

FORM 13

**SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED  
APPLICATION CONCERNING RESOURCE CONSENT**

**ROTORUA  
LAKES COUNCIL**

Section 96 Resource Management Act 1991

(Rotorua Lakes Council is the operating name of Rotorua District Council)

<b>To:</b> Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	<b>Name of Submitter:</b>  Stephen & Stephanie Carroll  [Full Name]
---	---

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

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 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: 24/06/25
Address for service of Submitter: 	Telephone:
Contact person: [name and designation, if applicable] Stephen Carroll	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. **Safety Risks:** Concerns about potential increases in crime, anti-social behaviour, or public disturbance.
2. **Impact on Community Cohesion:** Fears that the presence of such a facility could cause division or anxiety within the community.
3. **Lack of Community Consultation:** The proposal has been developed without adequate engagement with local residents or stakeholders.
4. **Zoning and Land Use Incompatibility:** The facility, according to Rural Zone 1A regulations, is not appropriate for the existing zoning or land use designations in the area.
5. **Strain on Local Services:** Increased demand on police, emergency services, health care, and social services. All of which are 30-40 minutes' drive away in the event of any incident.
6. **Impact on Property Values:** Fears that nearby property values may decrease due to the facility's presence.
7. **Deterrent to Investment or Tourism:** Potential to discourage new businesses, residents, or visitors to our well-known geothermal area.
8. **Risk of Facility Mismanagement:** Concerns over whether the facility will be properly supervised or monitored long-term with staff ratios to residents being of concern. The resource application states, "the facility gates will be locked at night – mostly for the safety of the residents" This seems to suggest unwanted access is anticipated.
9. **Track Record of Provider:** The organization or company proposing the facility may have a questionable history in other districts, raising many concerns.
10. **Mismatch with District Priorities:** Reintegration facilities may not align with the district's development or planning priorities.
11. **Absence of a Māori Marae:** Without a local marae, there is limited ability to uphold *te kanga* and support the cultural, spiritual, and whānau needs of tangata Māori – impacting reintegration outcomes.
12. **Employment opportunities** – Limited job prospects, career diversification and training facilities available in the district, without the need for distance travel. How does this help with reintegration into Society and helping people create a sense of direction.
13. **Lack of Transparency: Insufficient details provided about the type of reintegration services, security protocols, or resident criteria has been provided to any residents. Request for meetings have been declined to clarify any concerns. Why????**