Doc No: IT-2044 (1 June 2005)

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:	**Name of Submitter:**
Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Lewis Bruce Waterworth *[Full Name]*

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 1A of the Rotorua Lakes District Plan.

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

473 Puaiti Road, Waikite Valley, 3077

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]:*

*Please see submission attachment

I seek the following decision from the consent authority *[Give precise details, including the general nature of any conditions sought]*:

To decline the application.

Document Set ID: 21380388
Version: 1, Version Date: 30/06/2025

☑ 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-Jun-2025
Address for service of Submitter: [redacted]	Telephone: [redacted]
Contact person: *[name and designation, if applicable]* Lewis Waterworth	Fax/email: [redacted]

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.

Document Set ID: 21380388
Version: 1, Version Date: 30/06/2025

Opposition to the Proposed Reintegration Facility in Rural 1 Zone

I strongly oppose the application to establish a reintegration and intensive housing facility in the Rural 1 Zone for the following reasons:

1. **Proposal**
   The proposal to locate a reintegration facility in this rural area is not only unprecedented but entirely out of place. This is not a development that is anticipated in the District Plan or appropriate for this site. It represents an exceptional and disruptive change to the character of our community and raises serious concerns about its environmental, social, and operational impact.
2. **Proximity to Our Farming Operations**
   Our property lies directly across from the proposed site, with our woolshed and sheep yards a little over 100 metres away to the North. Our business operates 24 hours a day, and the introduction of this facility would cause significant and sustained disruption to our operations.
3. **Operational and Safety Risks**
   Our farm is a busy environment where myself, staff, and contractors regularly work alone at all hours, dealing with livestock and machinery. We frequently use firearms in the sheep yards across Puaiti Road from the proposed reintegration facility. It is not uncommon for sheep trucks to arrive as early as 3am, and as late as midnight.
4. **Compromise of Our Property Plans**
   Prior to this proposal, we had planned and undertaken a geotechnical report to establish a new house site on our property. Located just 150 metres East from the proposed facility this house site overlooks the section of the proposed facility. This development would fundamentally alter our plans, as the proximity of a reintegration facility would drastically reduce the desirability and liveability of the area.
5. **Traffic and Road Safety Concerns**
   Our dairy cows cross Puaiti Road, within 100 metres South of the proposed site, throughout the milking season. We also use this road to move sheep across our property. Any disruptions caused by the facility would put both the livestock and the safety of our staff at serious risk, especially considering the volume of traffic associated with the facility.
6. **Aerial Operations Under Threat**
   We conduct critical agricultural operations—such as fertiliser spreading and weed control—using both helicopters and planes. The proposed facility would sit directly in the flight path of these operations and lead to potential reverse sensitivity effects on our farming operation.
7. **Inadequate Police Support and Community Safety**
   Our concerns about local law enforcement's ability to support our safety are grave. Recently, we witnessed a crime and had photographic evidence. Despite this, the police informed us they could not respond due to limited resources. This experience has only deepened our fear that introducing individuals with criminal backgrounds—along with their visitors—would lead to increased crime in the area and further diminish the seriousness with which minor offenses are treated.
8. **Negative Impact on Staff and Property Values**
   The presence of this facility would severely limit our ability to employ and retain staff. No one would want to work under these conditions, where the safety of themselves and their colleagues is at risk. In addition, the proximity of a reintegration facility would drastically devalue our property, affecting both its market value and our

Document Set ID: 21380388
Version: 1, Version Date: 10/06/2025

ability to sell or develop it in the future. While I am advised that the impact on property values is generally not a relevant consideration, the negative effects of the proposal will impact on our financial stability and the long-term viability of our business.

In summary, the proposed reintegration facility is entirely unsuitable for this location. It presents a grave threat to our farm's operations, safety, and financial viability. I strongly urge you to reject this proposal for the sake of our business, our community, and the long-term well-being of Waikite Valley.

Document Set ID: 21380388
Version: 1, Version Date: 30/06/2025