

FNDC Proposed District Plan Submission

The following is further to the submission (FS98) made by Michael Morse of 32 Motutara Drive in relation to the zoning change proposals submitted by Lucklaw Farms Ltd/Trustees of the Taranaki Trust/Grace Anne Sturgess (551,552,553,FS373).

The submissions by the above relate to the rezoning of existing Rural Production zoned land behind and adjacent to the coastal settlement of Rangiputa to General Residential/Mixed Use (area A), Rural Lifestyle (area B), Rural Production (area C). There is also reference to a “Master Plan” which contains further alternatives including such things as a “bike park”, “lodge” and commercial activities. This however does not appear to form part of the current submission but obviously indicates further intended development/intensification.

My key concerns are:

- Rangiputa is a small coastal settlement, this being its main appeal. Intensification (further subdivision) will result in placing significant unnecessary pressure on existing services (boat launching/parking facilities), parking and infrastructure. Rangiputa is already under severe pressure, particularly at peak holiday times, without the addition of potentially a further 100 -150 sections (almost doubling existing). Costs of alleviating this situation will fall on FNDC/the ratepayer.
- Whilst capital cost of wastewater infrastructure will (should) be born by the developer **ongoing** operational/maintenance costs will fall on FNDC and therefore the ratepayer. This at a time when annual rate increases are significant and the demand for Council funding is needed elsewhere.
- There is absolutely no need for a Mixed Use zone (commercial) as the settlement is principally a holiday destination and adequately serviced by existing (basic needs at the motel and wider needs at Whatuwhiwhi/Kaitaia/Doubtless Bay).
- Development will result in clearance of extensive areas of scrubland, habitat to a variety of fauna/flora already under pressure. Stormwater runoff will have a detrimental effect on Lake Rotokawau and the surrounding wetlands. This, together with an increase in cats/dogs, will further endanger already critically endangered Matuku (Australasian Bittern).
- There appears to have been a complete lack of engagement by the submitter with the residents of Rangiputa, the people who will be most affected by the proposed rezoning. Until recently, the majority have been completely unaware of what has/is being proposed. Greater engagement is required.

Recommendations

As a concerned property owner in Rangiputa I see no benefit to the community or wider district, or ratepayers in the Far North District and respectfully request that the Plan changes sought by Lucklaw Farms/Taranaki Trust/Grace Anne Sturgess, be rejected.

If, however, the Council sees fit to adopt the requested Plan changes that at the very least:

1. Close engagement and consultation with the existing Rangiputa property owners be undertaken
2. The submitter be required to provide adequate, formed parking for vehicles and boat trailers in an easily accessible location immediately opposite the fire station
3. Clearance of scrublands is minimised with any lifestyle blocks created permitted a maximum cleared area of 2000 square metres
4. Titles of sites created, and including existing Titles, contain covenants prohibiting the keeping of cats
5. The submitter be required to implement a comprehensive predator control programme over all the land presently subject to the sought Plan changes

Thankyou for your time and consideration.

Sincerely

Mike Morse