

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: MARK N STORMAN [Full Name]	Received 25 JUN 2025 Rotorua Lakes Council Customer Centre
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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 it entirety **I OPPOSE THE APPLICATION FOR THE FOLLOWING REASONS,**

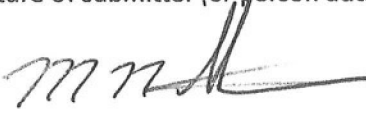
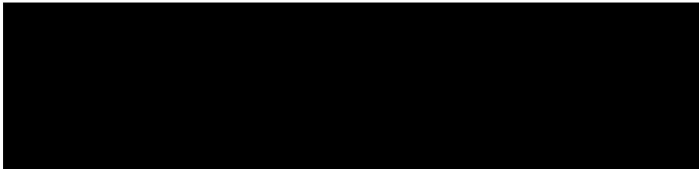
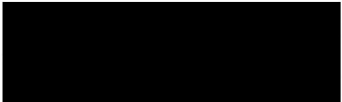
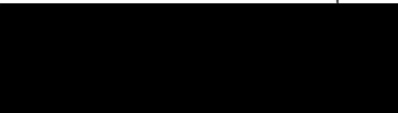
My submission is [include whether you **support or oppose** the specific parts of the application or wish to have them amended; and the reasons for your views]:

See attached Page.

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: 16/6/25
Address for service of Submitter: 	Telephone: 
Contact person: [name and designation, if applicable] MARK STOKMAN	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.

My name is Mark Stokman, and I have lived and farmed in Waikite Valley for over 28 years. Our farm is located close to the proposed facility.

My concern with the proposed facility is that the property they purchased was never intended to be anything other than a rural lifestyle block, which would have brought people into our community with like minded views, which is what has enhanced Waikite Valley for generations, and made it the special place it is.

This facility will change the way I feel and behave, knowing that people that live in the proposed facility will be coming to the area for completely different reasons. The concerns for myself, and thinking of my staff and their families, is as we work and reside on the farm, we will always be thinking of the "WHAT IF THIS OCCURS", and being remote and with the lack of services in the close proximity, how to deal with any situations that arise.

When we are working during the day, and often late evening, we often leave our wives and children home alone or houses unattended for considerable time. We often leave vehicles unattended during working hours, as we might be required to walk as we fence, muster stock, work cattle in yards, or leave a ute, motorbike or machinery in a certain location for our employees to refuel, or replenish fertilizer, seed or chemical while we are doing farm duties. With always having to consider these situations, this is going to add more stress, protocols and procedures to us in our very busy and stressful working environment.

Myself, as an employer, I have to consider the health and safety and mental well being of my employees, as well as my family. We are not in the situation where we can employ security around the boundaries of our farm, nor would we be able to afford it.

Already I've had discussions with our staff and their wives about their concerns about this facility, and they feel exposed to the risks that this facility could bring to the valley. They have enlightened me to cases in other areas with the same types of reintegration models, that have had negative consequences to the surrounding area.

I am strongly opposed to the Tikanga Aroro Charitable Trust being established on Puati Road.

Mark Stokman

A handwritten signature in black ink, appearing to be 'mn' followed by a stylized flourish.