

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**

To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Name of Submitter: Philip and Barb Hawken <i>[Full Name]</i>	Received 25 JUN 2025 Rotorua Lakes Council Customer Centre
---	---	--

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 of Puaiti Road, Waikite Valley

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

473 Puaiti Road

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

The full application

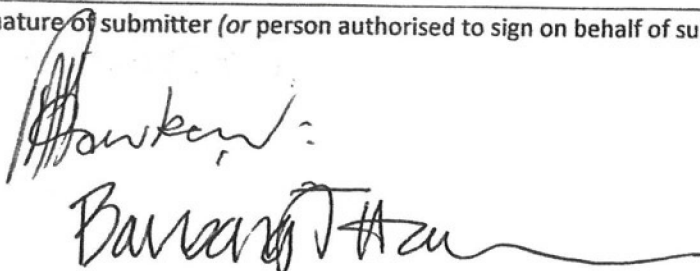
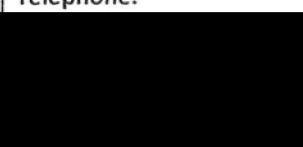
My submission is *[include whether you support or oppose the specific parts of the application or wish to have them amended; and the reasons for your views]*:

I oppose this 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 in its entirety

- ☒ 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: 25-06-25 25.06.25
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable]	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.

We oppose the application for resource consent for the following reasons:

1. We have lived on our farm for over 50 years and the presence of this proposed facility and activity on our boundary will significantly alter the peaceful environment we have cherished for decades and undermines the sense of safety and security that living in this rural zone provides.
2. My wife has enjoyed a walking route directly past the proposed site for several years. She enjoys this solitary walk because of the low traffic, the surrounding farmland, and the quiet environment. The presence of this intensified site, combined with a lack of security, raises concerns about her ability to safely continue to do so alone. It also conflicts with our expectations of what the rural, remote environment should sound and feel like. The vehicle movements associated with the running of and visitation to the facility further heightens safety concerns for us. This increased traffic has an adverse effect on the rural amenity, where traffic is currently typically limited to known vehicles or those used for agricultural purposes. An inability to continue to walk this route will have adverse effects on her health and wellbeing.
3. No consideration has been given to the privacy of day to day movements in and out of our property. For the past 50 years the properties that bound our farm have been agricultural. The proposed facility is a stark contrast and is on the opposite end of a spectrum in terms of what one would expect on their boundary within this remote and isolated rural environment. It is unexpected because it does not align with the district plan for this area. The impact on rural character of the immediate surrounds is significant. From land use for farming and livestock to hosting an intensified housing facility for 12 or more people daily, with over 30 people onsite in weekends. All movements associated with our property can be observed and monitored by an unusually high number of people which erodes our sense of safety and security on our own property. There is a complete disregard for planting on the northern side of the site. No amount of planting however is possible to block out the line of sight of our day to day movements in and out of our driveway. The visual impact will have significant adverse impact on the rural surrounds. Farmers spend 80% of daylight hours on their farm, not in their homes or dwellings. The topography of our property means we are in view of this facility most of our working day.
4. The northern boundary also looks directly onto a working airstrip. No consideration has been made into the safety and security of this core farming operation, pilots, ground crew staff and their equipment which are essential operations within the rural environment surrounding the proposed site.
5. The proposed site location will prohibit my ability to achieve total pest control eradication that is required to manage Tuberculosis on my property, and my associated MPI obligations for this. A positive TB status will impact the whole of the Waikite Valley Dairy sector. We use firearms to control pests effectively. Using firearms in close proximity to the proposed intensified site day and night creates further safety and security effects.
6. This facility relies heavily on consistent telecommunications and power. At times, we experience continuous days where we cannot connect to wifi to make or receive phone calls from our home. Despite telecommunications companies stating they can 'technically' provide a service at our location, the service is proven to be inconsistent and unreliable. Additionally, we face power outages nearly every week. Given our experiences with such inconsistent and unreliable infrastructure so close to the site, we have serious concerns about our safety when an emergency occurs at or around the proposed site.
7. In this site location, there are no social services, no social amenities, no law enforcement personnel, no emergency services, no skilled firefighting personal, and no training

facilities for participant workplace options. The isolated distance from these amenities dictates the response timing, minimum 40 minutes travel from Rotorua. This timeframe is unacceptable given the proposed nature of the facility and its activities.

8. From a security perspective, this proposed facility heightens the vulnerability of safety and security effects of unidentified vehicles travelling our rural roads. Acquaintances and family visiting the proposed site many times during the week, identities changing on a regular basis, manifests wholesale exposure of the Waikite valley rural residents personal safety and farm security. Without the site facility, this high number of people would otherwise have no legitimate reason to travel our isolated rural roads day and night.
9. We have an unformed road that runs through our farm from Te Weta Road. Despite attempts to have this route removed from GPS map, at times, people are directed to use it to access Puaiti Road. Given the high number of visitors expected with the proposed facility, we are very concerned about the real possibility of unknown vehicles accessing this track. The track is not safe for public use and serves as the main route for farm machinery and animals through the farm. Under WorkSafe legislation we are responsible for everyone who enters our property, and the potential for visitors to use this track poses a significant hazard to ourselves, contractors, staff.
10. Our property is a working farm that operates 24hrs, 7 days a week. Numerous machines, livestock and contractors regularly access the property, and they use the main farm access immediately adjacent to the proposed entry to the facility. We have concerns for their safety and their ability to carry out their jobs, given the significant distraction and potential hazards posed by this facility situated on the boundary.
11. We have experience working with at risk people who have been engaged in farm programs in the past. Some of these people had been incarcerated and most had criminal records. There was also an at risk youth facility on Te Weta road which was short-lived and closed down. The social impact assessment failed to recognise the community lessons learned from the social disruptions caused by these similar activities. We have significant concerns about the social, safety and security effects on our property and neighbouring properties if this non-complying activity is consented in the isolated rural zone.
12. There is a lack of detail to provide reassurance about erosion and sediment control measures to protect our property. This concerns both the earthworks during the development phase and the management of stormwater run-off post development, especially given the proposed sites contour will be significantly altered.
13. We have a number of grandchildren who come and stay and enjoy the freedoms that are associated with rural living; hunting, fishing, motorbike riding, camping, building huts, mountain biking and walking. All of these activities currently occur within a short distance and viewing of the proposed site. This facility would impact their engagement in these activities and deprive them of the freedom that they have enjoyed for their entire lives on this property.