

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)

To:

Chief Executive  
Rotorua Lakes Council  
Private Bag RO3029  
ROTORUA

Name of Submitter:

Stan Sickler

[Full Name]

Received

25 JUN 2025

Rotorua Lakes Council  
Customer Centre

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 for the reasons outlined on the attached sheet.

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: 17/6/25
Address for service of Submitter: stan.sickler@bayleystaupo.co.nz	Telephone: 021 275 7826
Contact person: [name and designation, if applicable] Stan Sickler 	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.

## **Submission Opposing Resource Consent to establish and operate a reintegration housing activity in Waikite Valley (Rural Zone 1A)**

To Whom It May Concern,

I am writing to formally oppose the granting of a resource consent permitting the establishment and operation of a reintegration housing activity on a rural-zoned property in Waikite Valley. I respectfully request that this submission be given due consideration under the relevant provisions of the District Plan, particularly those governing activities within the Rural 1A zone.

### **1. Incompatibility with Rural Zoning (Rural 1A)**

The proposed development is a non-complying activity under the District Plan and is fundamentally at odds with the intended purpose of the Rural 1A zone, which is to protect and support rural production activities, lifestyle blocks, and other activities that are compatible with the rural environment. The establishment of a facility of this nature is neither rural in nature nor compatible with the zoning's intention to preserve productive land and rural amenity.

Allowing this activity within the Rural 1A zone undermines the integrity of the District Plan and sets a dangerous precedent for similar non-complying developments in the future, leading to cumulative adverse effects and erosion of rural values and land use patterns.

### **2. Adverse Community Impacts**

The proposal brings only adverse effects to the existing community. Waikite Valley has been a productive and peaceful rural area for over 100 years, built upon values of safety, collaboration, and agricultural development. The community has successfully developed and maintained schools, community halls, sporting events, a hot pools facility, a golf course, and a network of generational farming businesses. These initiatives reflect a strong, connected, and proactive community dedicated to rural living and mutual support.

Introducing a facility of this nature threatens to destabilize this social fabric. Concerns include:

- **Personal safety** of residents, particularly children and elderly/ retirees.
- **Reduction in property values**, deterring future investment in the area.
- **Difficulty attracting and retaining skilled staff** to local farms and businesses.
- **Disruption of rural tranquility**, with the facility likely operating in isolation from community life.
- **Zero contribution** to the ongoing and historic community-driven projects that define Waikite Valley's identity.

### **3. Inadequate Infrastructure**

The proposed location lacks the essential infrastructure required to safely and effectively support this activity:

- **No local hospital**, with emergency services at least an hour away.
- **No permanent ambulance station, police station, or fire service** in the immediate vicinity.
- **Emergency response times** will be inadequate in the event of incidents requiring urgent intervention.

Such an operation cannot realistically mitigate these effects, and placing the facility in this remote location represents a significant and unjustified risk to the wellbeing of the surrounding community.

### **4. Loss of Rural Amenity and Character**

The intensive use of the site for a non-rural activities will irrevocably alter the rural amenity and visual character of Waikite Valley. The facility's design, function, traffic volumes, and associated activity levels are inconsistent with the landscape and lifestyle expectations of the area.

The visual impact, security infrastructure (fences, lighting, signage), and increase in traffic will all contribute to the degradation of the natural and pastoral aesthetic that defines the valley and attracts families and rural enterprises to the region.

### **5. Precedent and Future Implications**

Approving this consent sets a concerning precedent for similar non-complying uses in other rural areas. If such a facility can be permitted in Waikite Valley despite clear conflicts with the District Plan, it opens the door to further erosion of rural zoning protections. This risks a gradual urbanisation and

institutionalisation of the rural landscape, contrary to the community's vision and council's strategic planning objectives.

My family and I have lived and worked in Waikite Valley for twenty years, Sharemilking from 1995 to farm ownership in 1999 until we sold in 2015. For the reasons outlined above—namely incompatibility with zoning, adverse impacts on community wellbeing and safety, insufficient infrastructure, degradation of rural character, and the risk of setting an inappropriate precedent—I strongly oppose the granting of this resource consent.

I urge the consenting authority to uphold the integrity of the District Plan, protect the rural character and productivity of Waikite Valley, and deny the proposed application.

Thank you for considering this submission.

Sincerely,  
Stan Sickler

