

SUBMISSION

DWANE CADIGAN AND GINA MILLER

RE; PLAN 13 RULE CHANGES AND WATER CATCHMENT ENLARGMENT

We recently purchased a 9.995 ha (25 acre) property on Hockin lane, our land is after the first bridge and includes 450m of the private right of way a number of valuable Oregon trees that promenades both sides of the access road and an old wool shed that has with stood the last 70 years of harsh Mackenzie country weather.

We purchased the land on 29 October 2007, at that time our property lawyer completed a Limb report, resource consent search and a title search at which time no disclosure was made by council about the proposed plan changes or the enlargement of the Twizel water protection zone heavily involving Hockin lane.

On the 21 August 2007 the MDC allowed a 2.98ha subdivision for the previous owners so they could retain a section of there original 13ha block, at that time the MDC did not disclose that this would be the last land subdivision in the area, I was how ever given copy's of consent notices issued by the Chief Executive office of MDC dated 12 February 2007 stating the consents and responsibilities for the Right of way, storm water requirements, position of non building flood zone, the instillations of package treatment plants (septic tanks), water rights and requirements and assorted easements pertaining to the properties.

So armed with the relevant requirements to purchase the land we brought a tree enclosed green area peculiar to the average block of tussock land that was for sale around the Twizel area.

Both Gina and I (being long time residents '69 and '78) purchased the land as it was close to the Twizel walkway and town. The land would enable us to run a larger than average life styer block while we are both employed in the area and when we sold in the future we would have the opportunity to sub divide our land into 3 unique sections allowing a retirement plan for us both.

If these changes are made to this property usage the Mackenzie District Council has effectively devalued the value of our land substantially and narrowed my sales client base from holiday makers that would like to run a few sheep in summer living in a quite area with excellent fly fishing and with in a gentle stroll to Twizel amenities down to a life styler that wants to work in the area. This property is closer to the town centre than some of the more recent developments because Hockin lane was among the first subdivisions that the MDC granted after Ruataniwha farms limited purchased the land from the Government.

Pertaining to the water protection zone, is the council going to oppose Lot 1 from installing a new water bore on lot 1?

There is no easement to convey sewage down the access right of way , what is council to do about this?

In closing, If the Mackenzie district council had disclosed the proposed plan changes and water protection enlargement we would have spent our money in this area. I also find it ironic that the MDC is now so concerned with protecting the beauty of the Mackenzie country so recently after the Pukaki air port is purchased and 5 stages of 'live in' hanger sites are sold by council with the prospect of a shed farm on the side of state high way 8, in the centre of the Pukaki basin, destroying an iconic view of Mackenzie country tussock land with a back drop of New Zealands highest mountain and range as a back drop.

Thank you.

DWANE CADIGAN AND GINA MILLER.