

BEFORE THE MACKENZIE DISTRICT PLAN HEARINGS PANEL

UNDER

the Resource Management Act 1991

AND

IN THE MATTER

**Proposed Plan Change 28, 29 and 30 to
the Mackenzie District Plan**

Statement of Evidence of Jonathan Nayan Speedy

On behalf of Tekapo Landco Limited and Godwit Leisure Limited

9 May 2025

Introduction

1. My name is Jonathan Nayan Speedy. I hold the qualifications of a Bachelor of Commerce majoring in Economics and Management, from the University of Otago.
2. I have 11 years' experience in the development and construction sector, working for the Covington Group as a Development Manager.
3. My experience includes residential and commercial construction management, land acquisitions and feasibility assessments, in addition to the project management of resource consents and plan changes. For the last 6 years Station Bay has been a focus for the business, working to enable and construct a residential development on the shores of Lake Tekapo. Covington Group is the holdings company for Tekapo Landco & Godwit Leisure Limited (referred to as TLGL).

Reference Documents

4. In preparing this evidence, I have reviewed:
 - a. The s42a report for Plan Change 29 – Implementing the SARZ (Sport and Active Recreation Zone) dated 25 April 2025
 - b. The S42a report for Plan Change 29 – Implementing the Open Space Zone (OSZ) dated 24 April 2025
 - c. The MDC notified planning maps.

Background

5. TLGL has been in the same ownership for 22 years. Jim Speedy, the Director and Shareholder of TLGL, held a leasehold interest in the original 23Ha title in the early 2000's with the vision to expand the holiday park offering and to develop and build a master-planned community on the Tekapo lakeside.
6. In 2012 TLGL purchased the leasehold interest of approximately 23ha from Mackenzie District Council (Council or MDC) enabling the investment into the residential development now known Station Bay. In 2016, Tekapo Landco completed a private plan change to the now current zoning, in order to enable the development of the first stage of the residential development.
7. Lakes Edge Holiday Park (previously named Lake Tekapo Holiday Park Motel and Backpackers) has been continually developed throughout the years into what we

see today. The holiday park and backpackers are spread over more than 5ha. The holiday park property comprises of commercial visitor accommodation ranging from affordable non-powered tent sites, cabins and backpackers rooms to higher-end motel accommodation.

8. Station Bay is a master-planned residential development adjacent to and surrounding the holiday park. The first stage consisting of 48 sections is complete. Resource consents have been granted for stages 2 – 6 which continue further north up Station Bay Rise.
9. Lakes Edge Holiday Park and Station Bay are both long-term investments for TLGL and the desire is to turn them into world-class facilities. Having deep roots in Tekapo, we have witnessed many changes throughout the town over the years. Our aim is to help assist Tekapo in becoming a multi-night destination.
10. Over the last two years, we have continued the overall planning of the holiday park and Station Bay including what we considered would be the best use for the Lakeside Drive frontage land. In 2022 had a consent approved for a reception, café & restaurant located on the corner of Station Bay Rise and Lakeside Drive. This will become an iconic building for Tekapo being designed by one of New Zealand most respected architects Mason and Wales. The building will become a feature of Tekapo and will welcome all, catering to both local residents and visitors. TLGL are intending to have a full restaurant/bar and include a small function space that will double as a corner store, giving campers easy quick access for their needs.
11. It was intended that the new café/reception building would be the first of many mixed-use properties on the recently rezoned Lakeside Drive. Our aim is to activate what is a special, underutilised area of Tekapo. In future, TLGL will look to expand and develop the wider Lakeside Drive area further with additional mixed-use offerings.
12. As part of plan change 21 in 2022 the 2.5Ha area Lot 400 that comprised the new reception, Mackenzie District council approved the plan change to have this block be zoned Mixed use. This supports expansion along the lakeside drive area whilst not detracting from the main Township of Tekapo.

Submission requests

13. This submission is to request a change in zoning for the identified areas, in addition to a number of amendments to provisions to give effect to the relief sought. Ms Kim

Banks of Patersons will provide more detailed planning evidence on TLGL's submission with the following comments aimed at providing some further background for the panel's assistance

14. TLGL (Station Bay) Rezoning Part of (lot 401 DP 560853) to Sport and Active Recreation (SARZ)

15. Support the zoning to SARZ

16. TLGL limited support the s42A reporting officers' recommendation to rezone a portion land owned by Tekapo Landco Limited from Open Space Zone (OSZ) to Sport and Active Recreation (SARZ) on the Limited Parcel of approximately 2.9 HA contained within Lot 401 DP 560853.

17. The S42A report considered the submission in relation to TLGL's (Station Bay) land appropriate and would allow for SARZ activities to be consolidated into a single area, creating a hub for sport and recreational activities contained within an already established area.

18. Support the objectives and policies for both SARZ and OPZ

19. TLGL Support the Objectives and policies for both the SARZ zoning and OPZ.

20. Support the aligning of the MRZ and OSZ boundaries to be consistent with the Station Bay Stage 4-6 Consents

21. TLGL support the Council's decision to refine the boundaries for the proposed SPAZ & OPZ zone to accurately reflect the future stages 4-6 of the Station Bay residential subdivision.

22. Support the Change from OSZ to MRZ to enable a future 'Stage 7' of Station Bay

23. As part of plan stage 16 the original residential and Rec P zones were determined from a desktop study as at the time they were covered in a densely populated wilding pine forest. Since the trees have been removed, this spur of land was considered to be suitable for residential development due to the flat to minimal slope across these sections. This has been assessed from a landscape perspective by Mr Tyler, who considers the effects of this rezoning to be 'very low'.

24. TLGL support the s42A reporting officers' recommendation to rezone land from OSZ to MRZ to enable the final stage 7 of Station Bay.

- 25. Support the Zoning and the provisions of the ASPZ as they relate to the Lakes edge holiday park.**
26. TLGL Support the council's decision to redefine what will now be the new Accommodation Special Purpose zone and support the objective and policies that council have approved.
- 27. Further submission to Tekapo Springs submission to change an MDC owned parcel of land east of the Tekapo Springs (Lot 6 DP 455053) to SARZ**
28. TLGL feel the submission for rezoning the parcel of land to the east of Tekapo springs requires further investigation. The area has had limited information on which TLGL along with their consultants have been able to review. We suggest a full landscape assessment be prepared for this zone from a suitability qualified professional looking into the visual impacts and considering further restrictions on built form and landscaping.

Conclusion

29. To summarise, TLGL is a proven business owner and developer in Tekapo with a vision that will provide significant benefits to the township, district and region. We hold a long-term view for our business interests in the district and will continue to provide and strive to improve what we consider is one of the most iconic areas of the South Island.
30. TLGL support the various s42A recommendations, as above, and consider them fair and reasonable. These will enable growth within the district and aid Tekapo on becoming a world class destination. These recommendations are sought to be adopted by the Hearings Panel.
31. Ms Banks statement of evidence identifies any remaining minor areas of disagreement from a planning perspective, in relation to other provisions of PC 28-30.

Jonathan Nayan Speedy

9 May 2025
