

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 R03029
ROTORUA

Name of Submitter:

JASON PEDERSEN

[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 REINTERGRATION
HOUSING ACTIVITY IN THE RURAL ZONE 19 OF
ROTORUA LAKES DISTRICT COUNCIL

at [The location of the resource consent]:

473 PHAITE RD, WAIKETE VALLEY

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

THE APPLICATION IN ITS ENTIRETY

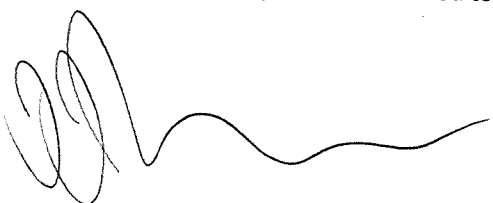
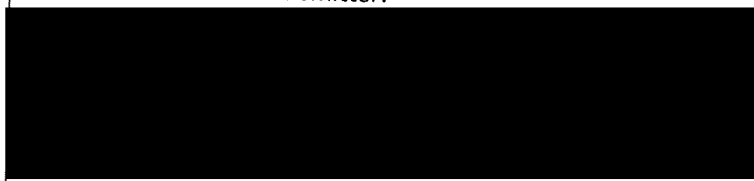

My submission is [include whether you **support or oppose** the specific parts of the application or wish to have them amended; and the reasons for your views]:

I TOTALLY OPPOSE THE APPLICATION FOR THE
REASONS DETAILED ON THE FOLLOWING PAGES
PLEASE REFER TO POINTS DETAILED WITHIN

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: 24/6/25
Address for service of Submitter: 	Telephone: 
Contact person: <i>[name and designation, if applicable]</i>	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.

JASON PEDERSEN

Full Opposition to the Application

I oppose the application in full for the following reasons:

Inappropriate land use and non-compliance with intended agricultural purpose of the Rural 1a zone

The proposed facility does not align with the intended use of rural land for agricultural or primary rural purposes in the District Plan for Waikite Valley. This is an inappropriate land use within the Rural 1a zone specifically intended to support farming and rural activities. The development is non-compliant with the District Plan objectives for rural land, which prioritise the protection of productive land and the preservation of rural character.

Introducing an intensive, non-agricultural activity into this environment undermines the purpose of the zoning and threatens the long-term viability of surrounding rural operations. It sets a concerning precedent for allowing further non-complying developments that are incompatible with the established and intended use of rural land.

Emergency services access and increased environmental risk

The remoteness of the proposed site makes it difficult to access in the event of an emergency, resulting in significant delays. Medical, fire, and police services are located a considerable distance away, and response times are likely to be significantly delayed.

Intensifying the use of this site with a non-rural activity increases the potential for emergency incidents beyond what would be expected from standard rural or farming activity. Importantly there is no rural fire brigade servicing this area. Whilst water storage tanks are proposed onsite, these do not appear to be sufficient to service the activity alone, in addition to providing a reliable water source for fire emergencies. Reliance on these being kept at a suitable level for fire emergency management raises serious concerns about fire safety and overall emergency preparedness.

Without appropriate local infrastructure to respond to such events, this proposal poses a heightened risk to the environment, neighbouring properties, and the wider rural community. It is a fundamentally unsuitable location for a facility of this nature.

JASON PEDERSEN.

Inconsistency with the District Plan – rural character and amenity

The proposed facility is inconsistent with the objectives and policies of the District Plan, which clearly state that land use changes in rural zones must not create adverse effects on rural character and amenity values.

This development introduces an intensive, non-rural activity into a remote and peaceful rural environment. It comprises 17 buildings, accommodation for up to 15 people and at least 14 car parks. Under the current zoning, the site would be permitted to have one residential unit with the potential for one minor residential unit. This proposal is over 8x more intensified than what is typically expected in this unique rural area. It will result in significant adverse effects on the character of the area through increased traffic, artificial lighting, visual intrusion, and incompatible land use. These impacts directly undermine the values the District Plan seeks to protect and preserve.

Approving this application would not only contradict the intent of the District Plan but also erode public confidence in the planning framework that is meant to guide appropriate development and safeguard rural communities.

Personal statement on local experience and rural character

I am a member of one of the local families and have regularly visited this area over the past 20 years. One of the defining characteristics of this rural zone is its unobstructed visual rural beauty. The proposed site currently experiences no light pollution or intensified building developments and is set amongst an open landscape. The proposed facility and non-complying activity, would fundamentally alter this peaceful environment, disrupt the natural amenity values and introduce elements that are incompatible with the existing rural character. It will inevitably diminish the qualities that make this area special to residents and visitors alike. I urge Rotorua Lakes Council to deny this application.