

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:

Don Barbour

[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 facility as a non complying activity in the Rural 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:

As per the reasons on the 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 in its entirety.

I am a dairy farmer in Ngakuru and have been farming there for more than 25 years. I depend on the rural zoning for my livelihood and the rural character of the rural zone to provide support to our lives. If the proposed activity is to go ahead, I am concerned other sites will be established and that the rural zone will no longer be solely focused on supporting our rural livelihood.

We have family on our farm with our young grandchildren (together with our staff) and they will often freely use the road by foot to get between our properties. I am concerned for their safety on the road and close to the road as visitors passing by to the site, may stop and request directions or help. I have previously had suspicious vehicles stop, using being lost as an excuse to help themselves to farm equipment. I am concerned that I will have to take extra security measures and that my family and young children will not have the freedom to be on the farm or close to the road by themselves.

I am considering subdividing part of my own property into lifestyle blocks. I am concerned that if this proposal goes ahead, it will adversely affect interest in my subdivided properties. This has been part of my succession plan so that my family can continue to farm our property in the future. A decrease in interested parties due to the proposed site will reduce the saleability and sale value.

I live on main thoroughfare to the proposed site and farm on both sides of the road being within close proximity to Ngakuru Village. I am concerned about the increased traffic that will go past our farm to the site as visitors to the site are unlikely to understand livestock movements on the rural roads. While we fully comply with health and safety measures when moving livestock on public roads, I have previously had incidences where livestock have been hit by vehicles. The proposed activity has nothing to do with the rural zone, and it is likely that visitors will also have nothing to do with the rural zone, given the only reason for commuting through Ngakuru will be to visit the site. People generally commuting through the rural zone have a reason to do so that is associated with the rural community and understand such activities as livestock movement.



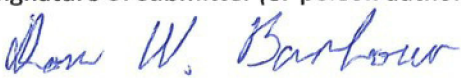
I wish to be heard in support of my submission



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: 22/6/25
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.