kaupapa Māori teachings, fostering a sense of identity, belonging, and connection to Māori traditions, values, and whānau. The programme is carried out in the cultural context of whānaungatanga, a powerful sense of culture and kinship, to support the residents through building strong and positive relationships.

Residents are carefully selected via a robust referral process and stringent assessment; demonstrating they have completed rehabilitation and are ready to positively reintegrate into society. Full support and care are provided through the programme via onsite resident staff and external agencies. Residents commit to pursuing lasting change through support with daily life tasks, upskilling programmes, vocational education, personal development and employment.



Detail of the operational aspects and objectives of Pūwhakamua is provided in Appendix 7. This document formed the basis of the consultation pack that has been provided to the local community.

The site location and design provides for a private setting with low visibility to support the educational and reintegration focus for residents.

The proposal includes:

- 10 single occupancy accommodation units ('cabins') for residents
- 3 accommodation units for staff
- 1 manager's accommodation unit
- 2 ablution blocks containing toilets and showers
- Central ware building including kitchen, dining, office, meeting, ablution spaces (270m² floor area)
- Earthworks to create a building platform and access
- Carparking for at least 14 vehicles
- Landscape planting and fencing
- Services including onsite stormwater attenuation

Operational aspects:

- Up to 10 residents
- 5 staff including, General Manager, Site Manager, Operations Manager, 2 Site supervisors
- At least 2 staff are onsite at all times
- Residents live on site for at least 6 months
- Pūwhakamua van (12 seater) for transporting residents
- Residents may be subject to probation conditions including electronic monitoring
- Towards the end of their time with Pūwhakamua, residents will be in employment and up to 3 people may be permitted to own a private vehicle for travel to work
- Site management plan and rules (Appendix 6)

The site is located within the Rural 1 Zone of the Rotorua District Plan.

Consent as a **non-complying activity** under the provisions of the district plan is required as the activity is not specifically provided for in the Rural zone.

2.0 BACKGROUND

Pūwhakamua has been operating in Rotorua for 6 years and the Applicant has been searching for a site to set up a purpose built, permanent facility. A rural location within an easy commute to Rotorua has guided site selection. Finding a suitable location that is not on highly productive land has been challenging and the subject



site has been identified after careful consideration of the needs of both the residents and the surrounding community.

Pūwhakamua have operated from a site off Te Ngae Road in Rotorua for the past 5 years. Existing operations have in part been utilised to inform the assessment of effects in this application.

The subject site is a lifestyle lot created through a subdivision granted in 2022 (RC17688 - Appendix 8). The subdivision created two lifestyle lots and a balance farm lot. A consent notice on the title (ref 12866212.2) defines a building platform area shown as geotechnically suitable for future buildings, marked as 'X' on the title plan. The consent notice also states that a suitable water supply is required to be installed as there is no public water supply. No reticulated telecommunications are available and wireless services must be relied upon.

The consent notice contains a reverse sensitivity clause and advises future owners of lots 1 and 2 that the sites are location in a rural production area and owners are not entitled to complain to Council about effects from lawful rural activities.

Alternative sites

The Applicant has been looking for a suitable site for the proposed activity for 2 years and it has been challenging to find the right location. A process commenced in 2023 to obtain consent for the activity at a site in Rotokawa, however due to matters outside the Applicant's control a decision was made to find an alternative site in early 2024. The Applicant sought a rural site large enough to build the new facility but of a size that made it affordable given they are a not-for-profit organisation and larger blocks were uneconomic. The site also needed to be within a commutable distance of Rotorua for access to services. Many sites were considered and discounted after due diligence, often due to being classified as Highly Productive under the NPS for Highly Productive Land or having other physical constraints, making a development on the site more challenging. The proposal would require resource consent in all zones as an 'activity not provided for' as the district plan does not contemplate *community housing* where residents may be legally restricted.

A rural setting is preferred for the quality of life of residents, to best provide for a culturally immersive setting and enable the privacy and space that supports the reintegration of residents to society. A location in a denser urban area does not give this environment and likely presents more interested parties and potential challenges. The facility provides a critical service and a positive contribution to communities. Unfortunately, people's perceptions of DoC facilities do not always align with community support and can lead to a contentious resource consent process, which the Applicant sought to address as best possible through locating in a more remote area.



3.0 RECEIVING ENVIRONMENT / SITE DESCRIPTION

The location of the site is shown in Figure 1. The site location is at the white star.



Figure 1. Location of site (source: Rotorua Lakes Council Geyserview)

The site is located in the rural community of Ngakura, at the south east end of Puaiti Road. The lot is 2.23 ha and is undulating pasture that falls away to the east from Puaiti Road with no other vegetation. It has been vacant until recently when the landowner located a small cabin and utility building on the site which will be relocated prior to the proposed activity establishing. The site is served by a vehicle crossing in the southeast corner as shown in Figure 3. A similar sized lot (Lot 2 DP 585350) is located directly east which is vacant, apart from a shipping container, and is accessed via a vehicle crossing to an unformed accessway on the eastern site boundary.

Lot 2 contains a geotechnically suitable building area designated by consent notice, shown as area Y in Figure 2. The building platform is separated from the subject site by a hill that screens outlook between the two building areas. Beyond these sites to the east is a large farm block which is the balance of the parent site.



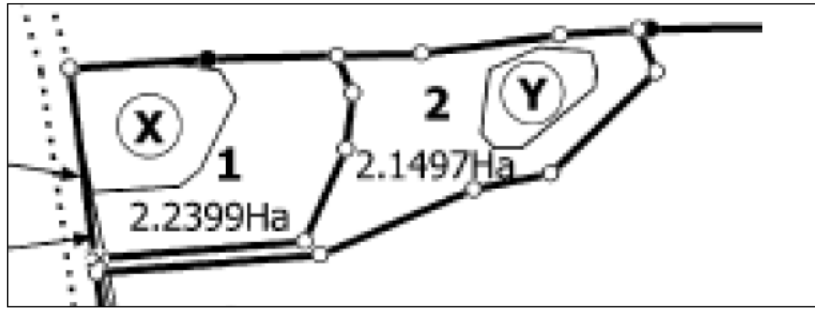


Figure 2. Lots 1 and 2 showing consent notice building areas X and Y. (source: Title Plan)

Opposite and in either direction along Puaiti Road are farm blocks. The nearest dwellings are located approximately 480m to the south on the opposite side of Puaiti Road (552 Puaiti Road) and approximately 1km to the north on the eastern side of Puaiti Road (471 Puaiti Road). No dwellings have a view of or are visible from the site.

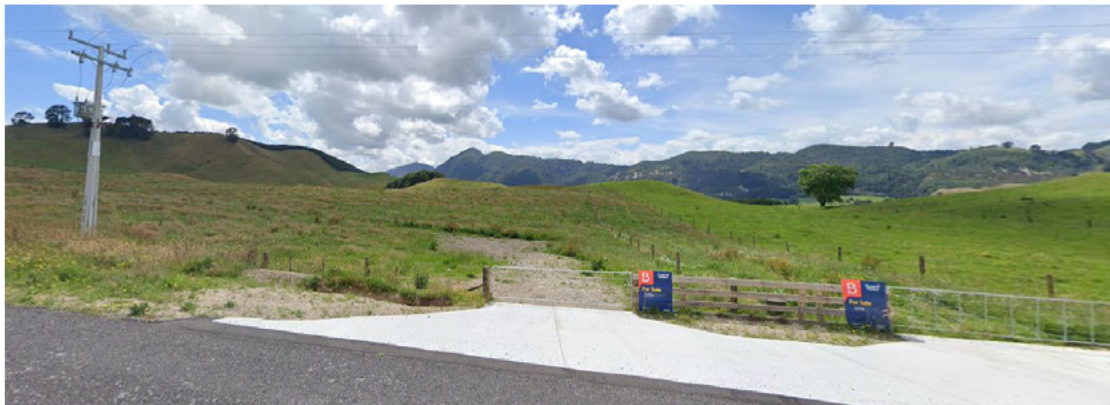


Figure 3. View of site (on left) and new vehicle crossing from Puaiti Road (source: Google Streetview January 2024)

The receiving environment can be characterised as a productive rural environment consisting of predominantly large farm blocks in pasture, with areas of vegetation and few dwellings. Puaiti Road is within a remote rural area and would typically be accessed only by those visiting the local area and not a main transport route to other towns or communities.

The site and surrounding land is undulating with hills beyond to the east and west and Waikite Valley to the south. There are limited views of the site from other properties, with the main viewing audience being from vehicles travelling on Puaiti Road.

Being an area of larger farm blocks the community is dispersed widely but nonetheless is anticipated to have a connected rural community. The local school is Waikite Valley School located approximately 12.5km away on Waikite Valley Road. Reporoa is a 25 minute drive east and Rotorua is approximately the same travel distance to the north. The closest commercial services, being a petrol station, cafe and tavern, are located 20km away at the corner of Waikite Valley Road and State Highway 5 at Waitapu. A monastery with accommodation for 12 guests is located 5.5km away near Lake Ohakuri on Dods Road.



Highly Productive Land

The site of the proposal is Land Use Capability (LUC) Class 6 as shown by Figure 4. The land is therefore not defined as Highly Productive Land under the National Environmental Standards for Highly Productive Land.

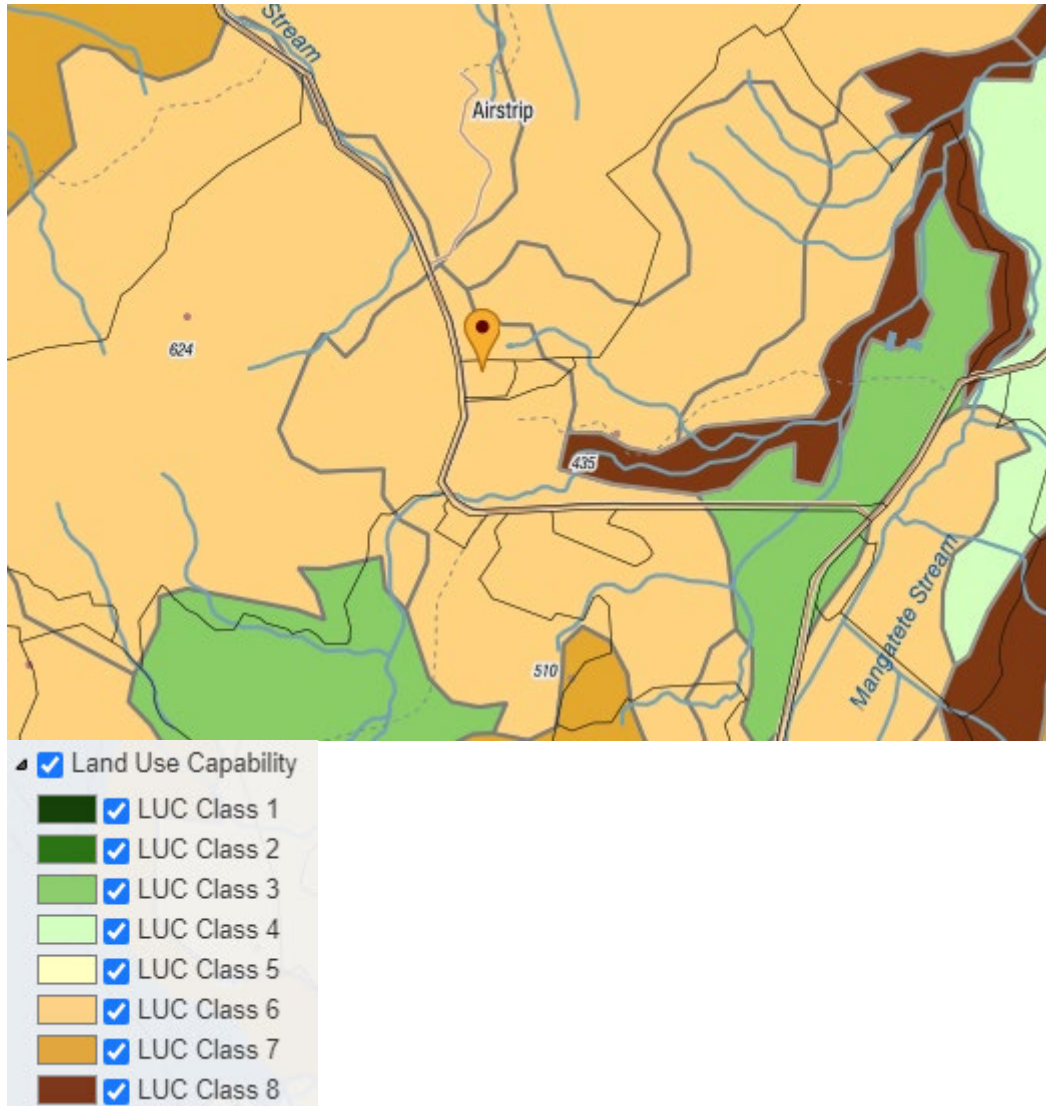


Figure 4. Land Use Capability at the location (source: Manaaki Whenua LUC maps)

Catchment and Waterways

The site is not located within a lake catchment and does not contain water features or wetlands. Waikato Regional Council maps show a lake as the nearest water feature on the property to the north, (Figure 5).



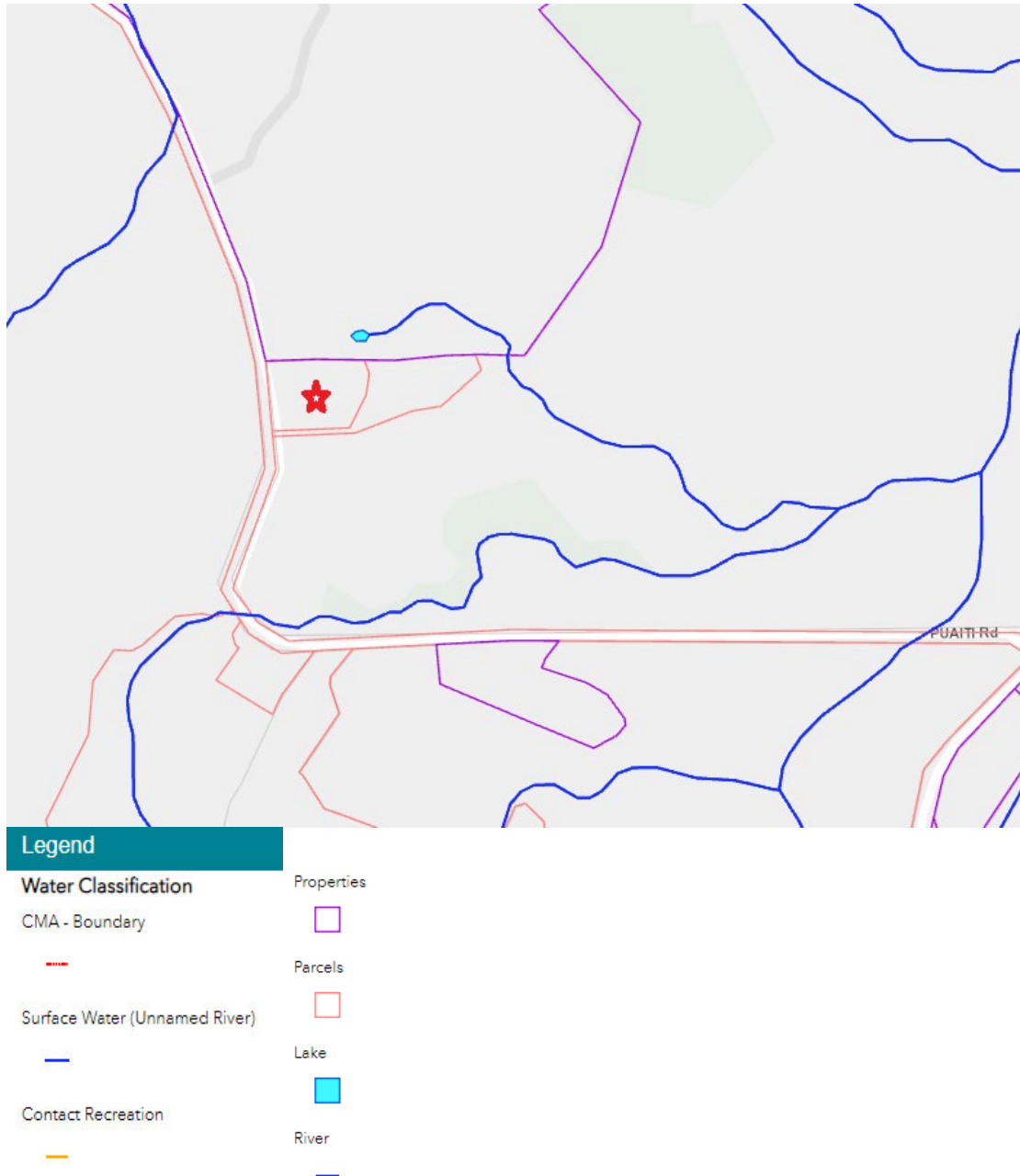


Figure 5. Water features. Site shown as red star. (source: Waikato Regional Council Water Classification map)

Rotorua District Plan layers

I have viewed the information on Rotorua Lakes Council Geyserview and note the site is not subject to the following overlays:

- Historical and Cultural Values
- Natural Environmental Values (the site is not within the Sensitive or Less Sensitive Rotorua Caldera Rim Sensitive Landscape)
- Specific Controls
- Noise controls or contours
- Energy Infrastructure and Transport



Natural Hazards

The site:

- Is not subject to flooding overlays.
- The eastern part of the site, outside the building platform area, is within the Puketerata Fault zone as shown in Figure 6.
- Has undetermined liquefaction vulnerability.
- Has 'very low' landslide susceptibility as shown in Figure 7.

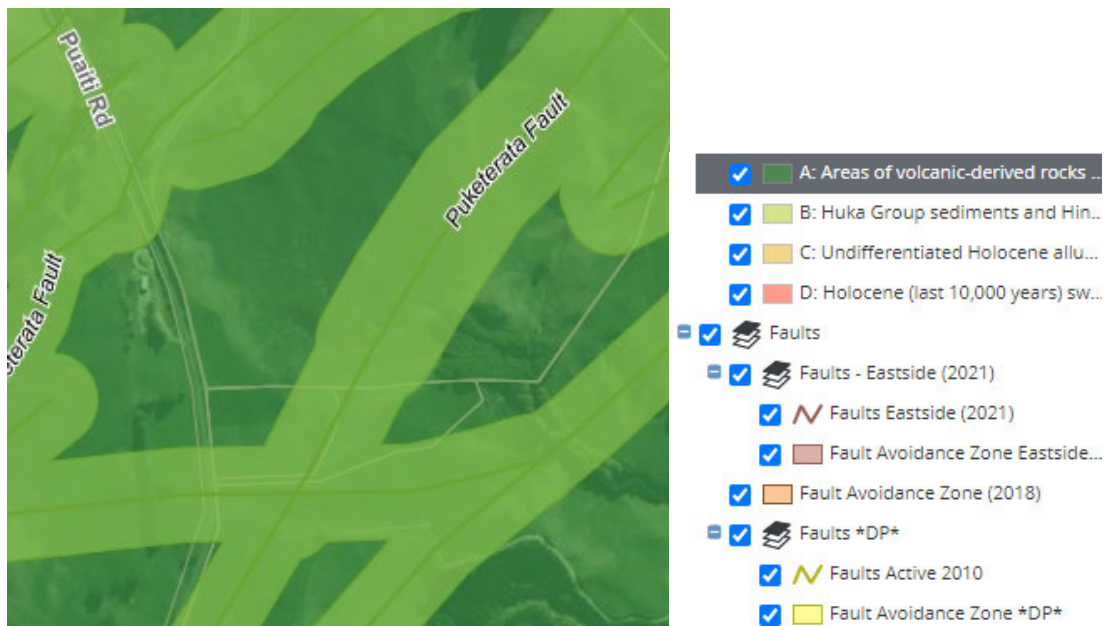


Figure 6. Hazards and risk – Faults. (source: Rotorua Lakes Council Geyserview)

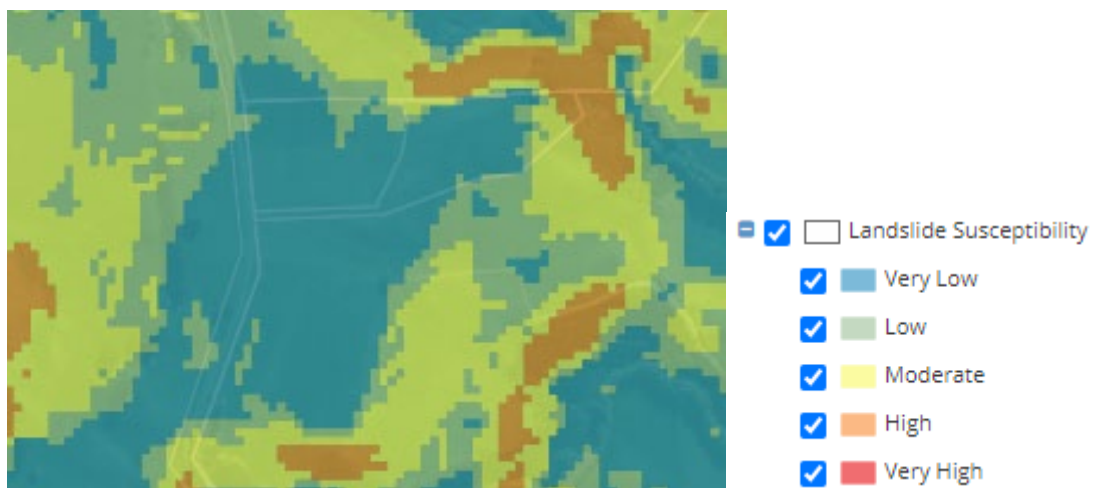


Figure 7. Landslide susceptibility (source: Rotorua Lakes Council Geyserview)



4.0 ROTORUA DISTRICT PLAN RULES

The site is zoned Rural 1.

The definitions relevant to the proposal are:

Community housing

a place of residence for a maximum of eight persons (i.e. all residents including resident staff) where some element of care or support is provided for residents. The definition includes emergency housing (including temporary overnight accommodation) and rehabilitation centres, but excludes facilities where the movement of residents is legally restricted.

Community facility

land or buildings which are used in whole or in part for the assembly of persons for such purposes as deliberation, or social entertainment or similar purposes and includes such buildings used for clubrooms, arts, museum and cultural community premises, community theatres, conference rooms, churches, and meeting rooms, not for profit social support and services but does not include a chartered club or building designed specifically for indoor recreation. [emphasis added]

The proposal in my opinion, is closest to *community housing* and includes *community facilities* in providing social support services. However as it is for over 8 residents and some are restricted as to movement, it does not meet the district plan definition of *community housing*. Pūwhakamua is a residential activity with support and management provided onsite by staff. Due to the unique nature of the Pūwhakamua programme, being one of the first in New Zealand, it is not defined and therefore not provided for in the zone. An activity not expressly stated in the Rural zone activity table is a non-complying activity in accordance with rule RURZ-R2.

In my opinion the proposal does not fit under the district plan definition of 'Residential Unit' as it is not one household. This is due to the presence of the staff and the characteristics of the care and management elements present.

The activity includes elements of the defined 'Residential Activity', in that it provides for the living requirements of residents. It is not, in my opinion, fully contained within that definition due to the principal and critical reintegration support role.

The definitions of Residential Unit and Residential Activity are:

Residential unit

means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Residential activity

means the use of land and building(s) for people's living accommodation.



I have considered the definition of 'Papakainga' and note that whilst the proposal provides for residential activity and supportive non-residential activity, it is not located on Māori land.

In supporting cultural wellbeing, the proposal does however provide an important role for the community. This is considered later in this assessment in terms of the principles of whānaungatanga or the bringing together of people for support.

No other district plan definition fits the activity.

The following table is an assessment of the activity against the relevant district plan rules.

Performance Standards	Compliance
Rural Zone	
RURZ-R2 An activity not expressly stated in this table Non-complying	Applies
RURZ-R9 Residential units One residential unit per site and 1 minor residential unit	Not applicable The proposal does not fit the definition of residential unit.
RURZ-R17 Community Housing Permitted where performance standards are met	Not applicable The proposal does not meet the definition of Community Housing as outlined above.
RURZ-R21 Community facility Discretionary activity	As it is not a standalone community facility the proposal is more appropriately assessed as an 'activity not expressly provided for'.
RURZ-S1 Maximum height and daylight envelope Max height 7.5 for habitable buildings Max height 10m for non-habitable buildings Daylight envelope applies	Complies All buildings are within the permitted height and daylight envelope. Approximately maximum height of where is 5.4m.
RURZ-S2 Yard requirements 1. Rural 1 zone i. Front yards 10m ii. Side yards 10m iii. Rear and rear site yards 10m	Complies All buildings are setback at least 10m from the site boundaries
RURZ-S3 Site coverage 1. Rural 1 Zone:	Complies



Performance Standards	Compliance
<p>a) Site coverage for sites under 4 hectares in area shall not exceed 1,000m².</p> <p>b) Site coverage for sites above 4 hectares in area shall not exceed 25% of the land area.</p> <p>c) Impervious surfaces shall not exceed 40% of the site.</p> <p>d) Any individual accessory farm building shall not exceed 1,400m²</p>	<p>a) The site is 2.39ha and site coverage is 918.5m²</p> <p>b) Not applicable</p> <p>c) Impervious surfaces are 8.7% of land area</p> <p>d) Not applicable</p>
<p>RURZ-S4 Residential unit density</p> <p>1. Rural 1 Zone:</p> <p>a) One residential unit per site, except:</p> <p>i. For sites that exceed an area of 30 hectares, one residential unit per 15 useable hectares.</p> <p>ii. For sites outside the Lake Rotorua catchment with versatile soils, one residential unit per 40 useable hectares.</p> <p>iii. One minor residential unit per site not exceeding 72m² gross floor area (excluding garaging) and that is subsidiary to an existing residential unit.</p>	<p>Not applicable</p> <p>The proposal does not fit the definition of residential unit.</p>
<p>RURZ-S5 Parking, access and turning</p> <p>1. Shall be provided in accordance with the provisions of Appendix APP1 - Parking, turning and access.</p> <p>2. All vehicle crossings onto local roads shall be provided and constructed to the standards of Rotorua District Council. Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.</p> <p>3. There is no requirement for on-site parking and turning for forestry activities.</p>	<p>Does not comply</p> <p>1. Standards:</p> <ul style="list-style-type: none"> • No accessible parking is required for residential activity • Onsite turning is not required however manoeuvring space is provided so all vehicles can exit forwards • The onsite parking and driveway area is not proposed to be sealed. It will be designed to meet the Rural zone residential unit standard in App1 3(b)(i) which requires a formed, drained, all-weather material. <p>2. A new vehicle crossing is proposed and will be constructed to the required standard.</p> <p>3. N/A</p>



Performance Standards	Compliance
<p>RURZ-S6 Reverse sensitivity</p> <ol style="list-style-type: none"> 1. A 150m separation distance shall be maintained between a sensitive activity and the following activities on a site under separate ownership: <ol style="list-style-type: none"> a. Rural contractor's depot b. An enclosure for livestock c. A dairy shed Land use for storage and disposal of animal waste d. Land use for storage and disposal of dairy factory waste water and dairy liquids e. A silage pit 2. A separation distance of 300m shall be maintained between a sensitive activity and an existing quarry or existing mining activity. 3. No proposed dwelling or building shall be located within 30m from the edge of any established plantation forest. 	<p>Complies</p> <ol style="list-style-type: none"> 1. Complies - none of the listed activities are within 150m of the proposal 2. Complies - no queries or mining within 300m 3. Complies - no plantation forestry within 30m
District Wide	
<p>EW-R1 Earthworks</p> <ol style="list-style-type: none"> 1. Permitted where performance standards are met: <ol style="list-style-type: none"> a) General earthworks EW-S1 	<p>Applies</p>
<p>EW-S1 General earthworks performance standards</p> <ol style="list-style-type: none"> 1. Industrial Zones, Business and Innovation Zones and Rural 1 Zone: <ol style="list-style-type: none"> a) The volume shall not exceed 1000m³ in any 12 month period; b) Any fill shall be cleanfill and shall not exceed 5m in depth; and c) The cut face of any excavation shall not exceed a vertical dimension of 3m. 	<p>The proposed earthworks are exempt under clause 4 below.</p>
<ol style="list-style-type: none"> 3. All zones <ol style="list-style-type: none"> a) It shall not require retaining structures that are either in excess of 1.5m in height (measured from the finished ground level) at any point or in excess of 20m in total length; 	<p>Earthworks for construction of the proposed building platform, access and services associated with this resource consent are exempt.</p>



Performance Standards	Compliance
<ul style="list-style-type: none"> b) It shall not result in the modification of a Mamaku Tor; and c) It shall not be carried out within 20m of the Waikato River Operating Easement boundary (as identified on map 213 and the Planning Maps). 	
<p>4. Exceptions</p> <ul style="list-style-type: none"> a) Notwithstanding the preceding requirements, the following activities are exempt from the performance standards above: <ul style="list-style-type: none"> i. Earthworks incidental to either an approved subdivision, or construction of a building platform, or installation of utility services, or to provide access to an activity which is a permitted activity or authorised by a resource consent 	<p>Applies</p> <p>Earthworks for construction of the proposed building platform, access and services associated with this resource consent are exempt.</p>
<p>FC- R1 Financial contributions for reserves</p> <p>Applicable to</p> <ol style="list-style-type: none"> 1. Subdivision 2. Residential units 3. Tourist accommodation 	<p>Not applicable</p> <p>The activity is not listed.</p>
<p>FC-R2 Financial contributions for infrastructure</p> <p>In addition to any financial contribution payable for reserves purposes, where it is demonstrated that the servicing needs of a subdivision or land use cannot be met, and additional impacts on public infrastructure will result, a financial contribution in the form of cash or works, or land will be taken for infrastructure purposes by way of a condition of consent, and will be in accordance with the following:</p> <ol style="list-style-type: none"> 1. Cash The financial contribution for infrastructure purposes shall be the value of the actual costs of the necessary works in order for the effects on the infrastructure to be mitigated 2. Land The financial contribution for infrastructure purposes shall be an area of land sufficient to provide for the necessary infrastructure such as stormwater drainage, and such land will be vested in council. Land to be vested in council, or to provide for other infrastructure purposes, cannot be credited against the financial contribution taken as 	<p>Not applicable</p> <p>A financial contribution for reserves and heritage purposes was required at the time of subdivision (ref RC-17688)</p> <p>The servicing needs of the land use can be met onsite.</p>



Performance Standards	Compliance
cash or works for other necessary infrastructure works.	
Light-R1 Direct or indirect illumination All zones 1. Permitted where performance standards LIGHT-S1 are met.	Applies
LIGHT-S1 7. a. Activities shall be managed so that direct or indirect illumination measures no more than 10 lux on any site boundary.	Will comply Lighting will be designed to ensure it does no light source exceeds 10 lux on any site boundary.
NOISE-R1 Emission of noise All zones 1. Permitted where: The noise is not: a. Construction noise; or b. The following types of noise emitted within the Rotorua airport: i. Aircraft operations noise; ii. Aircraft engine testing noise; or iii. Noise from bird scaring devices. Performance Standards: a. Noise within zone NOISE-S1; b. Noise within different zone NOISES2; and c. Temporary amplification NOISE-S8.	Applies
NOISE-R2 Construction noise 1. Permitted Performance Standards: a. All construction noise shall comply with the relevant noise levels stated in NZS 6803:1999, and shall be measured and assessed in accordance with NZS 6803:1999 'Acoustics - Construction Noise'.	Will comply Construction of the proposed buildings will be undertaken in accordance with NZS6803:1999
NOISE-S1 Noise generated and received within the same zone 5. Rural Zones: a. Other than that specified below, noise levels shall not exceeds the following	Will comply The nearest dwelling is approximately 480m away. No noise sources are proposed that will exceed the noise standards for the zone.



Performance Standards			Compliance
limits when measured at any point within the notional boundary of any rural residential unit.			
Daytime	7am to 10pm, any day	50 dB LAeq (15 minutes)	
Night-time and public holidays	At all other times	40 dB LAeq (15 minutes) 75 dB L _{max}	
SIGN-R1 SIGNS 1. Permitted Where: <ul style="list-style-type: none"> a. Signs relate to a permitted or controlled activity on the site. Performance Standards: <ul style="list-style-type: none"> a. General SIGN-S1; and b. Zone specific SIGN-S2. 			Complies No signs are proposed.

In accordance with Rule RURZ-R2 the proposal is overall a **Non-complying Activity**.

The following assessment criteria of the district plan are relevant in assessing the proposed activity:

Assessment Criteria

RURZ-AC1 General assessment criteria

1. *The effect on the character and amenity zone.*
2. *The effect on the amenity of the neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance.*
3. *The effect on the landscape and on-site landscaping, in particular where the activity is prominent when viewed from the road or other public land.*
4. *The cumulative effect on the character and amenity area.*
5. *How the activity implements sustainable building design and promotes energy efficiency.*
6. *The impact of the proposal on the function and safe and efficient operation of the transport network.*
7. *The quality of private recreation and amenity space and parking and turning space.*
8. *How the activity is in accordance with the provisions of Appendix APP1 – Parking Turning and Access.*
9. *Promotion of the principles of CPTED.*
10. *The effects of non-residential activity on the character and amenity of the zone.*
11. *The effects on the quality of streams, rivers, lakes and wetlands.*
12. *Where the activity can be connected to existing transport networks and utility services.*
13. *Access to or increase in the demand on public opens space and reserves.*
14. *The quality of the landscape and of any proposed landscaping scheme designed to mitigate the potential adverse effects of the activity.*



15. *Any potential adverse effects of noise, vibration, light or any other source of disturbance.*
16. *The potential for reverse sensitivity to the effects of noise, vibration, light or any other source of disturbance.*
17. *The potential adverse effect on the sustainable use of the land and quality of the soils.*
18. *The positive effects of revegetation, retirement and legal protection of land and riparian areas, revegetation of gullies and wetland areas and the management and maintenance of retirement areas.*
19. *The extent to which the activity affects or alters geothermal surface features and associated vegetation.*
20. *The location and or design of the proposal detracts from the qualities and characteristics specified of a landscape or feature identified in the schedules for Natural Environmental or the natural character of the environment.*
21. *The extent to which the proposal contributes to indigenous biodiversity, ecosystems, the protection of significant natural areas.*
22. *Any required financial contribution under FC – Financial Contributions.*
23. *How the activity complies with the objectives and policies of the zone and for the chapters in Strategic Direction, Historical and Cultural Values and Natural Environmental Values.*
24. *The level of compliance with the performance standards of the zone.*
25. *The extent to which the requirements of an integrated transport assessment carried out in accordance with Appendix APP1 – Parking Turning and Access can be implemented.*
26. *Natural hazards*
 - a. *Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps. The likelihood and consequences of a natural hazard event will be assessed to determine the level of risk associated with natural hazards.*
 - b. *Activities subject to flooding may be required to have a flood risk assessment by a suitably qualified person that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk. This applies primarily for significant developments. The report shall identify the potential risk from flooding, any recommendations for floor levels, earthworks or engineering works.*
 - c. *The extent to which new or replacement buildings or additions to existing buildings, for the purpose of habitation located within the Waikato River catchment mitigate the flood risk caused by a 1% Annual Exceedance Probability storm event (1 in 100 year return period flood event).*
27. *The assessment criteria for development and activities that affect a Significant Geothermal Feature, as set out in NFL-Natural Features and Landscapes.*

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The potential effects of the proposal are assessed below and are guided by the general assessment criteria above.



5.1 PERMITTED BASELINE

The permitted baseline is relevant to the assessment of the activity both in terms of s95D(b) and s104(2). Permitted activities on the site and effects that can be disregarded are:

- One residential unit and one minor residential unit and associated ancillary buildings. Effects relate to traffic (estimated 8-15 vehicle movements per day), visual effects, noise associated with a permitted residential activity.
- Community housing for a maximum of eight persons where some element of care or support is provided for residents. The definition includes emergency housing (including temporary overnight accommodation) and rehabilitation centres but excludes facilities where the movement of residents is legally restricted. This activity is very similar to the proposal apart from numbers and the potential legal restrictions on some residents. Effects are related to traffic movements, day to day activities, noise, rural character and amenity, visual effect of buildings.

5.2 POSITIVE EFFECTS

The Pūwhakamua programme has the potential to create significant positive effects, both for its residents and the wider community. Reintegration programmes that provide managed living within purpose-built accommodation offer a controlled, supportive environment where individuals can gradually transition back into the community. This ensures that residents have a safe, secure place to live and transition into the community, critical for reducing the risk of reoffending. By offering access to vital services such as life skills and employment support, mental health care, vocational training and cultural education, Pūwhakamua helps residents address the underlying issues that may have contributed to their incarceration. As a result, individuals are more likely to reintegrate successfully, find meaningful employment, and contribute positively to their communities, which improves overall societal safety and stability.

The programme is carried out in the cultural context of whānaungatanga, a powerful sense of culture and kinship, to support the resident and strengthen the individual in building positive relationships.

The programme provides significant benefits to the wider community. By reducing recidivism, Pūwhakamua helps lower the strain on the criminal justice system, freeing up resources for other essential services. This proactive approach enhances community safety and reduces costs associated with repeated incarcerations. In addition, stable housing and reintegration support foster positive social connections, rebuild family relationships, and contribute to a sense of belonging. Programmes like Pūwhakamua also have the potential to change public perceptions of former offenders, reducing stigmatisation and promoting their acceptance as contributing members of society. When individuals successfully reintegrate, it has a positive ripple effect - economically, socially, and culturally - helping to create a safer, more inclusive, and resilient society.



5.3 RURAL CHARACTER AND AMENITY

Activities that are not specifically provided for in the Rural zone have the potential to create adverse effects on the amenity of adjacent properties and the surrounding community and on rural character generally. Matters that can affect rural character and amenity include social impacts, visual effects, privacy, traffic, lighting and noise. In assessing effects of the activity on the local community the following properties have been considered and detail of engagement is provided in section 5.4.1.

Property addresses (refer Figure 8):

1. Lot 2 DP 585350, 671 Puaiti Rd (site to the rear of the proposed site)
2. 170 Puaiti Rd
3. 368 Puaiti Rd
4. 471 Puaiti Rd (adjoining farm to north – Puaiti Station)
5. 552 Puaiti Rd (farm opposite)
6. 564 Puaiti Rd
7. 594 Puaiti Rd
8. 671 Puaiti Rd (farm to south and east – parent lot)
9. 1038 Te Kopia Rd
10. 1079 Te Kopia Rd

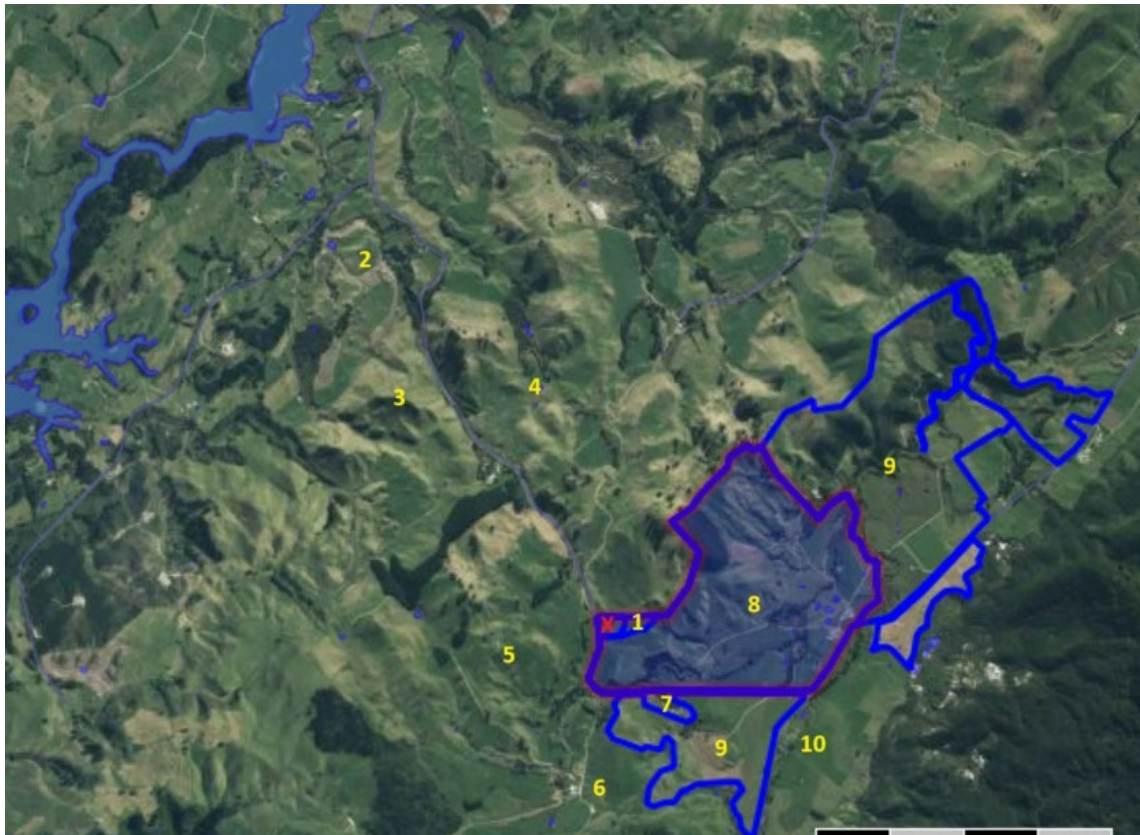


Figure 8. Adjacent and Nearby Properties (Source: RLC Geyserview Maps)



5.3.1 Social Impact

The purpose of Pūwhakamua is to encourage and create an environment that provides:

- A strong sense of self-worth and identity
- A clear understanding of our place and purpose from a Māori worldview
- Tools and strategies which strengthen positive thinking and behaviours
- Cognitive behavioural therapy to break the cycle of drug addiction and violence
- Guidance and mentoring to become a contributing, pro-social member of the whānau (family) and community

As such, the Pūwhakamua facility has a positive social impact by reducing recidivism, improving quality of life for people within the facility, and supporting a positive transition back to their whānau and communities. Without programmes like Pūwhakamua DoC must rely on emergency and transitional housing and private homes, which can increase risks to the community where it is inadequate or inappropriate. Addressing the housing and reintegration needs of people in DoC care is key to reducing risk of reoffending¹.

The proposal has positive social impacts for the people in the Pūwhakamua facility, but also has potential for social impacts for the local community. To understand potential social effects, the Applicant and the DoC have carried out a community engagement process to seek feedback on the proposed activity. Engagement commenced mid-September and is ongoing, a record of engagement to date is included in Appendix 4 and responses in Appendix 5.

A community engagement plan was prepared by the Applicant in conjunction with the DoC's Community Engagement team. Before commencing engagement, the Applicant provided the engagement plan to Council appointed consultant Rebecca Foy of Formative Ltd and made amendments based on feedback. The plan identified a wide group of community and stakeholders for consultation including:

Organisations consulted:

- Ngāti Tahu – Ngāti Whaoa
- Ministry of Education
- Parliament Buildings
- Rotorua Lakes Council
- NZ Police
- Waikite Valley School
- Ministry of Justice
- Exeo Legal
- Independent Barristers
- Simpkins Legal
- Te Rau Ora
- Mai Health

¹ Housing supports and services in NZ: A cross-agency response, J Faure, DoC, 2019.



- MG Associates
- Ara Poutama
- The NZ Drug Foundation
- Lifewise
- AUT
- University of Canterbury
- Te Kāhui Tika Tangata (Human Rights Commission)

Local residents:

- 170 Puaiti Rd
- 368 Puaiti Rd
- 471 Puaiti Rd
- 552 Puaiti Rd
- 564 Puaiti Rd s7(2)(a)
- 594 Puaiti Rd
- 671 Puaiti Rd
- 1038 Te Kopia Rd
- 1079 Te Kopia Rd
- Lot 2 671 Puaiti Rd s7(2)(a)

The following is a summary of feedback received to date:

Positive Feedback:

- Ngāti Tahu – Ngāti Whaoa: Positive endorsement received from Mark Reihana and Leo Rika via email.
- Rotorua Lakes Councillor (Rural Ward), Karen Barker: Positive correspondence and agreement for further meetings.
- Rotorua Lakes Councillor (Māori Ward), Lani Kereopa: Neutral to positive response, no further engagement needed.
- Rotorua Police Area Commander (Inspector Herby Ngawhika): Clear support from the Police, with great engagement during the meeting.
- Residents at s7(2)(a): Very positive engagement, full support.
- Ministry of Justice (Judge Louis Bidois): Email confirming strong support.
- Exeo Legal (Regena Sommers): Positive endorsement returned on letterhead.
- David Jones (psychologist): Lengthy positive endorsement.
- Ara Poutama (Heston Potaka and Terry Huriwai): Positive endorsements received.
- NZ Police (Cherie Lang): Positive response, with commitment to forward the information to senior management.

Negative or Mixed Feedback:

- Waikite Valley School: Meeting postponed by the principal, with no immediate follow-up.



- Several MPs (Todd McClay, Trevor Maxwell, Rawiri Waru): No response received.
- Resident at s7(2)(a) Generally positive, though with some concerns about safety when his wife is home alone.
- Resident at s7(2)(a) Defensive about the facility being built in the area, with concerns about existing youth facilities and land purchases.
- Resident at s7(2)(a) Upset and defensive, with significant concerns about land purchases and the nearby youth facility.
- Resident at s7(2)(a) Concerns about proximity to the facility, though they liked the overall idea.
- Resident at s7(2)(a) Unhappy with the land purchase process and proposal.
- Waikite Valley Community Collective: Concerns regarding effects in the rural zone and whether activity is appropriate.

Community Profile

The rural community surrounding the site is characterised by agricultural activity. The primary land use is farming, with predominantly large properties and no immediate residential neighbours. The community values its rural amenity, which includes the tranquillity, open space, and visual landscape that contribute to a lifestyle often sought in farming regions. There is limited social infrastructure or residential development in the area, reinforcing its rural and isolated nature.

Perceived Risks and Community Concerns

A significant concern within the community is the perceived risk to safety arising from the presence of ex-prisoners. While the facility operates with strict rules and supervision, the stigma associated with incarceration can lead to anxiety about the potential for crime or antisocial behaviour. This concern is amplified by the relative isolation of the community, where social cohesion and trust are highly valued. In my opinion, the fear is primarily a perception issue as there is no evidence to suggest that the residents of the facility present an actual threat to community safety.

Risk Mitigation and Management

The Pūwhakamua facility has several layers of management and control in place to address community concerns:

- **Strict Supervision:** Residents are closely managed by staff, and their daily activities are structured to promote reintegration into society.
- **Support Services:** External agencies provide ongoing support to ensure that residents receive the assistance they need, reducing the likelihood of behavioural issues.
- **Clear Operational Rules:** The facility enforces strict rules that residents must follow, with non-compliance leading to removal from the facility.
- **Remote Location:** The remoteness of the site, with no houses in visual proximity, further mitigates the potential for direct impact on the local community.



- A **24-hour contact number** will be provided to the residents in the local community and a community engagement group will be set up if the local community see benefit in this.

These measures ensure that the risks posed to the community are mitigated, and any impact on safety or wellbeing is adequately addressed.

Social Impact on Rural Character and Amenity

A rural location for this programme is a key ingredient to best provide a private, focussed and stress-free environment which is enabled with distance from urban areas. Residents are member of the wider community that need to be given the necessary space, support and time to allow for successful reintegration.

In my opinion, the proposal for the Pūwhakamua facility has a positive social impact for the participants in the programme, their whanau and the wider community. The local community has expressed concerns about safety and the potential impact on rural amenity, which appears to be primarily driven by perception and lack of knowledge rather than evidence of risk. The residents that reside at Pūwhakamua are fully supported and monitored by staff that are always onsite. The programme provides a positive pathway for residents to reintegrate with society in a highly controlled manner, supported by a range of specialist services. The activity has operated from a site off Te Ngae Road for 5 years and the Applicant advises they have no record of incidents in the local community and no complaints to police.

When local residents were consulted with about the intention to apply for a lease and consents for the Rotokawa site, many were unaware of the programme, demonstrating that the activity operated without creating adverse social impacts on the community. Whilst people's fear and concern regarding the activity is real and should not be discounted, the actual risk to the community is very low. Alternatively, these men may be living in transitional or emergency housing, or in private homes within an urban area and without the support and control provided by Pūwhakamua.

Pūwhakamua provides for positive social change, for both its participants and communities in general, by enabling men who have been incarcerated and have successfully completed a rehabilitation programme to become contributing members of society. A lack of knowledge and misunderstanding of the activity is thought to underly much of the concern and negative feedback. It is understandably difficult for people to understand the difference between the Pūwhakamua programme and other types of DoC's facilities leading to perception of risk that is not in this case an evidential reality. These facilities provide a critical role in reducing reoffending and enabling positive social change.

Social Impact Conclusion

Concerns about the effect on rural amenity are valid from a perceptual standpoint but are not likely to be realised in practice. The facility is situated in a remote area, out of sight from any residences, meaning there is no visual intrusion on the rural



landscape for local residences. The daily operation of the facility will have minimal impact on the peaceful and quiet nature of the surrounding farmland. Additionally, given the controlled environment within the facility, there is little risk of disruption to the rural lifestyle.

The success of the programme relies in large part on experienced management provided by support staff to provide a stable supportive environment. This close management and the standards the resident must commit to, presents a corresponding level of suitability for its location.

The physical distance from the community and the containment of activities within the site itself mean that the facility is unlikely to affect the rural amenity experienced by the local community. Concerns over effects on the character of the area are based on perception rather than tangible changes.

Whilst the Applicant is confident that the activity will operate without actual risk to the community, the awareness of the facility for those in close proximity has the potential to create minor adverse effects on the amenity of nearby residents as a result of perceived negative social impacts. In my opinion the following properties are therefore potentially affected given they are the closest properties and may perceive the activity.

- 552 Puaiti Road
- 671 Puaiti Road
- Lot 2 DP 585350, 671 Puaiti Road
- 471 Puaiti Road

5.3.2 Visual Effects

There are no houses on surrounding properties with a direct view of the site. Views from adjoining sites are limited due to topography and the buildings will only be visible to people working on areas of the farm in close proximity to the site. Buildings and movement of people and vehicles are an anticipated feature of the rural zone. The proposal is a group of small buildings around a larger main building, totalling 777m² in building footprint. The buildings are clustered and low level to maintain a compact visual form on the site. The existing topography of the site is undulating with the highest area in the northwest corner at approximately RL 466.0m and falls away to the south and east by approximately 5m (refer Topographical plans in Appendix 9). Earthworks are proposed to create a level building platform at RL 463.0m which is consistent with the existing height through the centre of the building platform. The finished site level will be lower than the road in the north and relatively consistent with the road height in the south.

The accommodation cabins are centred around a central ware building where meals and group activities will be undertaken and staff offices located. This building will serve as a meeting place for residents' whanau and visits from support services. Crime Prevention Through Design (CPTED) strategies have been considered in the design, such as not completely screening the buildings from the road to maintain passive surveillance opportunities; the site layout centres around



communal living to avoid feelings of isolation and allows staff to have a clear view from the where of activities on site; on site parking is located in proximity to buildings; security lighting will be installed to support safety at night.

Extensive landscape planting is proposed to be established and a condition of consent requiring a detailed landscape planting and maintenance plan to be submitted to council for certification is considered appropriate. Proposed landscaping consists of:

- A large area of approximately 5000m² of native planting surrounding the development site (refer site plan). Planting to include *Pittosporum tenuifolium* (kohuhu), harakeke flax and kowhai.
- *Pittosporum tenuifolium* (kohuhu) hedging along the northern side boundary for the length of the development area.
- 1m wide landscape screening of *Pittosporum tenuifolium* (kohuhu) along the rear of the cabins to a minimum height of 2m.
- Post and rail fencing to 1.0m in height adjoining the landscape screening along the frontage of the cabins.

The proposed landscaping will soften the built form of the activity so that the appearance of buildings will not detract from the visual amenity of the environment. Buildings will of low reflectivity coloursto blend into the surroundings.

If a dwelling is constructed on lot 2 to the rear of the site, views of the proposed activity from the future house site are screened by the intervening topography. The two lots have consent notices on the titles that provide a designated building area on each lot, these areas are shown in figure 2 and are visually separated by a hill. As the landscape planting establishes, the single story buildings will be visible from the accessway to lot 2 but will be set down into the landscape and further mitigated by the landscape planting as it matures. Buildings are an anticipated component of the rural environment and the vacant lot and the proposal, whilst potentially larger than a residential activity, is not out of character. Views from the road and adjacent properties will be temporary and transient in nature and visual effects are assessed as less than minor.

5.3.3 Lighting

Lighting will be limited to typical residential style lighting within the building and security lighting outdoors. Vehicle movements at night are very limited with resident, visitor and staff trips occurring predominantly during the day. No residences in the area have a direct view of the buildings and a future building on Lot 2 is screened by the intervening topography. There are no proposed light sources that are considered to detract from the rural amenity and character of the area and the potential for adverse effects is considered less than minor.

5.3.4 Traffic effects

Access to the site will be provided via a proposed vehicle crossing at the northern edge of the site frontage. The crossing will be designed and constructed in



accordance with the Regional Infrastructure Technical Specifications (RITs). Access within the site is shown on the plans in Appendix 1 and will be formed and drained in accordance with engineering design, detail of which will be provided at the time of building consent. Onsite manoeuvring and parking for a minimum of 14 vehicle is proposed to the rear of the whare building. This is sufficient onsite parking to cater to the demands of the activity with a maximum of 14 vehicles likely to be onsite at any one time.

Traffic generation associated with the proposal has been assessed using survey data from the Applicant's existing site location off Te Ngae Road which operates in the same manner as the proposal. Traffic is generated by staff, official and whanau visitors, the Pūwhakamua van, and a small number of (no more than 3) residents that may be permitted to have a private vehicle for work purposes towards the end of their time in the programme.

During the survey period the site had 11 residents and 5 staff, slightly higher than the proposed numbers. The survey was undertaken by the recording arrivals and departures and time period on site for all vehicle movements across 3 days (Monday 4th March 2024 – Wednesday 6th March 2024). The survey data is attached in Appendix 10.

Findings of the survey:

- Over the three days there was an average of 10 visits per day.
- Visitors (like specialist facilitators and whanau) stayed for approximately 2.5 to 8 hours.
- Official visits (e.g., NZ Police, Probation Officers) lasted between 1.5 to 2 hours
- The peak time for simultaneous presence of vehicles occurred on Monday, 4th March at 12:30 PM with a total of 6 vehicles on site.
- Monday, 4th March was the busiest day overall, with 14 total arrivals and departures recorded throughout the day.
- Data was not recorded across a weekend, however numbers are expected to be lower than a weekday with no official visits or trips to appointments for residents. Visitors will typically be whanau only.

Based on the above findings the proposal is not expected to generate adverse traffic effects on either the amenity of surrounding properties or on the road network. The Applicant has also provided anticipated traffic generation figures for the proposed site based on the proposed operational characteristics, also included in Appendix 10. These numbers are similar to the anticipated volume of traffic for a permitted activity on the site, being a dwelling and minor dwelling and associated activities. The generally accepted level of traffic generation for a single dwelling is between 8 and 10 trips per day. There are no dwellings with views of the site access and in my opinion traffic generation by the activity is unlikely to be readily noticeable to the wider community. Adverse effects on amenity and rural character as a result of traffic are expected to be negligible for surrounding properties and therefore less than minor.



5.3.5 Noise effects

Noise associated with the activity is related to vehicles, day to day residential activities including tending of the land, noise from people on site. The closest residential dwelling is located 480m away and does not have a direct line of sight to the activity. No noise sources are proposed that are expected to be audible to this dwelling. Vehicles passing by this property may be perceived but the very low number of vehicle movements associated with the activity is not anticipated to create an adverse effect on amenity from noise.

Activities on site will include group activities like kapa haka which may from time to time be audible to people in close proximity, however this is not anticipated to create nuisance. The activity is operated under strict rules and supervision meaning any noise will be monitored and managed immediately. Residents are not permitted to play loud music and must be respectful of the environment they live in. In my opinion, adverse noise effects on the rural amenity of nearby properties are less than minor.

5.3.6 Privacy

The assessment criteria for the Rural zone includes assessment of an activity's effects on the privacy of surrounding properties. The proposed site is not in proximity to any residential dwellings, with the closest being approximately 480m away at 552 Puaiti Road. The future potential building site on Lot 2 DP 585350 is visually screened from the proposed development by intervening topography meaning there will be no view between the residential areas of each site and privacy of any future dwelling will be maintained and effects less than minor.

5.3.7 Conclusion on Rural Character and Amenity

While concerns about potential adverse effects on rural amenity are valid from a perceptual standpoint, they are unlikely to be realised in practice. The facility is located in a remote area, out of sight from nearby residences, and the visual and operational impacts on the rural landscape will be minimal. Extensive landscaping will mitigate visual effects, and activities will be contained within the site, preserving rural character. Traffic, lighting, noise, and privacy effects are all expected to be less than minor, with no noticeable disruption to the rural environment or nearby properties. Any minor adverse effects on rural amenity are likely to stem from perceived, rather than actual, effects on neighbouring properties.

5.4 LOSS OF RURAL LAND

Activities not provided for in the rural zone have the potential to create adverse effects through the loss of rural land resource. The proposed site is a lifestyle lot with undulating topography and is therefore not likely to support a productive rural activity. The proposed development is contained to the designated building area identified through the subdivision and the balance land remains available for rural activity. Extensive native planting is proposed on the site which is an anticipated activity in the zone and promotes indigenous biodiversity. The proposal does not



therefore result in a loss of productive land that would in my opinion create adverse effects on rural land resource for the district.

5.5 REVERSE SENSITIVITY

Residential activity in a rural environment has the potential to create reverse sensitivity effects on permitted rural uses such as agricultural activities. The environment surrounding the site is predominantly pasture land within no intensive rural activities in close proximity. The Applicant is seeking a rural location and appreciates this is a working environment. The property is a lifestyle lot and residential activity is therefore anticipated to locate on the site. A consent notice on the title outlines that the owners of lot 1 are not entitled to complain to council (RLC or Waikato Regional) about effects arising from rural based activities being undertaken on surrounding properties. The Applicant will also abide by this consent notice. In my opinion, the potential for adverse reverse sensitivity effects on rural activities, as a result of the proposed residential activity, will be less than minor.

5.6 SERVICES

Water

No public water supply is available and the proposed water needs of the activity will be met by onsite rainwater tanks including any required treatment system. Potable water will be provided in accordance with the Drinking Water Standards for New Zealand. Sufficient water volume, pressure and flows will be provided for firefighting purposes in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.

Wastewater

Detail on water and wastewater services is provided in the BSK engineering report in Appendix 2.

Wastewater will be disposed of via an approved OSET system with dripper lines in the southern area of the site. The OSET will be located on the southern side of the building platform (Area 'X') as shown on the site plan in Appendix C of The BSK report. The proposed system is expected to be a permitted activity under the Waikato Regional Plan rules.

Electricity

Electricity is available at the site boundary.

Telecommunications

Reticulated telecommunication services are not yet available at the site. The consent notice on the title advises it is the owner's responsibility to arrange for wireless telecommunication services which are available at the site. The Applicant proposes to utilise a wireless service.



5.7 STORMWATER

BSK outline the proposed stormwater design in their report in Appendix 2. In summary:

- Four 15,000 litre stormwater attenuation tanks will be used to capture stormwater, attenuate and disperse via a 10m spreader bar at the southern boundary of the building platform (Area 'X').
- No change in stormwater catchments or offsite overland flow paths is proposed.
- A stormwater swale is proposed along the northern side of the development area to divert water at the base of the catchment so it continues on the same overland flow path to the stream to the west.
- A reduction in the catchment volumes is proposed due to the roof area volumes being captured to the stormwater tanks.

Environmental effects as a result of stormwater will be neutral and therefore less than minor.

5.8 EARTHWORKS

The development area is undulating and earthworks are required to create a level building platform. Cut to fill is proposed across the building platform as shown on the earthworks plans appended to the BSK report in Appendix 2 and the Topographical Plans in Appendix 9. The site will be cut down from the northern boundary up to 3m and the embankment battered down to the stormwater swale. The embankment will be vegetation following earthworks with a *Pittosporum* hedge as shown on the site plan. No retaining is required and the edges of the building platform will be battered to meet existing ground levels at the edges of the building platform. A building platform level of RL 463.0m is proposed with a cut of 4504m³ and fill of 5873m³ required. Earthworks plans are provided in the BSK report in Appendix 2.

Appropriate erosion and sediment control measures will be in place and an erosion and sediment control plan prepared prior to earthworks commencing. BSK has provided methodology for earthworks management including erosion and sediment control in the Earthworks Specification at Appendix C of their report. Potential effects on surrounding land as a result of earthworks will be managed to ensure less than minor adverse effects.

5.9 CULTURAL EFFECTS

The proposal aligns closely with the Māori cultural value of *whānaungatanga*, the principle of creating relationships, connection and a sense of belonging. *Pūwhakamua* supports *whānaungatanga* through emphasis on the important of relationships and collective responsibility within the group and wider community. The programme nurtures this by creating a supportive, communal environment where residents live together and support one another in their reintegration



journey. Pūwhakamua provides opportunities for residents to reconnect with the whānau, iwi, and cultural identity. By incorporating Māori values, tikanga, and practices into daily activities, the programme helps individuals rebuild relationships with their families and communities. Cultural education, including wānanga and traditional practices like kapa haka, further reinforces this connection and supports the principle of whānaungatanga.

To understand potential cultural effects on mana whenua, the Applicant provided information on the proposal to Ngāti Tahu–Ngāti Whaoa via the main email address on their website, and also met with kaumatua Leo Rika on 8/9/24. Members of the Iwi have provided positive support for the proposal which is documented in an email dated 2/10/24 (included in Appendix 5). A final copy of the application has been provided to Ngāti Tahu–Ngāti Whaoa for formal feedback which will be provided to council on receipt. Accidental discovery protocols will be implemented during earthworks.

5.10 CUMULATIVE EFFECTS

The proposed site is in a rural location where there are no other similar land uses or activities generating similar effects. Effects relating to the activity will not therefore combine with effects of other activities in the local environment that would result in a potential adverse cumulative effect.

5.11 AEE CONCLUSION

The following is summary of the potential adverse effects on the environment.

- **Positive effects:** The Pūwhakamua programme offers significant positive effects by providing stable, purpose-built accommodation for reintegration, reducing the risk of reoffending, and helping individuals transition back into the community. This support benefits society by lowering recidivism, easing pressure on the criminal justice system, and fostering positive social connections, ultimately contributing to a safer, more inclusive community.
- **Visual effects:** The buildings are low-profile and clustered, with landscaping to soften their appearance, resulting in less than minor adverse effects.
- **Lighting:** Residential-style lighting will have negligible adverse effects on the rural environment.
- **Traffic effects:** Traffic generation is low and parking is provided on site creating less than minor adverse effects on rural character and amenity.
- **Noise effects:** Noise from the site will be minimal and not disruptive. Onsite management will ensure any nuisance is avoided, resulting in less than minor adverse effects for nearby properties.
- **Privacy:** The site is naturally screened by topography from other dwellings, ensuring no adverse effects on the privacy of surrounding properties.
- **Loss of rural land:** The site is a lifestyle sized property anticipated for residential development and has LUC 6 soils. It has limited productive agricultural potential, and the development will have negligible adverse effects through a loss of rural land resource.



- **Reverse sensitivity:** The applicant accepts the rural environment, minimising the risk of adverse effects from conflicts with nearby agricultural activities.
- **Services:** Water, wastewater, and stormwater will be effectively managed on-site, ensuring no adverse effects on the environment.
- **Earthworks:** Earthworks will be managed with appropriate erosion and sediment control measures to avoid adverse effects on the environment.
- **Social impact:** Concerns about the impact on rural amenity are largely perceptual and not expected to materialise in practice. The facility is closely managed by onsite staff, out of sight from residences, and its daily operations will have minimal impact on the peaceful nature of the surrounding area. However, nearby properties, 552, 671, and 471 Puaiti Road, and Lot 2 DP 585350 671 Puaiti Road, may experience minor adverse effects due to perceived social impacts, despite no tangible disruption to rural amenity.
- **Cultural effects:** The proposal support the cultural value of whānaungatanga. Positive feedback on the proposal has been provided by members of Ngāti Tahu–Ngāti Whaoa during early engagement and the application has been sent to for formal feedback on cultural effects.
- **Cumulative effects:** There are no other activities with similar effects in the local environment that would combine to create a potential adverse cumulative effect.

On balance, the potential adverse effects of the activity are less than minor, or minor in relation to potential social impacts on rural amenity for adjacent properties.

6.0 NOTIFICATION ASSESSMENT

6.1 PUBLIC NOTIFICATION

Section 95A provides a step-by-step guide in determining whether public notification is required.

For the purposes of s95D(a) effects on the following adjacent properties are disregarded:

- 671 Puaiti Road
- Lot 2 DP 585350, 671 Puaiti Road
- 552 Puaiti Road
- 471 Puaiti Road
- Lot 1 DP 585350 (the site)



Step 1	<p>Mandatory public notification in certain circumstances</p> <p>An application must be publicly notified if:</p> <ul style="list-style-type: none"> • The applicant requests that the application be publicly notified • Public notification is required under section 95C • The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977 	None of the circumstances of Step 1 (section 95A(3)) exist
Step 2	<p>If not required by step 1, public notification is precluded in certain circumstances.</p> <p>An application cannot be publicly notified if:</p> <ul style="list-style-type: none"> • A rule or national environmental standard (NES) precludes notification • An activity prescribed in regulations 	The application is for a non-complying activity
Step 3	<p>If not precluded by step 2, public notification is required in certain circumstances.</p> <p>Other than for those activities in step 2, public notification is required if:</p> <ul style="list-style-type: none"> • A rule or national environmental standard (NES) requires public notification • The assessment under section 95D determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor 	<p>No rule or NES requires public notification.</p> <p>Public notification is not required as the adverse effects of the proposal are not more than minor.</p>
Step 4	<p>Public notification in special circumstances.</p> <p>If notification is precluded under step 2, or isn't required under step 3, consideration must be given to whether special circumstances exist that warrant public notification of the application.</p>	There are no special circumstances which could warrant public notification under s95A(9). Refer assessment below.

Special Circumstances

The Applicant is aware there is wider interest in the proposed activity in the Rotorua community. I have been advised that there is information circling on social media




about concerns over the proposal including misinformation about the activity and its participants. I have also been advised by RLC staff that council has received several enquiries about the proposed activity. The public interest does not, in my opinion, warrant special circumstances for public notification.

Special circumstances are those that are unusual and would make notification desirable despite it not been required under s95A. Public opinion can be a contributing factor but is not determinative. The proposal is not unusual, as it is supported residential activity with clear operational management protocols.

6.2 LIMITED NOTIFICATION

Where the consent authority accepts that public notification is not required, the consent authority must determine if limited notification is required under section 95B:

Step 1	<p>Certain affected groups and affected persons must be notified</p> <p>If the consent authority determines that certain people or groups (customary title holders and statutory acknowledgement groups) are affected, these persons/groups must be given limited notification.</p>	<p>There are no customary rights or title groups affected by this proposal.</p> <p>The site is located outside the Te Kopia Geothermal System which is within the Affiliate Te Arawa Iwi and Hapu Statutory Acknowledgement. Map of area below with approximate site location shown as red dot.</p> 
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Step 2	<p>If not required by step 1, limited notification is precluded in certain circumstances.</p> <p>An application cannot be limited notified if:</p> <ul style="list-style-type: none"> • A rule or national environmental standard (NES) precludes limited notification of the application • It is for either or both of the following, but no other, activities: <ul style="list-style-type: none"> – A controlled land use activity under a district plan (other than a subdivision of land); – An activity prescribed through regulations 	Notification is not precluded by step 2 as the activity is not a controlled activity nor is notification precluded or prescribed by a rule or regulation.
Step 3	<p>If not precluded by step 2, certain other affected persons must be notified.</p> <p>Determine whether, in accordance with section 95E, the following persons are affected persons:</p> <ul style="list-style-type: none"> • In the case of a boundary activity, an owner of an allotment with an infringed boundary; and • In the case of any other activity, determine whether a person is an affected person in accordance with section 95E 	Affected persons are assessed in section 5.2.11 and listed below.
Step 4	Further notification in special circumstances.	There are no special circumstances which could warrant limited notification under s95B(10).

Limited notification under section 95B is considered appropriate to the following properties:

- 671 Puaiti Road
- Lots 2 DP 585350, 671 Puaiti Road
- 552 Puaiti Road
- 471 Puaiti Road

6.3 CONCLUSION OF NOTIFICATION ASSESSMENT

Pursuant to Sections 95 to 95G of the RMA, the applicant requests that Council process the resource consent application on a limited-notification basis.



7.0 SECTION 104D RESOURCE MANAGEMENT ACT

7.1 ASSESSMENT OF EFFECTS – SECTION S104D(1)(a)

The assessment of effects in section 5 draws an overall conclusion that effects on the environment are not more than minor.

7.2 OBJECTIVES AND POLICIES –S104D(1)(b)

The Objectives and Policies in the District Plan that are relevant to the proposal are listed below:

Rural Zone : Objectives and Policies	Assessment
<p>RURZ-01</p> <p>A reduction in nutrient losses from rural land uses to improve the water quality of lakes, rivers, streams and wetlands, indigenous biodiversity and ecosystem functions.</p>	<p>Consistent</p> <p>The activity contributes to a reduction in nutrient losses from rural land as it does not propose nutrient generating agricultural activities.</p>
<p>RURZ-02</p> <p>Rural land that can be efficiently used for a wide range of productive uses.</p>	<p>Not contrary</p> <p>Whilst the proposal is not for a productive use, the site is a lifestyle lot and is not considered large enough to economically sustain a productive rural activity. The residential activity will be confined to the front area of the site, similar in size to a residential dwelling and curtilage. The balance area will be remain vacant and able to be used for productive uses.</p>
<p>RURZ-03</p> <p>The character and amenity values of the rural environment are maintained and enhanced.</p>	<p>Not contrary</p> <p>The proposal is a group of small building and one larger central building similar in size to a residential dwelling. Dwellings and accessory buildings are an anticipated feature of the rural zone and the built form will not therefore detract from rural character and amenity. The intensity of activity on site will be slightly greater than a residential activity, with 14 people residing on site, but is not of such a scale that it will erode rural character or amenity. The number of people on site will not be readily apparent given the remote location of the site and distance from viewing audiences. Landscape planting will screen and soften built form and activity on site from the road and adjacent properties. Traffic will be within anticipated levels given the residents do</p>



Rural Zone : Objectives and Policies	Assessment
	not have private vehicles. Rural amenity and character is at least maintained and in terms of visual amenity will be enhanced by extensive planting.
RURZ-04 Subdivision, use and development that enables the continued efficient operation of existing development and activities.	Consistent The proposed activity will not undermine the ability of existing development and activities to continue operating efficiently. Surrounding sites are rural and will not be impacted by reverse sensitivity effects.
RURZ-05 New sensitive activities are located and managed to avoid potential reverse sensitivity effects on lawfully established activities in the rural environment.	Consistent There are no intensive rural activities in close proximity to the site that would potentially be affected by reverse sensitivity. Surrounding land is currently in pasture. The proposed activity is seeking a rural location, and the Applicant is well aware that rural productive activities may locate in closer proximity in the future.
RURZ-P1 Manage the adverse effects of new rural land use activities within the lake and river catchments that have the potential to increase nutrient losses into streams, rivers, wetlands and lakes.	Consistent The proposal is not within the lake or river catchment, however it does not propose an increase in nutrient losses to water features.
RURZ-P2 Encourage land use and land management changes that achieve a reduction in nutrient losses and provide for restoration and enhancement of indigenous biodiversity and ecological functioning.	Consistent No land use activities proposed that will lead to an increase in nutrient loss. Extensive native planting is proposed onsite which will restore and enhance biodiversity and ecological function.
RURZ-P3 Promote indigenous re-vegetation, including the legal protection of land and riparian areas that contribute to improving water quality, in particular on land that is: 1. Susceptible to erosion 2. Along lakeshore and other riparian margins 3. Adjoining already protected features 4. In an area of existing indigenous vegetation or biodiversity, or where indigenous vegetation fragments can	Consistent Indigenous planting is proposed surrounding the development area on site which will enhance biodiversity.



Rural Zone : Objectives and Policies	Assessment
be reconnected as an ecological corridor.	
RURZ-P6 Promote the change from high nutrient producing activities to other rural activities to offset the adverse effects on water quality.	Consistent The proposal will convert part of the site from pasture to residential reducing potential nutrient producing activities.
RURZ-P8 Manage intensive land use practices to ensure that land is capable of sustainable economic rural use that does not harm the health and productivity of the underlying soil profile.	Consistent The proposal is not an intensive land use practice that would harm the health and productivity of the underlying soil profile. It could be reverted to rural land use in the future if required.
RURZ-P10 Industries that contribute to the rural economy are enabled providing there are no significant adverse effects.	Not applicable The proposal is not for an industry.
RURZ-P11 Ensure land use change does not create adverse effects on rural character and amenity values.	Consistent The proposal is a group of small buildings for residential activity and one larger central building similar in size to a residential dwelling. The residents live on site and carry out typical residential activity in a supported environment. Dwellings and accessory buildings are an anticipated feature of the rural zone and the built form will not detract from rural character and amenity. The intensity of activity on site will be slightly higher than a residential activity, with 14 people residing on site, but is not of such a scale that it will erode rural character or amenity. The number of people on site will not be readily apparent given the remote location of the site and distance from viewing audiences. Landscape planting will screen and soften built form and activity on site from the road and adjacent properties. Traffic will be within anticipated levels given the residents do not have private vehicles. The proposal will not adversely affect the amenity of the surrounding community as they won't see the site unless driving past, they won't hear the activity, there is no increased risk to safety of the community, traffic will likely be unnoticeable and similar to the anticipated volumes for a rural site. The



Rural Zone : Objectives and Policies	Assessment
	proposal can operate peacefully and without creating adverse effects on the character of the area.
<p>RURZ-P12</p> <p>Enable activities that enhance the rural character and amenity in the rural zone, including:</p> <ol style="list-style-type: none"> 1. Diverse land uses 2. Maintaining the diverse landscape types 3. A low density of buildings and generous separation distances between dwellings and other buildings 4. Buildings that are subordinate to the surrounding landscape 5. An open vegetated landscape 6. No continuous ribbons of residential development along roads 7. Low levels of artificial light 8. Unobtrusive and limited signage 9. Minimal earthworks or changes to landform associated with new subdivision, use or development. 	<p>Not contrary</p> <p>This is an enabling policy for activities that enhance character and amenity in the rural zone.</p> <p>The proposal supports diversity in land use and landscape types through establishment of a residential activity that is balanced by open space and indigenous vegetation plantings on the balance of the site.</p> <p>The proposed buildings are separated from neighbouring dwellings and also spaced on site to break up built form, as opposed to one larger building. The proposed site layout and landscape planting will assimilate the development into the landscape, so that it remains subordinate and maintains surrounding open character.</p> <p>Artificial light sources will be typical of a resident property with only security lighting and internal building lighting only.</p> <p>No signage is proposed.</p> <p>Earthworks are minimised to that required to create suitable building platforms and the natural landform is utilised where possible. The balance area of the site will be maintained in its currently topographical form.</p>
<p>RURZ-P14</p> <p>Manage the adverse effects of rural lifestyle living on the working rural area by:</p> <ol style="list-style-type: none"> 1. Requiring separation between dwellings and other buildings on adjacent rural sites 2. Requiring connection to existing available water and sewer service reticulation 3. Providing landscaping to ensure rural character is maintained 4. Managing the visual impact of new buildings on the landscape 	<p>Consistent</p> <p>The site was created via a recent subdivision as a lifestyle lot. The building platform area was identified through that process and residential buildings are therefore anticipated in this area.</p> <p>No dwellings are located within viewing distance of the site. Lot 2 to the rear of the site has the potential for a dwelling to be constructed on it, however the topography of the land means there are no direct views between the neighbouring site and the proposed activity area.</p> <p>No water or sewer reticulation is available.</p>



Rural Zone : Objectives and Policies	Assessment
5. Acknowledging the nature of productive activities and their effects in the working rural environment.	Extensive landscape planting is proposed to ensure any visual effects on landscape and rural character are mitigated. The Applicant acknowledges and accepts the site is located in a working rural environment.
RURZ-P16 Avoid, remedy or mitigate the adverse effects of activities on the transport network when they could affect the function of the road within the road hierarchy and the safe and effective functioning of the wider transport network by: 1. Providing on-site vehicle parking, loading and turning, and safe vehicle and pedestrian access to a road 2. Considering the impact of increased traffic movements on the transport network, including the wider network intersections.	Consistent The proposal will not generate traffic that is noticeably more than a residential activity. Staff live on site and the activity operates a van for transporting residents to appointments. Visitors to the site are consistent with a residential activity (dwelling and minor dwelling), with whanau only visiting in the weekend and in limited numbers. Parking is provided onsite for all potential visitors and vehicles can manoeuvre safely on and offsite.
RURZ-P17 Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.	Consistent The proposal is located on a site in an area already identified through the subdivision consent process for residential activity. There are no intensive farming activities in close proximity and the Applicant acknowledges and accepts that the site is located in a working rural environment, this is part of the drawcard for their selection of this location.
Indigenous biodiversity SDIB-01 Maintain or enhance indigenous biodiversity and the continued functioning of ecological processes. Supported by polices SDIB-P1, SDIB-P2 and SDIB-P3	Consistent The proposal will enhance indigenous biodiversity and natural habitat through areas of re-vegetation with native plantings.

Summary

In my opinion the proposal is on balance consistent with the objective and policies of the District Plan for the following reasons:



- The site is a lifestyle lot, not suitable for large scale productive rural use, but the residential area will be confined, with space for potential productive use in the future.
- The proposal will not detract from rural character or amenity, with extensive planting enhancing visual appeal and screening the development site from the road and adjoining properties.
- The proposed activity will not create reverse sensitivity effects on the efficient operation of surrounding rural activities.
- Extensive native planting and the absence of high nutrient-generating activities ensure the proposal supports ecological restoration and biodiversity.
- Buildings are well-spaced and unobtrusive, maintaining rural character with minimal earthworks and appropriate landscaping.
- The proposal does not introduce adverse effects on rural character through intensity of activity being similar in scale to a residential activity containing a dwelling and minor dwelling with accessory buildings.
- The proposal will enhance indigenous biodiversity and natural habitat through areas of re-vegetation with native plantings.

7.3 OTHER PLANNING DOCUMENTS

In accordance with Section 104(1)(b) of the Act, this application addresses relevant provisions of the following documents:

National Policy Statements

The National Policy Statements relevant to the site are:

7.3.1 National Policy Statement on Highly Productive Land

The proposal has been assessed against the provisions of the NPS-HPL.

The site is Land Use Class 6 as shown in Figure 4 above and is therefore not defined as Highly Productive Land, which is LUC 1-3. The NPS-HPL is therefore not relevant to the proposal. Potential effects of the loss of productive rural land are assessed in section 5.4 above.

7.3.2 National Policy Statement for Freshwater Management

The objective of the National Policy Statement for Freshwater Management (NPS-FM) is to ensure that natural and physical resources are managed in a way that prioritises:

- a) first, the health and well-being of water bodies and freshwater ecosystems
- b) second, the health needs of people (such as drinking water)
- c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future



This is achieved through policies that seek to ensure activities do not adversely impact or degrade the health and values of freshwater bodies and ecosystems. The proposed site and adjacent land do not contain any areas of wetland. There are no streams on site and the health of the streams within the surrounding catchment will be maintained as proposed earthworks and operational stormwater will be designed and managed to avoid containments entering waterways. No productive rural land uses are proposed, and revegetation will further benefit freshwater ecosystems.

7.3.3 National Policy Statement for Indigenous Biodiversity

The objective of the National Policy Statement for Indigenous Biodiversity (NPS-IB) is to maintain indigenous biodiversity across the country so that there is at least no overall loss in indigenous biodiversity.

The site is not within a Significant Natural Area and no vegetation removal is proposed. Native planting is proposed in the form of landscape planting around the development site and planting on the balance area of land to south and east of the building platform. The revegetation of areas of the site with native plantings will enhance indigenous biodiversity and aligns with the objective of the NPS-IB.

National Environmental Standards

The National Environmental Standard relevant to the site is:

7.3.4 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The proposal has been assessed against the provisions of the NES for Contaminated Soils.

The Applicant has used the method in Regulation (6)(2)(a) of the NESCS to establish whether or not the site is a 'piece of land'. The Waikato Regional Council HAIL polygons are shown on the RLC Geyserview maps in Figure 9 below and show the closest HAIL site is near Lake Ohakuri.

The subdivision consent subdivision decision that created lots 1 and 2 (RC17688) notes in reason 2 that the site is a 'piece of land' pursuant to Regulation 7(c) however no further detail is provided on what this relates to. The subdivision application documentation is not included in the property file. Lot 1, the site, has no evidence of HAIL activities having occurred on the site and as noted above is not identified in the council maps. No conditions of consent required any actions in relation to soil contamination for creation of the building platform defined in consent notice area 'X' on the title plan. The site is assessed as not being a 'piece of land' and the NESCS as therefore not applying.





Figure 9. HAIL map showing nearest HAIL site at white arrow (source: Geyserview)

Waikato Regional Council

7.3.5 Waikato Regional Policy Statement

The proposal is not contrary to the relevant provisions of the Waikato Regional Policy Statement in relation to the sustainable management of the natural and physical resources of the region.

The following objectives of the RPS are considered relevant to the proposal and an assessment is provided.

Objectives and Policies	Assessment
<p>IM-01 – Integrated management</p> <p>Natural and physical resources are managed in a way that recognises:</p> <ol style="list-style-type: none"> 1 the inter-relationships within and values of water body catchments, riparian areas and 	<p>Consistent</p> <p>The proposal is consistent with these objectives because it does not impact natural process, wetlands or water-bodies. It provides an important service that</p>



<p>wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;</p> <p>2 natural processes that inherently occur without human management or interference;</p> <p>3 the complex interactions between air, water, land and all living things;</p> <p>4 the needs of current and future generations;</p> <p>5 the relationships between environmental, social, economic and cultural wellbeing;</p> <p>6 the need to work with agencies, landowners, resource users and communities; and</p> <p>7 the interrelationship of natural resources with the built environment.</p>	<p>supports the social and cultural wellbeing of people in an environmentally sensitive manner.</p>
<p>IM-02 – Resource use and development</p> <p>Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing: (1-5)</p>	<p>Consistent</p> <p>The objective recognises the importance of enable people and communities to provide for social and cultural wellbeing which is at the core of the proposed activity. This is achieved in a way that maintains the rural land resource and enhances biodiversity through native planting.</p>
<p>IM-08 Sustainable and efficient use of resources</p> <p>Use and development of natural and physical resources, excluding minerals occurs in a way and at a rate that is sustainable, and where the use and development all natural and physical resources is efficient and minimises the generation of waste.</p>	<p>Consistent</p> <p>The proposal is an efficient and sustainable use of a physical land resource.</p>
<p>IM-09 Amenity</p> <p>The qualities and characteristics of areas and features, valued for the contribution to amenity, are maintained or enhanced.</p>	<p>Consistent</p> <p>The proposal will be designed and operated to ensure amenity values of the area are maintained.</p>
<p>IM-P3 – Tangata whenua</p> <p>Tangata whenua are provide appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.</p>	<p>Consistent</p> <p>The applicant is in ongoing consultation with tangata whenua (Ngāti Tahu–Ngāti Whaoa) for their feedback and engagement in the resource consent process.</p>



7.3.6 Waikato Regional Plan

The Waikato Regional Plan has been reviewed and the proposal does not require resource consent apart from for approval of the OSET system. The Applicant has consulted a certified OSET designer and the system is expected to meet the permitted activity performance standards of the Waikato Regional Plan. No other regional consents are required.

7.4 GATEWAY TEST S104D

The activity can be established operated without creating more than minor adverse effects on the environment and is not contrary to the objectives and policies of the district plan. The proposal is therefore able to pass both gateway tests of s104D.

7.5 S104 ASSESSMENT

Before making a decision pursuant to Section 104B of the Resource Management Act 1991, Council must consider the proposal pursuant to Section 104 of the Act. Section 104 requires that regard be given to any actual or potential effect on the environment and any relevant policies under or other provisions of the district plan and any other relevant matters. The proposal is a non-complying activity as identified by the provisions of the Rotorua District Plan.

Section 104B of the Act enables the Council to either grant or refuse consent for a discretionary activity and, if granted, the consent may be subject to such conditions under Section 108, as are deemed appropriate.

Granting consent to the activity will not undermine the integrity of the District Plan as the proposal of a residential nature that is of a scale appropriate to its location. Granting consent to the proposal will not create a precedent effect as applications must be assessed on their merits and in the context of each site location. The Pūwhakamua activity and site characteristic requirements are sufficiently unique that does not, in my opinion, create a pathway for other similar activities to locate in the Rural zone without being first assessed on their merits and location. This is demonstrated by the challenges the Applicant faced in locating a suitable site for the proposal that met both the needs of the activity and where adverse effects on the environment can be managed or mitigated.

On balance, the potential effects of the proposed activity are acceptable in the context of the surrounding environment.

8.0 PART 2 RESOURCE MANAGEMENT ACT

Section 5 of the Act (Purpose) declares the statutory purpose of sustainable management as that which “enables people and communities to provide for their social, economic and cultural wellbeing”.



Enabling the wellbeing of people and communities has to be achieved in the context of Section 5(2)(a)(b)(c) and in particular the responsibility of (c) for “avoiding, remedying or mitigating any adverse effects or activities on the environment”.

The proposal provides for the use of a vacant rural lifestyle site and in this regard is an efficient use of a physical resource. The Pūwhakamua programme contributes meaningfully to the social, economic and cultural wellbeing of the people it supports and the wider community.

A grant of consent will enable the applicant and the community to provide for their well-being whilst avoiding, remedying, or mitigating any actual adverse effects on amenity values, natural and physical resources, and the quality of the environment.

There are no **Section 6** (National Importance) or **Section 7** (Other) matters of relevance to the consideration of the proposal.

Section 8 requires council to take into account the principles of **Te Tiriti o Waitangi** (the Treaty of Waitangi) when exercising its powers under the Act. The principles of Te Tiriti o Waitangi include partnership between the Crown and Māori for the active protection of Māori rights and interests, including cultural identity. Pūwhakamua’s focus on reconnecting residents with their cultural identity, traditions, and values aligns with the principle of active protection. The programme actively supports the preservation and revitalisation of taonga such as te reo Māori tikanga and whānau connections. The programme seeks to reduce disparities in recidivism rates by offering culturally relevant support, enabling these men to reintegrate into society successfully and ensuring they have equal opportunities to lead productive lives. Pūwhakamua aligns with the principles of Te Tiriti o Waitangi by promoting Māori self-determination, cultural reconnection, and equitable support for reintegration, while benefiting both the individuals involved and the broader community through a culturally-grounded, restorative approach.

The proposal supports the concept of kaitiakitanga of the rural land resource for the cultural benefit of tangata whenua. The rural location of this facility is critical and should be seen as drawing from and respecting the amenity that the rural environment has to offer. It does not detract from that but harnesses and preserves the locational attributes that are key to the programme.

The land and location are part of the restorative process being drawn on for the benefit of tangata whenua. This means a symbiotic, mutually beneficial relationship with Pūwhakamua drawing on the tangata whenua role as kaitiakitanga

9.0 CONCLUSION

An application for resource consent is required as a non-complying activity as identified by the provisions of the Rotorua District Plan.



The proposal has been assessed as to its actual and potential effects on the environment and against the relevant assessment criteria of the Plan.

A grant of consent to the activity is considered justified as the assessment has demonstrated the activity to have no more than minor adverse effects on the environment and is not contrary to the relevant objectives and policies.

Hayson Knell Limited
Tracy Hayson



Hayson Knell

3744 Tikanga Aroro Charitable Trust
Puaiti Road, Ngakuru
October 2024

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