

BEFORE THE MACKENZIE DISTRICT PLAN HEARINGS PANEL

UNDER the Resource Management Act 1991

AND

**IN THE MATTER Proposed Plan Change 21 to the
Mackenzie District Plan**

Statement of Evidence of Jonathan Nayan Speedy

On behalf of Tekapo Landco Limited and Godwit Leisure Limited

3 March 2023

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 10 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 5 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 TL&GL).

Reference Documents

4. In preparing this evidence I have reviewed:
 - a. The s32 report for Plan Change 21 – Implementing the Spatial Plans (Residential, Commercial and Industrial Zoning and Zone Frameworks), dated 20 September 2022.
 - b. S42a reports as follows: Plan Change 21 – Implementation of the Spatial Plans prepared by Rachael Willox and Liz White
 - c. The MDC notified planning maps.

Background

5. TL&GL has been in the same ownership for 20 years. Jim Speedy the Director and Shareholder of TL&GL had 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 TL&GL purchased the leasehold interest of approximately 23ha from Mackenzie District Council (Council or MDC) which enabled the investment into the residential development that is now called 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 the master-planned residential development adjacent to and surrounding the holiday park. The first stage is now complete and comprises of 48 sections. Resource consents are held for the further stages 2 – 6 which continue further north up the hill along Station Bay Rise.
9. Lakes Edge Holiday Park and Station Bay are both long-term investments for TL&GL and the desire is to turn them into world-class facilities. Having deep roots in Tekapo, we have seen 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. Most recently we have 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. TL&GL 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 Lakeside Drive. Our aim is to activate what is an amazing, underutilised area of Tekapo. Throughout the resource consent process many discussions were held between TL&GL and MDC. Council could see TL&GL's long-term vision for the area. The reception & café would only be the beginning. In future, TL&GL wish to expand and develop the wider Lakeside Drive area further with additional mixed-use offerings. Previous consultation with Council through this consent and the spatial planning process has indicated in principle, support for the vision to create a mixed-use area on Lakeside Drive to maximise the opportunity for Tekapo.

12. TL&GL believe this is the reason that, in consultation with the Council on the Spatial Plan, the area of (Lot 400 DP 560853) was indicated as a 'High-density/Mixed use' area. In my view, the Council incorporated this mapping on the Spatial Plan as they could see the need for further development, and indicated this area as being appropriate for growth.
13. In addition to this, TH&GL saw the need for the provision of further amenities with an affordable family-friendly activity. A Mini Golf was imagined for the north-western corner of the holiday park (Lot 1 DP 455053). Originally, the concept was to develop this facility for the exclusive use of the holiday park. However, it became evident that expanding this to the wider community and tourists would greatly benefit the township. In 2022 Council granted consent for this development. The granting of this consent provides another example of the appropriateness of the Lakeside Drive area for mixed-use type developments that can support both visitors and the wider community.

Submission requests

14. 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.. Kim Banks of Paterson Pitts Group will provide more detailed planning evidence on TL&GL's submission with the following comments aimed at providing some further background for the Panel's assistance
15. **Lakes Edge Holiday Park (lot 1 455053 & Lot 50 DP560853) & Lakes Edge Lodge (Lot 49 DP560853) & Lot 1 DP560853**
16. Lakes Edge Holiday Park (Lot 1 DP 455053 & Lot 50 DP560853) and Lakes Edge Lodge (Lot 49 DP560853), we oppose the zoning of these lots as presented in PC 21 and request they be changed to Mixed Use (MUZ) with the Commercial Visitor Accommodation Precinct (PREC2), in addition to Lot 1 DP560853 which also fronts Lakeside Drive.
17. The s42A report considers the submission in relation to the Lakes Edge Holiday Park (Lot 1 DP 455053)is out of scope of PC21. MDC has mentioned this will be considered at a later stage when they consider open space and special zonings. Currently, this block of land is zoned STAZ (Special Tourist Accommodation Zone). With no assurances that the STAZ zone may remain, TL&GL felt the risks were too great to not submit on this plan change and consider the zones being considered as part of PC1 are the most suitable for the land in question.

18. TL&GL have sought that the holiday park (Lot 1 DP 455053) & Lakes Edge Lodge (Lot 49 DP560853), be changed to Mixed Use with a commercial visitor accommodation overlay. We believe this is a more appropriate zone due to the high-density commercial visitor accommodation currently in operation. Having provided examples above with various mixed-use type developments that have been consented on and within the surrounding land, it would seem more suitable to zone this area for mixed-use. This use has already been discussed, and indicated by Council as part of the spatial plan that this is an area selected for controlled growth for the town.
19. TL&GL is a long-term operator within the town and will continue to drive growth for Tekapo. Our vision is to provide a world class destination on the lakefront, boosting the profile of Tekapo and contributing to economic growth. There are many examples throughout New Zealand where zoning in particular on campground areas have been overly restrictive, stifling growth for the campground and the surrounding area. We do not see that as beneficial for anyone and would be a disadvantage to the Tekapo township.
20. The S42A report agrees that the Lakes Edge Lodge (Lot 49) would be more appropriate to be included as a Commercial Visitor Accommodation Precinct.
21. Within PC21 the definition of Commercial Visitor Accommodation Includes Holiday Parks within the scope of permitted activities. Lakes Edge Holiday Park (Lot 1 DP 455053), however, has been excluded from this, due to being considered out of scope. We however disagree with this point and consider that the Holiday Park should be included and rezoned as part of PC21.
22. From our perspective it is inconsistent that the Lakes Edge Lodge for commercial visitor accommodation is included , while the Lakes Edge Holiday Park is not, when on an operational basis they are the same.
23. **Station Bay Lot 400 DP460853.**
24. TL&GL are opposing the PC21 zoning of Lot 400.
 - . Lot 400 is currently part of the Holiday Park, TL&GL operate the Lakes Edge Holiday Park reception, 8 motel units, 40 non-powered camping sites for both tents and campervans along with housing for our maintenance team and onsite laundry.
25. The long-term vision for this block of land is this will become the final stage of the Station Bay development, including high-density visitor accommodation and

mixed-use type development on Lakeside Drive, offering a variety of food & beverage and small-scale retail offerings. As already mentioned, on the north-western corner of Lot 400 consent was granted in 2022 for our first full commercial property (for want of a better term), which will accommodate the new reception that will cater to both Lakes Edge Holiday Park & Station Bay residents, along with a café, bar and function area.

26. We consider this location to present a prime opportunity to enable future growth within the town and, as such, we are requesting this block be zoned Mixed Use within the Commercial Visitor Accommodation Precinct.
27. While non-binding, throughout the spatial plan process MDC and TL&GL held many consultation discussions on this particular block (Lot 400), as we were completing the commercial consent at the same time. It was generally acknowledged that this area may be appropriate for a High Density/Mixed use zone, which was identified and described throughout the spatial plan process. When PC21 was released, this area was designated MDR which we feel is inappropriate and an unsuitable zoning considering all the factors and opportunities available to the site.
28. **Station Bay –Rezoning (Part of) Lot 401 to Medium Density Residential (MRZ)**
29. Station Bay is a master planned development that has been in the design and planning phase for many years to comprehensively plan what will become a premium residential development creating a new community on the lakeside of Tekapo. Having just completed the final stages of the consenting for Lot 401 in the middle of 2022, TL&GL wish to request that that MDC consider re-aligning the MRZ/open space boundaries to accurately reflect what is now approved and fully consented; in addition to incorporating a small additional area which may support further residential subdivision.
30. The current open space zoning was identified and zoned through Private Plan Change 16. At the time this was a desktop study of the underlying contours which were once covered in the dense wilding pine forest. It has now been thoroughly scrutinised by many professionally engaged by TL&GL along with BECA consultants which were engaged via MDC. We have comprehensively tested many differing layouts, with the current layout being the preferred layout.

31. Throughout the spatial plan process, TL&GL worked alongside Council, as the consents for stages 2-6 were issued. TL&GL provided MDC with the final overlay zoning that would reflect the accurate boundaries of the open space and MRZ zone. This was adopted by Council within the spatial plan process, however after release of the PC21 review, the new boundary alignments were not considered and had been excluded from the scope of the PC21.
32. TL&GL have included an additional area of land that is currently zoned as Rec P into the submission for rezoning. We consider this spur of land to be suitable for residential development due to the flat to minimal slope across these sections. As such we are requesting that the application for this additional be considered during this district plan change.
33. Our concern is that the exclusion of this area may cause complexities in later stages of the district plan ??review as a retrospective review of the MRZ zoning will be required in the future and at that point will be considered out of scope for that particular section.
34. A collaborative proactive approach from both parties is required to resolve what today, is a relatively simple problem, however in the future could become a costly issue for both. Ms Dewar provides legal submissions on the matter of scope and I accept her opinion.
35. Therefore, we consider that the Council realign what is currently REC P land to align with the consented future boundaries of the MRZ and further stage allotments. We believe this is beneficial for both parties to formalise this at this early stage where we have the opportunity and save both parties further cost and time which is more efficient and provides certainty for all parties.

Conclusion

36. To summarise, TL&GL 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.
37. TL&GL consider our requests fair and reasonable and aligned with what we thought was Councils strategic outcomes for the future growth of Tekapo. It is requested that the hearings panel consider and review our hearing evidence and grant the relief sought.

Jonathan Nayan Speedy

3 March 2023
