



USH LICENCE HOLDER MEETING 3

Date	27 November 2024	Time	6pm-8pm
Location	Selwyn District Council HQ Office		

Meeting Notes

Opening: 6.03pm

- **Welcome:** Chris Mene, independent facilitator, opened the meeting.
- Inform decisions that are going to be made by the Councillors and the Mayor
- **Karakia:** Traditional blessing for the meeting.
- **Introductions:** Selwyn District Council staff, consultants and attendees introduced themselves. This information has not been published for confidentiality.
- **Operating principles:** Chris reiterated the principles agreed at all meetings.
 - **Confidentiality:** Confidentiality with discussion tonight.
 - **Respect:** Maintain respectful communication.
 - **Equity:** Acknowledge that some may not be present tonight therefore the information from tonight would be shared / notes are being taken.
 - **Safety:** Physical and psychological safety for all participants.
 - **Trust:** Engagement and progress depend on trust. Noting there is still trust to be earned.
- **Progress update and feedback:** Monique provided an update on activities that have occurred.
 - 3 Licence Holder Meetings
 - 3 Committee Meetings
 - 4 Drop-in sessions
 - 20 Hours of conversation
 - 25 People attending the drop in sessions

The upcoming engagement:

- Licence Holder Meeting 7 December Groundwater
- Pulling everything together
- Committee Meeting 30 November
- Family Session 30 November 10am
- Additional Drop-in Session 30 November 1.30pm

Feedback update:

The community is diverse, with varying needs and perspectives. There's mixed understanding of what a Deed of Licence entails. The impact of not being able to stay at the huts is significant, as most residents don't want to leave. While some have alternative accommodation, others do not. There are social and welfare challenges, and residents have different income levels. Many fear being evicted immediately.

Issues: Monique provided a brief overview of some of the themes of concerns of residents (see slides 10-13).

Issue 1: Process speed

- Community feedback highlights some dissatisfaction with the process's pace either too fast or too slow.

Issue 2: Councillors engagement / support

- Monique suggested presenting the huts to the Councillors through photos and invited additional ideas on how residents might like to showcase the huts. She also noted that she would seek permission from the hut owners before taking and using any photos.

Issue 3: You are making retirees homeless:

- Monique summarised the slide as per slide presentation
Concerns that decisions may force retirees or long-term residents to vacate.
- Feedback from residents about being made homeless without clear justification for significant changes.

Issue 4: Mental and physical health struggles

- Monique summarised the slide as per slide presentation

Council staff:

- Clarified that no decision has been made on the term of the Deed of Licence at this stage.
- Council has responsibilities including Council is the regulatory authority, administering the land, and has a duty of care under Health and Safety at Work Act to ensure safety.
- The huts were originally not designed for permanent habitation.
- In terms of the pipeline being built sewerage and infrastructure issues need addressing to meet safety and environmental standards.
- It was clarified that no future plans for the reserve have been made at this stage
- Staff on the night were not aware of any cycleway conversation relating to the Upper Selwyn Huts.

Selwyn River – Presentation from Environment Canterbury (ECan) staff (See slides)

Environmental and Flood Risk Management

- River and drainage scheme updates provided by Environment Canterbury staff Shaun McCracken - Regional Lead -River Engineer, and Dan Meehan -Area Engineer.
- Challenges coming from both directions of the river, challenges include sediment buildup, debris management, and flood protection.
- Residents raised issues about specific areas (e.g., shingle buildup, tree debris). A resident asked if shingle could be removed further up the river and the river by the huts maintained more frequently.
- Ecan staff responded that gravel extraction is actively managed and maintained and that the build-up is happening above the huts. The USH have a little bit of bed build-up but not enough to dredge at this stage. Ecan staff advised that profiles do not show that the river bed has risen significantly here like it has near Coes Ford. They shared survey results of the riverbed cross-section, indicating minimal changes.
- A resident responded that from their observations of the river, that the shingle levels have increased, and thinks it could be better maintained and done on a yearly basis.

- Ecan staff advised that there will be maintenance works on willow trees soon to reduce the risk of blockage during floods.
- A resident pointed out a buildup of rubbish under a tree and identified the location on the picture shown on the slide. The area is near where trees are scheduled to be removed.
- A resident advised between Coes Ford to the USH a lot of trees and debris build up in the river.
- Ecan advised working through business as usual and set budget and they may take some time to get to this area.
- There was a discussion about ECan's plans to lower the stop bank on the opposite side, which is on land owned by the Department of Conservation (DoC), as part of flood protection efforts. ECan staff explained that they cannot proceed with the work because they have not obtained permission from DoC.
- A resident asked about raising the stopbank to provide greater protection to the settlement. ECan advised that there are some challenges due to the narrowing of the river at this point.
- A resident requested data from Ecan in regards to where the weak points are and where potential breaches are. Shaun will provide a report with this information.
- Residents discussed that if there is a risk of flooding, they are given prior warning and enough time to evacuate. However from Ecan's experience when a warning is given there are a lot of residents that do not evacuate.
- A resident had a differing opinion and said her involvement with evacuating people is they are usually always able to get all residents out.
- There was discussion around the evacuation route which could be cut off.
- A resident asked about ways to identify potential causes of flooding, to help mitigate the risks. Ecan recommended reaching out to the Council team for further guidance.,
- Some alternative options that residents raised:
 - Water culvert
 - Swale that the bridge closes
- Discussion was held around the lake level behind the settlement and if ECan have anything to do with protecting the settlement from that side. A resident asked if they are able can get help in researching and costing this. Shaun will look into this.
- Opening Te Waihora (Lake Ellesmere) to the sea is expensive but necessary for managing water levels and the process for this was discussed. Discussion on the challenges of opening the lakes including storms, swells and tidal over wash.

What options can we explore when the Deed of Licence (DoL) ends?

Monique discussed the benefits and limitations of six options (listed below) but emphasised openness to exploring additional ideas, including creative models suggested by residents. She encouraged community input on alternative options and noted that these are not limited to precedents set nationally. However, any proposed option must be justifiable, proactive, and provide certainty.

Assumptions for the options below is that the DoL is final regardless of whether this involves a trigger or set date.

- Living lease
- Land banking
- Compensation

- Social housing
- Rentals
- Support package

A question was raised whether a trust owner can be included in the living lease. Monique advised that we would seek legal advice if this option was to be progressed.

As part of the process Tim Harris and Monique need to put up a business case of the most feasible model and why it is a good idea. Overall costs – and need to be equitable example ratepayers funding compensation for USH would not be palatable across the district.

A resident discussed recreational use of her hut and need for equitable treatment of all stakeholders (permanent residents and recreational users).

Residents had a view of leaving them alone until Council can give them a solid reason of why they should leave.

A resident discussed land banking and thinks it should be a palatable option as it provides the most compensation out of all the options.

An option that was suggested by a resident was what it may look like if the huts were back to 100% recreational use.

Council staff commented :

- The DoL cannot be progressed until terms are decided.
- The District Wide Rate is still something on the Councillor's radar, however, there is a tight timeframe to put this in place. Staff do have workarounds if the timeline gets pushed out.
- Reiterated options are constrained in terms of the Council's budget (no budget).

A resident would like to see the inspection list sit outside of the DoL. This is something staff could look at.

Closing: Chris closed with a karakia at 8.04 PM.