

**Before the New Plymouth District Council  
Independent Hearings Commissioner**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of Subdivision Consent Application SUB22/48271 and  
Land Use Consent Application LUC24/48416 at 373  
Maude Road, Korito.

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**STATEMENT OF EVIDENCE OF RACHEL BROADMORE  
(FOR THE APPLICANT)**

Dated: 26 April 2024

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# STATEMENT OF EVIDENCE OF RACHEL BROADMORE

## 1. BACKGROUND INFORMATION

1.1 Thank you for the opportunity to speak at this hearing. My name is Rachel Broadmore and I am the only daughter of Garry and Catherine Broadmore, the subdivision applicants. For the purpose of this hearing, I am representing the Broadmore family.

## 2. EVDIENCE

1.2 Mum and Dad live at 373 Maude Road and are very kindly wanting to assist me with purchasing and building my first home by subdividing 2.7 hectares from their Broadmore Trust owned property.

1.3 My parents have farmed in this area for 53 years on the 'home farm' and on the proposed subdivision land for the past 26 years. Although I moved away for university and work opportunities during my 20s and 30s, Taranaki has always very much been my home and I have deep family roots to this land and the local area.

1.4 I have always returned home to the farm and my family and I have a strong sense of identity and affiliation thanks to growing up as a farm girl. My brother manages the home farm and I am close to his three sons, who are my only nephews – William, Charlie and Tom.

1.5 My grandparents farmed on Hill Road since the 1950's and I also grew up at the end of Hill Road. From the proposed subdivision I will be able to view Hill Road where I grew up, along with the large and notable feature of German Hill, Atoa-a-lwa.

1.6 Additionally, my aunt by marriage, has family who previously owned the exact subdivision land. It was the Keasts who actually built the bridge that now goes over the adjacent Mangakotukutuku Stream. So there are many familial links and connections to this land.

- 1.7 I spent the bulk of the Covid lockdown in 2020 living with my parents so have recent experience of living in the area. It was during this time that we started talking about the potential of a subdivision to create my own place and to help realise my hopes of home ownership. The proposed subdivision site is the only viable location for a house in our view, considering various site constraints.
- 1.8 I have a very good job at Todd Energy as the Community Partnerships Advisor which I have been in now for three years. I am very happy and settled in my work. This role requires me to engage with landowners and farmers. The role is rurally focused and I have found myself at the heart of rural communities in north and south Taranaki. This is absolutely my happy place and it is almost like life has come full circle, with wanting to live rurally myself.
- 1.9 I am close to Mum and Dad and we enjoy a great relationship. I am extremely grateful to them for all their support during this time and we look forward to hopefully being neighbours in the future. It would be very special for them to have their daughter living nearby and for me to continue playing an active role in my family. If the consent is granted, I intend to stay living on the land for the foreseeable future.
- 1.10 As a family we have been surprised by the negative reaction to the subdivision proposal after 20 + years of neighbourly friendship and goodwill with the Murrays. I visited Mrs Murray's parents in Croatia when I was on my OE in 2004 and there have been numerous social events and shared meals enjoyed by my parents and the Murrays prior to the last two years. However, I acknowledge their right to submit.
- 1.11 There is a longstanding goodwill agreement between the Broadmores and Murrays about Garry Broadmore giving notice in terms of spraying gorse or putting on fertiliser in the farm paddocks near their property. This has worked well and there is no reason why the subdivision will create spray issues additional to those that exist presently (e.g. due to myself owning the land rather than my parents).
- 1.12 The conditions we put forward reflect a strenuous effort to try to meet the concerns raised in the submission, and are the result of an extensive

process of consultation by our planner Mr Brophy. I believe that the proposal submitted in support of building a small 120 square metre home, with Council regulated building conditions and an extensive planting plan, is reasonable and a good outcome for all.

Rachel Broadmore

26 April 2024