

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)

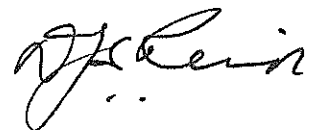
**STATEMENT OF SUPPLEMENTARY EVIDENCE OF DONALD JOHN
STEWART REID FOR**

Bobs Cove Developments Ltd (Submitter #712) ('BCDL')

1 September 2017

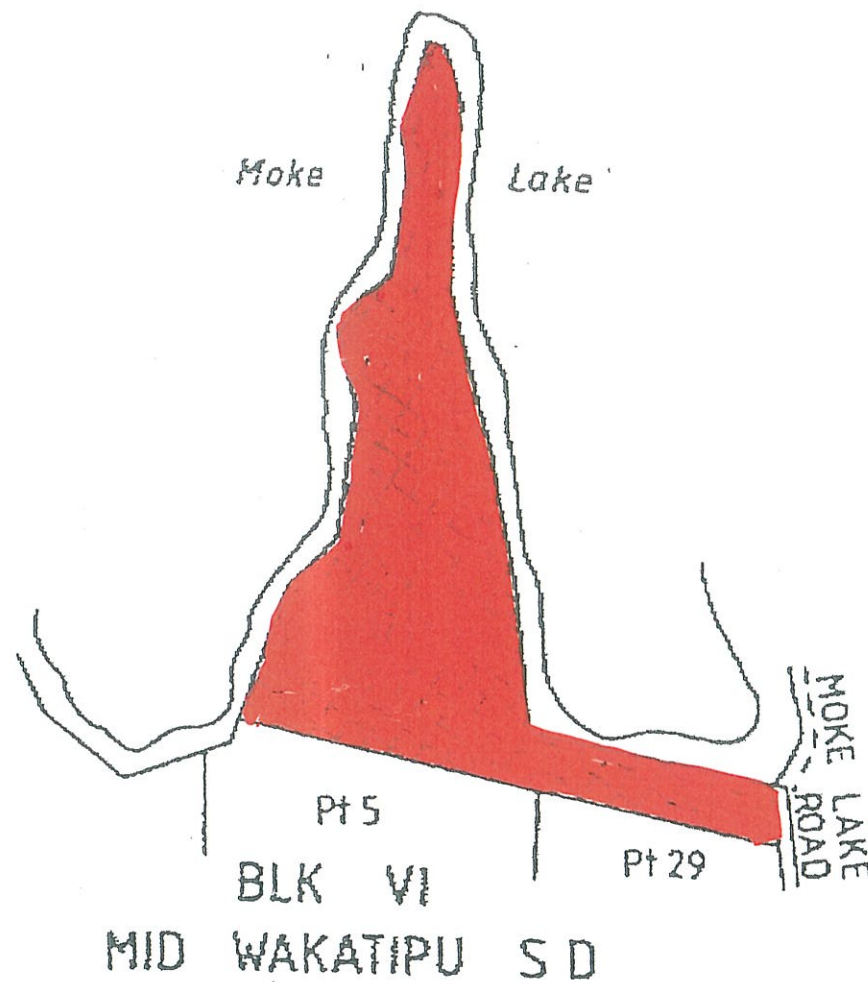
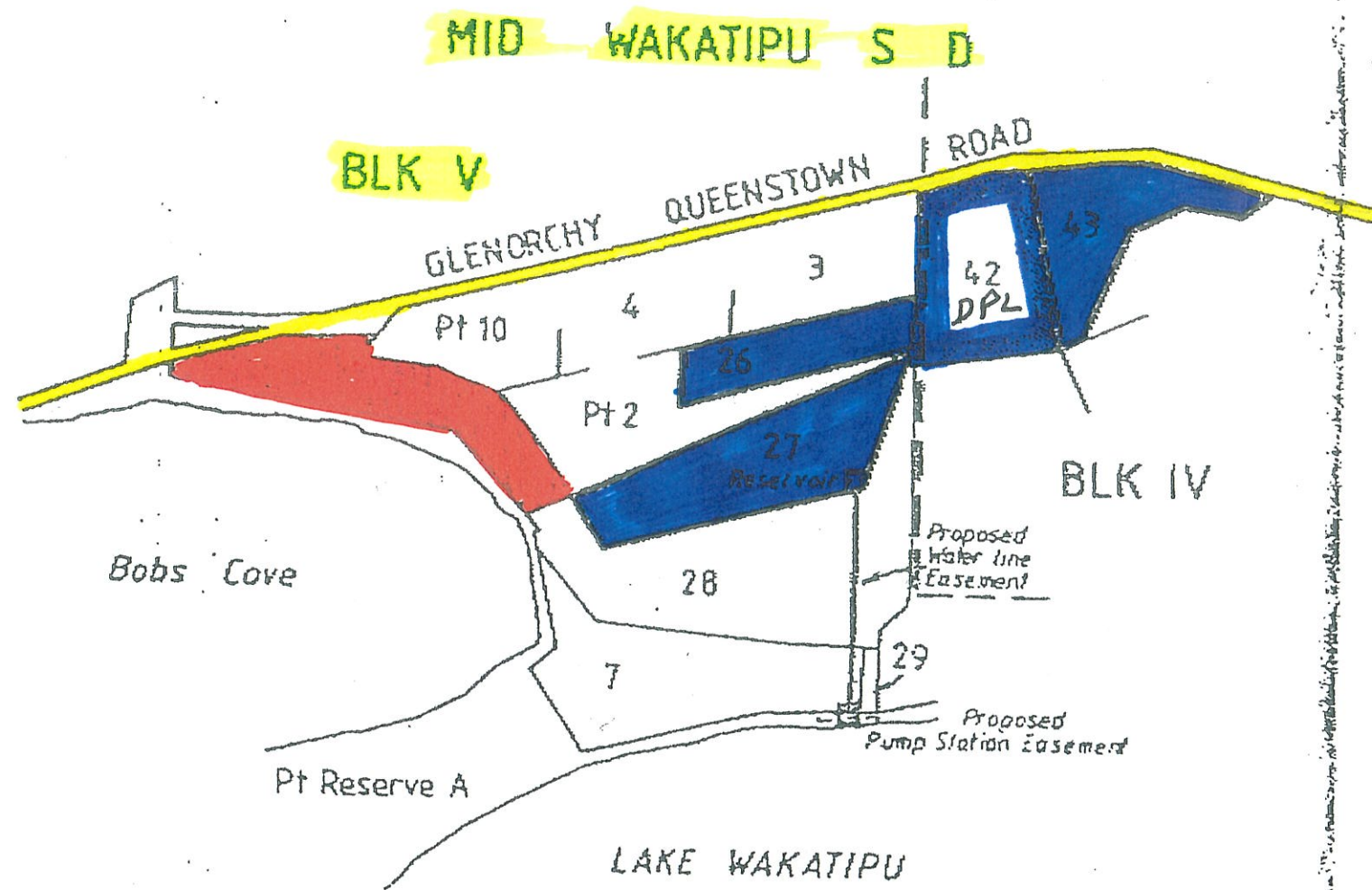
1. My name is Donald John Stewart Reid and I am a Director of Bobs Cove Developments Ltd. ("BCDL"). I confirm the following is true and correct.
2. I have made a Statement of Evidence on this matter dated 9th June 2017. I have since read the planners and consultants reports as well as having listened to the recordings of the earlier proceedings relating to my submission.
3. Having listened to those recordings I am able to confirm that a revised Resource Consent application for the subdivision of the Bobs Cove reserve land was lodged with the Council on 7 July. This application is a joint application between the Dept. of Conservation and BCDL. The subdivision consent is required before the land exchange can be implemented.
4. The process required by the Crown for an exchange of land under Sec. 15 of the Reserves Act 1977 obliges the Crown to obtain valuations of the two parcels of land, approach the Otago and Southland Runanga, satisfy the terms of the agreement for disposal of Crown land with Ngai Tahu and to satisfy itself on matters of historic and ecological importance relating to the land being disposed. All these consultations and investigations were thoroughly carried out and the exchange was consequently given ministerial approval.
5. As part of the terms of the agreement for the land exchange, BCDL is meeting all the costs of gaining approval to the Crown subdivision and these costs to date have been considerable.
6. Referring to some points raised in the recordings:
 - a. There is no mistake in the Rural Residential zoning of the BCDL title by the carpark. The mistake I referred to is the location of the highway on the planning maps including the current Map 38 and the building restriction shown thereon.
 - b. I have previously drawn up house plans for this piece of land, allowing for the various rural residential setback standards and building line restrictions. I confirm there is sufficient area for a building development that could locate a house twice the size of my current chalet at Castle Hill Village (refer attached photo). It is three storied and 8m high, being the same height restriction as the Rural Residential zoning.
 - c. We are confident that the subdivision consent applied for by the Dept. of Conservation will be approved and had expected this to have occurred before this rezoning hearing.
 - d. If the rezoning occurs without the land swap it would not matter as the reserve status would not be revoked and the land would remain in the ownership of the Crown as a reserve administered by the Dept. of Conservation.
 - e. I would like to make an observation on the ONL (District Wide) which exists over the Rural General/ Reserve zoning of the Crown land. Had the original intention of the parties to the first land exchange transferred all the freehold land required to acquire the land between the foreshore reserve and the main road, the portion of Crown land now being transferred to BCDL would have been zoned Rural Residential with no ONL designation.
 - f. The current exchange agreement will correct all these zoning matters and also remove the building line anomaly as it will have no effect once the triangle becomes reserve.

7. Finally, I would like to address the concerns raised by Mr Davis:
- a. I acknowledge the view of Mr Davis that the regenerating native bush should be protected on the land being subdivided by DOC. However, this land has the same regenerating vegetation as the neighbouring Glentui Heights property zoned Rural Residential so I do not understand the need for this protection under these circumstances. It is not appropriate or necessary, and in any event, should be outweighed by the positive effects of the exchange.
 - b. I have attached an early aerial photograph of the cove after the clearing of bush was undertaken in the 1980's. It shows that the bulk of the proposed DOC lot was cleared of vegetation entirely whereas the BCDL lot by the carpark has undisturbed native red beech forest of immense value.
 - c. I was encouraged to hear your comments in the recordings picking up on the crucial point that one of the areas of land is going to be developed for Rural Residential purposes and given that the Dept. of Conservation clearly preferred the BCDL land was there not a possibility of a reverse outcome here which would be a "worse outcome". The planner agreed, "Yes, it would be a worse outcome".
 - d. Also, there is an area of 277m² that is to be planted in indigenous vegetation in an area currently largely covered in broom and secondly, a comprehensive proposal prepared by Dawn Palmer of Natural Solutions for Nature Ltd and known as the "Vegetation Enhancement Implementation Plan" for Bob's Cove Recreation Reserve which will be carried out by BCDL and Glentui Heights Ltd. I have a copy of this proposal available and a plan of the area of reserve to be enhanced is shown. The land area of the VEIP enhancement in the reserve is **at least 25,000m²**. These proposals for weed eradication and planting in the reserve will in themselves outweigh any adverse effects of the removal of an area of approximately 1,000m² within the building platform of the proposed lot.
 - e. Overall, the conservation benefits are overwhelmingly positive and that is why the Dept. of Conservation is keen to see the exchange of land proceed.



John Reid

A



LEGEND

- 20.614 ha MOKE LAKE (KHP (BCD))
- 5.0637 ha LAKEFRONT BCD
- 13.0565 ha CROWN (26, 27 + 43)
- 4.8785 ha CROWN 42 Deferred Payment Licence.

Lot 1 DP 12784 Block VI, Lot 1 DP 16260, Sections 26, 27,
and proposed easement Block V, Sections 42 and 43 Block IV,

MID WAKATIPU SURVEY DISTRICT OTAGO LAND DISTRICT

Scale 1:10 000

Lake County

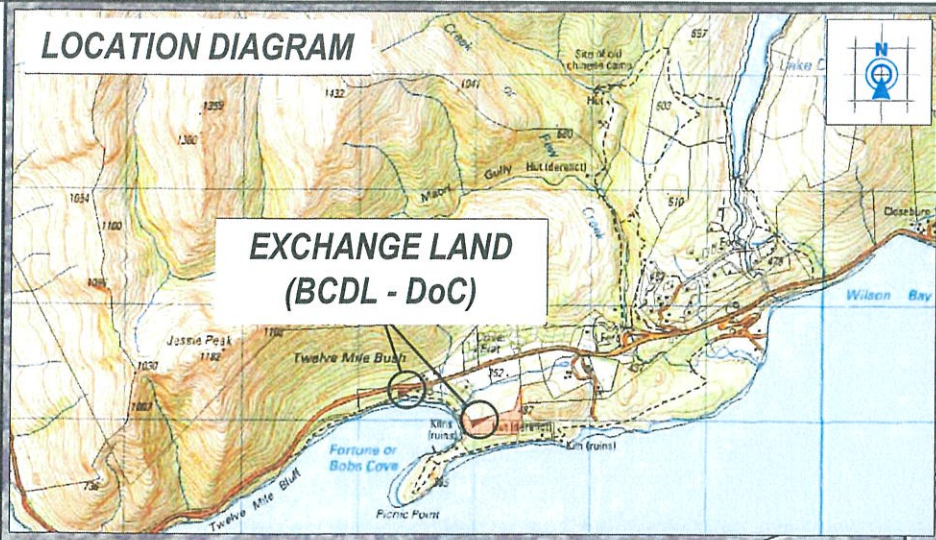
PLAN ATTACHED TO 1985 AGREEMENT BETWEEN BOB'S COVE DEVELOPMENTS LTD v CROWN.

A. J. Lewis

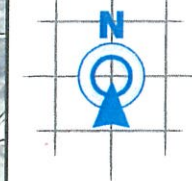
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LOCATION DIAGRAM



**EXCHANGE LAND
(BCDL - DoC)**



KEY

- proposed exchange land
- proposed balance land parcel
- proposed Residential Building Platform
- - - proposed easement boundary
- - - existing & adjacent parcel boundary
- - - RM130174 consented development area
- - - RM130174 consented lot boundary
- RM130174 consented formed access
- - - existing easement boundary
- - - existing walkway

PLAN NOTES:

1. See sheets 2 and 3 for detail
2. Levels are in terms of Mean Sea Level
3. Existing boundaries are sourced from LINZ (Jul 2012)
4. Aerial photography is dated 2006, source QLDC

EXCHANGE LAND NOTES:

1. The land exchange Proposed Section 1, from the Crown to BCDL, is subject to subdivision consent. A crown subdivision plan (Sections 1 & 2 being a subdivision of Sec 28 Blk V Mid Wakatipu SD) will be required. All areas and dimensions shown are subject to survey, and Council and LINZ approvals
2. A plan of subdivision is not proposed for the exchange of land Pt Sec 10, from BCDL to the Crown
3. Pt Sec 10 is zoned Rural Residential under the QLDP. Proposed Section 1 is zoned Rural General

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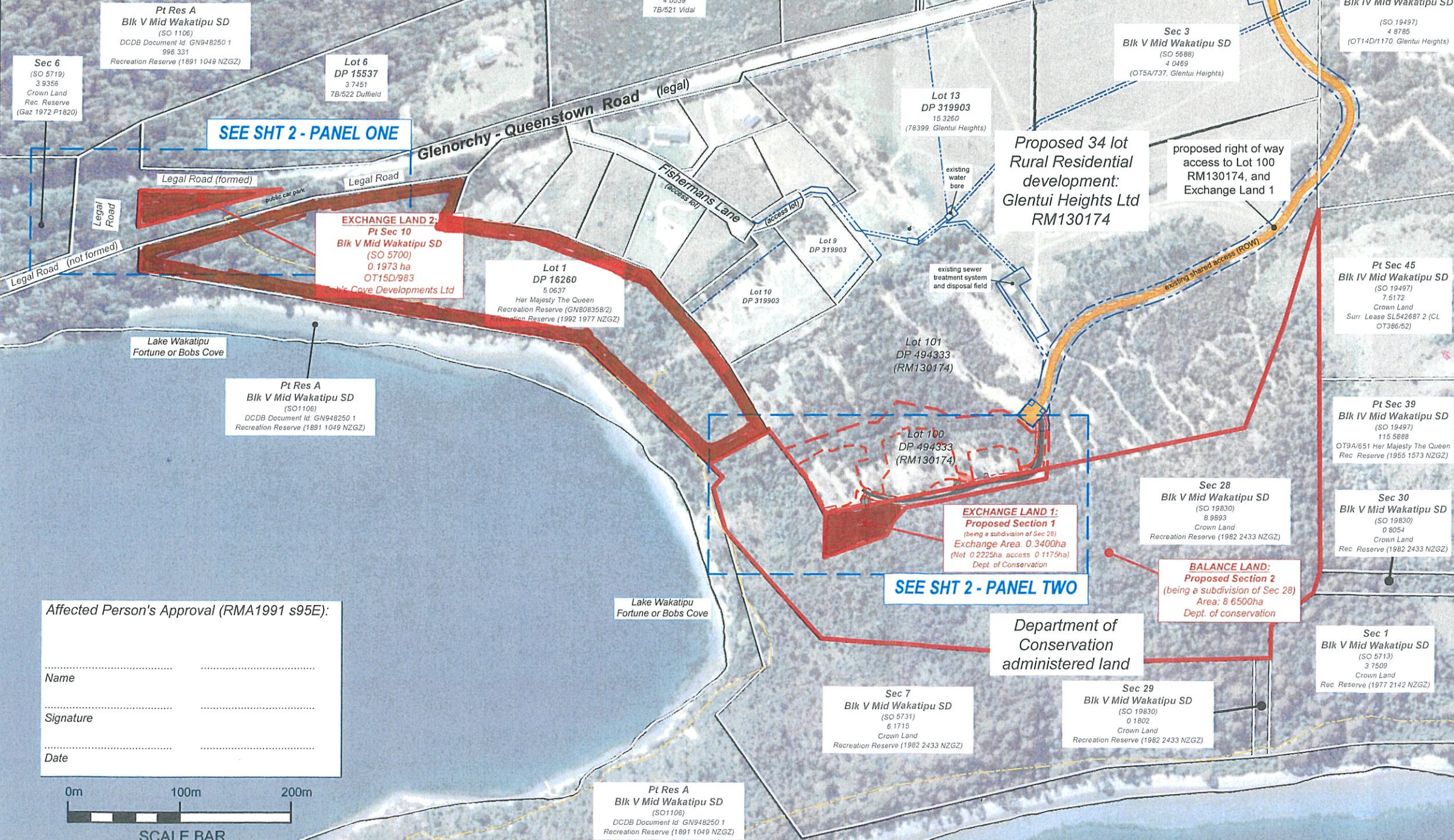
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Client/Location:
**Dept. of Conservation and
Bob's Cove Developments Ltd**
Bobs Cove, Glenorchy Queenstown Road
Pt Sec 10 & Sec 28
Blk V Mid Wakatipu SD (Crown Land)

Purpose/Drawing Title:
**Proposed Land Exchange
(pursuant to Section 15 of the Reserves Act 1977)
BCDL and Dept. of Conservation, with a
Proposed Subdivision of Sec 28 Blk V Mid
Wakatipu SD (Crown Land)**

Surveyed by:	LR	Original Size:	Scale:
Designed by:	SW	A3	1:4000 at A3 (1:2000 at A1)
Drawn by:	SW		
Checked by:	SW		
Approved by:		DO NOT SCALE	
Job No:	Q6007 - 14	Sheet No:	1
		Revision No:	D
		Date Created:	23/06/2017



SEE SHT 2 - PANEL ONE

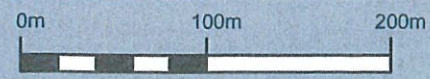
SEE SHT 2 - PANEL TWO

Affected Person's Approval (RMA1991 s95E):

Name

Signature

Date



SCALE BAR

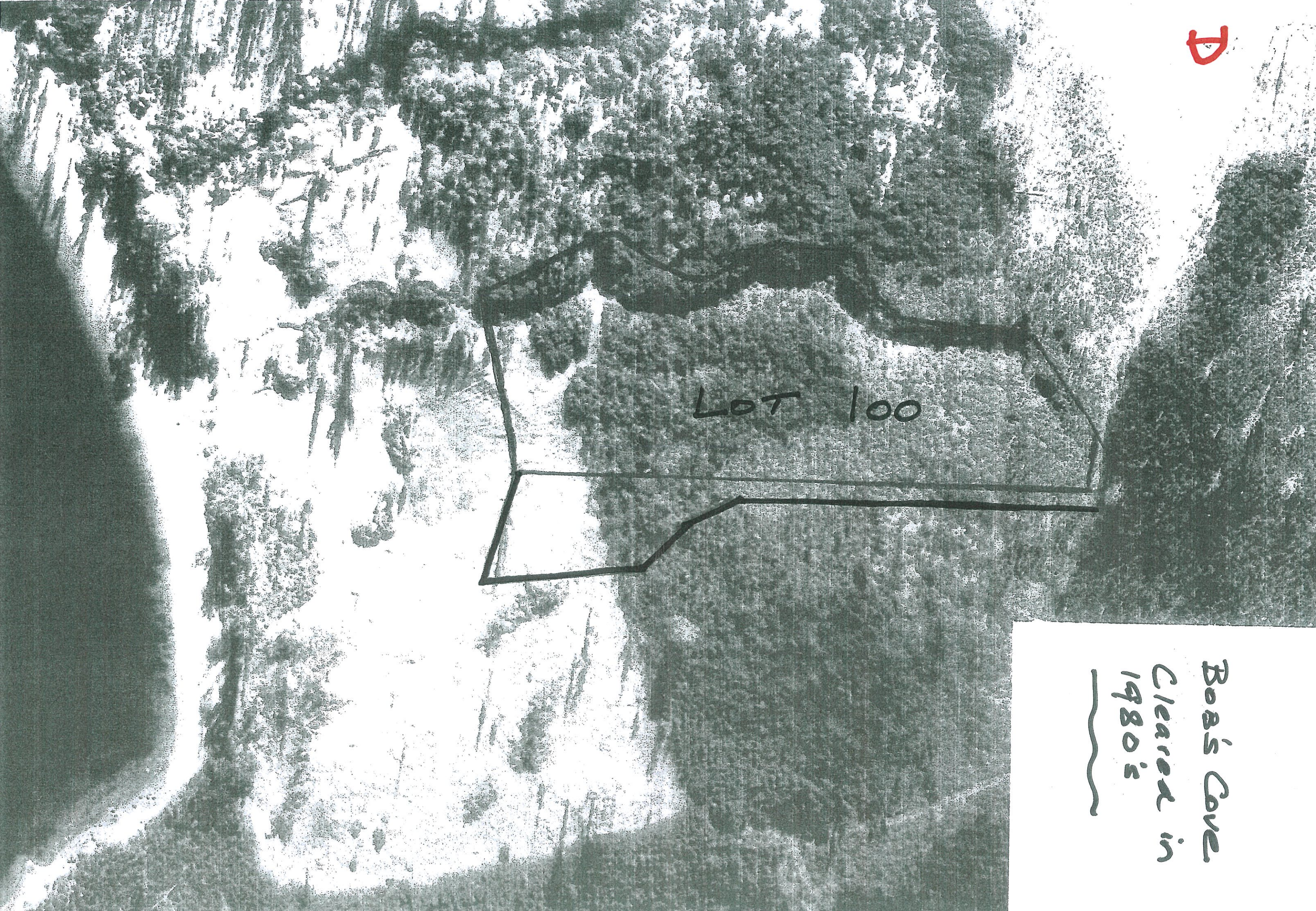
If this plan used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

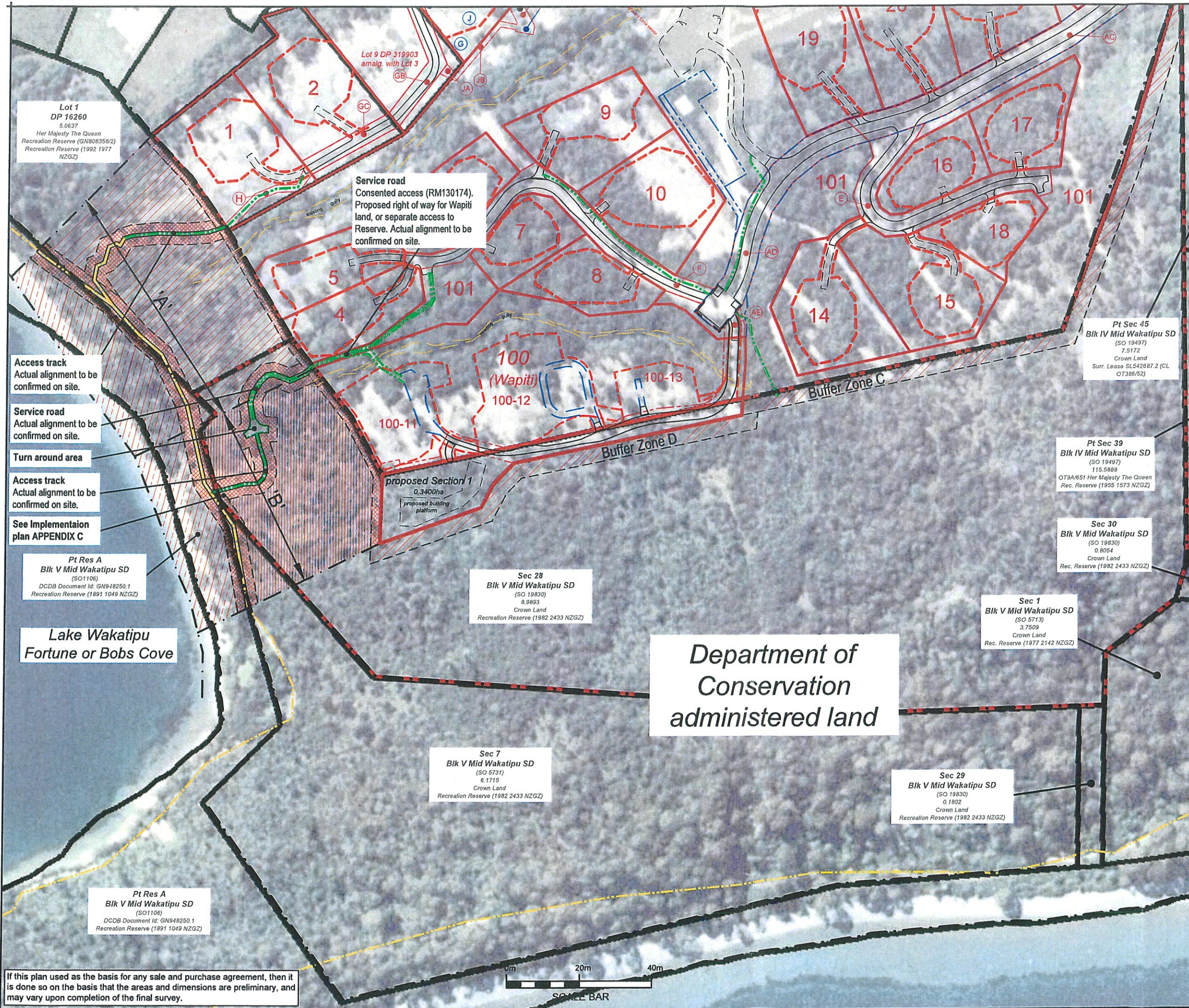


D

LOT 100

Boas's Cove
Cleared in
1980's





KEY

- development areas or building platform
- lot boundaries
- Crown land parcel boundaries
- existing walkways
- proposed walkway connections
- proposed formed access to lots

KEY - Vegetation Enhancement Implementation Plan:

- ▨ Removal of weed species. Revegetate using species from Group A in Table 2 (of Implementation Plan)
- ▨ Remove all existing willow. Revegetate using species from Group C in Table 2.
- ▨ Removal of weed species. Rehabilitation of existing natives. Revegetation using species from Table 2.
- ▨ Removal of weed species. Rehabilitation of existing natives. Revegetation using species from Group B in Table 2.
- ▨ Remove existing Eucalyptus. Revegetate with appropriate indigenous species as set out under "Buffer" in Table 2.

- Notes:**
- Please refer to Implementation Plan Table 1 dated 21 July 2016 for all details of weed removal and revegetation techniques.
 - All revegetation set out in Table 2 to be positioned in specific locations by Landscape Architect for Glentui Heights Ltd (for areas indicated by dimension 'A' and Buffer Zone C) & Bob's Cove Developments Ltd (for areas indicated by dimension 'B' and Buffer Zone D).

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Client/Location:
Bob's Cove Developments Ltd & Glentui Heights Ltd
 Bobs Cove, Glenorchy Queenstown Road

Purpose/Drawing Title:
Implementation Plan Map

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:2000 at A3 (1:100 at A1)
Drawn by:	LR, SW		
Checked by:	SW	DO NOT SCALE	
Approved by:		Job No:	Sheet No:
		Q6007 - 14	9
		Revision No:	Date Created:
		C	11/08/17

If this plan used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

F

DRAFT

ATTACHMENT G

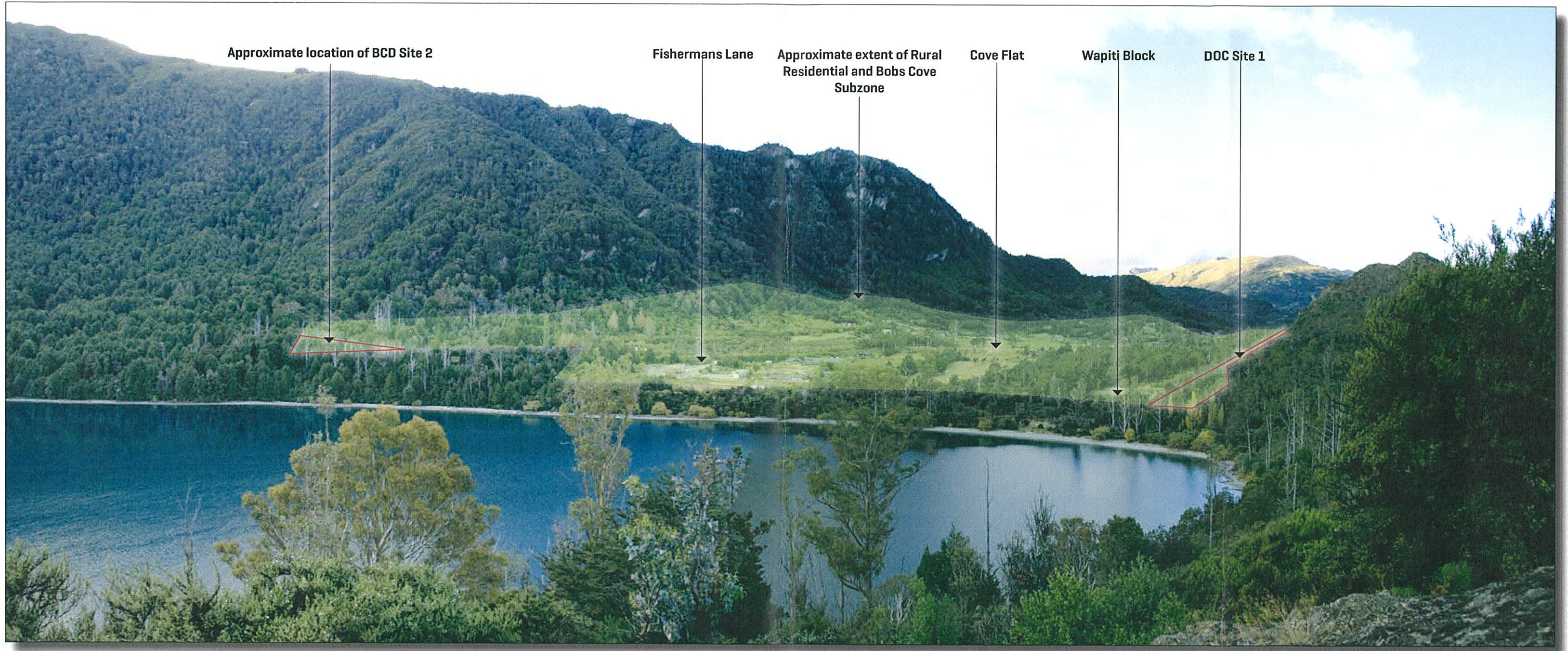


Image 4: View to the northeast from Picnic Point.