

## FORM 13

SUBMISSION ON A PUBLICLY OR LIMITED NOTIFIED  
APPLICATION CONCERNING RESOURCE CONSENTROTORUA  
LAKES COUNCIL

Section 96 Resource Management Act 1991

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

To:

Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

Name of Submitter:

John Sherwood

[Full Name]

This is a submission on an application from [name of applicant]:

Tikanga Araro  
Charitable Trust Consent application LU24-010243

for a Resource Consent to [Briefly describe the type of consent, proposed activity, and location of the resource consent]:

Establish and operate a reintegration  
facility at 473 Puaiti Rd, Ngakuru

at [The location of the resource consent]:

473 Puaiti Rd Ngakuru, Rotorua

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

Establishing and operating a reintegration  
facility


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]:

That we oppose the application

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

That consent for this application  
is declined

- ☐ 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: 16/8/25
Address for service of Submitter: 814 Postakataka Rd Ngakuru Rotorua	Telephone: 0274 907051
Contact person: [name and designation, if applicable] John Sherwood Ellen Sherwood.	Fax/email: Sherwood - logging @ xtra.co.nz

**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.

To whom it may concern,

I am writing to formally oppose the application to build and operate a rehabilitation/ reintegration facility at Puati Rd, Ngakuru.

## **Background**

We currently live, have farmed and raised our family in Ngakuru for over 35 years and have two properties near the proposed site for the new rehabilitation facility. While we support the principle of rehabilitating individuals and providing opportunity for such individuals to reintegrate into society, we feel that the proposed location is not appropriate for a rehabilitation facility and have serious concerns for the long-term impact it could very likely have on our small community, and have the following concerns:

### **1. Inadequate staffing**

The proposal suggests that the minimum staff to occupant ratio (including occupant visitors) could be as much as 2:30 – 2 staff for 10 occupants plus 2 visitors each. There is no assurance given that outlines how 2 staff members are meant to manage that volume of people (which includes overnight visits on weekends), respond to emergencies or behavioural issues, as well as ensure compliance with facility conditions.

### **2. Calibre of “staff”**

The proposal lists fancy manager and supervisor titles/ roles to staff the facility however we struggle to see how you propose to fill these roles with well-equipped and qualified people. It is widely known that New Zealand is currently experiencing a shortage in personnel in the corrections, rehabilitation and mental health sectors – all of which one would imagine would be where the staff would need to be pulled from. This would only indicate that these new roles will likely be filled with unqualified and ill-equipped people. Moreover, as we have recruited and employed staff in the area for over three decades, of various levels of pay we understand how the isolation and rural location is a very real hinderance for attracting good people – and these are people that work in the rural sector. The staff at this rehab facility will not be used to working in this setting which would reduce the pool of applicants even further. This concern ties into concern number 1 in that not only will the staff to occupant ratio be considerably disproportionate, but we are also talking about a ratio of unqualified staff likely not equipped to manage the occupants that will be living in this facility. A Scenario that likely could see unmanaged, unmonitored and unaccountable behaviour spilling into the surrounding areas, i.e our backdoor.

### **3. Isolation – Distance from emergency services and no cell phone reception**

This concern is obvious and speaks for itself; given previously listed points and the proximity of private citizens we all share a very real fear that we are exposed and vulnerable with help not only 40+ minutes away but only reachable by landline. The nearest police station is over 30km away, making emergency response times dangerously slow in the event of an incident. Combined with the lack of experienced staff we do not feel comfortable that incidents will be contained in the facility, or that potential deviants will be adequately monitored within our community. Furthermore, any resources required by the residents themselves i.e doctors, mental health professionals etc will also be the same distance and not readily available.

### **4. Unclear risk Profile of residents**

The information this far provided fails to clearly define the types of occupants that will be housed in this facility. Completing a couple of courses and promising no gang affiliation does not provide much reassurance. We have been given zero reassurance that these people (and their associates) are not ex violent or sexual offenders, have been involved in drugs or are even guilty of reoffending. The community has the right to understand the level of risk that could be introduced without specific and transparent information. The proposal cannot reasonably assure public safety.

### **5. Lack of community consultation**

To date, there has been no meaningful consultation with our community regarding the facility, its occupants or how it will be run and managed on a daily basis. Which indicates those involved with its creation have no real interest in our perspective – the ones who have lived here and made it the beautiful safe setting that it is. This proposal has been rushed through, and any objection has been criticised for being closed minded and of a 'red neck' nature. Which is an easy assessment to make as an outsider looking in.

### **6. Lack of confidence in Tikanga Aroro Charitable Trust**

It is widely known in our community that Tikanga Aroro Charitable Trust is currently being removed from a separate project on Maori land in the Rotorua area. Given all the other concerns combined with this fact it obliterates any confidence in the 'promises' made in their brief proposal. Not only that the promises wont be kept (i.e conditions placed on residents etc), but that there will be no accountability for any breeches. This removal and the way the land for the facility was dishonestly purchased paints a very poor picture of the integrity of the outfit.

## 7. Lack of job opportunities in the area

Assuming the residents in the facility will be encouraged to find employment during their stay it is worth noting there is a lack of job opportunity in the area. Any employment would need to be in Rotorua which would require residents to have drivers licences, a vehicle and significant cost per week for fuel. If employment is not achieved, the next concern, naturally, will be how the residents will pass their time.

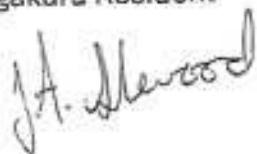
## Conclusion

In summary, while rehab for ex-offenders is a valuable societal goal, it must be balanced against the rights, safety, and consent of local communities. The proposed location for the facility is entirely inappropriate, and thorough consultation, planning and dedication is evidently lacking from the company proposing this facility. It feels like a rushed money grab that has no real concern for the residents and their rehabilitation - rather an out of site out of mind project that will endanger a peaceful community that significantly contributes to the local economy.

I urge the decision makers to reject this application and consider alternative sites closer to urban areas where appropriate infrastructure, professional oversight and emergency services are readily accessible.

Sincerely

Ngakuru Resident



J.A. Sherwood

E.J. Sherwood