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9 February 2017

Commissioner Denis Nugent  
Chair of Hearings Panel  
Queenstown Lakes District Council  
Queenstown

*By email only:* [dphearings@qldc.govt.nz](mailto:dphearings@qldc.govt.nz)

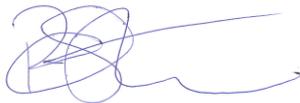
**Upper Clutha Mapping Hearings – Submission by M Beresford (Submitter 149) – Sticky Forest Land**

- 1 On 8 February 2017, I was instructed to represent Mr Beresford, a submitter seeking a rezoning of land on Planning Map 18 – Wanaka Rural, Hawea Flat, commonly referred to as 'Sticky Forest'.
- 2 The hearing of the submission has been scheduled for 29 May, with the date for lodgement of submitter evidence being 4 April 2017, and rebuttal on 28 April 2017. A Hearing Panel site visit is scheduled for the week of 8 May 2017.
- 3 The subject property (Hawea-Wanaka Substitute Block) is identified in the Ngai Tahu Claims Settlement Act 1998. The original Hawea-Wanaka Block was not available as settlement redress for Ngai Tahu in 1998, so a substitute block, known as the Hawea-Wanaka Substitute Block, was negotiated. This substitute block (known as Sticky Forest) is to be vested in the descendants of the original owners of the original Hawea-Wanaka block which had been established under the South Island Landless Natives Act 1906. The process of transferring the land to the descendants of the original owners is currently progressing through the Office of Treaty Settlement and it is hoped this will be completed this year.
- 4 As the Council may be aware, as a consequence of the Crown's historical Crown alienation of the land parcels comprising the adjoining Kirimoko Block, and its subsequent rezoning for urban development, the Sticky Forest land parcel has become landlocked.
- 5 Mr Beresford, who is a descendent of the original owners, is involved with the Work Group who is working alongside the Office of Treaty Settlement on behalf of the owners of this forestry land with a view to resolving outstanding access and a range of other

issues, including ultimately the transfer of ownership. Some of these issues are pertinent to the forthcoming hearing. However, it should be noted that Mr Beresford's submission is in his personal capacity, and not as part of the Work Group.

- 6 Resolving access to the forest land is obviously a critical issue to be resolved, whether or not the land is ultimately rezoned for residential purposes.
- 7 I am instructed that it will not be possible to make adequate progress in resolving access issues within the timeframes contemplated by the current timetable arrangements. Accordingly, I am writing to request the indulgence of the Panel in rescheduling the hearing.
- 8 Mr Beresford would prefer that the hearing be scheduled, at the earliest, at the conclusion of the Upper Clutha hearing block on Thursday 15 June, if a later date is not able to be accommodated.
- 9 In the event that the Panel is not minded to adjourn the hearing, Mr Beresford requests that there be a delay in the date for the lodgement of the submitter's evidence until 4 May 2017.
- 10 Although provision has been made for lodgement of rebuttal evidence, there are no further submitters to this submission point and for that reason, it is unlikely that rebuttal evidence will be necessary.

Yours faithfully



**Prudence Steven**