

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: Vicki Aagje Huitema [Full Name]
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This is a submission on an application from [name of applicant]:

Tikanga Araro 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 reintegrative housing activity in the Rewai Zone 1A of the Rotorua Lakes District Plan

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 application in its entirety

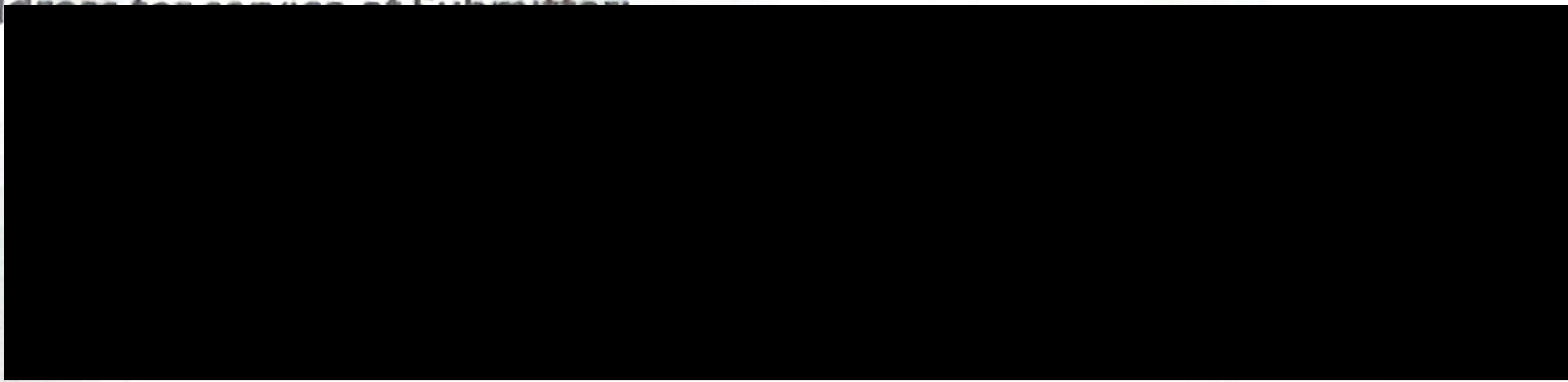
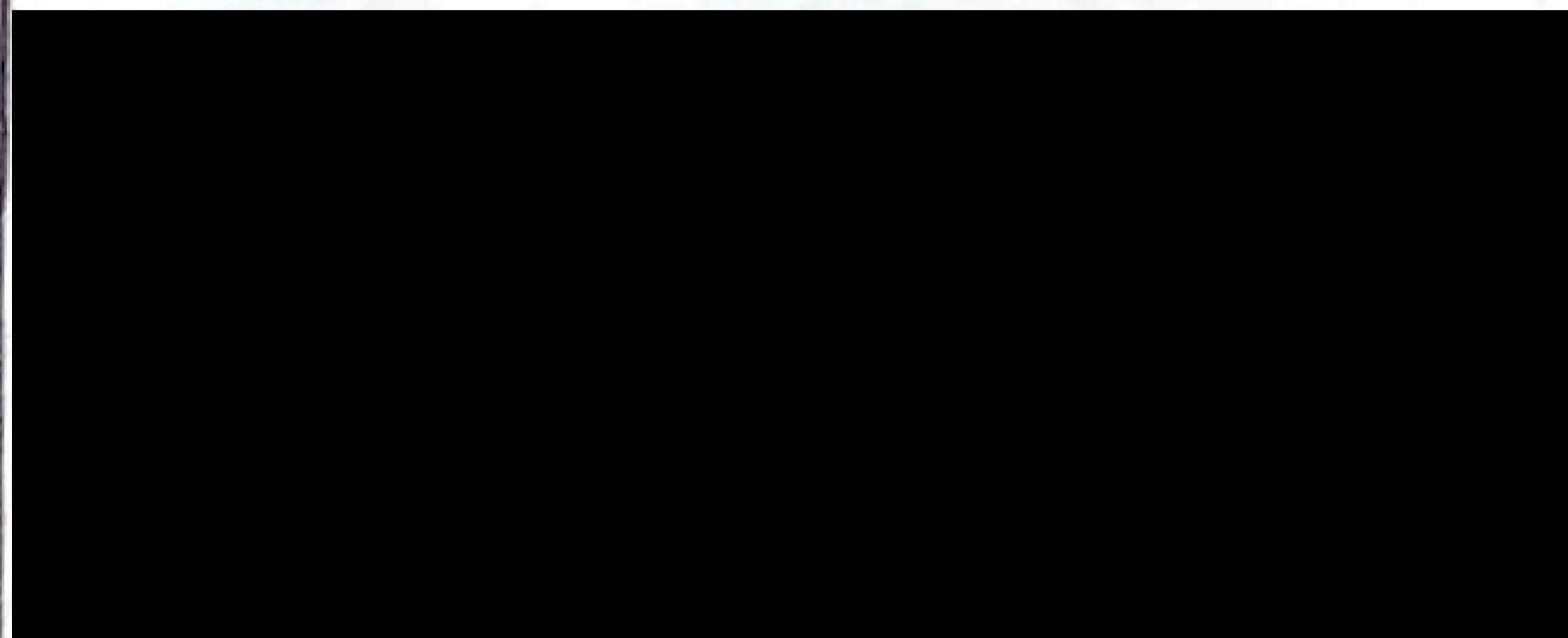
My submission is [include whether you **support or oppose** the specific parts of the application or wish to have them amended; and the reasons for your views]:

I oppose the application for the following reasons:
(Please see attached page).

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): V. Arbutnot	Date: 23/06/2025
Address of submitter: 	Telephone: 
Contact person: [name and designation, if applicable] Alan Grime (Partner)	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.

I oppose the application by Tikanga Aroro Charitable Trust for a reintegration facility on Puaiti Road, Waikite Valley, for the following reasons:

- It is the wrong location for the proposed facility. The Rural Zone 1A, is designed to protect the rural environment, including open spaces and quietness. I live in Waikite because of the peace, quiet, and beautiful surroundings of the area. I walk my dog often along the length of Puaiti Road, and it is one of my joys in life. To have that joy disturbed by this facility, with increased traffic and people, the view of the steaming hills as you crest the hill East over Puaiti road spoiled by altered land contouring, a possibly elevated platform with a structure at odds with anything else in the area, camouflage planting, water tanks, and security fencing, would stop me from walking this road again. Puaiti road is unique in that you can walk a dog mostly off leash, as there is hardly any traffic. I work as a Registered Nurse in town, and I deal with the Police, Oranga Tamariki, and criminals on an almost daily basis. I see the effects of poverty, drugs, crime, and anti social behaviour every single day, and I feel Waikite Valley is the last place left to escape it. I am able to come home, walk the roads and feel safe. It is a refuge from the fast paced encroachment of crime and poverty in to all facets of our lives. That feeling will be gone in my immediate area.
- I oppose this application because of light pollution. When you travel over Puaiti road, and when you emerge over the hill at exactly the spot of the proposed facility, it is an area of wide dark night sky, as you can see the outline of the ranges and the steaming areas, which will be disturbed with security lighting.
- I am concerned about the option of visitors staying on weekends and other permitted times. With 10 men on site, there could be up to 20 extra people on site, visiting over the weekend, with more cars parked at the site, and more noise. That could be an extra 10 cars, as well as staff cars, so will they park on the road if they run out of parking space? Also, I am concerned that there will be the opportunity for these family units to be able to go to the hot pools, then having pre arranged meetings with other associates who will travel in. If these men are able to have visitors stay, I think that they should be able to spend a weekend night at their own home instead, as part of their reintegration. I predict that the comings and goings of associates of criminals may seize opportunities to scope out properties, creating more crime in the area, littering, stock poaching, and anti social behaviour. There are increased numbers of guns in the rural areas, as farmers need them, and rural home invasions may increase. With so many extra people staying overnight on site, I am concerned about adequate security, as the proposal states a minimum of 2 staff on site, which I feel is not enough, when there may be up to 30 people staying on site. Due to the isolation, it will take longer for medical and emergency services to travel the distance, and criminals know this, with many avenues to escape the area without detection, after a crime is committed.
- It is also the wrong location for the nearest neighbour, who, it appears, purchased the neighbouring piece of land first, and now has the threat of this type of facility so close. I cannot imagine living directly next door to this facility, and ever feeling safe. This alone, should prohibit this facility from being built there. The other closest neighbours will be also most adversely affected, with increased anxiety, destruction of the peace they now enjoy, and with their sense of safety diminished, they will have to upgrade security systems, fences, locks. This will contribute to adverse mental health and property values. It is still vividly remembered by many Waikite Valley residents, of the Bouma home invasion and murder in nearby Reporoa, by opportunistic criminals. This sort of event is in the forefront of my mind, with such a facility in rural Waikite Valley.
- I oppose this application because at present, everyone in Waikite would help you if you broke down in your car, you could knock on a door and ask to use a phone, people stop and say hello. There are Values that exist in this community, unique to it, and other rural communities, of helping out, being neighbourly, even if you live in the next valley, and we keep an eye on other people's property's and animals. It is all part of neighbourhood watch. I feel these values would be altered,

as people in the valley would become more anxious about security, and more suspicious of others new in the area.

- Just as important, how would the participants feel in this facility? When you apply the Maori model of health and wellbeing, Te Whare Tapa Wha, where successful integration depends on the four cornerstones being addressed, I believe there are some deficits. I also oppose this application due to isolation from town for participants to travel for medical, social, or employment reasons. It is costly. I also think the land size of the facility is too small. If it was a working farm, I would see more benefit to the men and also the community, and I would have less grounds for opposition. On a working farm, I would see more of a transition between the men and the local community, coming together on common ground, such as farming practices, etc, but with the proposed facility, I see no beneficial reciprocation as the men will be travelling to town in minivans for work and social excursions, not engaging with locals, that I can see. There is no benefit to the local community of this facility. There is no benefit to the men living in this community, who will not be engaging with it.
- *Taha Tinana - For these men, what would they do all day? The land is too small, once they have all of the buildings, and car parks on it. There is fog most of the day during winter. They need exercise, as mental health is improved with good sleep and exercise. Will they be jogging the roads? They need physical work and stimulation, giving them a sense of purpose, direction and positivity. A decent plot of land which could be built up, would be better, such as what the Nuns have done at Tyburn Monastery - yes, when you think about it, it is quite similar.
- *Taha Hinengaro - boredom, leading to frustration, decreasing mental health.
- *Taha Whanau - the economic cost to families and friends visiting, needing a reliable car, nothing to do when they get there to visit, except be on this small plot of land. These men have served their time, yet still have restricted visiting, and is more costly for their Whanau to visit them. They need to be in a community to integrate, yet in such an isolated rural area it would be far more difficult. There are limited job opportunities in Waikite, particularly with the opposition to this facility. How can they successfully integrate back into society, if they are taken so far away from it? There is overnight visiting planned for the participants, which increases the anxiety to local residents, as to who is travelling the roads at night in the Valley, and how this will be managed.
- *Taha Wairua - the isolation from their Maori links, be it physical distance, economic, or just needing to rebuild their family links again. The proposal states the facility will be run along Tikanga Maori values, but will be far from local Marae, and this facility plans to be immersed, isolated even, within an area of historically mainly Pakeha land settlers, with cultures and values reflecting that past, still very inherent today, evident in the local clubs and schools. I feel that these men need to be closer to a town, to have easier access to explore work opportunities and have closer social links, so when they are successfully discharged from the programme, they have already built up a local network. The youth justice facility outside Rotorua, for example, is close to town, and they have ease of access to medical and social services. I feel this proposed facility at Waikite could be an excellent adjunct to that, incorporating similar services, but be an entirely separate facility.

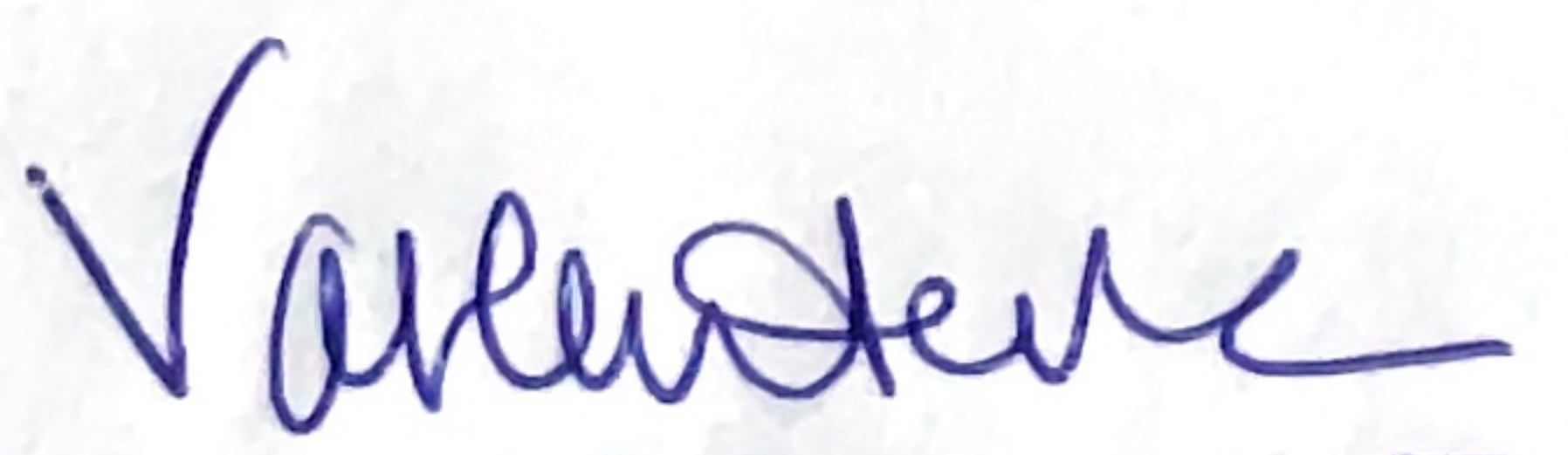
So, above are my most concerning reasons to oppose this facility outlined.

This facility is in the wrong location.

Thank you for your consideration.

Vicki Aagje Huitema.

Waikite Valley resident.


23/6/25.