

Speaking with regards the rezoning of 158 & 176 Limmer Road, Te Kowhai

Mr / Ms Chairman and Commissioners

Background

Originally the 100 acre farm located on Limmer Road, Te Kowhai was farmed by the Clear family for a number of generations.

In 2000 Silvia (nee Clear) and I purchased a block of land from Max and Kathleen Clear and built our home. We have 5.5972 hectares ('ha') at 158 Limmer Road, Te Kowhai ('**158 Limmer**').

Annexed to this document is a plan of the Clear farm downloaded from 'Google maps'. The boundaries for the three properties are highlighted yellow including:

- The original 100 acre farm which consumes the bulk of the property.
- 158 Limmer which is the property in the centre and lower portion of the plan; and
- 176 Limmer Road which is the property at the bottom left hand corner.

Resulting in the passing of Kathleen and then Max Clear the remaining portion of the 100 acre block which was contained in two titles were sold. The bulk of the farm and the airfield (built and developed by Max) was sold to the entity commonly referred to as NZTE. The Clear family home, together with an adjoining paddock ('**176 Limmer**') was sold to Robert Clear (Silvia's brother), with the registered proprietor being Robert Charles Clear. The 176 Limmer land area is 1.4383ha.

158 and 176 Limmer are a significant portion of the Limmer Road frontage for the old 100 acre Clear farm.

Te Kowhai Airpark

Plans I have seen regarding the proposed development of the Te Kowhai airfield and the associated residential subdivision reflect that dwellings will be situated along the length of the 158 & 176 Limmer northern boundary and along the eastern boundary of 158 Limmer.

Effectively the properties will be bounded by the proposed subdivision.

Issues

We presently graze dry stock on the bulk of the 158 Limmer property.

It is really unclear what sort of impact residential dwelling along the 158 / 176 Limmer boundaries will have, there is a possibility that even with dry stock close neighbouring properties will view the animals in a negative way.

There are also other obvious issues we have encountered. An example of this is a couple of years ago I had a neighbour complaining about a contractor applying lime on our paddocks. I wasn't home at this time, but the complaint related to the lime dust being blown across to a neighbouring property. On this occasion I was not able to fully comprehend the validity of the complaint, however our neighbours are across the road and therefore likely to be further away than residents in the new sub-division.

We have always considered that we may need to undertake a more intensive agricultural venture in the event that we have life changing issues and to cover our retirement. The mortgage registered over our 158 Limmer title is a significant consideration. We have previously had a commercial strawberry growing venture on our property, while our children were going through primary school, enabling Silvia to be based at home during this period. This experience has certainly given us insight into what this type of business requires. It is unlikely that we would be able to get back into the strawberry business now that our road is a state highway, we would potentially consider other forms of farming including livestock (poultry / pigs) or some type of food crop. With this type of intensification there is the potential to cause issues with immediate neighbours.

Our lifestyle

As discussed it may be, or we certainly need to consider that in the future we may need to obtain more income from our land.

We do not have any intention of moving as we both love living in the district and Silvia has lived here for most of her life, with our children being the 6th generation on Limmer Road

We have also over the last few years been developing an area in one of our paddocks by planting native plants, with the view that in the future will have our own native bush area to enjoy.

Impact

Following the sale of the property to the NZTE there are legal constraints around what we are able to talk about.

We are however concerned that in the future if we need to get into a more intensive farming venture we might not be able to do so.

In the event that a subdivision is built along our boundaries it is likely that in the best interest of all parties being NZTE, Robert Clear and ourselves that our properties are able to be subdivided also.

We are not developers and we would only likely utilise the ability to subdivide in the event that we are financially constrained.

It is very likely that we will be adversely impacted!