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**FAR NORTH DISTRICT PLAN HEARINGS**  
**SUMMARY OF EVIDENCE OF DEAN R SCANLEN ON BEHALF OF LUCKLAW FARM LIMITED**

2 October 2025

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1. I have evaluated the proposed re-zoning of land in Rangiputa as proposed by both Lucklaw Farms and the Taranaki Trust in submissions to the proposed *Far North district plan*.
2. Overall, I am confident that adequate access can be provided to be proposed area of re-zoning such that traffic effects, of subdivision and other development enabled by the re-zoning, would be less than minor and no impediment to the granting of associated consent applications.
3. In particular, the traffic generation from this locality is significantly lower than that of localities close to urban centres – an average of fewer than 2 movements per household-equivalent on an average day, unlikely more than 4 per day during holidays periods
4. There are existing safety issues with the Rangiputa Road/Motutara Drive intersection but at least four access options that would provide at least an adequate level of service and safety. Those include a new access by way of an unformed road 400 metres east of Motutara Drive, a new roundabout and/or a realignment of Motutara Drive.
5. With a new access road 400 metres east of Motutara Drive, a right-turn bay and earthworks will be necessary to address sight distance deficiencies. This can all be achieved within the legal road reserve. I agree with the approach suggested by the council's traffic engineer that the zone rules include a provision requiring the achievement of safe sight distance in relation to this new road connection.
6. The road network beyond Rangiputa is of an adequate standard even with the development enabled by the proposed re-zoning.
7. All new access connections near the Rangiputa Road/Motutara Drive intersection will necessarily encroach into the existing recreation reserve. If necessary, it will be feasible to avoid such encroachment and/or to ensure that motor vehicles cannot use this intersection.