Doc No: IT-2044 (1 June 2005)

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:	**Name of Submitter:**
Chief Executive Rotorua Lakes Council Private Bag RO3029 ROTORUA	Rochelle Hoole *[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 build and operate a rehabilitation housing facility at Puati Road, Waikite Valley, Rotorua which is in Rural Zone 1 of the Rotorua District Operative Plan.

at *[The location of the resource consent]*:

473 Puati Road, Waikite Valley, Rotorua.

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

The whole 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. My Reasons for this are as follows:
Please see the attached pdf 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 in its entirety.

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☑ **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:
R Moore.	24/06/2025.
Address for service of Submitter: [redacted]	[redacted]
Contact person: *[name and designation, if applicable]*	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.

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Continued from the Submission on an application from Tikanga Aroro Charitable Trust as submitted by Rochelle Hoole

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. My Reasons for this are as follows:

- The building and operating of an ex prisoner rehabilitation facility does not meet the criteria of the Rural 1 Zone of which Puaiti Road falls under. This a primarily a farming and primary production area with low density residential of up to 8 occupants. The proposed facility will exceed this.
- The land was purchased by an associate of the General Manager of the Trust, after the Trust itself was turned down the purchase of the land themselves. Surely this would be a conflict of interest in terms of the lease/rent paid from the perspective of the Department of Corrections who have given funding to the Trust.
- We manage a block of land (Te Kopia Road) that is within 3km of the proposed facility, if the proposal goes ahead, we will no longer feel safe managing the block of land on an individual basis, this will mean more cost to us having to always have at least two staff travelling together, which we do not wish to incur. We access this block of land both during daylight and night hours due to the nature of our business.
- We have the intention to camp as a family and to allow our daughters to camp with friends at the block of land on Te Kopia Road, if the proposal goes ahead, we do not feel it would be safe to do so, not only because of the participants staying on the site, but also because of associates which as much as the Trust thinks they can manage are out of their control.
- Why would the Trust wish to build a facility away from the distractions of town, yet directly next door to a prior purchased lifestyle block? This does not seem like a well thought out purchase and feels rushed as they need to vacate their current site.
- The Trust I feel that we cannot trust the Tikanga Aroro Charitable Trust. Whilst they say that they have never operated at Rotokawa, an article in the Rotorua Daily Post, dated 5th November 2021 by Roimata Mihinui talks of the communal area on the first plot of land and then talks about the second plot, just down the track near Rotokawa Bath. One would assume that this would be the sleeping quarters? Yet, the Trust deny that they have ever operated from Rotokawa Baths.
- Living rurally, a lifestyle we chose, we like to enjoy the peace, quiet and freedom the lifestyle allows. Allowing the proposal to go ahead would impede on this lifestyle as we would no longer feel safe going about our daily activities in the same way we presently do.
- There would potentially need to be more ratepayers funds spent on the Waikite Valley area should the rehabilitation facility go ahead. The Trust talks of approx. 10 trips (being a return to/from trip) per day. This may not seem much to an urban residential area, but this is considerably more traffic in a rural setting which puts more pressure on our roads and the maintenance required of them. A traffic survey of only 3 days (Mon-Wed) does not seem sufficient to gain an accurate account of the traffic associated with the facility.
- Isolation – Puaiti Road is in a fairly isolated part of the region, telephone reception is poor, for both mobile coverage and the copper network (soon to be obsolete). Not all

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properties in the area have consistent mobile coverage or internet coverage. This make the proposed facility seem poorly thought out, again.

- We do not want to be a 'guinea pig' to see if this sort of facility can work out in the country. It is impractical and offensive to think that the Trust can just chose to operate a facility that does not comply with the current Rural 1 Zone activites. We do not wish to set a precedent for other operators to just pick where they want to operate from and hope that it's okay.
- In regard to the rural lifestyle, many of us who live rurally own and operate firearms. Whilst these are required to be owned by a licensed firearms holder, this must be a temptation for those who have previously committed crimes with firearms and are knowledgeable in how to use them.
- Our children's safety is paramount, while the risks may seem low, they are still a risk and not one that we wish to have on our doorstep.
- The funding provided to the Trust by the Department of Corrections

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