

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: Susan and John Atkinson [Full Name]	Received 25 JUN 2025 Rotorua Lakes Council Customer Centre
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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 the Rotorua Lakes District Plan

at [The location of the resource consent]:

473 Puaiti Rd, Waikite Valley

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

The whole 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]:

We oppose the application for many reasons - listed on attached separate 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): 	Date: 22/06/2025
Address for service of Submitter: 	Telephone:
Contact person: [name and designation, if applicable] John Atkinson	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 are opposed to the application for the following reasons:

1. Non alignment with the district plan

from RLC District Plan Part 3 Rural Zones . . .

'Character & amenity values

. . . Modifying the landscape through . . changes in land use is one of the significant threats to the rural environment and its amenity values . . . The maintenance and enhancement of rural character and prominence of important features and landscapes is important culturally, and contributes to the amenity for residents and tourists'.

2. Location - too far from emergency services.

Puaiti Road is at least 40 minutes from Rotorua. In an emergency the distance will compromise response.

3. Poor phone reception

Puaiti Road has weak phone reception and 'black spots' - as do many areas in Waikite Valley

4. Deception - The buyer of the land used deception to procure the land

We have been told when the agent presented the original offer to the seller, upon hearing of the buyer's intent, the seller refused the offer on the grounds he 'couldn't do that to my neighbours'.

Some time later a woman went into the agent's office, showing a photo of the house she'd like to build on the land, saying she wanted her kids to go to Waikite Valley School, and when asked, denied having a connection with the Trust. It seems after the purchase she leased the land to the Trust.

This is not conducive to a good relationship within a new community.

5. Safety of those living in the community, and their property

We have farmed here for over 26 years. Our children have also enjoyed living here. It has been a safe and happy community to live and raise them in. We also have two farm cottages which have housed many families who also enjoyed the safe and secure community.

It would be difficult to guarantee there will be no risk to nearby community residents, and their property.

The resource application to RLC stated 'the facility gates will be locked at night - mostly for the safety of the residents'. This seems to suggest unwanted visitors are anticipated. Visitors will apparently be restricted in number, and 'vetted'. This process is not always able to be managed as effectively as is suggested.

Many currently go for walks/runs along our road sides, including Te Kopia Road (the main route to the proposed facility). This will no longer feel safe.

Our 12 year daughter and her school friend cycled all the way along Te Kopia Road en route to the local 'magic place' - a popular swimming spot near Puaiti (where there is hot and cold water swimming). Parents will no longer feel able to allow this to happen.

Our son and his friends cycled all around the valley - we would not be able to allow this now.

Our children were allowed to bike down to the school out of school hours and use the school playground. They would also bike to Finnerty's stream for eeling. These activities won't happen now, without parental supervision.

We've always felt safe leaving our home unlocked but that would no longer be the case. Our community had a 'youth home' on Te Weta Rd some years ago. Some of the youths escaped and broke into people's homes. Our farming neighbour was away from the farm and his wife went down to their bedroom and discovered two youths going through their drawers. Luckily the bedroom had a ranch slider which the youths ran out of (instead of running past the wife). She rang her son who, with a friend, managed to capture the youths and hold them prior to police arriving (this was during the day when there are more police on duty than at nighttime - apparently about 5 or 6 for all the Rotorua area, at night)!

6. Increased traffic - Our roads will have a lot more traffic - this will affect those who currently feel safe cycling/walking around here. Waikite Valley's roads' layout can also be confusing. When working on our roadside we're often asked for directions to places as drivers are 'lost'. Some in the community are concerned about increased unknown cars coming up their driveway, asking for direction.

7. Impact on our community

As a community we will not be able to enjoy the sense of safety and security around us we currently do.

Negative publicity will probably already have had an impact on our real estate values. Waikite Valley's popularity will diminish as a place for young farmers to try and buy their first farm. As will the value of lifestyle blocks. It is possible it will be even more challenging to attract labour to work on the farms, or in our local businesses, and teachers for our school.