

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource management Act ('Act')

AND

IN THE MATTER of the submissions by Bob's Cove Development Limited on the QLDC Proposed District Plan 2015 (to rezone a piece of land in Bob's Cove from Rural General to Rural Residential)

**STATEMENT OF EVIDENCE OF DONALD JOHN STEWART REID FOR
Bobs Cove Developments Ltd (Submitter #712) ('BCDL')**

9th June 2017

1. My name is Donald John Stewart Reid and I am a Director of Bobs Cove Developments Ltd ('BCDL'). I confirm the following is true and correct.
2. The purpose of this evidence is simply to record a summary of two land exchanges between BCDL and the Crown which I consider relevant to your consideration of my request to rezone a piece of reserve land currently administered by DOC from Rural General to Rural Residential.

LAND EXCHANGE WITH THE CROWN 1 (Historic)

3. In 1973 I (BCDL) purchased all the freehold land at Bobs Cove owned by Mt Creighton Station who had been farming it in conjunction with their run located further up the lake towards Glenorchy. Soon after the purchase, the Crown approached me with a view to acquiring a strip of its land around the Cove to extend the foreshore reserve. In addition, the Crown sought the acquisition of a 50 acre point running into Moke Lake to add to reserves in that location as well. Consequently, in 1985, we agreed to exchange my freehold land at Bobs Cove and Moke Lake for additional land at Bobs Cove.
4. That agreement had a survey plan attached which the parties relied on at the time showing the location of the main road to Glenorchy. However, it unfolded that this was an error as the actual location of the highway was higher up the slope. This resulted in BCDL retaining freehold ownership of an area of the forest between the car park and the highway (being the triangular shaped piece of land identified as **Exchange Land 2** on the attached drawing by Paterson Pits Limited dated 28/07/2014).
5. This piece of land contains large mature native vegetation (I assume it is remnant) and would appear to most people to form part of the Bobs Cove Reserve. However, it is private developable land zoned rural residential under both the operative and proposed district plans.

LAND EXCHANGE WITH THE CROWN 2 (Current)

6. In 2014 the Department of Conservation ('DOC') and BCDL reached agreement to rectify the situation by carrying out a further exchange of land. In return for my privately owned land we agreed the Crown would exchange a small piece of land from its reserve adjoining land originally transferred to the Crown from BCDL in the earlier exchange (identified as **Exchange Land 1** on the attached Paterson Pits Plan).
7. The land exchange is being undertaken pursuant to s.15 of the Reserves Act which includes provisions that will revoke the reserve status of **Land Exchange 1** while simultaneously vesting the **Exchange Land 2** into reserve. DOC has obtained formal ministerial approval to the proposed exchange. This included the Crown undertaking due diligence investigations including the approval of tangata whenua and consideration of historic and archaeological values.
8. As it stands the Department of Conservation and BCDL are currently in the process of securing the necessary subdivision and land use consents from QLDC required to create a title for piece of land to be exchanged.
9. I note the land I will receive from DOC is part of land which I used to farm (it used to be a grazed paddock cleared of any indigenous vegetation). Currently this land has some regenerating indigenous vegetation amongst a large number of weed species such as gorse, broom, hawthorn and wilding eucalypts.

OTHER MATTER

10. As a final point, I would like to highlight that the operative and proposed district plan maps covering the Bobs Cove area still perpetuates the historical mistake of incorrectly locating the highway.

Donald John Stewart Reid