

**SUMMARY OF EVIDENCE OF ELIZABETH STEVENSON ON BEHALF OF
WAIPOPO HUTS TRUST & TE KOTARE TRUST**

INTRODUCTION

- 1 My full name is Elizabeth Stevenson. My qualifications and experience are set out in my Evidence in Chief.
- 2 This Summary of Evidence sets out the key points within my Evidence in Chief.

SUMMARY OF EVIDENCE

- 3 I became a Trustee of Waipopo Trust in 2019. I am also very familiar with the history of the area and have family ties to the Waipopo Land. My great grandmother was born in Waipopo and lived her whole life there. Her homestead was very close to the huts. Other family members have interests in the Waipopo Land, including myself, these interests have been passed down through family. I now live in Arowhenua, where I also have an interest in that reserve.
- 4 The Waipopo Land is located close to the Opihi River and is part of the Arowhenua reserves set aside after the signing of Kemp's Deed in 1848 between Te Wai Pounamu iwi and the Crown.
- 5 The tupuna of whānau members first settled in Waipopo in approximately 1300, and whānau members have remained in Waipopo since that time.
- 6 The overall vision for the Trust for the Waipopo Land is to maintain the existing dwellings for safe residential use, and to replace derelict buildings with small eco dwellings within the existing footprint. The Trust does not intend to increase the number of dwellings on their land, just maintain the number of dwellings that once occupied the site by replacing dwellings that have already been demolished or replace dwellings that will need to be demolished in the future.
- 7 The key environmental constraint affecting Waipopo Land is flood hazard risk. While we are aware of the floods of the past, as far as the Trust is concerned, none of these events have impacted on the Waipopo Land. Apart from surface flooding there has never been any threat to the dwellings or the people at Waipopo.
- 8 The aerial images appended to this evidence show continuous occupation of the Waipopo Land for 55 years and occupation of all lots within the Waipopo Land for 40 years.

- 9 There are 28 lots on the Waipopo Land. In recent years, the Trust has removed 4 dwellings that were derelict and the Waipopo Land contains 4 derelict homes. The condition of the existing derelict homes are so poor that it does not make sense for the Trust to attempt to repair them. I understand that flood hazard planning controls in the Proposed Plan will make it very difficult for the Waipopo Trust to secure resource consent to replace dwellings located in the high hazard area. This creates a significant issue for Waipopo Trust because it's vision for the Waipopo Land is that all the dwellings will be occupied to help re-establish the village that once occupied this land.
- 10 The Proposed Plan as notified made it non-complying for the Waipopo Trust to rebuild homes on our land that were under the High Hazard Overlay. The Trust submitted in opposition to this because the majority of the Waipopo Land is under the High Hazard Overlay and the Proposed Plan makes it impossible to gain a resource consent to rebuild these homes.
- 11 In 2021 I attended various hui about the Māori Purpose Zone (**MPZ**), held by the Timaru District Council in Temuka. Those present at the hui reaffirmed the intention to rezone the Waipopo Land to MPZ. There was also discussion about the part of the Waipopo Land that is on the riverside of the ECan stopbank, with concerns raised about building on the river bed or on the river side of the stopbank. To stop this from happening, at the meeting we discussed a new rule in the Draft Plan to clarify no homes could be built in this area.
- 12 I was very disappointed when the Proposed Plan was notified and the Waipopo Land was zoned Open Space Zone, not MPZ and the natural Hazard rules it made it non-complying for the Trust to rebuild on the Waipopo Land. The Timaru District Council later explained the Open Space zoning of the Waipopo Land was due to an error. However, this error has put a financial strain on the Trust, as we have had to engage in the plan review process to try and correct this error made by the Council.
- 13 My understanding of the s42A Report recommends changes to the notified Proposed Plan to allow for the rebuilding of homes on the Waipopo Land as a permitted activity, provided they meet the minimum floor level. If this cannot be achieved, the rule reverts to a restricted discretionary rule, where the matters of discretion allow for an alternative solution and allows the decision maker to take into the account the views of mana whenua.
- 14 I fully support this approach because it provides a good balance between allowing the Trust to maintain our connection with our land and aligns with our purpose and vision, while mitigating the flood risk to people dwelling on the Waipopo Land.

- 15 Thank you again for the opportunity to present my evidence and I am happy to address any questions.

Elizabeth Stevenson

30 April 2025