

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:

Wayne McEntee

[Full Name]

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

Tikanga Aroro Chartable Trust

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

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

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]:

To oppose. See attached.

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.



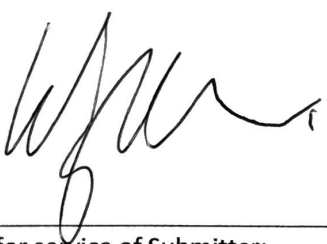
I wish to be heard in support of my submission



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: 25.06.2025
Address for service of Submitter: waynemcentee@gmail.com	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.

Kia ora

Ko Wayne McEntee tōku ingoa, and I have lived in, and been connected by family and friends to the Waikite Valley for over 20 years. I love the area because it is a quiet, friendly community centered around the farming sector. Waikite Valley's beauty is in its isolation and natural taiao created by the low population, lack of development, and the rural activities it supports. The rural character of Waikite Valley is protected within the Rotorua Lakes Council District Plan, and I oppose the intensive development proposed due to the adverse effects on this rural landscape and community.

The proposed intensification of the site and its activities directly conflict with the landscape, and the district plan. I have concerns regarding the earthworks and sediment control and the impact these will have on surrounding properties, as well as the increased traffic from visitation in weekends, or during weekdays when approved. The typically quiet roading network will be significantly impacted. Whānau is central to tikanga approaches, and I believe that the anticipated visitation numbers for both whānau and support services have been underestimated by the applicant.

I am also concerned about the precedent that an approval will set. Waikite Valley is isolated, with limited access to healthcare professionals, supports, training, emergency services, and it has unreliable infrastructure such as power and phone connectivity. This poses significant safety and security effects for the community when assistance is needed. The precedent of approving this application will cumulatively strain the support and emergency services within the rural zone.

I urge council to listen to the genuine concerns of the community and decline this application.