

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**

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| To: Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA | Name of Submitter: Kayla Blackmore [Full Name] |
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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 as a non complying 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]*:

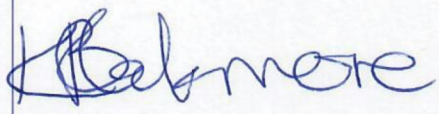

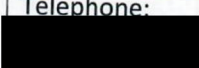

I oppose the application on the following grounds:

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

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| Signature of submitter (or person authorised to sign on behalf of submitter):  | Date: 25/06/2025 |
| Address for service of Submitter:  | Telephone:  |
| Contact person: [name and designation, if applicable] Kayla Blackmore Community Member | 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.

**LETTER RE: Submission for opposing a Reintegration Facility at 473
Puaiti Road**

I am writing to express my strong opposition towards the proposal of a Reintegration Facility being placed within Waikite Valley for the following reasons.

1. Location – Isolation/Lack of whanaungatanga

I feel the location for the Reintegration Facility is unsuitable for the tauira it is being designed to facilitate. Waikite Valley is a rural community located approximately 35 minutes from Rotorua and 45 minutes from Taupo. The isolation of this community is beneficial for the farmer owners and community members who have **chosen** to reside within, but concerning for the tauira this space is being designed for. Access to Health care and Community Social Services is extremely limited which allows an unsafe environment for both the tauira being rehabilitated and the kaimahi who are tasked with assisting these individuals.

Additionally, I believe Tauira experiencing a rehabilitation process should have close access to their whanau, community and Iwi/Hapu. By placing them in a rural community like Waikite Valley/Ngakuru this instantly isolates them from these Te Ao Māori essentials that this proposal aims towards.

2. Sustaining the Health of the current Rural Community within Waikite Valley, Ngakuru

I believe that having a rehabilitation centre situated within this area would immensely affect the health and well-being of the community who currently reside in Waikite Valley/Ngakuru. The Physical and Mental health of people living within a rural community is highly connected to the rural economy, environment, and infrastructure. Introducing a facility of this nature would result in a high chance of economic loss for farm owners with respect to property values, and possible economic loss for small local businesses who intend to initiate or promote their services – this in turn impacts the mental health and wellbeing of all

parties who may be affected. The current infrastructure of Waikite Valley/Ngakuru provides the perfect environment for the community concerning farming and agriculture, establishing a Rehabilitation Centre here would impact the current locals' stability both in their Physical environment, Mental and Financial stability.

3. Upholding the reputation of Waikite valley/Ngakuru

Waikite Valley/Ngakuru is an “untouched” area with minimal documentation regarding the establishment of the community. Much of the shared history is through word-of-mouth, predominantly promoting the opportunities to experience the Geothermal wonders situated in this area – through the local Waikite Valley hot pools and local bathing spots (Hot Pipe etc). Waikite Valley/Ngakuru is held in high regards by all visitors and locals at its current status. Introducing such a facility into this “untouched” and “unknown” history enables a dissimilar concept of Waikite Valley/Ngakuru to emerge in future, which ultimately destroys the rich history the community have strived for and upheld since World War 2.

4. Sustaining the environmental health with Waikite Valley/Ngakuru

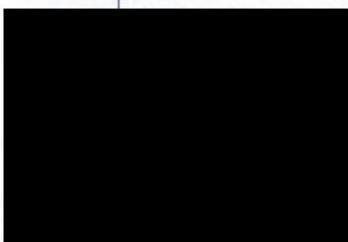
Waikite Valley/Ngakuru is a flourishing community with a history that is deeply rooted in kaitiakitanga with respect to the favoured Geothermal environment. There are plants and wildlife within the surrounding area that thrive in the environment at its current rural state. Waikite Valley is well known for several rare and endangered plants, including Christella, Cyclosorus, Nephrolepis and Hyperlepis. These ferns have adapted specifically to the conditions of the environment, particularly near warm areas spring-fed by Otamakokore Spring. Waikite Valley/Ngakuru is also home to various species of birds who have adapted to and thrive in the environment at present. Introducing a commercialised facility increases the chances of disrupting the serene environment of Waikite

Valley/Ngakuru will indefinitely influence and/or destroy the plant and birdlife within it.

In conclusion I believe the proposal of a rehabilitation facility at 473 Puaiti Road, Ngakuru is non-beneficial - not only for the taura it is designed to facilitate but also for the community members it aims to affect. I do not believe Waikite Valley/Ngakuru has the facilities accessible to ensure the completion of rehabilitation, nor does it offer any access to Tikanga principles it intends to promote.

Thank you for your time and consideration.

Nga mihi,



H. Palmer