

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)*

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| <b>To:</b><br>Chief Executive<br>Rotorua Lakes Council<br>Private Bag RO3029<br>ROTORUA | <b>Name of Submitter:</b><br>A. Anderson<br><br><i>[Full Name]</i> |
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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 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 in its entirety, please see attached document.

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

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Signature of submitter ( <i>or person authorised to sign on behalf of submitter</i> ):<br> | Date:<br><br>19-Jun-2025 |
|                                                                                            | 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.

We oppose the application in its entirety for the following reasons:

- Unreliable internet and cell reception: We use Starlink for internet as no other provider has coverage for the area, we also have no cell reception on our property so we rely on WIFI calling. Power cuts are a fairly common occurrence on our end of Te Kopia road (very close to Puaiti Road). When this occurs we have no way of contacting anyone if there is an emergency, and with our closest neighbours over 700m away there is no one close by to assist. Our concern is that opening the proposed facility on Puaiti Road increases the potential for emergency situations, and we may not have the capability to contact emergency services or neighbours for help. We will need to increase our security and invest in a generator for times power is out if the facility goes ahead.
- The drive from Rotorua to our house takes 40 minutes and we are all aware that emergency services are currently stretched incredibly thin. The chances of police, ambulance or fire service arriving to assist within an hour of calling is pretty much impossible. Introducing individuals to the area who have committed serious crimes increases the risk of these services being needed and my concern is that the damage will be done before emergency services are able to attend, if they are able to attend at all.
- The nearest gas station is just over 20km away, if visitors to the facility run out of gas there is a strong chance they will approach nearby houses for assistance. This is a concern for me as I will be at my home alone with a baby/toddler and easily intimidated. There is no alternative public transport available for residents or their visitors. The facility would be better placed somewhere that is accessible to services.
- We had hopes of our child being able to grow up with freedom to roam, wait for the school bus on the road and ride around the area on their bike in the future, and would not be comfortable with this happening if the proposed development goes ahead. We would absolutely change the way we plan to behave as parents in response.
- Security of livestock and property may be compromised with the introduction of prisoners- especially those that require extra rehabilitation before being released into society- or those visiting them. If the facility goes ahead we will be reluctant to stay away from the house for long periods of time, which affects our ability to remain socially connected, something that is important for wellbeing when living far from town.
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my husband works long hours away from home in the bush. I don't believe that all the participants have the potential to be a danger, I do believe people can

change, however in an area this remote and cut off from essential services it only takes one bad apple to have potentially catastrophic outcomes. [REDACTED]

[REDACTED]

- The roads around the proposed site are not well maintained, very few streetlights, some sections are unsealed, and there is often tractors/farm machinery and livestock being moved. During bad weather there are frequent slips and trees on the road. Extra traffic from staff, residents and visitors, many of which may not be used to driving on rural roads can only have a negative effect on the safety of the roads.
- If this site goes ahead and becomes permanent there is a real chance that it will affect the price of property in the area, making it hard for people to sell if they need to move. It also sets a precedent for other similar facilities to set up in the Waikite Valley area. The facility says they will encourage residents to find employment during their rehabilitation, the surrounding area has very limited job opportunities, and no public transport to allow residents to travel further afield, making the proposed area unfit for their purpose.
- We moved to the Valley from Rotorua to have a quieter life away from crime, which is even more a priority now I am having my first child. In my job I work with people dealing with mental illness, addiction and trauma, I believe that people can change and know that rehabilitation can be successful when done well. However, the proposed site of the facility on Puaiti Road is not fit for purpose for the reasons I have listed, and should not go ahead.