

**HEARING OF DEFERRED SUBMISSIONS RELATING TO TWIZEL
PROPOSED PLAN CHANGE 13**

SUBMISSION BY N & C LYONS FAMILY TRUST – 03/11/08

Opening

Our Family Trust has raised three issues relating to our property – Omahau Downs. We wish to comment on and expand on matters raised in the Officer Report On Twizel Submissions prepared by Patricia Harte dated 15 October 2008.

We also refer to comments made by Graham Densem, Landscape Architect in relation to our submissions and I will read these for the benefit of the Panel as they apply to each submission.

As a general submission we have stated that it is impractical to create a 'hard edge' to the growing township of Twizel by way of zoning. Town planning generally for towns and cities allows for a gradual lessening of density as residential development radiates to rural areas and this is an expected norm for the general populous.

As a farm Omahau Downs comprises three main elements: -1. Residential, -2. Tourist Accommodation and- 3. A sheep and beef grazing unit.

Submission 1 - There is a rural residential zone encompassing the areas of Hocken Lane, the airport and Omahau Downs.

Graham Densem said – refer page 9 Comment item 2) “ and I quote”

We have sympathy for comments raised by Mr Densem and Mrs Harte to the extent that we would not want development near the north and eastern boundaries to SH8 except for the nodal settlement which already exists. There are other parts of the property which could sustain rural residential style development to the west and along the margins of the Twizel River which are far removed for SH8 and would be quite discrete. We therefore accept that a rural residential zoning across the whole of our property may not be appropriate. A zone boundary for rural residential west of Bendrose Stream would satisfy our wishes.

Submission 2 – The cluster of buildings comprising housing and accommodation business at Omahau Downs be recognized as a nodal site.

Graham Densem said – refer page 9 Comment item 1) and 3) “read”

We provide an important tourist accommodation facility for Twizel which is very popular due to its location, amenity and outstanding views. We are in sympathy with the comments that any development be appropriate for this high profile site, however we also want the ability to grow the business. The site is tucked in against a mixed plantation of mature trees and is often commented on as an attractive setting.

The fact that we offer almost unobstructed views of the mountains is fundamental to the business and we would not want to compromise this with development to the north and west of the property. This is in keeping with views raised by Council's consultants.

We believe that development we have carried out to date is sympathetic to the environment and we would want to be able to continue on a similar small scale.

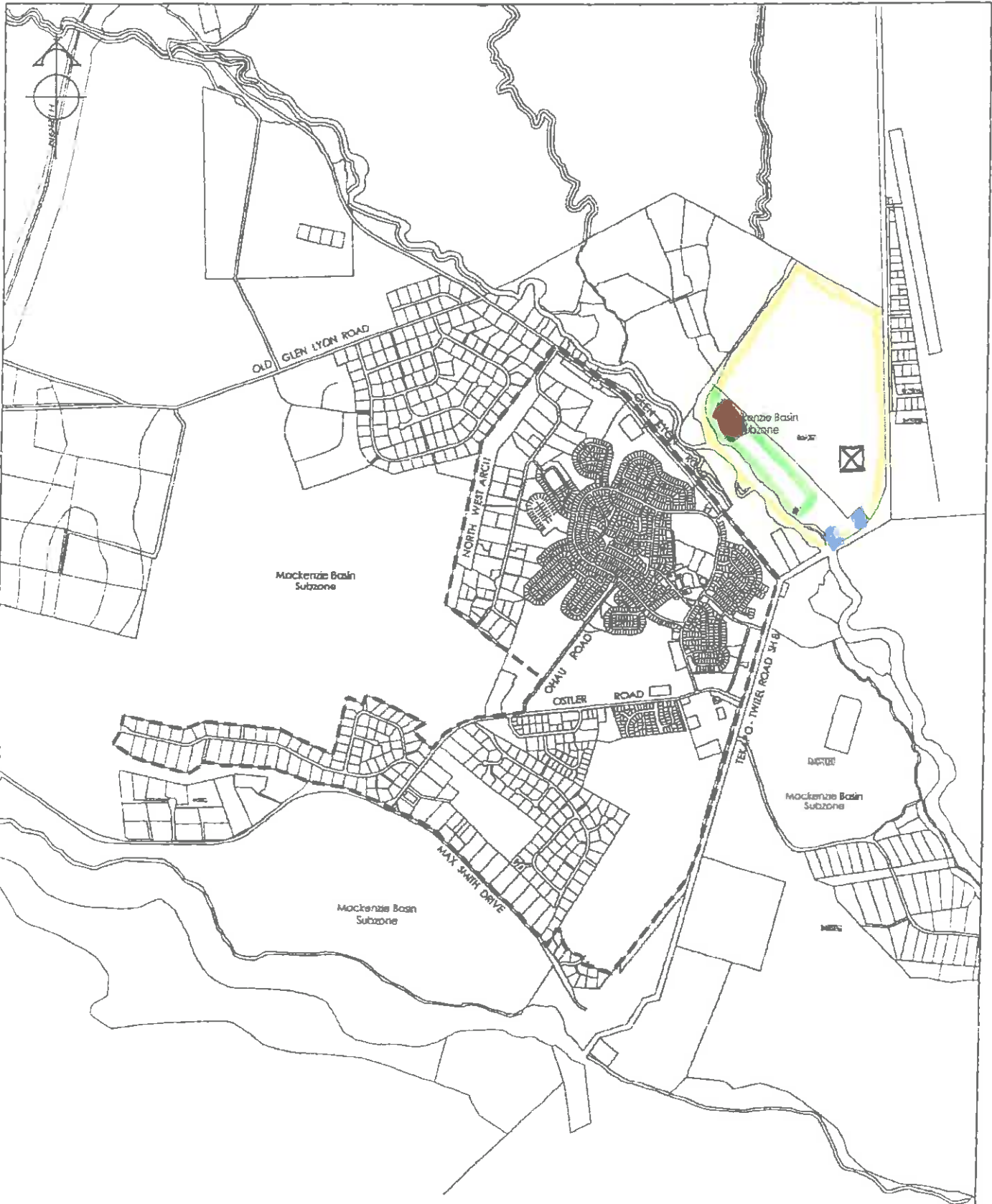
Submission 3 – That the western corner of the property is also designated a nodal site
Graham Densem said – refer page 9 Comment item 4) “read”

There are two options for lifestyle residential development in this location both of which would be discrete and appropriate. Our first preference is for strip subdivision fronting the Twizel River an option that will be very popular with recreational property owners and add to the appeal of Twizel as a destination.(see attached plan marked in green). Currently there are two residential properties on SH8 in this location (marked in blue) we have considered the creation of rural lifestyle blocks of approximately 2 Ha which is a manageable size for owners. This option could fit with a rural residential zoning.

Secondly we have identified a site suitable for nodal type development in the western corner of the property which is again bounded on two sides by the Twizel River (marked in red). The land is protected by substantial stop banks. The site identified is approximately 1.5Km from SH8 and set against a backdrop of trees.

There has been reference to flood risk and we contend the land in this area is ‘low risk’ and in any event will require positive expert report before development would be approved. There is opportunity to connect sewerage to the proposed new main serving the airport and we have discussed this with the consultants Clark Fortune Macdonald.

As a footnote and matter of perspective, development such as that proposed for ‘our neighbour’, the Pukaki Airport, is far more invasive upon the thrust of PC13 and while one could argue it has benefits for the growth of Twizel, it none the less partly a residential subdivision and contradictory of the Plan Change.



Mackenzie Basin Subzone Insert

Legend

Scale 1:35000@A4

----- Mackenzie Basin Subzone Boundary