

FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED
APPLICATION CONCERNING RESOURCE CONSENTROTORUA
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: Cidleen Mary Graham [Full Name]
---	---

Received

25 JUN 2025

This is a submission on an application from [name of applicant]:

Rotorua Lakes Council
Customer Centre

Tikanga Araro Chantable 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 the Rotorua Lakes District Plan

at [The location of the resource consent]:

473 Puatiri Road. Waikite Valley

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

The application in its entirety.

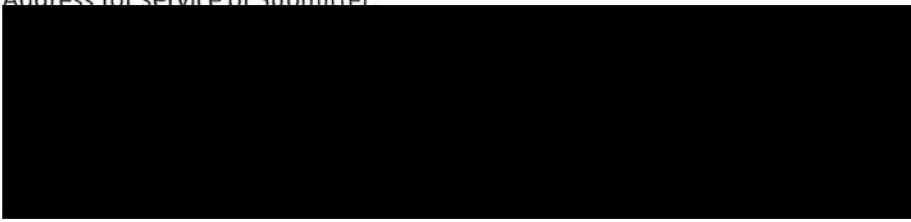
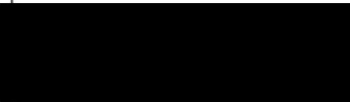
My submission is [include whether you **support or oppose** the specific parts of the application or wish to have them amended; and the reasons for your views]:

I oppose the application, strongly - my reasons are outlined in the attached document.

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): Cm Graham 	Date: June 16 th 2025
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] Colleen Graham	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 am writing to formally oppose the proposed relocation of the Reintegration Centre to Waikite Valley. I do not oppose rehabilitation or reintegration efforts in principle, but the specific location and nature of this proposal raise serious concerns for our community and its rural integrity.

1. Community Safety and Security Concerns

Waikite Valley is a quiet, rural community with families, farms, and a way of life centered around safety, trust, and mutual respect. Regardless of any proposed supervision or rules, this creates unease among local residents.

Introducing people with a history of criminal behavior into our peaceful, sparsely populated area is a high risk. It is unfair to expect a rural community, without immediate access to emergency services, to absorb this level of potential safety concern. We have a right to feel secure in our own homes.

2. Preserving Rural Zoning and Character

Waikite Valley is zoned rural, with the Rotorua District Plan prioritizing low-density, land-based activities. The establishment of a reintegration facility with multiple accommodation units, increased traffic, and associated infrastructure is fundamentally incompatible with this zoning.

The presence of institutional buildings and increased human activity will change the visual and functional character of our landscape. The project may set a precedent for future non-rural development that further erodes the rural charm and identity we cherish.

Looking at the history of these facilities in rural areas, they are often abandoned when projects fail or needs change and they are no longer funded after a change in Government Policy. This results in the buildings being abandoned as no individual or other group finds a use/cost of maintaining the infrastructure is too high. As this facility has been asked to move from its current location this is a real risk.

This facility will be an eye-sore on the landscape and potentially be a burden to the area to maintain or remove.

3. Traffic and Farm Disruption

The proposed site is accessed via isolated rural roads that run through productive farmland. Introducing regular vehicle movements, including staff, service providers, visitors, and potentially law enforcement poses more traffic. Our farm is split by Corbett Road, and we regularly move stock across the road. More traffic just increases the risk to our managers and other traffic.

This increase in traffic through a working farm is not only impractical but also unsafe. Our roads were never designed for frequent, non-agricultural traffic.

4. The Current Facility Has Been Asked to Leave

It is important to note that the current Reintegration facility has been asked to vacate its existing location. This raises red flags about how it has operated previously. If there have been

challenges or community resistance in its current setting, it is deeply concerning that the proposed solution is to relocate it to Waikite Valley, an even more isolated and less resourced area.

5. Isolation and Lack of Access to Services

Waikite Valley is a significant distance from essential services such as police, hospitals, mental health providers, and social support systems. In the event of an emergency or if residents of the centre need urgent support, this isolation poses a serious risk both to the participants and the community.

Reintegration programs depend on accessible wraparound support services. Placing such a program in a remote area undermines the effectiveness of that support and increases the strain on a community that is not equipped to provide it.

Conclusion

While the intent to reintegrate individuals back into society is commendable, the proposed location in Waikite Valley is wholly inappropriate. The plan disregards rural zoning, imposes security risks, disrupts agricultural operations, places a high-risk programme far from essential services and does not consider the future if the project fails/funding stops.

For these reasons, I respectfully ask that the resource consent application be declined.
