

# Submission on resource consent application

A130517

**Address all correspondence to:**

Chief Executive, Opotiki District Council, PO Box 44, Opotiki 3162  
Ph 07 315 3030, Fax 07 315 7050  
Or return to 108 St John Street, Opotiki

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**Submitter details**

Full name of submitter(s)	Noeline Miller		
Address	1700 State Highway 2, Opotiki 3198		
Postal address (if different)			
Phone (home)		Phone (work)	
Mobile	021 2638738	Email	

**Application details**

Application number	Proposed 19 Baird Road Residential Facility
Full name of applicant(s)	Te Pou Oranga O Whakatohea
Address of proposed activity	19 Baird Road, Opotiki
Description of proposed activity	Establish and operate a Residential Care Facility, including ancillary office and support facilities. The facility will provide accommodation for up to eight residents while they receive support prior to, or after, attending an off-site drug rehabilitation program.

**Submission details**

My/our submission:

- Supports the application
- Opposes the application
- Neutral regarding the application

The specific parts of the application to which my/our submission relates to are:

A hospital type/residential care facility being located in a rural residential area.  
The lack of security containment fencing.  
Noise.  
Wastewater discharge.

The reasons for my/our submission are:

Concern on property values of neighbouring properties will be negatively affected.  
Residential care facilities are not a productive use of rural land. We disagree with the statement that the site is not suitable for rural production use as an economic unit (8.2.2). The site is large enough for horticulture purposes such as kiwifruit, or seasonal crops like strawberries or watermelons.  
We disagree that the site will generate noise levels which are typical of residential activities and within the noise standards specified for the Rural Zone. (continued on following page).

The decision I/we would like Ōpōtiki District Council to make is (including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought):  
To decline the consent on the basis of the statements above.

**Submission at the hearing**

- I/we wish to speak in support of my/our submission.
- I/we do not wish to speak in support of my/our submission.
- If others make a similar submission, I/we will consider presenting a joint case with them at the hearing.

**Information for submitters**

Ōpōtiki District Council must receive this submission before the date and time indicated. You must also provide a copy of this submission to the applicant at the applicant’s address for service as soon as reasonably practicable.

All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about attending the hearing, please phone Ōpōtiki District Council so that the necessary arrangements can be made.

Privacy information: Ōpōtiki District Council requires the information provided on this form to process your submission under the RMA and to collect statistics. The council will hold and store the information, including all associated reports and attachments, on a public register. The details may also be made available to the public on the council’s website. These details are collected to inform the general public and community groups about all consents that have been processed or issued through the council. If you would like to request access to, or correction of any details, please contact the council.

**Declaration**

Submitter’s signature		Date	
Submitter’s signature		Date	
Submitter’s signature		Date	

**Declaration for the agent authorised to sign on behalf of the submitter**

Agent’s full name			
Agent’s signature		Date	

**Reasons for submission continued:**

We disagree that the site will generate noise levels which are typical of residential activities and within the noise standards specified for the Rural Zone. Already the noise level experienced from staff on the site has been loud from high music volumes during the day.

We are concerned about residential visitors and residents being able to access our neighboring property as there is a lack of secure fencing and no cameras between the property. We are worried visitors may potentially use our property for illicit access/drug supply as it is concealed from the main road.

At a public meeting we were told there would be up to 40 people visiting the facility plus 8 residents, plus staff. We are concerned the wastewater system will not be up to standard. An upgrade is mentioned, but there are no details and the site has a high water table.



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**Application details**

Application number			
Full name of applicant(s)			
Address of proposed activity			
Description of proposed activity			

**Submission details**

My/our submission:

Supports the application

Opposes the application

Neutral regarding the application

The specific parts of the application to which my/our submission relates to are:

The reasons for my/our submission are:

The decision I/we would like Ōpōtiki District Council to make is (including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought):

**Submission at the hearing**

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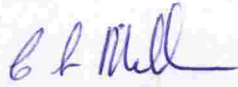
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**Declaration**

Submitter's signature		Date	17-8-2024
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**Declaration for the agent authorised to sign on behalf of the submitter**

Agent's full name			
Agent's signature		Date	