

Submission 285 - Carol Peters and Tim Howard

Thanks to the Commission for this opportunity to address you. With your permission we would like to make a short statement – just four paragraphs – to outline our submission, before responding to your questions. The specific clauses we are addressing are RPE2.3.2 (restriction to one residential dwelling) and RPE3.4.2c (80Ha balance lot)

I am Carol Peters – this is my husband Tim Howard. We live at 853 State Highway 14 on 7.28 hectares, part of a larger block that was purchased by my grandfather in 1913. My grandparents, my mother and her siblings, my own siblings and I and our various children have all lived on the family farm. Our property is on Planning Map No 68. We have planted 4 hectares in avocados so that our small holding is economically viable.

We are getting older and will need support in order to continue to maintain our orchard. We would eventually like to build a house for one of our children to manage the business and look after us in our old age. This would allow us to continue to live at home.

Our property may be affected by Plan Change 85-Rural areas(PC85) and by Plan Change 85A-Rural Production environment (PC85A). We are concerned that these changes (as we read them) may stop us building a manager's house for one of our children and thereby jeopardise our ability to continue to farm our orchard and live in our home. ~~*Ironically, it may be that our proximity to what is called The Terrace, off Newton Rd – formerly part of our family farm – which is now proposed to be zoned as Rural Village Living Environment, in effect could prevent us from building a manager's house.*~~

The council officers' recommends leaving p43f on the s42A, the 'retired farmer subdivision' clause, as it is, specifying a 80 ha of land minimum for building a manager's house. In our case, this would probably compromise our family's ability to manage our horticultural block.

While we are not planners, we do have a sense however that the amendment we seek of the rules in relation to Plan Change 85A would have implications for other areas. We would like any plan changes to recognise the needs of horticultural small holdings like ours to continue to operate as family businesses, with a manager's house.

Carol Peters

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We note that in the s42A report, ~~concerning~~ in the place where it deals with RPE 2.3.2 – in relation to ^{retired farmer subdivision} – the officer recommends making a ^{further} residence a discretionary matter. If we understand this correctly as meaning that – while not a permitted activity – Council might give permission on a case by case basis for such a residence, we support this recommendation. We would prefer that families and retiring farmers could have this ability ~~but~~ as a matter of course. But, as a fallback, we support this discretionary status.

Thank you.