

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: Claire Grimes [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 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]:

Please attached page (3) outlining key reasons for my opposition to this application.

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

To decline the application



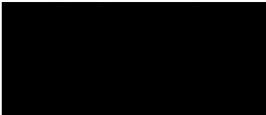
I wish to be heard in support of my submission



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 (<i>or person authorised to sign on behalf of submitter</i>): 	Date: 20/06/2025
Address for service of Submitter: 	Telephone: 
Contact person: <i>[name and designation, if applicable]</i> Claire Grimes	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.

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FUTHER INFORMATION

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]:

1. The proposed activity does not align with the purpose of the Rural 1a zoning under the District Plan. This zone is designed to protect and promote primary industries such as farming. Approving a non-complying activity of this nature risks undermining the integrity of the Rural Zone and opens the door to future development pressures that are inconsistent with its intended use.

2. The scale and nature of the proposal is incompatible with the existing rural character and amenity of the area. This is a quiet, isolated farming community. The introduction of a non-rural, residential-style operation on an intensive scale does not reflect or respect the traditional land uses in Waikite Valley. It would fundamentally alter the peaceful, low-density rural environment that local residents value and rely on.

3. The site's remote location poses genuine safety concerns. Emergency services are not readily available in this area, with response times of 40 minutes or more. This significantly limits the ability to manage risk or respond effectively in the event of an incident. It's not a matter of if something could go wrong, but when – and the consequences in a location like this could be serious.