

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: Graeme Mark Jespersen <i>[Full Name]</i>
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Tikanga Aroro Charitable Trust

To establish and operate a Reintegration Housing Activity in the Rural Zone A of the Rotorua Lakes District Plan

473 Puaiti Road, Waikite Valley

The application in its entirety

I oppose the application for the following reasons - outlined in documentation attached marked "A"

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 (or person authorised to sign on behalf of submitter): 	Date: 19.6.25
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] Graeme Jespersen	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.



“A”

Continuation of Submission

My objection is based on the following grounds:

1. Inappropriate Land Use and Zoning Conflict

The proposed development is inconsistent with the current zoning and land-use designation of the area, which is primarily agricultural. The introduction of an institutional or quasi-institutional facility into a farming zone represents a significant departure from the intended use and character of the land, setting a concerning precedent for future development. Not only that the proposed non-complying facility has the ability of being of considerable stress to the farming community and the undermining of the intended amenity of the Rural Zone.

2. Lack of Genuine Community Consultation

The proposal has been presented under the guise of being “for the community,” yet there has been no transparent, inclusive, or meaningful consultation with the residents most affected. The vast majority of the local population were not informed or involved in preliminary discussions and do not support the project.

3. Negative Impact on the Rural Community and Economy

The presence of such a facility risks:

- Undermining the sense of safety and security in a small, tight-knit farming community.
- Deterring potential residents or agricultural investment.
- Reducing land values and rural amenity.
- Interfering with farming operations due to potential restrictions or social tensions.

4. Infrastructure and Service Limitations

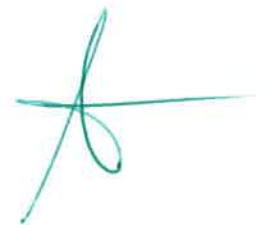
The local area lacks the infrastructure and services required to support a facility of this nature. Concerns include:

- Limited access to public transport, emergency services, and social support infrastructure.
- Unsatisfactory road access due to the proposed facility being over 30 minutes from Rotorua for staff, visitors or emergency management.
- Potential strain on water, waste, and environmental systems not designed for non-agricultural use.

5. Misrepresentation of the Project’s Purpose and Benefits

The project has been promoted as providing community benefits, yet no clear or measurable benefits have been demonstrated. There is a lack of clarity around:

- The operational model and level of supervision.
- Integration with local services (or lack thereof).
- Safety measures and risk management plans.



6. Unsustainable Factor

The proposed facility may well turn out to be unsustainable due to the fact that at the moment funding is being provided by the Department of Corrections. The question I have is: What would happen if the Government decided to pull the funding provided to the facility? In this instant it would more than likely be, that the facility would then have to rely on private funding. This would be difficult to obtain with the end result that the facility would be unable to remain open and eventually become derelict and an eyesore the community. There is major opposition to the proposed facility by the community. They simply do not want it and support is not forthcoming. This mere fact is a serious challenge for those involved in trying to establish the facility in the Waikite Valley Area.

7. Alternative Locations Are More Appropriate

Rehabilitation of former inmates is a commendable goal; however, such facilities are better located in areas:

- With access to professional services and employment pathways.
- That are zoned appropriately for residential or institutional development.
- Where a robust community support network already exists.

Conclusion

I urge the Council to reject this application on the basis that it is incompatible with the character, infrastructure, and zoning of the area, and lacks community support and planning justification.

