

BEFORE THE MACKENZIE DISTRICT PLAN HEARINGS PANEL

UNDER the Resource Management Act 1991

AND

**IN THE MATTER Proposed Plan Changes 28, 29 and 30
to the Mackenzie District Plan**

**Statement of Evidence of Kimberley Anne Banks
(Presented at hearing)**

On behalf of Tekapo Landco Limited and Godwit Leisure Limited

27 May 2025

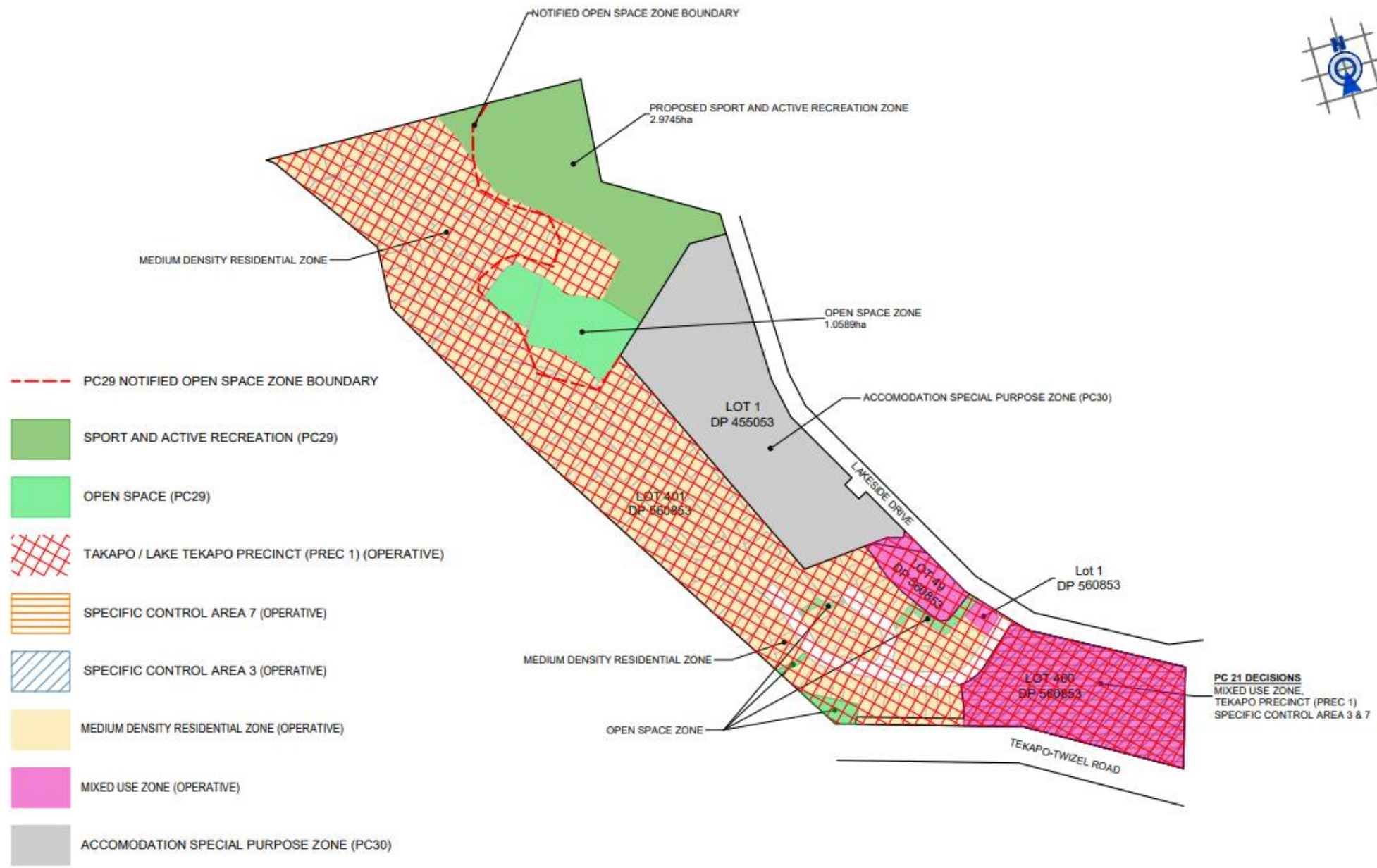
Summary

1. The relief sought by the submitter is detailed in the submission and planning evidence filed. For the purpose of the hearing I wish to highlight s42A matters that are supported, and those matters that remain unresolved.
2. In summary, the primary relief sought by TLGL relates to PC29 and the rezoning of remaining land within Lot 401 at Station Bay, Tekapo, to a combination of SARZ, OSZ, and Medium Density Residential Zone (MRZ). The submitter also supports the notified PC30 Accommodation Special Purpose Zone (ASPZ) mapping and provisions as they relate to the Lakes Edge Holiday Park.
3. Since my evidence was submitted, I have had the opportunity to review planning and landscape evidence submitted on behalf of the Tekapo Springs, as well as Ms White's addendum to the s42A report, and her tabled (without prejudice) recommended changes to the provisions arising from the review of evidence.
4. TLGL confirms support for the following recommendations:
 - a) The rezoning of approximately 2.97 ha of Lot 401 to Sport and Active Recreation Zone (SARZ), with a Specific Control Area applied to limit building coverage to an acceptable limit (which I will discuss further later).
 - b) the rezoning of a part of Open Space Zone (OSZ) to Medium Density Residential (MRZ) on the upper terrace of Station Bay.
 - c) the Accommodation Special Purpose Zone being applied to the Lakes Edge Holiday Park.
 - d) I consider these proposed rezonings will enable appropriate use of the land in a manner that is compatible with existing and anticipated activities and provides opportunities for enhancement to the vibrancy and quality of this environment that may benefit the community and visitors.
5. In relation to the submission made by Tekapo Springs for an increased building coverage of 40% to apply to a strip of land referred to as 'Area A' behind the hot pools (as opposed to the 10% advanced in the TLGL submission), I acknowledge the recommendation of Ms White outlined in the s42A addendum and landscape evidence of Ms Faulkner, that the 40% building coverage be accepted for this area and extended over an area of Lot 401 via the 'Tekapo Springs Specific Control Area'. This recommendation is supported in principle by TLGL, and I consider that the 40% building coverage, as well as other changes sought to provisions for this SCA, would

provide for more flexible development opportunities for this land, and represents a more efficient use of land within an existing urban area.

6. However, I wish to highlight a few practical matters that arise in relation to this recommendation.
7. Firstly, the 'Area A' of the 'Tekapo Springs SCA' has not been defined in relation to site conditions, topography and landscape features. The current overlay extends across the majority of the TLGL SARZ rezoning area and also includes a strip of land that is recommended to be rezoned MRZ. As such, it is sought that the boundaries of this area be more accurately defined and ensure this excludes the recommended MRZ area.
8. Also, as 'Area A' occupies the majority of TLGL's rezoning, it becomes questionable whether a distinction between the two areas remains necessary. A combined approach for the area, inclusive of the applicable standards for ancillary retail activity, food and beverage and staff accommodation could be appropriate for the combined SARZ across both Station Bay and Tekapo Springs.
9. TLGL are not supportive of the naming of the '*Tekapo Springs SCA*', as well as the policy framework for that SCA, where this applied to land outside the current boundaries and ownership of the Tekapo Springs, and particularly if this is applied over Lot 401. I understand the basis of the Tekapo Springs SCA and amendments are to recognise existing activities within the current springs site and not to unreasonably restrict these. TLGL support this approach, however, it is considered less appropriate to apply the 'Tekapo Springs' naming across adjacent undeveloped land within Lot 401. As such, in my view if the SCA is to apply to a wider area then a broader naming and policy framework should be used, reflecting the existence of vacant land that has an unknown future development outcome.
10. Finally, if the current s42A recommendations are accepted and two separate SCA's remain, it is understood that the remaining land outside of the 'Tekapo Springs SCA', and within the 'Station Bay SCA' would retain a 10% building coverage sought by TLGL. This is reflected in the amendment to SARZ-S4 indicated in the Tabled provisions which reverts to a % rather than a m2 figure, and this approach is supported.
11. TLGL also support the recommendations made in the s42A report in relation to the QCP's submission, for the retention of the notified standards of the OSZ.

Attachment A – TLGL Proposed Zone Map



Attachment B – Tekapo Springs Rezoning Overlay

