

**Tab 1**

# Council Hearing Submission Lucklaw Farm Ltd/Taranaki Trust Zone Change Proposal

**Further information to previous submission from Ross Morley of 26 Motutara Drive, Rangiputa on 04/09/23.**

**Date:** 11 Sept 2025

**Reference** FS286 on S551.001

**Table Lay Evidence**

Dear Council Planning Dept and all present.

Apologies for not attending in person.

Please accept this submission to be read and considered at the upcoming council hearing starting week of the 29th Sept 25 concerning the proposed rezoning of land on the Rangiputa peninsula. I am submitting this document to express my views on the requested zone change, which I believe will have a significant impact on this unique area.

Based on the simple rezoning to A, B C areas.

## Key Concerns

My primary concerns regarding the proposed zone change are as follows:

- The loss of regenerating bush would be a major set back to native wildlife in the area reducing native wildlife habitat and reducing the natural filtration/slowing of stormwater putting more pressure on downstream areas and with likely poorer water quality in the lakes and wetlands. Which are noted as High In Natural Character, Outstanding Natural Landscapes and Outstanding Natural Features.
- The simple rezoning into three areas allows too much scope particularly in the mixed use/residential area. This is a small beach settlement, there is no need for any commercial development bringing trucks, industry, noise and rubbish, the current White Sands Motel shop supplies all the essentials needed down by the ramp.
- There has been no community engagement on the matter that I'm aware of. Certainly no attempt to reach out to the owners along Motutara Drive which are bordering the properties in question.

- The owners of the properties along Motutara drive purchased their properties knowing the land they overlooked was zoned Rural Production ensuring their properties had rural and bush outlook not looking into a subdivision of homes. Development along this face would be on the North side of these properties potentially giving loss of private space and winter sun/solar gain.
- More intensification of homes in this area will destroy the absolute small place charm of this settlement.

## Recommendations

I respectfully suggest the following recommendations for your consideration:

1. **That the zone changes be rejected in their current form:** For the reasons listed above. Any commercial/industrial requirements (if needed) would be better situated with the existing small industrial area 7km back at the intersection of Rangiputa road and Inland road. Housing should be of a lower intensification.
2. **Should there be "some" zoning change considered:**
  - Lower intensity than general residential
  - No commercial or industrial
  - The suggested new road starting from the sharp corner on Rangiputa road (just before the settlement) on Markus Langmans Option 3 be the only entry into the development for both Lucklaw and Taranaki properties. Preserving the tranquility of the current owners on Motutara Drive.
  - A development/building set back (green space) of 30m from the North face of properties along Motutara Drive.
  - No cat rules for home owners (to protect native animals).
  - Requirement for recessive darker colours for homes as the bright homes of Rangiputa do nothing for the coastal aesthetics so we should learn from this.
  - Single storey homes only.

## Conclusion

I am a realist, in that development does happen over time. However blanket zone changes aren't the right option for this unique coastal settlement in my opinion.

It is confusing that the report/option 3 from Markus Langman has some good points worth considering, addresses some concerns however is not officially part of the application from what I can see.

Thank you for your time and consideration.

Sincerely,

Ross Morley.