

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)*

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b>  Katy Jane Marr  <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 live-in residential support facility for up to 10 participants that have been released on parole from prison, which carries a non-complying status under the Rotorua District Plan for the Rural 1 Zone.

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

473 Puaiti Road, Waikite Valley, Rotorua.

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 reasons included on the attached document.

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

I seek that, based on the attached reasons which demonstrate the actual and potential effects of this activity in this location will be both more than minor, and not aligned with the objectives and policies for this rural 1 zone, the Rotorua Lakes Council declines this resource consent application.



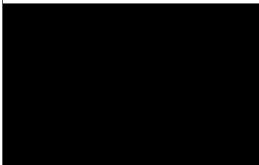


I wish to be heard in support of my submission



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):  <b>Katy Marr</b> Digitally signed by Katy Marr DN: cn=Katy Marr, ou=Users Date: 2025.06.23 21:37:58 +12'00'	Date:  23-Jun-2025
 of Submitter:	Telephone:  
Contact person: [name and designation, if applicable]  Katy Marr	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.

Submission page 2 of 2, written by Katy Jane Marr.

Reference:

Doc No: IT-2044 (1 June 2005)

FORM 13	
SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT	
Section 96 Resource Management Act 1991 (Rotorua Lakes Council is the operating name of Rotorua District Council)	
ROTORUA LAKES COUNCIL	
<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b>  Katy Jane Marr  [Full Name]

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 live-in residential support facility for up to 10 participants that have been released on parole from prison, which carries a non-complying status under the Rotorua District Plan for the Rural 1 Zone.

My submission is:

I oppose this resource consent application because:

- I have deep-rooted family connections in Waikite Valley, whereby my grandfather was one of the founding fathers of Waikite Valley as a settler after the second world war, and my father, colloquially known as 'The Mayor of Waikite', was active within this community for over 60 years. My mother still resides in the Valley and has called Waikite Valley home for over 50 years. I know the Valley well.
- I would like it recorded that my submission considers the principles of Tikanga Māori, emphasising the cultural, spiritual and community values that should guide decision making within each zone of the Rotorua District.
- I believe the location is inappropriate for this facility for several reasons, including inconsistency with the Rotorua District Plan, potential adverse effects on the surrounding community and wider community, and that Puaiti Road is an unsuitable location for such an activity.
- The Rotorua District Plan outlines clear zoning rules and objectives designed to maintain the character, amenity and mauri (life force) of residential and rural environments, as well as defining the natural character of areas within the District. This is exemplified in policy RUZ-P11 of the Rotorua District Plan, which

states land use change should not create adverse effects on rural character and amenity values. I personally know that the Waikite Valley Community is one of the most close-knit, peaceful and balanced (rangimàrie and mātāuranga taiao) supportive communities to be found within the wider Rotorua District, and I firmly believe facilities of this nature do not align with the objectives and policies put in place to preserve this rural zone and the rural activities that operate within it. Simply put, this is because the area is preserved as rural, for rural land use, not for residential rehabilitation facilities.

- Introducing the activity would set a concerning precedent in this location, community and zone. Essentially, this activity would wipe out the zoning protections established to preserve the intended use of land within this zone, as well as the landscape the community works hard to preserve. This would eliminate the importance of wāhi noho (living spaces) being suitable for rural activities. I believe that the urban environment better aligns with the kaupapa and purpose of the proposed activity.
- With reference to issue RURZ-13: Character and Amenity Values of the Rotorua District Plan. The importance of maintaining character and amenity within the local Puaiti Road and wider Waikite Valley environment is a concept worth fighting for. I believe there are not many people within the Rotorua District who can, hand on heart, say they are fortunate to live in a community that holds community values steadfast in their beliefs that constitute the togetherness that is experienced in the Waikite Valley community. The activity described in this resource consent application is likely to introduce adverse effects which cannot be mitigated to the extent required to preserve the character and amenity of the road and Valley, such as safety risks, security concerns, emergency access, loss of utilities for example frequent power outages, increased traffic and distance from urban connections.
- With reference to issue RURZ-12: Maintenance of Productive Rural Land of the Rotorua District Plan. The productive rural land within Puaiti Road and the wider Waikite Valley District is vitally important to the economic future of Rotorua. Unsustainable land use practices, such as non-complying activities in this zone, have the potential to irreparably alter the landform and productivity of the immediate area. The whenua within this area is seen as taonga tuku iho, a treasured legacy, and its use should enhance its rural mana and mauri, which non-rural developments will not achieve in the community.
- With respect to traffic and safety concerns, Puaiti Road is a narrow rural road with limited capacity for increased traffic. Neighbouring Te Kopia Road is also very rural, with high farming traffic. This area is not designed for increased traffic, nor is safe for increased urban- like vehicle movements alongside the rural nature of the roading infrastructure. For example, an increase of 'day-to-day'/'shift work' like traffic to and from the facility, during peak winter weather when the Valley is blanketed in thick fog and farming machinery are on the roads,

is, in my view, a recipe for disaster. The isolated nature of the site also poses significant safety concerns which cannot be mitigated, such as the distance from urbanised support for example there will be no safety net available when support is needed as the nearest urban support is a great distance away during times of potential unrest, emergency, or requirements for higher support that what is immediately available.

- With respect to security risks, while facilities of this nature do play an important role within a well-networked and easily accessible location in Aotearoa, the presence of such an activity within a small close-knit rural community is likely to generate safety, wellbeing and security concerns. Tikanga Māori advocates for activities that align with the principles of kotahitanga and unity, and whanaungatanga and relationships. I believe this facility will create division and tension in the local community, which conflicts with these values. Additionally, I do not believe that the operator has a well enough established track record of compliance with the District Plan rules, exemplified by their interactions with enforcement under the RMA earlier this year, which leads me to believe the operator is likely to inflict additional security risks on the community simply because they have previously demonstrated they do not intend to abide by the rules.
- With respect to inadequate infrastructure, and as mentioned above, the site is inappropriately equipped to provide for the successful and stable establishment of a facility where the occupants have a history of instability. Developing this facility of this scale in this location creates risks to local infrastructure and is likely to cause increased pressure on the community by way of emergency access and lack of other local facilities such as places for visitors to stop. Additional infrastructure such as water supply, sewage, electricity and stormwater disposal is lacking, and although proposed to be mitigated through the proposal, I believe should not be introduced causing alterations to the natural, rural landform.
- With respect to environmental impact, the rural character of Puaiti Road and Waikite Valley includes significant amenity and natural features, and biodiversity. The inclusion of this non-complying activity within this zone of this scale risks damaging these community assets, which is contrary to the goals of sustainable management outlined in the Rotorua District Plan.

I respectfully urge the Rotorua Lakes Council to decline this application and recommend that alternative, more appropriate sites be explored for the establishment of this facility in areas where access to support and family services are more readily available which will promote the success of this programme's intention.