

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)

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: Serena Jane Waterworth (Full Name)
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This is a submission on an application from:

Tikanga Aroro Charitable Trust

(Name of applicant)

for a Resource Consent to: to establish and operate a reintegration housing activity as a non con complying
activity in the Rural Zone A of the Rotorua Lakes District Planat: 473 Puaiti Rd Waikite Valley*[Briefly describe the type of consent, proposed activity, and location of the resource consent]*

The specific parts of the application that my submission relates to are:

The application in its entirety*[Give Details]*My submission is: **Attached..***[include –*

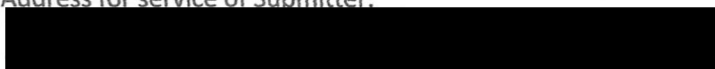
- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views]*

I seek the following decision from the consent authority:

To decline the application in its entirety*[Give precise details, including the general nature of any conditions sought]***I ~~wish~~ / 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.

* *[Delete if you would not consider presenting a joint case]*

Signature of submitter (or person authorised to sign on behalf of submitter): <u>Serena Waterworth</u>	Date: 24 June 2025
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable]	Fax/email: 

Chief Executive
Rotorua Lakes Council
Private Bag RO3029
Rotorua

Sent Via Email

24 June 2025

To Whom It May Concern,

I am writing to formally object to the resource consent application submitted by the Tikanga Aroro Charitable Trust for the proposed reintegration facility at 473 Puaiti Road. After careful consideration, I believe that this location is entirely unsuitable for such a facility, and I urge you to decline the application.

The site's distance from Rotorua raises significant concerns about safety and emergency response times. In the event of an emergency, the long response time from local authorities, especially the Police, would undermine the effectiveness of any interventions, posing a direct risk to the safety of local residents.

Additionally, this development would significantly alter the rural character of the area, which is primarily focused on farming and forestry. My family invested in farmland in Waikite Valley five years ago and expanded our holdings last year. We believe that the presence of this facility would undeniably reduce the value of our land, which is our most significant investment. Furthermore, the facility's proximity could make it more challenging to attract staff, as families may be unwilling to live near such an establishment. There is also the issue of limited cellphone coverage in the area, which could further compromise our safety in emergency situations.

Under the District Plan, the proposed development is a **non-complying activity** within the rural zoning of Waikite Valley. Approving this application would set a troubling precedent for similar facilities in the future, with long-term consequences for the character and intended use of Rural Zone 1A land. We must protect the integrity and future of our rural communities and ensure the land remains primarily used for its intended use — primarily agricultural and related activities.

In the past 24 months, we have completed a Geotech report and subdivision with Rotorua Council, with plans to build across the road from the proposed site. Should this project proceed, our plans would be severely impacted, undermining our property rights and reducing the potential use and long-term viability of our land.

Another concern is the increase in traffic on Puaiti Road, bringing larger numbers of people who have no connection to the community. It is likely that some individuals with criminal backgrounds will be associated with the facility, which could pose a threat to the safety of nearby residents, particularly young families living in close proximity.

In conclusion, the proposed location for this reintegration housing facility is entirely inappropriate, especially in a Rural Zone 1A, which serves a remote and close-knit community. It poses safety risks, contradicts the rural zoning of the area, devalues surrounding properties, and threatens the character of a tight-knit farming-focused community, and would have a direct negative impact on us as local property owners. I strongly urge you to decline this application.

Thank you for your time and consideration.

Serena Waterworth

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