

Andrew Hocken

Summary of Submitter Statement

29/05/2024

a) Why look to subdivide the Terrace Block now?

We have always looked to move from the outskirts of the old Ruataniwha Station back to the town centre, we started with Manuka Terrace, Lyford Lane, Pyramid Terrace, the Ohau River Block was held up due to having no legal access (thanks to non-notified road stoppings by the MDC CEO which required a high court legal case against Meridian which took 5 years to resolve and by then Plan Change 13 was in play). Our vision was to develop the Main Farm much later. My parent's house was built on the Terrace Block and the intention was to always have those two terraces as part of this house site. We never intended to subdivide this block until recently. This change of direction was due to my parents re-locating closer to Twizel town and Plan Change 23 which would mean this terrace block land would potentially never be able to be subdivided in the future. It has become the last piece of our development puzzle.

Advantages of subdividing are:

The proximity of the Terrace Block to Twizel, only 4km to the east is the town centre compared with Manuka Terrace and The Ohau River Block....upto 20km from Twizel.

The site provides for a buffer between the more intensive development to the east and the obvious physical Twizel town boundaries being the Ohau Canal (and ORB No Build area) to the West, the Ohau River feeding into Lake Ruataniwha to the south and Mt Ostler to the north. There is built form in every direction, why keep this a 120-hectare block of open country?

b) Alternative uses for the Terrace Block.

1. Operate as a small-scale farming operation, sheep grazing and silage however with no access to irrigation, most likely to be highly unprofitable.
2. Plant it out and grow trees for carbon farming.
3. One house lot with a large section.

Neither of these options seem an optimal use of the physical resource when compared with a large lot subdivision alternative.

c) Demand/availability of RLZ sites.

Of the 465 hectares identified by Lisa Thorne, plus the additional 50 hectare undeveloped Manuka Terrace block that she missed off her list, there would be say 125 future lots available. Of these 49 lots (no more as a land covenant caps this) are with the Ohau River Block....18-20km from Twizel, 12 lots with old lot 14 Manuka Terrace (the owner Mr Simon Fox has no intention to develop but yes, eventually this will be subdivided, the balance of say 60 odd lots sit within our Lakeside Block and the mid farm Block, both of which we do not intend to develop to those densities. We feel they are more valuable than that and instead will be used in future for a much better purpose ie: potential secondary town centre for Twizel (mid farm block) and light commercial ie: boat storage, rowing facilities and more intensive residential (lakeside block). In summary the available RLZ land at present is effectively nil.

In 2005 we sold 4-hectare blocks along Manuka Terrace for \$50,000. Now they sell for \$350-\$400,000. That is a sign of tightly held supply and strong demand, and also potentially these sections

being sold too cheap all those years ago. The difference between now and then is that there now exists a market in Twizel. We have created a new destination for lifestyle living, who knows where it will be in another 20 years. In Manuka Terrace & Pyramid Terrace there would be approximately 50 properties that contain permanent residents. There exists strong demand for RLZ sites.

d) Inconsistencies from Council.

Council have approved multiple 2-hectare blocks of land along Manuka Terrace AND Ben Ohau road which have houses built within the known Haybarn Fault deformation area....why was that possible yet what we are proposing, outside of any known deformation area is now unacceptable?

There were never no build areas identified. Secondly why have Council have recently sealed the start of the Manuka Terrace road across the Haybarn Fault. Why is they have known about the fault and have such grave concerns regarding reinstatement of sealed roads in the Terrace Block after an earthquake event? We propose multiple metalled access roads to any subdivision we would create. Power would be overhead, and all water and wastewater services would be onsite, within each individual lot.

Thank you for your time.