

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. The settlements at Waipopo and Te Kotare are located close to the Opihi River. Waipopo and Te Kotare are part of the Arowhenua reserves set aside after the signing of Kemp's Deed in 1848 between Te Wai Pounamu iwi and the Crown.
4. The Crown has acknowledged that it breached its duty to act with the utmost good faith towards Ngāi Tahu. I consider that to this day, breaches to te Tiriti continue for Kāti Huirapa in relation to Waipopo and Te Kotare.
5. The overall vision for the Waipopo Land and the Te Kotare Land is to re-establish the village that once occupied the Arowhenua reserves by upgrade and redevelopment of the area for safe residential use, including for Māori social housing.
6. The Proposed Plan frustrates the Waipopo Trust's ability to carry out our vision for the land. The Waipopo Land is zoned Open Space Zone under the Proposed Plan. This is contrary to assurances from the Council that the Waipopo Land would be zoned Māori Purpose Zone (**MPZ**). The Proposed Plan places a High Hazard overlay over the Waipopo Land and rules under the Natural Hazard's Chapter make it a non-complying activity to rebuild homes under this overlay. The servicing requirements in the MPZ Chapter for new builds also do not account for the special circumstances of the Waipopo Land.
7. There are 28 lots on the Waipopo Land. There are four lots where we wish to rebuild. There is one lot that contains a squatter, so has not been assessed but it is likely to be rebuilt. Three lots are vacant. There are 20 lots where the homes are habitable, or with some renovations, will be habitable.
8. At Te Kotare, there are two empty sites, with one of those sites has an existing use certificate to rebuild the house the Trust removed.

9. There is no reticulated drinking water, sewer or stormwater infrastructure that serves the Waipopo and Te Kotare Land.
10. 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.
11. Waipopo Land contains 5 derelict homes and 3 vacant sites where derelict home have been removed. The condition of the derelict homes is so poor that it does not make sense for the Trust to attempt to repair them. I understand from the Perspective Report that flood hazard planning controls 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.
12. The s42A Report broadly agrees with Waipopo Trust's submission to rezone our land to MPZ. The s42A Report also supports the zoning of Te Kotare Land as MPZ.
13. In my evidence I disagreed with the servicing requirements in MPZ-S4 for the requirement of 45,000 litres of potable water storage for new homes built in the MPZ zone. This is because the Davis Ogilvie Report states that 30,000 litres is sufficient to ensure a reliable water supply, and requiring a large supply would frustrate the rebuilding of homes for the Waipopo Trust and Te Kotare Trust. I note that the s42A Report Officer agrees with this in her s42A summary statement at paragraph 9(i).
14. Without any change to the zoning of the Waipopo Land to MPZ and Natural Hazard provisions and the servicing provisions in the MPZ Chapter to recognise the special situation at Waipopo and Te Kotare, this will result in the various Crown apologies and well-meant statements from local authorities falling short of the much needed regulatory change to enable Waipopo Trust and Te Kotare Trust to realise the vision for their land.
15. Thank you again for the opportunity to present my evidence and I am happy to address any questions.

Elizabeth Stevenson

7 February 2025