

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: John Ross and Bernadette McNaul <i>[Full Name]</i>
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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 Puaiti Road, Waikite Valley

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

473 Puaiti Road, Waikite Valley

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

The entire application

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 on the attached sheet

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 (or person authorised to sign on behalf of submitter): 	Date: 24-Jun-2025
Address for service of Submitter:	
Contact person: [name and designation, if applicable] Bernadette or Ross McNaull	

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 on Application LU24-010243 - 437 Puaiti Road reintegration facility Consent Application

From: Ross & Bernadette McNaull

We strongly oppose the resource consent application by Tikanga Aroro Charitable Trust for the following reasons:

1. Incompatible with Rural Character

Our family has lived and farmed in this valley for three generations. The proposed development would significantly alter the rural character of our community. Increased traffic, infrastructure, and human activity are inconsistent with the peaceful, agricultural nature of the area. Our children currently enjoy the freedom and safety of a low-traffic, close-knit rural environment — this would be irreversibly compromised.

2. Loss of Productive Land Use

The land in question is currently used for agricultural purposes and contributes to the valley's productive economy. A shift to intensive non-agricultural use undermines the integrity of our rural landscape and sets a concerning precedent for further non-rural developments. Our family, like many others here, relies on the land for our livelihood and lifestyle.

3. Precedent for Future Development

Granting this consent risks opening the door to further developments that are incompatible with farming and rural living. This could erode the viability of family-run agricultural businesses and diminish the appeal of the area for future generations. It may also negatively impact property values and make it harder to attract and retain staff.

4. Safety and Wellbeing

Our community currently enjoys a high level of safety and security. The proposed facility introduces unknown risks and disrupts the peaceful environment that supports our mental and physical wellbeing. We are deeply concerned about the potential impacts on our family, our neighbours, and our staff.

Conclusion:

We respectfully urge the decision-makers to decline this application in order to preserve the rural character, safety, and sustainability of our valley for current and future generations.

Kind regards,
Ross & Bernadette McNaull