

FORM 13

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED
APPLICATION CONCERNING RESOURCE CONSENT**

**ROTORUA
LAKES COUNCIL**

Section 96 Resource Management Act 1991

(Rotorua Lakes Council is the operating name of Rotorua District Council)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: Brendon Webby <i>[Full Name]</i>
---	--

This is a submission on an application from *[name of applicant]*:

Tikanga Aroro Charitable Trust

for a Resource Consent to *[Briefly describe the type of consent, proposed activity, and location of the resource consent]*:

To establish and operate a reintegration housing activity in the Rural Zone 1A of the Rotorua Lakes District Plan

at *[The location of the resource consent]*:

473 Puaiti Road

The specific parts of the application that my submission relates to are *[Give Details]*:

The application in its entirety

My submission is *[include whether you **support or oppose** the specific parts of the application or wish to have them amended; and the reasons for your views]*:

I oppose the application for the following reasons.
Please see attached document

I seek the following decision from the consent authority *[Give precise details, including the general nature of any conditions sought]*:

To decline the application



I wish to be heard in support of my submission



I do not wish to be heard in support of my submission



If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of submitter (<i>or person authorised to sign on behalf of submitter</i>): 	Date: 18/06/2025
	
Contact person: <i>[name and designation, if applicable]</i>	Fax/email:

Note to submitter:

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Statement of Opposition – Reintegration Facility on Puaiti Road

I am writing to formally oppose the application for a reintegration facility on Puaiti Road.

I have been a long-term resident of Waikite Valley and have farmed on Te Kopia Road for many years, approximately 3km from the proposed site. During my time living and working in the valley, I have frequently observed that people get lost in the area due to a complete lack of cellphone coverage. As a result, they often stop local residents to ask for directions.

For example, I have been stopped on four separate occasions while working near the roadside on my farm. Two of these were people trying to locate the Stokman wedding venue, and the other two were looking for the Tyburn Monastery. These incidents demonstrate that visitors often rely on GPS or online maps at the beginning of their journey, but once they lose reception, they become uncertain of their location and turn to residents for help.

This situation already occurs regularly and would likely increase significantly if a reintegration facility is established. More people unfamiliar with the valley will be entering the area, and without proper wayfinding infrastructure or mobile service, they may become lost or disoriented—further increasing the likelihood of unexpected interactions with locals.

In a small rural community like Waikite Valley, we generally know where vehicles are headed—be it the monastery, the wedding venue, or the local blueberry farm. A reintegration facility would fundamentally alter that familiarity and predictability, making it harder to distinguish regular visitors from unfamiliar ones. This uncertainty creates a real sense of unease.

It is my firm belief that any perceived risk to our safety and security is, in fact, a real risk—because the proponents of the facility cannot adequately mitigate these community concerns. When risk cannot be eliminated or reduced, its perception becomes the reality for those affected. This has a direct and lasting impact on the mental health and wellbeing of not only myself but the wider Waikite Valley community.

In addition, Waikite Valley is zoned as a rural area, and for good reason. The land is used primarily for farming, horticulture, and low-impact rural activities that support a quiet, close-knit way of life. A reintegration facility is fundamentally out of character with the rural zoning and intent of this district. It introduces a type of activity that is inconsistent with the expectations of rural land use, and sets a precedent that could lead to further developments that undermine the purpose of the rural zone.

This social and environmental impact is profound. The presence of the facility will change the nature and character of Waikite Valley permanently. Our community's sense of safety, trust, and cohesion is at stake, and once altered, it cannot be easily restored.

For these reasons, I strongly oppose the establishment of a reintegration facility on Puaiti Road.

Sincerely,
Brendon Webby