



AGENDA FOR THE

**UPPER SELWYN HUTS
FUTURE DEED OF LICENCE
DELIBERATIONS**

**TO BE HELD IN THE NICHOLAS HALL
LINCOLN EVENT CENTRE**

**THURSDAY 21 AUGUST 2025
COMMENCING AT 10AM**

Upper Selwyn Huts Deliberations Agenda 21 August 2025

Attendees: Mayor Sam Broughton, Councillors, S N O H Epiha, L L Gliddon, D Hasson, M B Lyall, S G McInnes, G S F Miller, R H Mugford, E S Mundt & N C Reid & Ms M McKay

21 August 2025 10:00 AM

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Public portions of this meeting are audio-recorded and livestreamed via the Council's YouTube channel.

The Severe Weather Emergency Legislation Bill has, until October 2024, suspended the requirement for members to be physically present to count as 'present' for the purposes of a quorum. Members attending by means of audio link or audiovisual link are therefore able to be counted as present for the purposes of a quorum and able to vote. The recently enacted Local Government Electoral Legislation Act has made these emergency provisions permanent.

Opening Karakia

Whakataka te hau ki te uru	Cease the winds from the west

Whakataka te hau ki te tonga	Cease the winds from the south

Kia mākinakina ki uta	Let the breeze blow over the land

Kia mātaratara ki tai	Let the breeze blow over the sea

E hī ake ana te atakura	Let the red-tipped dawn come with a sharpened air

He tio, he huka, he hau hū	A touch of frost, a promise of a glorious day

Tīhei mauri ora!

**MINUTES OF THE UPPER SELWYN HUTS
FUTURE DEED OF LICENCE HEARINGS
OF THE SELWYN DISTRICT COUNCIL
HELD IN THE LINCOLN EVENT CENTRE
ON THURSDAY 7 AUGUST 2025 AT 9AM**

PRESENT

Mayor S T Broughton; Councillors, S N O H Epiha (online), L L Gliddon, D Hasson, S G McInnes, G S F Miller, R H Mugford, E S Mundt, N C Reid

IN ATTENDANCE

Mrs S Mason (Chief Executive); Messrs. C Mene (External -Project Lead), J Knight (Head of Health, Safety and Wellbeing), W Stack (Health and Safety Lead), C Han (Digital Operations Support Specialist); Mesdames N Livermore (Senior Communications Advisor); S Carnoutsos (Communications Manager), P Swift (Senior Communications Advisor); D Kidd (Executive Director Community Services & Facilities), D Mitchell (Senior Legal Counsel), R Marfell, (Assistant to ED Community Services and Facilities), T Van der Velde (Assistant to ED Strategy, Engagement and Capability) and S Kumar (Digital Operations Support Specialist); and Ms T Davel (Governance Lead and DEO)

The meeting was livestreamed.

APOLOGIES

Councillor M Lyall submitted an apology, with Councillor Epiha joining online.

OPENING COMMENTS

Mayor Broughton welcomed everyone in attendance to the Hearings for the Future Deed of Licence for Upper Selwyn Huts. He said that there will be five-minute presentations today. He asked the public to remain polite throughout and said that negative comments to the council or staff will not be allowed.

RECEIPT OF SPEAKING SUBMISSIONERS

The following submitters spoke to their submissions in person at the Hearings.

Main points noted are captured below and does not reflect a full summary of the submissions, rather key points, additional comments and questions from councillors.

The full hearing is available on council's YouTube channel.

Submission No: 52 – Keith Morrison

- The residents here are some of the most vulnerable in the District.
- Reestablish a community committee chaired by the council and which would make decisions by consensus. It will ensure inclusivity; meetings open to the whole community and remain relevant.
- Mr Morrison also spoke to the bird and wildlife species which will remain in the area.

Submission No: 64 – Robyn McFarlane

- No clarity from the council on the future of the huts with no explanation on the use of the land.
- It has caused stress over the last 14 months.
- With the proposal, Council takes away the idea of being a homeowner and classes those living there as homeless.
- Council is also cutting the residents out of any compensation.
- This is a low intensity community with a high financial return for the area.
- Removing the house at their own expense, with no security, is unjustified. The community is faced with extraordinary circumstances.
- Council should commend people like the residents as they want to stay and work and live here.
- Robyn holds the council responsible for compensation for at least 30 years plus.
- To a question as to how the situation makes her feel, she noted that it made her feel nervous and insecure, unable to fix or repair anything. They invest a lot of time and energy to make their homes their own, so they feel like they are living on the edge.

Submission No: 61 – Jo Glynn

- Hut has been in their family for 104 years and have been an important part of their history. Can be enjoyed by the whole family.
- As recreational hut owners we didn't know the community well before this.

- This is a real community, the likes of which many of us do not have – resilient and looking after each other and deserve to be respected and looked after.
- Disappointed in the council process that has brought us to this point today.
- Council thinks Days Road is an issue, yet there has been no investigation of mitigation solutions.
- We are willing and able to work on mitigation strategies – however, Council skipped all these steps and is an unfair use of power.
- Council has predetermined the outcome.
- Council causes the community an immense level of stress, with a strong possibility that some will be made homeless.
- Think carefully when voting on these decisions – it will impact on many people's lives.
- Right decision is 30 years with right to renewal, with specific triggers to be determined in future.
- To a question about which environmental triggers would be considered warranted, Jo said it should be a significant event, and as it hasn't happened yet we will start talking about it when it happens. An example was the recent flooding in Tasman.

Submission No: 139 – Kerry Glynn

- Talked about legal opinions.
- Kerry questioned some of what was on council's website around its obligations to the residents in the District.
- Flooding happens across Days Road, but not the actual huts.

Submission No: 22 – Ian McIntosh (joining online)

- No impending problems for the residents at Upper Selwyn Huts.
- Ample information that clearly shows that there is another agenda in this.
- Rejects the sea level rise reasons.

Submission No: 17 – Rupert Kuhlmann

- What people need is certainty, whether it is done by means of licence or some other means, it doesn't matter.
- They need certainty for a period.
- Fixing this will be the foremost obligation of the council, to leave them with a clear perspective so that they can stay there over the next 30 years.
- Request to council – when you decide on the settlement, the first thing to do is to provide the people with certainty as to their future, so that they can plan,
- That also gives you the opportunity for a plan for you to follow through on.
- There wasn't really an effort to manage things in the past 10 – 15 years.

Submission No: 138 – Chris Rossiter

- Read through his submission.

Submission No: 73 – Helen Colenso

- Over 50% of our community is over 60 years old and unlikely to fend for themselves.
- Who will buy a home at USH knowing it will be destroyed.
- Challenged council to find flood water in the USH.
- Does not want council to prevent her family from being 5th and 6th generation hut owners.
- Does not want Council to make people homeless.
- Spoke of no hope of compensation
- Provided some photos of past water levels to support presentation

Submission No: 68 – Fiona Ngakuru and Submission 67 - – Nathan Ngakuru (Fiona Ngakuru)

- Fiona presented a PowerPoint slide pack showing impact and solutions.
- Impact has been enormous and will get worse.
- Spoke about specific impact on her and her husband's situation.
- No practical support available from support agencies.
- Putting a finite date on community is hasty and premature.
- Fiona referred to some of her proposed solutions.
- 30 years with right of renewal, subject to environmental triggers.
- Allows Council to monitor future risks; gives us stability and security.
- In response to a question on environmental triggers, Fiona said this would need a lot of careful consideration; with the community as a whole needing to look at it; wouldn't only be road maintenance; people living there know the ground and the lay of the land; the behaviour of the river; and they would need evidence-based solutions. She said she would look to ECan and AquaLink and get their expert views.
- To questions from council, Fiona said 'at-your-own-risk' occupation would have to be evidence-based with consistent monitoring for imminent risks and planning. She didn't want it to be a case of 'let them stay and see what happens'. To the question of how much water is too much water, the issue is that if it's the only house you have with nowhere else to go, you'll keep sweeping the water.
- They have not had any issues with getting sufficient insurance.

Submission No: 36 – Iona Fea

- She speaks as a concerned sister of a USH resident.
- Council was denying people their basic rights to live in a remote settlement.
- Council is stripping away any security these people has ever had.
- Threat of evicting them and putting the costs onto them.
- SDC should be ashamed of how they treat their own people.
- You need to be honest about why you want to evict people – clearly, it's not only about climate.
- To a question about the healthy homes Act and inspections, Iona said the residents simply want to understand the process as even a tenant in a council flat will understand when and why an inspection will occur.

Submission No: 56 – John Adair

- We want security of tenure, in particular the longest term, i.e. 30 years.
- Hopefully you will find another possible outcome for us.

Submission No: 72 – Graham Evans

- Has had a hut all his life, since 1923 in the family.
- Member of the Selwyn Huts committee and Resident Association.
- Concerned that no discussion was held with us on the context of the consultation document.
- There should have been a fourth option to choose from.
- Predetermined attitude – question is 'why'.
- There is a legal opinion on the status of our tenure.
- Causing more stress to an already vulnerable community.
- Wish retiring councillors well but please give us our life back before you leave.

Submission No: 32 – Helen Stevenson

- Reads through her submission.
- These people have not had the luxury of having mortgages.
- Their QV's have now also halved.
- Could result in homelessness for some.
- Architecturally the settlement is quirky and unique.
- Strongly support the continued existence for 30 years.

Morning tea break – adjourned and resume at 11am.

Submission No: 92 – Sam Wilshire

- Not here to discuss their huts, but people's lives.
- USH is a snapshot of what I remember Selwyn to look like.
- Culture, historical and emotional damage is immense.
- SDC spent 250k on consultants on kicking the families out.
- Residents have paid for their pump stations through targeted rates and it will now all be for nothing.
- I resent the timeline proposed and disgusted with the process.
- Council should have some humanity – these people have every reason to be angry, they have been bullied, and the qualifiers for early termination are cruel – road closure has only happened twice in 12 months – if this was a qualifier it would write off half of Selwyn.
- Seems like predetermination.
- Council has a duty of care for all the people in the district, not only a selective group.

Submission No: 29 – Christine Ferguson

- Lives in Motukurara and have had flooding which would be far worse than what would happen at Upper Selwyn Huts.
- Would like for them to stay please, without restrictions on the length of stay.
- None of us who own our own homes get inspections, and therefore they should not have to have it either.
- They would look after their properties if they knew they could stay longer – if you had no certainty on the future, why would you do that.
- We need to keep the little rural communities as part of a place for people to stay.

Submission No: 86 – Anne de la Cour

- Own my own home.
- Since early 1900's, area is very special to me and my family.
- Significant historical values have been cultivated over generations.
- Deep connections.
- Have more than one lot.
- Great grandfather had been on many committees.
- Not only used for recreation but a home too.
- Why do you not have a deed of licence for more than 30 years.
- Have you considered the impact e.g. financial loss, physical and mental stress and knowing we may not have anywhere to live.

Submission No: 63 – Char Webb (Kirrily Fea)

- My question is 'why'.
- Honesty, compassion and empathy doesn't seem to be requirements to become a councillor, otherwise how else would you be able to sleep at night.
- We've asked your in-house lawyer how she reached the decision as to how they reached a specific term. Why.
- You have tried climate change, wastewater, as reasons, but you are still determined to have us removed.
- To a question as to how this affects her health, she said she is stressed over the last 14 – 18 months.

Submission No: 188 – Pamela Tyler (Christine Tyler)

- Thanks to SDC for giving us space, the last time you only allowed 40 people.
- I've lived there for 12 years understanding I am living on crown land; but over the last 7 years I've lived in limbo, this is messing with my health and my life.
- Bonds and inspections – we are being held to ransom.
- In May 2025 the media reported flooding - you chose to allow the one person who self-evacuated to consult with you, the river was not over the top; and it's not as bad as it gets; the road was open and so there was complete inaccurate reporting on TV and RNZ.
- USH has not flooded in 130 years.
- It appeared to her that the council was obsessed with the hut owners rather than the wider district.

Submission No: 74 – David Trimbell

- Going out to the huts all my life and owned huts since early 1900's.
- Appears all your reasons have been rectified – e.g. sewerage, wastewater disposal, sea level rise.
- Council has the legal obligation to protect this area and ensure it's used and enjoyed by the huts settlement.
- Flooding cut off access in the past for a short period of time, the huts were never flooded, and this is not a reason for not renewing the licence.
- If there was damage the council would need to rectify it.
- An event of any nature, any action should be agreed by affected parties, mitigation options need to be explored.
- Homes in the USH should be treated in the same way as any other home in the district.

Submission No: 87 – Calvin Payne

- Construction engineering degree and 42 years' experience.
- Worked for CERA after earthquakes.
- Elected member of the MCB and responsible for the Board finances.
- Views expressed are my individual on the future deed of licence of the USH consultation.
- Consultation document was very specific, proposed several fixed options.
- Extend the licence for as long as possible to relieve the uncertainty.
- May have to consider retreat because of a natural event.
- A catastrophic event should be a trigger to manage retreat but then also for the rest of the district.
- Bond is not relevant unless there is short time period.
- Inspection is not required for other homes, why for these.
- The 'why' is based on the worse case scenario which may occur in the next 50 – 100 years and is at best a wild guess.
- Weather events can be localised – one area could be impacted; another area not.
- Decision late in the triennium – in fact at the last meeting in September 2025; the majority who will make this decision are not candidates again.
- Asked for a delay until after the election so that an informed decision to be made after the election by a new council.
- To a question about what benefits there might be for a new council looking at it, Calvin said a new council will have a fresh perspective, will need to look at all the information again; so that would delay it.

Submission No: 126 – Grant and Jillian Bonniface

- Family-owned huts since 1920's.
- Spoke about lake levels being regulated and no pressing climate change issues.
- Licences can be granted for 30 years.
- Concerned with the events listed as triggers – it appears to be made up and not based on reality.
- Think of a way to preserve the community, looking after the people staying there.

Submission No: 129 – Zoran Rakovic

- Not here as a lawyer or expert but as a citizen.
- USH is not a political problem, but human.
- People, many of modest means, should be allowed to stay.
- They are not asking you to protect the hut, but the life within.
- Council must protect the environment.

- You do not need to force them out, you can bless them.
- Anyone can move an amendment to let the people stay.
- True measure of a society can be found in how it treats its most vulnerable people.

Submission No: 154 – Kirrily Fea

- Council has followed a predetermination.
- If you are planning on wiping out an entire reserve, reasons are legally required.
- Legal constraints – despite multiple requests you have not provided any statutory reason, you haven't given us time to respond
- To questions, Kirrily said they ask for 30 years and then a further term, based on triggers. The community needed time to heal. She added that it was concerning that no New Zealander was given compensation after a climate change event.

Submission No: 128 – Susan Rogers (Selwyn Huts Owners' Association)

- Cara Zdrenca – speaks on behalf of the Selwyn Huts Owners' Association,
- You blocked heritage process, since then we commissioned our own, it confirms that it is an archaeological site with significant cultural evidence.
- Renewable licence will protect the archaeological site for future generations
- Living simply and sustainability and within our means and it is irresponsible to get rid of us.
- Stability and long-term sustainability are what they want.
- Heritage listing is for the site, not the individual buildings.

Submission No: 181 – Cr John Sunckell (Environment Canterbury)

- If we accept there will be climate change, sea level rise – we expect those things to happen but with dynamic decision-making we can assess every 5 or 10 years.
- Talked about providing an Early warning system.

Submission No: 136 – Susan Rogers (as individual)

- We are now in a worse position than last year.
- Place the final decision making on the public.
- You downgraded the significance from high to medium and we have asked why but haven't received any response.
- Feels like a crusade against us.
- Often mentioned that our houses aren't developed for permanent living – how do you know that?
- Hope that all of you understand why you don't want a renewable licence.

- We should remain on a renewable licence, this is about our lives, our homes and our history.
- We won't stop writing and talking to you and we would like to delay the vote.
- To a question about managed retreat, inland from the current site, Susan said if it became that unsafe, she couldn't imagine anyone not looking at alternative options.

Submission No: 132 – Michael Glynn (Kerry Glynn on behalf of Michael Glynn)

- No reason why this shouldn't be renewable.
- A significant event should be Selwyn wide, not only unique to the Huts.
- Managed retreat could be looked at for the future.
- Will make a further legal opinion available as soon as it's finalized.
- To a question as to what kind of damage she was talking about to warrant a permanent eviction, Kerry noted she sees it as a safety issue, not eviction. In her opinion, her hut would virtually have to be knocked down to remove it. We are not going to move just because we can get wet.
- To a question about land banking, e.g. if SDC buys a farm to relocate to and whether the cost should be across the district or only those affected, Kerry said it wouldn't be fair to spread it across the district. The issue would actually be the location and to move to a farm, for example, would not be compelling to the hut owners.

The meeting adjourned for lunch until 1.10pm

Submission No: 157 - 132 Sandra Lagrosse

- Owned a home at USHs for the last 24 years.
- She feels safe in the community and has long lasting friendships at the huts and added that her kids have had great early life experiences at the huts such as fishing.
- Expressed her constant worries about how to fund future years and noted her health decline due to the uncertainty.
- Asked Councillors to use their power to do the right thing.
- No experience with flooding in the huts.
- Hopes to see a way forward for huts community and would like to see 30-year term with rights to renew.
- A Councillor asked about the stress and financial concerns involved, specifically referencing the cost of the pipes and any additional expenses incurred. The Councillor enquired how these extra costs have affected the household. Ms Lagrosse responded that she was aware that these costs would arise and had anticipated them.

Submission No: 158 – Kate Johnson

- Discussed negative impact of consultation has had on her.
- Spoke of the opportunity they had to live back in rural community in 2019 (USHs), the USHs was an affordable option, no finite of term was mentioned back then and buying at USH has allowed her to be mortgage free.
- Discussed Council commissioned reports with results favouring the huts and wanted to note that it is a Local Purpose Hut Settlement, which she understands Council has a legal obligation to protect.
- There has not been a clear 'why' of the reason they need to leave.
- Would like certainty, 30 years with a right of renewal licence.
- Has distrust and lack of confidence in Council and would like to see the decision deferred until the new Council.
- Wants to see huts listed as historical significance.
- A Councillor asked why Ms Johnson wants to see it deferred to next Council. Ms Johnson responded that she thinks the current Council are anti-huts.

Submission No: 159 – Blanche Fryer

- Ms Fryer spoke of the importance on speaking today.
- Discussed commissioned reports that have come out as in favour of the huts.
- Spoke of losing a home in 2007 after an earthquake and retreated to the USHs. At the time the licence rolled over every 5 years.
- Huts are affordable for retirement aged residents.
- Huts have character and their own history with community charm and recreational values.
- In terms of building inspections, huts should be treated as any other buildings in the district.
- Talked about there being misconceptions of the huts.
- Would like to hold on to the historic settlement and talked about the value of Council investing in the community.

Submission No: 69 – David Lloyd

- Spoke of visiting the huts and staying there prior to buying and living there and discussed the significance of the river and environment.
- Mr Lloyd and his partner originally used the hut as a holiday bach. After an earthquake left them unable to stay in their house, they moved to the bach and sought Council's permission to live there permanently.
- Discussed the sewerage system and how Council have now built a pipeline.
- Asked Council to put themselves in the hut owner's shoes.

- Would like Councillors to consider the people who have chosen to live there, including those who will live out their final days and those with young families who have more freedom than in the city.
- Discussed the emotions and the determination of residents to fight for the USHs.
- A Councillor asked how they would cope if an extreme event were to occur, noting that they had previously experienced one.
- Mr Lloyd responded that they are resilient and will face whatever comes their way.

Submission No: 162 – Graeme Young

- Spoke of being a representative of the USHs for around 22 years. He understands that 95% of the people who own the huts support the committee (Selwyn Hut Owners Association) and support the submission made by the Association.
- The USHs community has contributed to the district and deserve to be on the district wide rate.
- Supports the regeneration of the lake and does not believe that the USHs are contributors to the pollution of the lake and would like to be part of the solution of the regeneration of the Lake and noted that he has been turned down by Taumutu to meet with them.
- Mr Young spoke of his involvement in the River Rating Committee.
- Spoke of the Barrister for USHs resident who advised it is illegal to have a fixed term and noted that if a recommendation to pass a finite period is moved by Council, he will fight this decision and will not be signing a Deed of Licence with a finite period.

Submission No: 201 – Phillipa Fraser

- Provided a supporting document which was circulated to the Panel at the hearing.
- Ms Fraser discussed what leadership means to her.
- Discussed family history at the USHs back from 1987, a place that holds memories and does not want this taken away.
- Shared that she does not think the process has been fair.
- Discussed narrative in the media regarding leadership and expressed that leadership is not about the words you speak it is about the actions that follow when no one is watching.
- Ms Fraser provided a 1min video to support her presentation

Submission No: 174 – Colin Giddens

- Mr Giddens spoke of an item that he brought to show the panel and discussed that the item represents roots back to Europe
- Would like to see decision deferred to the new Council next term.

Submission No: 135 – Andrew Bowling

- Did not attend.

Submission No: 167 – Suzanne Allen

- Spoke of owning a hut for 30 years, with use of this as a holiday home for her and her family.
- Expressed disappointed with a finite period.
- Has been on the Hut Committee for many years, and was involved in helping resolved the sewer situation at the huts and at that time of sewer discussions there was never discussion of a finite period.
- Believes she has a document that states that they have a 99 year licence term, but cannot find this.
- Expressed disappointment that residents have never received proof or reason for finite date or proof of future land use.
- Spoke of no compensation offered and spoke of the stress and financial hardship to residents.
- The community has spent a lot of money on legal advice.
- Spoke of the community and the social committee and added that it is a vibrant diverse multi racial, peaceful place which has brought lots of enjoyment to residents' lives.

Submission No: 57 - Ary Maat (Suzanne Allen)

- Suzanne Allen spoke on behalf of Mr Maat who has recently passed away.
- Ms Allen spoke of Mr Maat and his medical challenges and added that he was non-verbal.
- Ms Allen read a document that Mr Maat had written prior to his death. When Mr Maat bought his hut it was not indicated to him at the time that the licence would be finite.
- Mr Maat invested his money into his asset, hoping to leave something for his family once he passed away.
- Due to his medial challenges, he sought a place in a peaceful and rural environment and felt supported in the huts environment and added that this community is his home.

Submission No: 180 – Shodie Milne (Suzanne Allen)

- Suzanne Allen spoke on behalf of Mr Milne
- Spoke of the relaxed lifestyle at the bach and how it was an unsettling announcement that the huts will go.
- Wants to know the why's, why to the end of the lease and why pay a bond for land remediation.
- It was added that land remediation was likely to cause debt if they needed to clear the land.

Submission No: 166 – Daniel Te Ngaru

- Mr Te Ngaru spoke about his family history, his background, and the experience of moving between many homes. He spoke of meeting his partner who lived at the huts, her family history there and noted that this is where they got married and he finally felt at home at the Huts.
- He described living at the huts was similar to standing on his ancestral land, feeling a deep wairua (spiritual presence) and strong connection to the place. He reflected on the emotions he felt in 2024 when he was made aware of the finite decision.
- Mr Te Ngaru shared the emotions of his children, who are now worried about the future and uncertainty of the huts. He expressed the connection to the huts and that it is their home and part of their story.

Submission No: 183 – Paul Clarke

- Did not attend.

Submission No: 186 – Charles Dillimore

- Spoke of being a recent addition to the USHs, and his history at Lower Selwyn Huts.
- Spoke of not receiving any information from Council to say there was a finite period when hut was purchased.
- Does not support the idea of internal building condition inspections.
- Spoke of neighbours and conflicts and this happening in all communities not just USHs.
- Spoke of this love of the community as a peaceful place.

Submission No: 184 – Catherine Dillimore

- Did not attend.

Submission No: 194 – Leigh Rossiter

- Signed contract with SDC in 2008 to build their house, indefinite but not less than 50 years, a copy attached in submission. Understands they still have another 33 years of contract with Council.
- Discussed the USHs 130 year established settlement; an iconic settlement and still holds yearly traditions like the gala.
- Council failed to recognise the settlement as a historical site.
- Settlement deserves to be preserved.
- No rational reason provided by Council, with no asset to sell and no compensation.
- Would like to know the motive and asked if Council was not 100% sure of the reason, then asked them not to vote on the finite decision.

Submission No: 90 – Clare Ryan

- Spoke of history at huts and said that building condition inspections were not applied to other properties that are very old.
- Does not agree that USHs is at higher risk of flooding than other places in the District.

Submission No: 179 – Wendy Moreland

- Recreational bach at USHs, fourth generation hut owner, and owner for over 20 years and does not trust decisions of Council.
- Discussed pipeline costs and would like this to be included in the district wide rates. USHs is one of the oldest settlements in the District and wants to see it be protected.
- Spoke of residents enjoying their environment they live in.
- Spoke of value of huts decreasing yet rates increasing.
- Spoke of the stress of inconsistent decisions and asked what impact the space station at Kaitorete spit has on the USHs future.

Submission No: 200 – Cecile Tait

- Spent life savings on buying a hut in 90's, at the time understood it to be an infinite period with renewal every five years.
- Discussed stress on potential of losing property, garden, possessions, treasures and memories and the stress to her body.

- Spoke of the threat of eviction making the huts valueless.
- Spoke of being vulnerable and thinks evictions are a violation of human rights.

Afternoon tea break 2.55pm – 3.20pm

Submission No: 199 – Jeremy Meiklejohn

- Would like some answers, some truthful answers.
- While the public hears words like consultation, strategic silence is more of what it is.
- This isn't about natural hazards.
- Why is transfer of licences being approved knowing full well you are preparing to wipe their homes from the map – how can it be justified.
- It's unfair and unethical and shows calculated deception.
- You cease to become a neutral actor when you sign documents for a land you know will be wiped off the map.
- I did my due diligence and didn't find any reason not to buy there, neither did my lawyer.
- Since early 2000's any potential purchaser should have been informed of the situation and changes. I didn't hear from anyone prior to my deed of licence being signed off.
- Would you have purchased at USH knowing what you did – I wouldn't have if I had known what I do now.
- Why won't you be transparent and tell us the real reason.
- How can you send out a submission pack that is misleading – more truthful information could have been added.
- Where is the transparency – how can Council vote on this when 7 council members won't be back next year. The process seems very rushed.

Submission No: 185 – Adelaide White (Murray Hely)

- What is happening is completely wrong.
- Mr Hely brought an egg timer to set his own timer as he has very low trust with council.
- He was doing the submission for Adelaide White noting he came out of retirement to fight the eviction of the Upper Selwyn Huts.
- This is a travesty of natural justice.
- Hands out a photo of Adelaide's house, saying she has lived there for 16 years, since 2009.
- Adelaide has no family and is a pensioner who lives alone.
- Thousands of people in NZ are in the same position.

- Mr Hely said most of those in the room around the table were born with a silver spoon, but if Adelaide was evicted she will have nowhere to stay, and that was completely irresponsible.
- Adelaide has health issues.
- He thanked Councillors Miller and Hasson for all their years of hard work.
- He gave a toy bulldozer to Councillor Gliddon and flowers to Councillor Hasson.

Submission No: 70 – Denise Carrick

- Do not have the long history that these residents do but bought a hut 20 years ago.
- I am here because I am a good human being – how you are treating people is wrong.
- I live in a house in Lincoln built in 1856 and nobody will be expected to come through for an inspection.
- No logical reason given as to 'why'.
- Why not be given a 30-year lease.
- Begging council to rethink the situation.
- Only 2 councillors are re-standing and there was no mandate to rush this decision through without full facts and research into what would be the correct triggers.
- Not everyone wants to fit inside a box and we should embrace that.
- Would normally ask to take questions but will not today as it has been clear that people in the room have been treated rudely.

Submission No: 198 – Vicki Glynn (joining online)

- Owned our hut for over 100 years and is a special place to go.
- One of the things I learnt in UK and Europe was a respect for history – NZ has a lot to learn, we don't respect the history we have.
- Quotes an example of renovating a home and finding newspapers from 1888 and nobody wanted them, which was disappointing.
- It has been a long and emotional day for many people and Council hasn't done its due diligence for them to understand why council was doing this
- Urge for the incoming council to rethink this – not good practice for this outgoing council to review it again.

Submission No: 82 – Frank Sharpe (joining online)

Mr Sharpe did not join online.

Submission No: 201 – Cara Zdrenca

- Read through her submission.

- In response to a question as to whether she feels safe in her home, hearing all the arguments about climate change, Cara said she did. It was her safe place. When you have no other option on the table your personal threshold for triggers becomes unreasonably high.
- In response to a question about land banking and managed retreat, she noted that it should have been part of the consultation process.

Submission No: 202 – Georgia Yurjevic and Submission No: 203 – Stella Yurjevic

Andy Foster presenting on behalf of Georgia and Stella, joined online

- The Huts are uniquely different and something special, with a lot of humanity, love, life, memories, you cannot possibly ignore this passionate and emotional message – please do not destroy their lives.
- The council's rationale is weak and not clear.
- Hurunui adopted a very practical and evidence-based option.
- Encourage you to work with residents.
- Talks about legislation and how officials provided incorrect information.
- The purpose is a huts community – not a reserve, not only for recreation.

Submission No: 50 – Ary Maat (Suzanne Allen)

Earlier on the day, Suzanne Allen read the submission prepared by Ary Maat as he had passed away on Monday this week. At the time, she stated she was doing it in his honour.

Submission No: 182 – Michael McLintock (Suzanne Allen)

- Suzanne Allen presented on behalf of Michael McLintock, her son.
- Speaks about the sense of community and activities they all participate in.
- What are your real reasons?
- Homes on the West Coast are not being inspected etc.
- Give us one word from each of you – Sam – not part of the hearings today
- Hackling – 'loser'
- You had the right to ask us questions
- 'cowardly'
- Elizabeth – your son can email us – Suzanne – I will help him to do that

Submission No: 208 – Claire Laurance

Not attended.

FINAL COMMENTS

Mayor Broughton thanked all the submitters and everyone supporting the submitters. He asked councillors to get any further questions to the Chief Executive by end of week to allow staff to prepare a response.

Councillor Miller said that the direct and sometimes uncomfortable, discussions, were helpful and thanked submitters.

It was agreed that some points raised were not part of the scope but in order to fully understand the matter and make an informed decision, there will be some time set aside on Thursday to go through some of this information.

The Mayor again thanked people for coming and staying for the day – also for their unity, stories, passion, hurt and hope for the future presented to council. He said council heard about people's homes, families, weddings, memories, and many other things council had listened to. He said it will all be considered as part of deliberations.

Deliberations will be held on Thursday 21 August 2025 at 9am in the same venue, being Nicholas Hall, Lincoln Event Centre.

The hearings closed with karakia at 4.29pm

COUNCIL DELIBERATIONS REPORT

TO: Council
FOR: 21 August 2025
FROM: Executive Director Community Services and Facilities
DATE: 15 August 2025
SUBJECT: UPPER SELWYN HUTS DELIBERATIONS

KUPU TŪTOHU | RECOMMENDATION

That the deliberations panel:

- a. Receives the '*Upper Selwyn Huts Deliberations*' report,
- b. Receives 209 submissions to the Upper Selwyn Huts consultation,
- c. Gives direction to staff to inform the recommendations for decision on 17 September 2025.

1. KAUPAPA WHAITAKE | PURPOSE

The purpose of this report is to provide the deliberations panel with information to assist with their deliberations on the submissions and consultation proposal.

2. TĀHUHU KŌRERO | HISTORY/BACKGROUND

The Upper Selwyn Huts Settlement

The Upper Selwyn Huts settlement ("*USH*") is located at the Springston South Reserve ("*the reserve*"). The reserve is owned by the Crown and managed by Council. The reserve is classified as "*a local purpose reserve for the purpose of hut settlement*"¹. There are two other hut communities on the shores of Te Waihora. They are Greenpark Huts administered by Ngāi Tahu and Lower Selwyn Huts administered by the Department of Conservation.

Historically, homes at USH were used for a limited number of days a year mostly for recreation. Current records indicate there are 96 homes at USH. Some of the homes are still used as temporary, recreational baches and many are used as permanent residences. It is estimated that 93 permanent residents live at USH.

To live at USH, Council grants a person a deed of licence ("*DOL*"). A DOL is not land ownership; it grants a person a right to occupy an area in the reserve for a specified period of time. While the person does not own the land, they do own anything they put on the land. This includes their home, and any additions to the land (such as fences and personal belongings). Some residents' families have had a house (and a licence to occupy) for many years, and in some cases many

¹ [Classification of Parts of a Reserve - 2015-In4639- New Zealand Gazette](#)

generations. Some residents hold multiple licences and rent out properties to others.

Residents from the community have in hearings and communications with Council expressed the importance of the area to their lives, families and wellbeing. Some people shared they put their life savings to purchase their home at USH and are concerned about becoming homeless or losing their investment into their home. For others, their home has been in their family for generations, passed down from their grandparents or great grandparents over many years. This has built a strong sense of belonging and sentimental importance to this area as they have visited since childhood.

Residents pay an annual licence fee for the DOL. The current licence fee is \$1,389.00 per year. This fee is intended to cover the annual operating and maintenance costs for the USH area. This fee currently does not cover these costs. Council is reviewing the actual costs of managing and servicing the USH settlement. The licence fee is expected to increase to reflect these actual costs. The licence fee will be reviewed as part of the 2026/2027 Annual Plan.

Previous decisions by Council

This section of the report outlines previous decisions by Council for information and reference only, if needed, to assist with deliberations. This section does not propose any options, recommendations or matters for questions or debate.

17 December 2017 - Council received legal advice about the Upper Selwyn Huts licence term.

February 2018 - Council appointed consultants to engage with USH community and develop a plan.

6 November 2018 - A committee of Council considered the report and proposed a 30-year DOL extension.

28 November 2018 - Council did not support the recommendations of the Committee and asked for other options.

8 May 2019 - Council decided to issue short term licences and renewals for a fixed period of time.

24 July 2024 - Council proposed a new process founded on engaging with the licence holders and paused the existing process.

March 2025 - Council engaged with the USH community.

16 June 2025 - Council began formal consultation.

7 August 2025 – Council heard submissions at the USH Hearing.

The facts and information about the USH have evolved as circumstances change. The decisions were made with the information available at the time.

3. CONSULTATION

Public consultation was carried out from 9 am Monday 16 June to 5 pm Monday 21 July 2025. The consultation period was five weeks, to reflect the significance of the consultation for the USH community.

While the consultation focused on licence holders at USH it also impacted mana whenua and was of interest to other groups across the wider Waikirikiri Selwyn district including individuals with personal or historical connections to the area. In response the consultation approach was designed to prioritise engagement with the USH community while also ensuring transparency and opportunities for broader public awareness and participation.

Consultation activities included promotion through digital and traditional channels supported by locally held drop-in sessions by appointment at the Lincoln Event Centre. The first week of drop-in sessions was reserved for USH licence holders reflecting the community's preference for a more targeted engagement approach. Sessions were opened to the wider public for the remaining weeks.

The community was invited to provide feedback on the consultation online via Council's engagement website or in writing. Printed consultation documents and submission forms were available on request at Council libraries and service centres or could be printed at home.

4. COMMUNICATION ACTIVITIES PRIOR TO AND DURING CONSULTATION

Licence holders and USH residents

Targeted engagement activity with the USH community took place between August and December 2024. A range of methods were used including independently facilitated licence holder meetings and drop-in sessions to better understand the views and concerns of licence holders. This engagement informed the subsequent Councillor workshops and shaped the direction of the current consultation approach.

All USH licence holders were contacted in advance of the consultation period. One week prior to the consultation opening each licence holder received an email containing a link to the digital consultation document, the YourSay consultation webpage (with the online submission form), and a booking link for the drop-in sessions.

To ensure accessibility a hard copy of the consultation document was posted to each licence holder. Additional printed copies and posters were provided to the USH Committee for distribution at their meetings and display within USH at the community library space.

Wider Community Awareness

A schedule of communication activities is outlined in the table below. To support broader awareness the consultation was promoted through a range of channels including:

- Advertisements in the Selwyn Times and Ellesmere Echo,

- Digital screens at the Council offices (2 Norman Kirk Drive),
- A media release sent to local media,
- A targeted email to Council's 'YourSay Selwyn' database of registered users,
- Drop-in sessions advertised on the Council website and Facebook events page.

Schedule of communication activities	
Date	Activity
August-December 2024	• Pre-engagement activity including licence holder meetings and drop-in sessions
10 June 2025	• Licence holders emailed with consultation information and details on how to book into drop-in sessions
16 June 2025	• Consultation opens, YourSay Selwyn page goes live with consultation material and online submission form • Media release sent to all media contacts, local and national • eDM with consultation details to registered YourSay audience • Digital screen live at Council HQ • Consultation documents sent to libraries and service centres • Drop-in sessions begin at Lincoln Event Centre for licence holders and added to Council's website events
18 June 2025	• Council Call article in Selwyn Times
19 June 2025	• Drop-in session at Lincoln Event Centre for licence holders
23 June 2025	• Drop-in sessions added to Council's Facebook events page
25 June 2025	• Council Call tile advertisement in Selwyn Times
26 June 2025	• Half page advertisement in the Ellesmere Echo
28 June and 1 July 2025	• Drop-in session at Lincoln Event Centre
10 July 2025	• Half page ad in the Ellesmere Echo
16 July 2025	• Council Call article in Selwyn Times

Drop-in Sessions

Four drop-in sessions were held during the consultation period open to both licence holders and the wider community. These sessions provided a supportive space for residents and other interested people to discuss the consultation, seek clarification on the process, ask questions, have questions answered, and receive further information to assist making a submission.

Across the four sessions 22 bookings were made and attended by individuals and small groups of licence holders. Two additional people dropped in without appointments, one of whom was a member of the wider community.

Sessions were held by an independent facilitator with support from Council staff across communications and finance teams. Legal and executive leadership were available on request. Additional support was provided by members of the Rolleston Salvation Army who were on hand to offer financial mentoring and pastoral care for anyone who needed extra assistance during the process.

5. ANALYSIS OF SUBMISSIONS

209 submissions were received during the consultation period via a combination of online and paper forms (121 via the online submission form, 59 over the counter, 10 by email and 19 by post). While submission numbers were recorded up to 211, the final count excludes two duplicate submissions, one that was withdrawn, and one that was merged with its original as per Council's standard practice.

A total of 59 individuals requested to be heard by the panel at the hearing. Of those, 45 individuals presented across 53 speaking slots on Thursday 7 August 2025 either speaking to their own submission or on behalf of others. Each speaker was allocated five minutes per submission with time for questions from councillors.

Submitters connection to USH

Submitters represented a diverse range of audiences including licence holders, other residents of USH, individuals with personal, professional, or historical associations with the area, and three organisations: the Selwyn Huts Owners' Association, Taumutu Rūnanga Limited, and Environment Canterbury Regional Council ("ECAN").

Of all submissions received:

- 34.3% were licence holders
- 5.2% were non-licence holders currently living at USH
- 40.0% had an interest in the area
- 20.5% selected "other"

Submitters with an interest in the area

Those who identified having an interest in the area expressed personal, professional, environmental, or community connections to USH. This included:

- Whānau or family of residents,

- Long-term visitors and former owners,
- People with historic or recreational ties (e.g. fishing, walking, heritage value),
- Individuals concerned with the environmental or ecological significance of the area.

Submitters who selected “other”

Submitters who selected “other” generally did not indicate a direct personal or geographic link to USH. Their submissions reflected broader perspectives as:

- Selwyn ratepayers or residents,
- Members of the public interested in fairness, housing, or climate-related policy,
- Concerned citizens contributing to Council decision-making on public interest grounds.

Analysis of submissions to question 1 - licence term

Submitters were asked to indicate their preferred option for one of three terms of licence. 207 submitters answered the question and responses were as follows:

- 1.9% supported a fixed term of 5 years (no renewal),
- 20.3% supported a single fixed term of 30 years (no renewal),
- 11.1% supported rolling 10-year terms (renewable up to a maximum of 30 years),
- 66.7% did not select any of the presented options.

Of the 65 submitters who selected either the single fixed 30-year term or the rolling 10+10+10-year option, 72.3% (47) indicated a preference for licences without a defined end date or for terms that could be renewed beyond the proposed 30-year maximum.

The 66.7% of submitters that did not select any of the options presented opposed finite licence terms or advocated for renewal options in their commentary.

In total 89.3% of submitters raised concerns about the non-renewable licence options. Their comments reflected a range of perspectives, including legal, wellbeing, financial, and community-based considerations.

While the majority expressed concern about the lack of renewal options, a small number (seven submitters) supported the concept of managed retreat and fixed terms under certain conditions.

The following themes were identified in thematic analysis of submitters comments:

Theme	Description	Number of Submitters
Support for renewal clause or new option	Requested a fourth option or renewable licences beyond 30 years subject to clear environmental criteria	109
Legal and administrative concerns	Cited the land's status as a Local Purpose Reserve and questioned Council's legal authority to issue fixed terms.	81
Opposition to finite licence terms	Expressed a desire to stay permanently; opposed to set end dates.	60
Mental health and wellbeing	Expressed distress caused by uncertainty or threat of removal.	30
Criticism of consultation process	Found the process biased, unclear, or designed to support a predetermined outcome.	21
Community and historic value	Emphasised the long-standing social and historical significance of USH.	17
Disputes environmental justification	Disputed environmental basis for finite terms; preferred ongoing monitoring and adaptive management.	13
Financial impacts	Raised concerns about potential loss of home value, affordability of infrastructure, and desire for licence terms to match pipeline asset lifespan.	8
Support for managed retreat if required	Support withdrawal from the site due to environmental risks or public cost concerns.	7
No comments	These submitters provided no comments	6
Timing and governance concerns	Suggested decision-making should be deferred until after the next Council election for accountability and fresh consideration.	6
Environmental and infrastructure concerns	Raised concerns about long-term occupation due to flooding, access, and future infrastructure costs or viability.	5

Note: Submitter comments frequently touched on multiple themes

Analysis of submissions to question 2 - environmental events for early licence end

Submitters were asked to give feedback on three proposed environmental events that could result in a licence ending early.

1. Flooding affecting access: Flooding that cuts off vehicle access to the USH for more than 24 hours, twice in a 12-month period*
2. Destruction of road cutting off vehicle access: A natural event that causes sufficient damage that vehicle access to USH is cut off*
3. Serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within USH

** Cut off vehicle access means where emergency service vehicles cannot reach the area.*

- 87.4% disagreed with the proposed events
- 9.2% agreed with the proposed events
- 3.4% did not respond

Submitters provided a range of perspectives on the proposed environmental events for early licence end. While the majority raised concerns or opposed the criteria, a small number (eight submitters) supported the proposed approach, though often conditionally. These submitters typically emphasised the need for greater clarity, transparency, and the inclusion of independent assessments. Five submitters supported the proposed events as sufficient grounds for managed retreat if such events were to occur.

The following themes were identified in thematic analysis of submitters comments:

Theme	Description	Number of Submitters
Challenge to flood risk or event justification	Questioned the validity and fairness of the proposed triggers, particularly the frequency and severity of flooding.	138
Desire for equal treatment across Selwyn	Called for consistent treatment of USH in line with other Selwyn communities.	83
Vagueness and misuse of event criteria	Raised concerns that the criteria are vague, undefined, or open to misuse, potentially leading to unjustified licence termination.	62
Call for investment in mitigation and infrastructure	Advocated for proactive infrastructure improvements (e.g. road upgrades, drainage, flood protection) rather than retreat.	26

Distrust in council process and perceived agenda	Expressed scepticism about the motives behind the proposals and the consultation process.	20
Social impacts: wellbeing, displacement, and homelessness	Highlighted the emotional, financial, and social consequences of forced retreat, particularly for vulnerable residents.	15
Proposals for alternative approaches	Suggested options with clear criteria such as independent assessments, scientific proof and heritage protections.	8
Supports managed retreat based on proposed events	Support for licence ending based on the environmental events proposed.	5
No comments	These submitters provided no comments	5

Note: Submitter comments frequently touched on multiple themes

Additional environmental events

Submitters were asked whether they thought any additional events should be considered:

- 30.3% indicated yes
- 58.6% indicated no
- 11.1% did not respond

Some submitters named specific additional events, such as:

- Earthquake (5 mentions)
- Fire (2)
- Tsunami (2)
- Tidal surge (1)
- Lake level rise (1)
- Sea level rise (1)

The majority of comments reflected a broader set of concerns beyond specific events. The following themes were identified in thematic analysis of submitters comments:

- Independent scientific assessment before any licence termination
- Community-led decision-making and collaboration

- Mitigation before retreat, such as stopbank reinforcement and road maintenance
- Recognition of historical resilience including the absence of significant flooding in over 130 years
- Legal and ethical concerns, including references to the Local Government Act and human rights
- Equity across the district, including concerns about consistency with how other flood-prone communities are treated

What submitters would like Council to consider if an environmental event occurred

Submitters were asked if one of the proposed environmental events were to happen what would they want the Council to consider when deciding on what happens next.

The following themes were identified in thematic analysis of submitters comments:

Theme	Key Points	Example Comments
Listen to the community's voice and lived experience	Many submitters emphasised that Council decisions should: • Be guided by community consultation, not imposed without engagement. • Reflect the values, needs, and aspirations of the USH residents. • Acknowledge the history, resilience, and connection locals have to the area.	"The SDC should consult with the community to come to solutions that both residents and the SDC are satisfied with." "This settlement has never flooded, nor has the Selwyn River breached its banks by the huts."
Address broader social and emotional impacts	Submitters spoke about more than physical risk alone; they referred to: • Emotional distress if forced to leave. • The importance of place and belonging. • The need to avoid "scare tactics" or a lack of transparency.	"You are putting this community into more mental stress than a bit of water damage could do." "The distress of the residents if they are forced to leave..."
Prioritise fairness and equity	Submitters requested: • Equitable treatment compared to other flood-prone communities. • Council to act as a partner, not a landlord.	"Council rebuilds just like they would do for any other community."

Theme	Key Points	Example Comments
	Consistent application of risk standards across the district.	"Treat the Upper Selwyn Huts like every other area in the Selwyn District."
Base decisions on sound evidence and independent advice	Some submitters want decisions to be grounded in: - Expert input on environmental risks (not assumptions). - Consideration of mitigation options (e.g., stopbanks, access roads). - Recognition of the area's flood history and resilience.	"Environmental triggers and thresholds require more scientific investigation." "If a significant event occurs, it should be confirmed by an independent body."
Support adaptation, not just retreat	Instead of a binary choice (stay or go), some responses suggest: - Explore adaptive management approaches. - Consider site-specific solutions (e.g., raising homes, improving drainage). - Allow licence renewal based on condition, not time limits.	"Renewal based on building safety, compliance, and logic." "Mitigation options should be explored before considering events that will trigger retreat."
Acceptance of managed retreat for safety and sustainability	Some submitters support: - Managed retreat as a reasonable and responsible approach in the face of environmental risks. - Early licence termination under specific conditions (e.g. flooding, earthquakes, rising lake levels). - The need for clarity, planning, and responsible use of public resources.	"Agree with the proposed terms, this was never designed to be permanent residence." "All these are sensible risk management drivers that are measurable..."

Analysis of submissions to question 3 – introduction of a bond

Submitters were asked to provide feedback on the potential introduction of a bond to help cover remediation responsibilities at the end of a licence term.

When asked whether there should be any situations where the bond requirement should not apply:

- 75.4% selected yes
- 16.6% selected no
- 8.0% did not respond

While many opposed the bond in principle (39), others raised concerns around its affordability, fairness, and lack of clarity. A smaller number (15) expressed conditional support or suggested alternative approaches, such as means-tested or refundable models.

Overall, the feedback reflected a mix of financial, legal, wellbeing, and procedural considerations. The following themes were identified in thematic analysis of submitters comments:

Theme	Description	Number of Submitters
Equity, fairness, and legal consistency	Concerns about fairness across the district, the legality of the bond, and inconsistency with historical practice.	103
Lack of clarity and transparency	Uncertainty around the bond's purpose, process, refund policy, and its link to land remediation or other obligations.	48
Opposition to bond in all forms	Explicit rejection of the bond in any situation or format.	39
Financial hardship and affordability	The bond would impose unreasonable financial pressure, especially for residents facing cost-of-living challenges or living on limited incomes.	37
Alternative suggestions or conditional support	Support only if the bond is redesigned, e.g., means-tested, low-cost, long-term, or with a fair refund process.	15
Eviction and forced displacement concerns	The bond was viewed by some as a mechanism to support eviction rather than protection, raising fears of being forced from long-term homes.	10
No comments	These submitters provided no comments	13

Note: Submitter comments frequently touched on multiple themes

Analysis of submission to question 4 - building condition inspection programme

Submitters were asked for feedback on a proposed building condition inspection programme and accompanying checklist.

Inspection frequency preferences

Submitters were asked to select their preferred frequency for condition inspections. Responses were as follows:

- 2.6% selected every year
- 2.1% selected every 2 years
- 2.1% selected every 3-5 years
- 48.4% selected only when there's a complaint or issue raised
- 44.8% selected other or left a comment only

The most supported approach was complaint-based or triggered inspections, preferred by 93 submitters. These submitters felt that inspections should only occur in response to a formal complaint, a visible issue, or a genuine safety concern – calling for a similar process used in other parts of the district.

Only a small minority (13) supported regular inspections (e.g. annually or every few years). Among this group many respondents emphasised that inspections should be fair, clearly scoped, and not overly intrusive. A significant number of submitters selected “Other” or made no formal selection, often to express opposition to inspections in any form or to propose conditional, case-by-case inspections.

Checklist coverage opinions

Submitters were also asked if the draft inspection checklist covered the right things:

- 7.6% selected yes
- 56.4% selected no
- 25.4% selected not sure
- 10.6% did not respond

Responses were mixed. Some felt the checklist was appropriate, but many expressed concerns that it was too onerous, not suited to the unique nature of the USH, or unfairly based on modern building standards. Others were unsure how the checklist would be applied or what it would be used for. A number of submitters said inspections should be limited to the external condition of buildings or the lot only.

Expectations of Council support

For those who supported inspections or remediation there was a strong expectation that any programme be backed by practical and respectful support from the Council. These submitters commonly expected:

- Clear, written guidance on identified issues and how to address them
- Realistic timeframes for completing repairs
- Respectful, two-way communication and collaboration
- Access to advisory support or financial assistance
- No punitive consequences, such as licence termination

Overall, the feedback revealed a range of practical and trust-based concerns. While some submitters accepted the need for inspections in principle, most favoured a limited or complaint-based approach and expressed a strong desire for fairness, support, and transparency. The following themes were identified in thematic analysis of submitters comments:

Theme	Description	Number of Submitters
Support for complaint-based or triggered inspections only	Inspections should only occur if there is a complaint, visible issue, or safety concern.	93
Desire for equal treatment across the district	Questions why inspections are proposed only for the huts and not for other communities.	93
Opposition to inspections entirely	Submitters reject inspections in any form, citing privacy, discrimination, cost, or overreach.	61
Concern over use of inspections for eviction or licence termination	Fears inspections will be used to justify evictions or licence cancellations.	33
Support for limited, fair, and clear inspection model	Support for inspections if they are infrequent, clearly scoped, fairly applied, and include support.	23
Checklist concerns: overly onerous or inappropriate	Proposed checklist is seen as too strict or designed for modern homes.	16
Support for regular (time-based) inspections	Submitters agree with inspections every 1–5 years, if conducted fairly and transparently.	13

Theme	Description	Number of Submitters
No comments	These submitters provided no input to Q4.	1

Note: Submitter comments frequently touched on multiple themes

6. LEGAL CONTEXT

The submissions received by the Council raised a number of issues, including several legal issues that prompted Council to obtain additional legal advice to confirm the correct legal position and inform the upcoming decision-making process.

In particular, an issue was raised in relation to the relevant empowering provision for the grant of licences in relation to of the Upper Selwyn Huts reserve land. In summary, the Hut Residents expressed the view (supported by legal advice) that the relevant power to grant licences exists in the Reserves and other Lands Disposal and Public Bodies Empowering Act 1924 as the Reserves Act 1977 does not provide a limit on the total duration of any licence.

The Council has obtained legal advice which agrees with this position, a summary of which is set out below:

Council has the power to licence (but not lease) the Reserve.

*Section 61 of the Reserves Act 1977 (RA) relates to powers (including leasing) in respect of local purpose reserves. Section 61 does not include a power to grant a licence over a local purpose reserve. However, sections 61(2) to (2B) authorise an administering body to lease the reserve for certain limited purposes **but only where the reserve is vested in the administering body**. The Reserve is not vested in the Council and so the Council may not exercise these powers.*

The authority to grant a licence is therefore under s 168(2) of the Reserves and other Lands Disposal and Public Bodies Empowering Act 1924 (ROLDA), and not the RA.

The Council has a very broad discretion as to the terms of the licence: s 168(2) of ROLDA says “such terms and conditions as the Board thinks fit”; s 168(4) refers to “conditions, covenants, and restrictions on the use and occupation of the land and dwellings” to the Council’s satisfaction.

This legal advice now clarifies that the Council’s decision on the licence terms needs to be made in light of the power in section 168(2) of the ROLDA, which provides broad discretion to the Council to grant a licence on “such terms and conditions as the Board things fit”. Officers note Council is the successor to the Lake Ellesmere Domain Board, being the Board referred to in s 168 (2). These terms will include the duration of any licence, with the ROLDA not prescribing any maximum term.

Council officers are bringing this new information to the Council to ensure that the legal context for the decision is clarified. Given the broad discretion available to the Council to decide the terms on which any licence should be granted, Officers are of the view that the Council can continue to progress with decision-making.

In terms of the Council's exercise of discretion, including in relation to the matter of the duration of the licences, this will need to involve the consideration of all relevant matters and be supported by clear reasons. We also note that given the reserve classification of the land, the Council will need to consider the purpose of the Reserve as part of making its decisions.

In order to inform the Council of the relevant matters that will need to be considered, officers have evaluated the submissions received and provide in this report an overview of the issues raised that are considered relevant to the decision.

Officers note that the final decision-making report for the meeting on 17 September 2025 will set out relevant considerations to inform Council's decision-making.

7. TĀPAETAKA KŌRERO | PROPOSAL

It is proposed the deliberations panel discuss the following matters:

- The term of the DOL for the USH starting in June 2026
- Whether a condition should be included in the DOL which would end the licence early if an environmental event occurred
- Whether the DOL should include a bond to assist with remediation at the end of the licence term
- Whether the DOL should include terms allowing for proactive building inspections

The last 10 years have impacted both the USH community and Council. Council has over this timeframe received advice, made decisions, paused decisions, engaged with the community and extended the deeds of licence several times to accommodate a process to make a decision. This process has strained relationships between Council and residents, between neighbours and the community at large and impacted people's financial security and mental wellbeing.

Therefore, it must be a priority that Council at the meeting on 17 September 2025 provide certainty to the USH Community so that residents can adequately plan for their future.

8. KĀ KŌWHIRIKA | OPTIONS

This section sets out the options presented in the consultation proposal for consideration during deliberations. Officers have set out a brief description of each option, and some benefits and risks associated with each of those options to facilitate deliberations discussions.

Officers note the Council has broad discretion as to the terms of the licence under s 168(2) of ROLDA as Council may grant "such terms and conditions as the Board

thinks fit". Officers note Council is the successor to the Lake Ellesmere Domain Board, being the Board referred to in s 168 (2).

Licence term options

Council asked in the consultation what was submitters preferred option for a licence term. The options considered in the consultation were:

- a fixed term of 5 years (no renewal)
- a single fixed term of 30 years (no renewal)
- rolling 10-year terms (renewable up to a maximum of 30 years)

Officers note that none of the options presented below would prevent a future Council of the day making a decision to grant a new DOL when the current DOL is nearing expiry. Given Council's broad discretion in respect of licence term, Council may include provision requiring consultation with licence holders on the terms of a new DOL prior to the expiry of the then current DOL.

Option 1: A fixed term of 5 years (no renewal)

This option would issue a 5-year licence term starting in June 2026 and ending June 2031.

Benefits of this option include:

- **Clear time frame:** Provides certainty for both the licensee and the Council about the duration of occupation.
- **Simplified administration:** No renewal process means fewer administrative steps at the end of the term.
- **Consistent with previous licence terms:** Aligns with historical precedent, as previous licences have been issued for 5-year terms, providing continuity and predictability for both Council and licensees.

Risks of this option include:

- **Lack of long-term security:** The short licence term will impact the resident's security, as they will need to find a new home. The short licence term may also impact their asset value, impacting their financial ability to seek alternative accommodation.
- **Emotional disruption:** The short-term licence term may impact residents social, emotional, and financial wellbeing.
- **Reduced community stability:** The short term may affect the sense of community or continuity in the area.

- **Limited incentive for long-term stewardship:** With only a short term, licensees may be less motivated to care for their homes or reserve sustainably.
- **Inconsistent with submissions:** This decision would be inconsistent with the submissions received in the consultation.
- **Higher licence fee:** A shorter license term will give less time to pay for the fixed costs (wastepipe contribution and deficit). This could potentially make a significant financial impact to licence holders.
- **Infrastructure investment:** The 5-year licence term may result in underutilisation of Council's long-term infrastructure investment in a wastewater pipeline.

Option 2: a single fixed term of 30 years (no renewal)

This option would issue a 30-year licence, starting in June 2026 and ending in June 2056.

Benefits of this option include:

- **Certainty for a generation:** This option reflects the objective of not making people homeless, providing certainty that the next generation can continue to live in their homes.
- **Clear time frame:** Provides certainty for both the licensee and the Council about the duration of occupation.
- **Economic value to licence:** Certainty of tenure for 30 years creates economic value in licences for those who wish to sell their homes but have not been able to realise value due to uncertainty of tenure.
- **Simplified administration:** No renewal process means fewer administrative steps for Council.
- **Long timeline to find alternative housing:** The long timeline gives residents a long period of time to source alternative housing.
- **Lower licence fee:** The longer license term will give more time to pay for the fixed costs (wastepipe contribution and deficit). This could reduce financial impact to licence holders.
- **Predictable long-term planning for Council:** A single long-term licence allows Council to plan for infrastructure and services to the area over a fixed timeframe.
- **Infrastructure investment:** The 30-year licence term provides for utilisation of Council's long-term infrastructure investment in the wastewater pipe.

Risks of this option include:

- **Emotional disruption:** The non-renewal licence term may impact residents social, emotional, and financial wellbeing.
- **Reduced community stability:** The non-renewal term may affect the sense of community or continuity in the area.
- **Inconsistent with submissions:** This option would be inconsistent with the submissions received in the consultation.
- **Flooding risk:** The 30-year term does not allow for Council review of environmental risks at USH, and whether managed retreat needs to be considered at an earlier stage.
- **Risk of the DOL getting out of date:** without shorter renewal options, Council's ability to change licence terms is limited, restricting Council's ability to adjust the licence to additional costs in the future, or legal or environmental changes over three decades.
- **Inconsistent with previous licence terms:** Does not align with historical precedent, as previous licences have been issued for maximum 5-year terms.

Option 3: rolling 10-year terms (renewable up to a maximum of 30 years)

This option would issue a 10-year license to residents, with two further rights of renewal to a total of 30 years.

Benefits of this option include:

- **Clear time frame:** Provides certainty for both the licensee and the Council about the duration of occupation.
- **Flooding risk:** The 10-year renewals allow for Council review of environmental risks at USH, and whether managed retreat needs to be considered at an earlier stage, allowing mitigation options to be investigated.
- **Lower licence fee:** the longer license term will give more time to pay for the fixed costs (wastepipe contribution and deficit). This could potentially reduce financial impact to licence holders.
- **Long timeline to find alternative housing:** The long timeline gives residents a long period of time to source alternative housing. Additionally, the intervals provide review points for licence holders to end their licences early if they wish.
- **Built in review points:** The renewal process allows Council to assess the DOL at regular intervals to ensure it is up to date and incorporate additional costs or adjustments to meet future legal or environmental changes.

Risks of this option include:

- **Increased administration:** Three renewal processes mean additional administrative steps increasing cost to Council.
- **Emotional disruption:** Renewals every 10 years may impact residents social, emotional, and financial wellbeing due to reduced certainty.
- **Limited incentive for long-term stewardship:** Without long term renewal rights, licensees may be less motivated to care for their homes or reserve sustainably.
- **Perceived insecurity:** The periodic review every 10 years (even with the right to renew) may create a sense of uncertainty to residents.
- **Inconsistent with submissions:** This option would be inconsistent with the submissions received in the consultation.
- **Inconsistent with previous licence terms:** Does not align with historical precedent, as previous licences have been issued for 5-year terms.

Options proposed in submissions – Licence term

Officers acknowledge submissions proposed alternate options in respect of licence term. Predominantly those submissions were variations on a licence in perpetuity (with renewals (if any) subject to environmental triggers). Officers do not consider this option reasonably practicable to include because the option would unreasonably restrict Council's ability to respond to changing circumstances and bind future Councils. In particular, Officers acknowledge the substantial change in USH over the last 15 years and the need to be responsive in its planning (which it cannot reasonably do over a longer period than is proposed in the options consulted on).

Environmental events options

Submitters were asked to provide feedback on three proposed environmental events that could result in a licence ending early:

- **Flooding affecting access:** Flooding that cuts off vehicle access to USH for more than 24 hours, twice in a 12-month period*.
- **Destruction of road cutting off vehicle access:** A natural event that causes sufficient damage that vehicle access to USH is cut off*.
- **Serious harm caused by a flood event:** Any flooding event that causes serious injury or fatalities within USH.

* Cut off vehicle access means where emergency service vehicles cannot reach the area.

Option 1: Flooding affecting access: Flooding that cuts off vehicle access to USH for more than 24 hours, twice in a 12-month period

This option would end a licence if emergency service vehicles were unable to access USH by the road due to flooding. This would only apply if the road was flooded:

- for more than 24 hours
- in two events
- during a 12-month period.

Benefits of this option include:

- **Measurable option:** Provides a clear, measurable standard to both Council and community.
- **Frequency threshold:** Having a recurrence and frequency of the event helps distinguish between isolated incidents and increasing risk.
- **Benefits emergency services:** Is a practical option to respond to emergency response capability.
- **Opportunities for mitigation:** Opportunity to mitigate an end of the licence by strengthening the road.

Risks of this option include:

- **Lack of clarity:** There potentially may be different understandings of the standard between community and Council (for example, if a fire truck can access USH, but an ambulance cannot) causing distress or disputes.
- **Lack of current measurement:** Council may not currently have the relationships or data collection capabilities to sufficiently administer this option.
- **Weather Variability:** May be triggered by rare but intense weather rather than systemic risk.
- **Short timeframe and elevation:** Two events in 12 months may not accurately reflect the risk of flooding to USH, or long-term habitability and resilience, particularly because the road is at a lower elevation than USH which results in the road flooding but not USH.
- **Potential for unintended consequences:** Could lead to early termination even if mitigation measures are underway.
- **Community resistance:** Residents may perceive the threshold as arbitrary or unfair.
- **Infrastructure dependency:** Focuses on access rather than broader environmental or social impacts.
- **Precedent:** May create a challenging precedent for future flooding events, particularly in rural areas where road access is cut off.
- **Over-reliance on a single access point:** Doesn't account for alternative access methods (e.g., boat, helicopter) that may still be viable.

- **Inconsistent with submissions:** This option would be inconsistent with the submissions received in the consultation.
- **Risk of restricted reporting:** Risk that residents may not report incidents to emergency services for fear of losing their licence.

Option 2: Destruction of road cutting off vehicle access: A natural event that causes sufficient damage that vehicle access to USH is cut off

This option would end a licence if emergency service vehicles were unable to access USH by the road due to an event.

Benefits of this option include:

- **Measurable option:** Provides a clear, measurable standard to both Council and community.
- **Benefits emergency services:** Is a practical option to respond to emergency response capability.
- **Supports risk-based planning:** Encourages contingency planning to access USH if the road is destroyed.
- **Opportunities for mitigation:** Opportunity to mitigate an end of the licence by strengthening the road.

Risks of this option include:

- **Potentially challenging administration:** If the natural event was large and impacted the whole district, it may be challenging to resource an end of licence process.
- **Community resistance:** Residents may perceive the threshold as arbitrary or unfair.
- **Infrastructure dependency:** Focuses on access rather than broader environmental or social impacts.
- **Precedent:** May create a challenging precedent for future events, particularly in rural areas where road access is cut off.
- **Lack of clarity:** There potentially may be different understandings of the standard between community and Council (for example, if a fire truck can access USH, but an ambulance cannot) causing distress or disputes.
- **Temporary disruptions:** May not distinguish between short term damage and long-term inaccessibility, leading to premature licence termination.
- **Over-reliance on a single access point:** Does not account for alternative access methods (e.g., boat, helicopter) that may still be viable.

- **Inconsistent with submissions:** This decision would be inconsistent with the submissions received in the consultation.
- **Risk of restricted reporting:** Risk that residents may not report incidents to emergency services for fear of losing their licence.

Option 3: Serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within USH.

This option would end the licence if a flooding event caused serious injury or a fatality.

Benefits of this option include:

- **Safety:** Prioritises human life and wellbeing.
- **Encourages greater oversight:** Encourages greater measurement and oversight of weather conditions to prevent events of this nature.
- **Encourages evacuations during flood events:** This may encourage residents to evacuate USH during flood events, increasing safety.
- **Signals unacceptable risk:** Clearly communicates that USH is no longer viable if lives are lost.
- **Supports emergency planning:** May prompt improved emergency protocols and community preparedness.

Risks of this option include:

- **Reactive approach:** This only triggers an end to licences after a serious harm or death has occurred, contrary to the intention of keeping people safe by these terms.
- **Emotional sensitivity:** Losing a licence after an event causing serious harm or death may be distressing for the community, particularly if there is a large loss of life or a person affected is well known or respected by the community.
- **Ambiguity:** Potentially ambiguity in defining “serious harm”. May cause distress and disputes if an attempt to trigger this option was made.
- **Individual autonomy:** A community member despite warnings from emergency services chooses to remain in their home, while other community members evacuate. If that person is seriously injured, it may result in unjustified ending of licences for the whole settlement.
- **Complexity:** May require formal investigation or medical/legal confirmation to determine whether the threshold has been met.
- **Risk of restricted reporting:** Risk that residents may not report incidents or seek medical aid for fear of losing their licence.

Bond options

Submitters were asked for feedback on the potential introduction of a bond to help cover remediation responsibilities at the end of a licence term. The bond would be used to support remediation of the land at the end of a licence term.

The options presented as part of the consultation were:

- To introduce a bond
- To not introduce a bond

Option 1: Introduce a bond

The bond would be introduced at the next licence issuance and used to help cover remediation responsibilities at the end of a licence term.

Benefits of this option include:

- **Reduced cost:** The bond will contribute to the remediation costs at the end of the licence term.
- **Assist licence holders:** The bond will assist licence holders in the event licences are ended by reducing cost in a potentially stressful situation.
- **Predictable funding:** Provides Council with a dedicated source of funding for future remediation.

Risks of this option include:

- **High administrative burden:** Collection of, and maintaining bonds, will be highly administrative for Council taking time and money to manage.
- **Issues with return:** As there are currently no limits on transferring licences, residents may end licences prematurely, sell their licence to another, passing a high bond cost to another, and Council will have to return the bond to the first licence holder.
- **Historical impact:** USH has been in place for 130 years, and people have contributed to the homes and licenced plots. Residents may feel a bond is unfair as they are responsible for remediating the land which they did not originally build on.
- **Unknown cost:** Unknown cost of remediating the land, so the bond may not cover the full cost of remediations.
- **Does not empower residents:** Does not encourage residents to take responsibility for their homes and remediation which they have agreed to.
- **Affordability concerns:** May disproportionately affect lower-income residents, especially if the bond is set at a high rate.

- **Complex enforcement:** May be difficult to enforce bond conditions if residents dispute the terms or timing of licence termination.
- **Dispute:** May lead to disputes about remediation at the end of the licences.

Option 2: Do not introduce a bond

This option would mean no bond is introduced at the next licence issuance. Remediation responsibilities would need to be addressed through other mechanisms.

Benefits of this option include:

- **Reduced administrative burden:** Avoids the need for Council to manage, track, and enforce bond payments.
- **Affordability:** Avoids placing additional financial pressure on residents particularly those on fixed or low incomes.
- **Preferred submission option:** This option would be consistent with the submissions received in the consultation.
- **Simplified licence process:** Keeps the licence system straightforward and follows previous processes rather than introducing a new process.
- **Avoids transfer complications:** Prevents issues where bond obligations are passed between licence holders during transfers.
- **Acknowledges historical context:** Recognises the long-standing nature of USH and contributions made by residents over time.
- **May empower residents:** May encourage residents to save for their own remediation costs.

Risks of this option include:

- **Uncertain cost recovery:** Risk that remediation costs will fall entirely on Council (and ultimately ratepayers).
- **Unknown cost:** Unknown cost of remediating the land so residents may not have enough money to cover the full cost of remediations.
- **Reactive funding:** Council may need to raise funds urgently at the time of licence termination which could be politically or financially challenging.
- **Equity concerns:** Residents who leave earlier may avoid contributing to remediation, placing a greater burden on those who remain longer.
- **Potential for future conflict:** Lack of a clear funding mechanism may lead to disputes when remediation is required.

Building condition inspection programme options

Submitters were asked for feedback on a proposed building condition inspection programme and accompanying checklist.

The options considered in the consultation were whether to implement building condition inspections or not, and if implemented the frequency of the inspections.

Submitters were asked to provide feedback on how frequently these inspections should occur, with the following timeframes proposed:

- Every year
- Every 2 years
- Every 3 – 5 years
- Only when there's a complaint or issue raised

Option 1: Implement condition inspections as part of the new DOL

Under this option regular building condition inspections would be introduced and formalised within the new DOL.

Benefits of this option include:

- **Baseline:** Council obtains a baseline condition assessment on all homes at USH which it currently does not have as many of the homes are historic and have never had a condition assessment. This will assist in responding to complaints.
- **Consistent with the rest of the district:** Council as regulator conducts building condition inspections on all homes in the district prior to the home being handed to the owner. The USH is an outlier as many homes have not had a condition inspection. Completing the inspections would bring USH to the same standard as other homes in the district.
- **Council as regulator and good licensor:** Inspections address reputational impacts for Council as regulator and licensor if any of the homes are in an unsafe, or unsanitary condition.
- **Potential to rebuild relationships:** The inspections may be a way for Council to rebuild relationships with USH.
- **Potential to connect with services:** The inspections may be a way for Council to connect vulnerable residents with services.
- **Enables early intervention:** Allows Council to intervene in supporting a resident before issues become serious, potentially reducing costs to the resident and greater consequences (e.g. prevent unsanitary or dangerous living conditions).
- **Ensures vulnerable residents are living in safe conditions:** Ensures vulnerable residents who may not have other means of enforcing minimum

living standards, particularly people living at USH who are not licence holders, have a safe, warm home to live in.

Risks of this option include:

- **Inconsistent with the rest of the district:** Although Council completes building condition inspections when the home is built, it is rare for Council to complete building condition inspections once the owner is living in the home. In this way, Council would be acting outside of its normal practise.
- **Inconsistent with submissions:** This option would be inconsistent with the submissions received in the consultation.
- **Resistance from community:** Residents may dispute having inspections causing further fracturing of relationships, and distress.
- **High administrative cost:** Completing the inspections and follow up with the community, particularly at a regular frequency, would add a high cost to Council in resource allocation.
- **Privacy concerns:** Residents may feel inspections are intrusive or unnecessary, especially if they have lived in their homes for decades.
- **Enforcement challenges:** Council may be expected to act on findings which could lead to difficult decisions around compliance or enforcement.
- **Scope creep:** Concern that inspections could expand beyond safety into broader assessments increasing complexity, community concern, or Council acting outside its remit.

Option 1A: inspect every year

Under this option, regular building condition inspections would be introduced and formalised within the new DOL and would occur annually.

In addition to benefits identified under option 1 above, benefits of this option include:

- **Improved safety:** Regular inspections help ensure homes remain safe and sanitary; reducing risk to residents and visitors.
- **Better data over time:** Annual inspections create a detailed record of changes and trends in building condition, particularly following flooding events, supporting long-term planning.
- **Strengthens Council oversight:** Provides Council with regular up-to-date information to support regulatory and emergency response roles.
- **Potential to build trust through consistency:** A predictable regular inspection schedule may help normalise Council presence and build trust between Council and licensees over time.

- **Supports vulnerable residents:** More frequent contact increases opportunities to identify and support residents who may need to be connected to social or health services.

In addition to risks identified under option 1 above, risks of this option include:

- **High resource demand:** Annual inspections would require significant ongoing staffing and funding commitments. It may require allocated staffing resource to complete.
- **Inspection fatigue:** Residents may feel overwhelmed or harassed by the frequency of inspections especially if they perceive them as intrusive.
- **Administrative complexity:** Managing scheduling, follow-up, and record-keeping for annual inspections across all homes may be challenging particularly if Council is having to use new systems or processes.
- **Escalation of tensions:** If inspections result in compliance actions or perceived overreach relationships may breakdown.
- **Unclear enforcement pathway:** Without clear consequences or support mechanisms identifying issues annually may not lead to meaningful improvements.
- **Departure from district norms:** Annual inspections are not standard practice elsewhere in the district, which may raise fairness concerns.

Option 1B: Inspect every 2 years

Under this option, regular building condition inspections would be introduced and formalised within the new DOL and would occur every two years.

In addition to the benefits under option 1 the benefits of this option include:

- **Less resource demand:** Bi-annual inspections will be less demanding on resources than annual inspections.

In addition to the risks under option 1 above, the risks of this option include:

- **High resource demand:** Despite being less resource intensive than annual inspections, bi-annual inspections would still require significant ongoing staffing and funding commitments. It may require allocated staffing resource to complete.
- **May miss rapid deterioration:** Issues that develop quickly between inspections may go unnoticed for up to two years.

Option 1C: Inspect every 3 – 5 years

Under this option, building condition inspections would be introduced and formalised within the new DOL and would occur every 3 to 5 years.

In addition to the benefits under option 1 above, the benefits of this option include:

- **Less resource demand:** These inspections are the least demanding on resources out of all the options for regular inspections (Options 1A – 1C).
- **Improved safety:** Inspections help ensure homes remain safe and sanitary; reducing risk to residents and visitors.
- **Better data over time:** Inspections create a periodic record of changes and trends in building condition, particularly following flooding events, supporting long-term planning.
- **Strengthens Council oversight:** Provides Council with periodic, up-to-date information to support regulatory and emergency response roles.
- **Supports vulnerable residents:** Inspections may create opportunities to identify and support residents who may need to be connected to social or health services.
- **May be more acceptable to residents:** May be seen as a reasonable compromise between oversight and autonomy.

In addition to the risks under option 1 above, the risks of this option include:

- **Slower issue detection:** Problems may go unnoticed for several years increasing risk to residents and Council.
- **Reduced responsiveness:** Less frequent inspections may limit Council's ability to respond to emerging safety or health concerns.
- **Community resistance:** Some residents may still object to any form of inspection, regardless of frequency.
- **Administrative complexity:** Requires long-term scheduling and tracking to ensure inspections are completed on time.
- **Unclear enforcement:** Identifying issues every few years may not lead to timely or effective remediation without a clear follow-up process.

Option 1D: Inspect only when there's a complaint or issue raised

Under this option, Council would not conduct inspections on a periodic basis under the deed of licence. Council may still be required to conduct inspections in accordance with its regulatory responsibilities, however no specific change to the DOL would be made to incorporate inspections. It is unlikely that Council would conduct no inspections whatsoever at USH under this option due to its responsibility as a territorial authority.

Benefits of this option include:

- **Status quo:** This is consistent with Council's current practice and aligns with how Council typically responds to housing concerns elsewhere in the district.
- **Low administrative burden:** Requires fewer resources and staff time compared to scheduled inspections.
- **Responsive approach:** Focuses Council effort where there is a known concern, rather than inspecting all homes regardless of condition.
- **Minimises disruption:** Avoids unnecessary inspections for residents whose homes are well maintained.
- **May reduce community resistance:** Less likely to be seen as intrusive or overreaching by residents.
- **Consistent with submissions:** This decision would be consistent with the submissions received in the consultation.
- **Cost-effective:** Limits expenditure to cases where there is a clear need for intervention.
- **Simplified licence process:** Keeps the DOL straightforward and easier to administer.
- **Potential of mutual agreement:** Without having a condition in the DOL, there is potential for Licence holders and Council staff to come to a mutual agreement outside of a formal agreement to complete baseline assessments. This is unlikely to take place at every home, but some licence holders may be more open to inspections outside of formal processes than others.

Risks of this option include:

- **No baseline data:** Council will not have a comprehensive understanding of the condition of homes across USH, so if a complaint is received, Council will not have a baseline to compare the complaint to which could potentially lead to less informed decisions and less equitable responses.
- **Reactive rather than proactive:** Issues may go undetected until they become serious or are reported by others.
- **Reputational exposure:** Without regular inspections, Council may be exposed to greater regulatory or reputational risk if unsafe conditions go unaddressed. Council may be criticised for failing to proactively monitor housing conditions, especially if safety issues arise as environmental conditions change.
- **Limited opportunity for engagement:** Reduces opportunities for Council to build relationships or connect residents with support services.
- **Delayed response:** Complaints may not be made until conditions have significantly deteriorated, increasing remediation costs or safety risks.

- **Reactive enforcement:** Inspections triggered by complaints outside of DOL conditions will likely require application of current building standards, which are more rigorous and could result in more punitive outcomes.
- **Inconsistent oversight:** USH would remain an outlier compared to other housing where condition assessments are standard at key stages.

Officer proposal

Based on information available to date, and on balance considering the benefits and risks associated with the consultation options above (and having regard to submissions received during consultation) Officers propose a combination of the options above (as set out below) as best aligned with overall objectives:

- **Licence term:** A fixed licence term of 30 years,
- **Environmental triggers:** The licence ending in the event of serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within USH,
- **Bond:** To not introduce a bond,
- **Building inspections:** Complete building condition assessments only when there is a complaint or issue raised (in Council's capacity as Territorial Authority only).

9. KO TE HĀKAITAKA KI KĀ WHAKAMAHERETAKA A TE KAUNIHERA, KI KĀ RAUTAKI, KI KĀ KAUPAPA HERE ME KĀ TUKAKA TŪTOHU ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY/COMPLIANCE OBLIGATIONS

Waikirikiri Ki Tua/Future Selwyn

The following aspects of [Waikirikiri Ki Tua/Future Selwyn](#) have been identified as relevant to this issue, proposal/decision/activity/project, and inform both the outcomes of the project as well as the way the project develops:

Outcome and/or Direction	Relevance
IC-1	Honour Te Tiriti and strengthen our partnership with Mana Whenua
IC-3	Focus our efforts on communities and areas that experience the greatest inequalities
ResC-4	Reduce risks faced by communities from natural hazards and the impacts of climate change

HW-4	HW-3 Protect and enhance Te Waihora and all tributaries
LLCT-5	Promote quality housing
LLCT-7	Strengthen the resilience of towns to natural hazards and climate change
LLCT-8	Focus and incentivise growth in areas free from significant risks from natural hazards
QI-6	Prioritise investments in infrastructure that deliver on multiple outcomes over generations

10. HE TAUĀKĪ AROTAKĒ/WHAI HIRAKA | SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

Officers acknowledge the high significance of the matters set out in this report to the USH community.

In respect of the District as a whole the decisions and matters of this report are assessed as being of Medium significance, in accordance with the Council's Significance and Engagement Policy.

11. KĀ KŌRERO A TE HUKA KUA PĀTAHI KI KĀ WHAKATAU | VIEWS OF THOSE AFFECTED / CONSULTATION

In making a decision the Council needs to know enough about and give adequate consideration to the views and preferences of affected and interested parties. The degree to which Council seeks views of affected and interested parties will be proportionate to the significance of the decision or issue being considered.

Views of those affected and Consultation

Public consultation was carried out from 9am Monday 16 June to 5pm Monday 21 July 2025. The consultation period was five weeks to reflect the significance of the consultation for the USH community.

Māori and Treaty Implications

Te Taumutu Rūnanga, has submitted on the consultation proposal, reinforcing its role as kaitiaki of Te Waihora and its surrounding landscape. Te Taumutu Rūnanga's submission advocates for licensing decisions that reflect the shared environmental challenges facing Te Waihora.

Central to their position is the need for a co-governed approach that upholds the vision to determining the appropriate future of the lake, making specific reference to the Joint Management Plan (2005). Te Taumutu Rūnanga emphasises the

importance of integrating mātauranga, scientific research, and operational data to guide future decisions, particularly regarding lake level management and climate resilience.

Resiliency and Sustainability Considerations

The USH is located near Te Waihora | Lake Ellesmere. USH area is unique as it has five different sources of water: the lake, the sea, the river, the ground water and rainfall. All five of these contribute to the water levels at the lake and any potential flooding at or near USH.

In 2024 Council commissioned a climate impact assessment report to review modelling for sea level rise, lake flooding and ground water modelling. Results from modelling in these reports projected that by 2050 the area around USH may be vulnerable to flooding including the only access to USH through Days Road. USH itself being on higher ground may not flood, but access to and the area surrounding USH would be in flood. The report projected that by 2100 USH itself would be vulnerable to flooding from sea level rise and high lake levels, compounded by ground water levels.

The report also emphasised that future climate projections are inherently uncertain and that the predictions in the report should be treated as approximate and that it was important to acknowledge the inherent uncertainties and associated limitations of predictions of this nature.

Flooding events, and climate change are inherently uncertain. Council does not know when a flood event will occur, however it is projected that an event will occur at some stage over the next century. Council does not have enough information to predict a flooding event because there are many variables to consider in this area, however with a particular combination of conditions, the flood event could be detrimental to the community, at which point managed retreat will need to be a significant consideration, if not earlier, due to the risk of serious harm or injury to the residents, and risk of liability for Council.

12. KĀ HĪRAUKA Ā PŪTEA | FUNDING IMPLICATIONS

Funding implications are identified in the appendices to report (or are to be consulted on as Annual Plan 2026/27).

13. KĀ HĪRAUKA TŪRARU | RISK IMPLICATIONS

Relevant risks have been identified in the body of the report.

14. HĪRAUKA Ā-TURE/Ā-KAUPAPA HERE | LEGAL/POLICY IMPLICATIONS

Relevant legal obligations including legislation has been identified in the body of this report.

15. APPENDICES

- a) Consultation document
- b) Consultation submissions and Officer responses

c) Additional information and questions

A handwritten signature in black ink, appearing to read 'DKidd', with a large, stylized 'D' and 'K'.

Denise Kidd

EXECUTIVE DIRECTOR COMMUNITY SERVICES AND FACILITIES

Endorsed For Agenda

A handwritten signature in blue ink, appearing to read 'Sharon Mason', with a stylized 'S' and 'M'.

Sharon Mason

TUMU WHAKARAE | CHIEF EXECUTIVE

Future Deed of Licence

For Upper Selwyn Huts

A yellow directional sign with black text pointing towards the Upper Selwyn Huts. The sign is mounted on a wooden post and is angled upwards. The background is a blue sky with white clouds.

SELWYN HUTS

Consultation Document

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Have your say on the new Deed of Licence for Upper Selwyn Huts
Consultation runs from 16 June – 21 July 2025
selwyn.govt.nz/USH



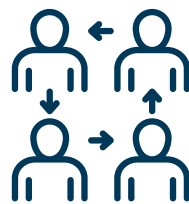
Setting the scene

We are seeking your feedback to inform the new Deed of Licence for the Upper Selwyn Huts community.

Upper Selwyn Huts is a rural settlement located at the Springston South Reserve on the shores of Te Waihora Lake Ellesmere. The settlement was originally made up of fishermen's huts, with the first built in 1888. Over time, small dwellings were also built that were generally only used by the owners for a limited number of days per year. Today, while some huts and dwellings are still used on a temporary basis, some are now occupied as a permanent place of residence, with an estimate of around 93 people residing at the Upper Selwyn Huts (Stats NZ, 2024).

Hut owners have a Deed of Licence (DOL) to occupy the land, which is owned by the Crown and managed by Selwyn District Council (Council). Historically, hut owners have owned their hut and held a DOL to occupy the land on which their hut is built.

The current DOL for Upper Selwyn Huts has been extended several times, and many of the DOL terms no longer reflect the current situation.



Recent engagement

In July 2024, Council paused a decision on a proposed 15-year licence term. It has since then connected with the Upper Selwyn Huts community through a series of independently facilitated sessions to better understand the views and concerns of licence holders and residents to plan for the future of the settlement.

Insights from these discussions, along with Councillor workshops, have shaped the direction of a consultation approach and the topics we are now seeking feedback on.

Council is now undertaking a public consultation to gather feedback that will inform a DOL for the future.



Why a new Deed of Licence?

The new DOL is about giving certainty and clarity for the future - for licence holders, for Council, and for the wider community. Council must balance the specific interests and needs of Upper Selwyn Huts' licence holders and tenants, with the broader interests of all Selwyn residents and ratepayers. This ensures fair and equitable management of resources and community benefits. This balance needs to consider:

- The rights and responsibilities of licence holders
- The need to manage environmental events
- Council's duty to protect people, public land and infrastructure – including meeting modern health and safety standards
- Equitable management of resources and community benefits for all Selwyn residents and ratepayers

This consultation is your chance to inform what that new licence should look like.

What we are consulting on

We are consulting on what should be taken into account within particular terms that will be included in the new DOL. This consultation will give you the opportunity to provide feedback on the details of these terms.

They include:

- 1 How long future Deeds of Licence should last
- 2 Whether a serious environmental event should end a licence term early
- 3 Whether residents should be required to pay a bond to help restore the land at the end of a licence term
- 4 How Council should undertake a condition inspection programme to assess the condition and safety of huts and associated structures.

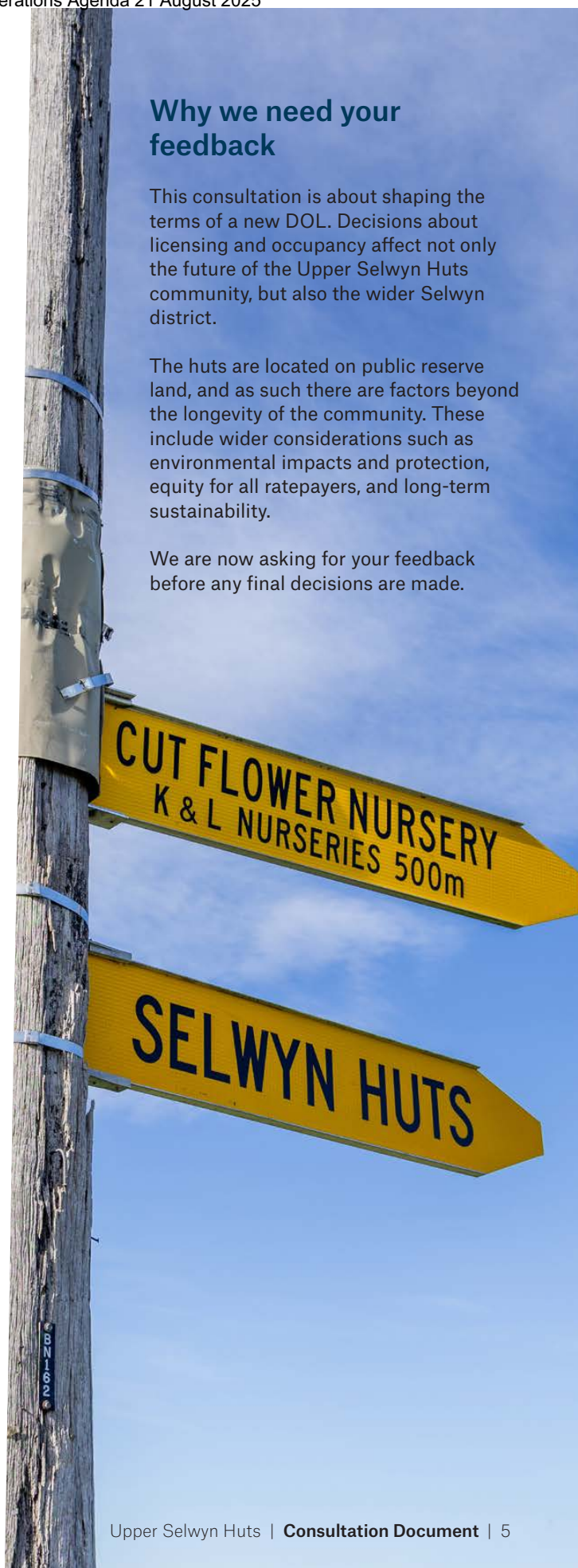
Whether you are a current licence holder, a permanent or temporary resident, or someone with a connection to, or interest in the area - we want to hear from you.

Why we need your feedback

This consultation is about shaping the terms of a new DOL. Decisions about licensing and occupancy affect not only the future of the Upper Selwyn Huts community, but also the wider Selwyn district.

The huts are located on public reserve land, and as such there are factors beyond the longevity of the community. These include wider considerations such as environmental impacts and protection, equity for all ratepayers, and long-term sustainability.

We are now asking for your feedback before any final decisions are made.



What we are not consulting on

Licence fee, wastewater pipeline costs and rates

The current licence fee is set to expire on 1 July 2025. To allow time for this consultation, decision-making, and working with licence holders on next steps, Council has agreed to extend the current DOL and associated fee for an additional 12 months to 1 July 2026.

Future wastewater-related costs

There are two wastewater-related costs for licence holders. While they are not part of this consultation, they are important to understand.

1. Pipeline installation cost

In March 2024 Council confirmed that licence holders would contribute 30% toward the cost of the installation of the new wastewater treatment pipeline. This pipeline would be Council's responsibility, with costs recovered from licence holders. Licence holders will still need to contribute 30% toward the cost of building the pipeline. This is already confirmed and is not changing.

2. Wastewater service charge (targeted rate).

This is the ongoing charge for using and maintaining the new pipeline and wastewater system. Some licence holders have indicated they would like to move this cost from a targeted rate (paid only by Huts licence holders) to a district-wide rate. The cost of the ongoing wastewater service charge would then be shared across all Selwyn district ratepayers.

Because this change could affect ratepayers across the district, Council will consult separately on this, as part of the 2026/27 Annual Plan process.

What happens next?

These wastewater costs are not being consulted on as part of this consultation, but will influence the final licence fee under the new DOL. Once those decisions are made, the final licence fee will be confirmed. The DOL will also include a clause allowing for annual reviews of the fee, in case any circumstances or costs change.

Current situation

Under the current DOL, licence holders pay a licence fee of \$1,389.00 (inclusive of GST) per annum, payable in quarterly instalments on 1 July, 1 October, 1 January and 1 April in each year.

In addition to the licence fee, licence holders also pay rates for other services such as libraries, community centres, and reserves.

The current licence fee and rates do not include various costs related to:

- The installation of the new pipeline connecting the settlement to the Ellesmere to Pines Wastewater Treatment Pipeline
- Ongoing wastewater services for using this pipeline

What is changing?

The current licence fee does not reflect the full cost of managing and servicing the area. Under a new DOL, the licence fee will change to reflect the actual costs of providing these services.

It will also need to reflect the costs associated with the installation of the new wastewater pipeline, and the costs to use this service. These figures are being finalised and will inform the revised licence fee, to come into effect from 1 July 2026.

How to have your say

You can provide feedback on this consultation by:

- Visiting **selwyn.govt.nz/USH** on your computer or mobile device and answering the questions on the online submission form
- Completing the submission form on the back of this document and dropping it off with our Customer Service Teams at
 - **Council Rolleston Offices**, 2 Norman Kirk Drive, Rolleston
 - **Te Ara Ātea**, 56 Tennyson Street, Rolleston
 - **Darfield Library**, 1 South Terrace, Darfield
 - **Leeston Library**, 76A High Street, Leeston
 - **Lincoln Library**, 22 Gerald Street, Lincoln

Or by post to:

Freepost 104 653
PO Box 90
Rolleston 7643

Upper Selwyn Huts' licence holders can use the pre-paid return envelope in their consultation pack.

You can also scan and email your submission to:
huts@selwyn.govt.nz

All submissions must be received by Council by 5pm Monday, 21 July 2025. Please allow time for your submission to be delivered by this deadline.

For more information visit
selwyn.govt.nz/USH

Engage with us

An independent facilitator and staff will be holding a series of drop-in sessions at the Lincoln Event Centre for small groups or one-on-one conversations. These sessions are by appointment only to ensure everyone has the chance for a focused discussion.

To view available times and book a session, visit **selwyn.govt.nz/USH**. These drop-in sessions will also be advertised on our Facebook page and website.

Need help booking?

Email **huts@selwyn.govt.nz** or call **0800 SELWYN (735 996)** for help finding a session that suits you.

Timeline





Submission form

Selwyn District Council is conducting a public consultation to seek feedback on four terms that are proposed to be included in a new Deed of Licence for Upper Selwyn Huts.

Feedback from this consultation will help determine what a new Deed of Licence will look like for licence holders, and give certainty and clarity to the future of the Upper Selwyn Huts settlement.

Please read the consultation document and information available online at selwyn.govt.nz/USH before completing your submission.

You can make a submission using this form and dropping off at a Council Library or Service Centre by 5pm, 21 July 2025. Or you can complete the online submission form at selwyn.govt.nz/USH.

Privacy statement

Submissions are part of the public consultation process and are a public record. Anonymous submissions will not be accepted. Submissions including names are published on our website and in official documents so please do not include any personal information in the content of your submission you would prefer to be kept private.

While contact details (address, phone number and email address) are provided to elected members along with your feedback to be considered when making their decisions, contact details will not be made publicly available on the Council's website or official documentation.

If someone requests a copy of submissions through the Local Government Official Information and Meetings Act 1987, name and contact details must be supplied. If you have good reason as to why your personal details and/or feedback should be kept confidential please contact huts@selwyn.govt.nz outlining your reasons.

If you need extra space for your submission, or have supporting documentation, you can use additional paper and attach it to this form. If you are using the online submission form you can upload an attachment with your submission.

Please include your first and last name on the additional paper.

Anyone can make a submission. Submissions will only be used for the purpose of this consultation process.

All submissions will be considered by Council before making a decision.

Submitter details

Please note: all fields marked with an asterisk () are compulsory. These details will be used for the purpose of contacting you about this consultation.*

First name*

Last name*

Address*

Town*

Postcode*

Contact number*

Email address*

Are you submitting on behalf of an organisation?*

☐ Yes ☐ No

If yes, please state the name of the organisation*

Do you wish to attend a hearing to present your submission in person?*

☐ Yes ☐ No

If yes, someone will be in contact with you to arrange the date and time.

What is your connection or interest to Upper Selwyn Huts?

☐ I am a licence holder

☐ I am not a licence holder but live at Upper Selwyn Huts

☐ I have an interest in this area. *Please explain:*

☐ Other:



Questions

1. Licence term options

Council is seeking feedback on three different options for how long future licences should last. Please select your preferred licence term from the options below.

☐ **Fixed term of 5 years**
No renewal.

☐ **A single fixed term of 30 years**
No renewal.

☐ **Rolling 10-year terms**
with the ability to renew, up to a maximum of 30 years total (i.e. 10 + 10 + 10 years).

Please explain the reason for your selection:

Do you have any other feedback?

☐ Yes ☐ No

Please add your comments:

2. Environmental events for early licence end

Council's priority is the safety and wellbeing of people in the community.

Therefore, Council is proposing to include a new condition in the Deed of Licence that would result in a licence term ending earlier than expected if serious environmental events, like flooding or land movement, make the area unsafe to live in or too expensive to maintain. In some cases, it also might not be possible or affordable to rebuild roads or other infrastructure if they are badly damaged after a significant event.

We are asking for your feedback on three possible events where this could happen.

1. Flooding affecting access:

Flooding that cuts off vehicle access to the huts for more than 24 hours, twice in a 12-month period. "Cut off vehicle access" means where emergency services cannot reach the area.

2. Destruction of road cutting off vehicle access:

A natural event that causes sufficient damage that vehicle access to the settlement is cut off.

3. Serious harm caused by a flood event:

Any flooding event that causes serious injury or fatalities within the settlement.

Are there any of the proposed events you disagree with?

☐ Yes ☐ No

Please explain your reason:

Are there any additional events that you think should be considered?

☐ Yes ☐ No

Please add your comments:



If one of these events were to happen, what would you want Council to consider when deciding what happens next?

Please add your comments:

3. Bond requirements

Council is considering introducing a bond to contribute towards remediation responsibilities at the end of a licence term. This means the bond will only be used for returning the site to what it was before the hut was built.

Are there any situations where you think the bond requirement should not apply?

☐ Yes ☐ No

Please add your comments:

Do you have any other feedback or suggestions on the inclusion of a bond?

☐ Yes ☐ No

Please add your comments:

4. Building condition inspection programme

Council is proposing to implement condition inspections with the new Deed of Licence. We are seeking feedback on the details of these inspections. Please review the condition checklist in Appendix A on the back page and provide your feedback to the following questions.

How often do you think condition inspections should occur?

☐ Every year ☐ Every 2 years

☐ Every 3-5 years

☐ Only when there's a complaint or issue raised

☐ Other

Please add your comments:

Do you think the checklist covers the right things?

☐ Yes ☐ No ☐ Not sure

Please specify what you would change:

If issues are identified during the inspection, what kind of support or communication would you expect from Council?

Please add your comments:

Do you have any other feedback about how inspections should be carried out, or how any issues found during inspections should be handled?

Please add your comments:



Return this form by:

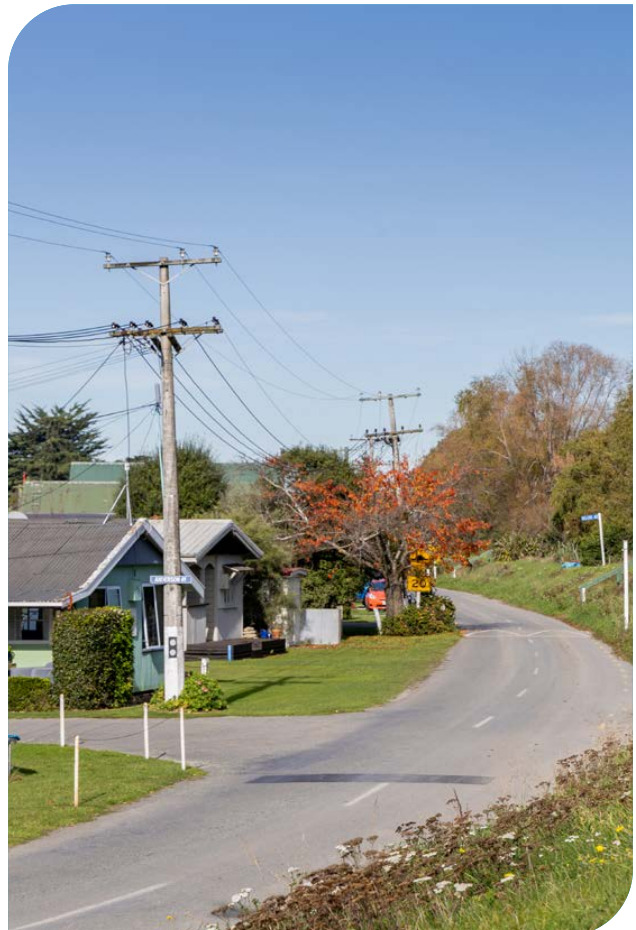
Dropping it off with our Customer Service Teams at:

- **Council Rolleston Offices**, 2 Norman Kirk Drive, Rolleston
- **Te Ara Ātea**, 56 Tennyson Street, Rolleston
- **Darfield Library**, 1 South Terrace, Darfield
- **Leeston Library**, 76A High Street, Leeston
- **Lincoln Library**, 22 Gerald Street, Lincoln

Posting it to:
Freepost 104 653
PO Box 90
Rolleston 7643

You can also scan and email your submission to **huts@selwyn.govt.nz**

All posted submissions must be received by Council by 5pm,
21 July 2025. Please allow time for your submission to be delivered
by this deadline.





Appendix A. Condition inspection checklist

Upper Selwyn Huts - Hut Condition Inspection

Property details

Valuation number		Legal Description	
Physical Address			
Ratepayer Names		Contact Number	

	Yes	No	N/A	Reasons for Decisions/Notes
Desktop Review Building				
Property file review completed prior to hut inspection to review property records held (if any) Note any relevant information on consents and related compliance information / outstanding CCCs, etc.				
Desktop Review Compliance				
Property file review completed prior to hut inspection to review property records held (if any) Note any relevant information on resource consents and related service requests, etc.				
Note any additional resources identified as being required to carry out site visit? (eg: Food and Health, etc)				
Communication– appointment / visit advised/agreed				
Date condition inspection carried out				
Lot Condition				
General (state of trees/vegetation)				
Vehicles present				
Hoarding / rubbish / etc present				
Hazardous substances present				
How to assess notional boundaries				
Photos of all elevations of hut and surroundings (allow for 6 photos max.)				
Building Condition – External				
Stormwater being collected and discharged appropriately				
adequate space and vents to timber floors to ensure proper ventilation and protect from damp and decay.				
Floor level in relation to ground level				
Foulwater drainage – all sanitary appliances connected to the sewage system, gully traps have grills, appear to be in working order, no signs of overflows, etc.				
External weathertightness – roof and walls – sound, durable, weatherproof, and maintained.				

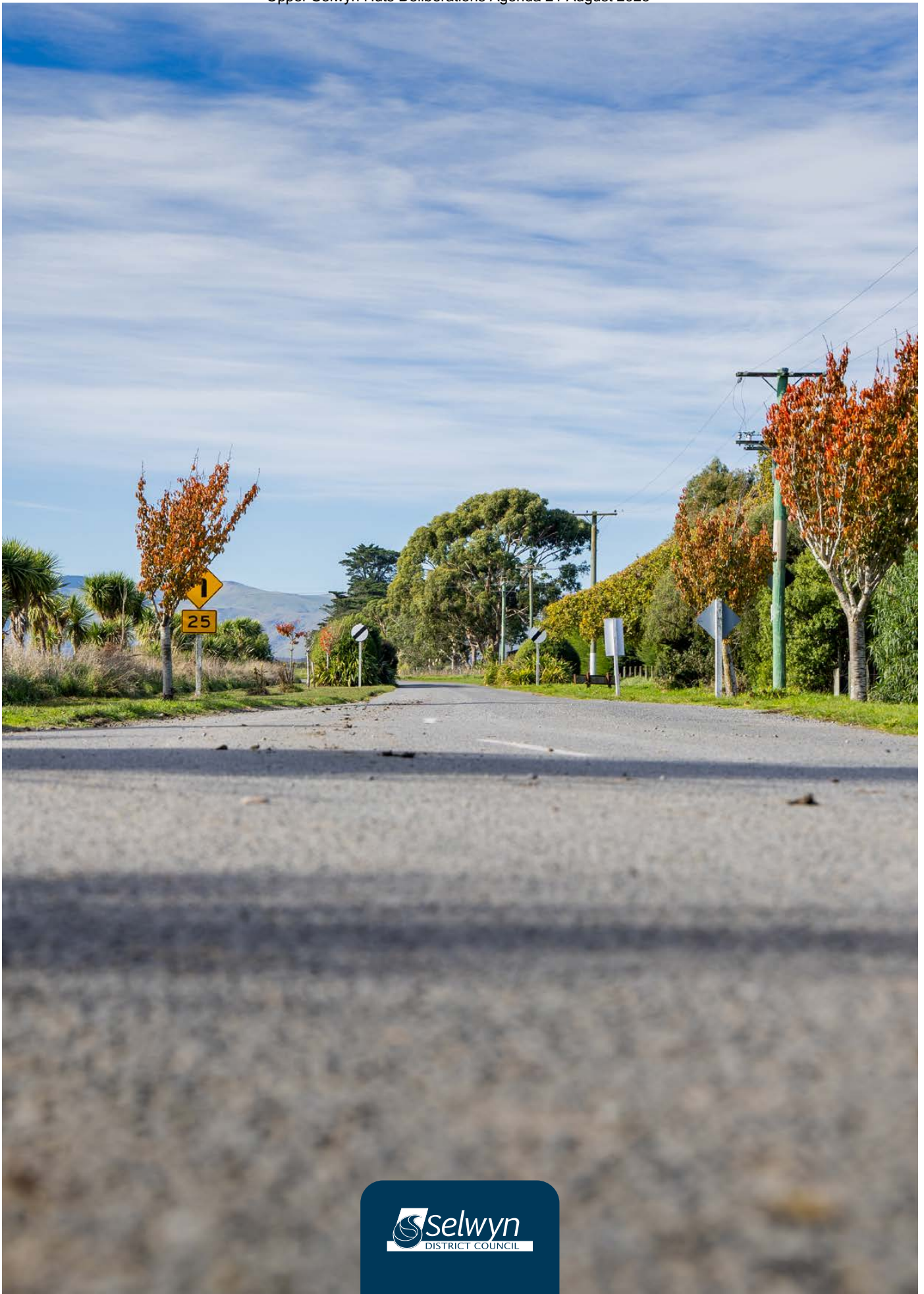
Condition of ancillary structures (eg; tank stands, sheds, etc)				
Access decks / steps				
RMA / Bylaws / Health / Animal Compliance				
Hoarding				
Vehicles and parking / storage (incl. boats, trailers, etc)				
Storage of hazardous substances				
Animals present				
Business or commercial activity/use observed				
Signage / advertising				
Other				
Hut Condition Summary				
draft 14 Jun 2024				
Further Actions Required				
Do any of the identified building non-compliances need rectification? (if yes, follow the NTF SOP)				
Do any of the identified non-compliances/issues trigger Councils dangerous, affected, or insanitary buildings policy (if yes, follow the DAI SOP)				
Do any of the identified RMA/bylaws/health/animal non-compliances need rectification? (if yes, create service request and follow legislative requirements)				

Notes:

For the purposes of conducting condition inspections the [Housing Improvement Regulations 1947](#) will be used as the baseline requirement given the age of the majority of buildings predate the NZ Building Code (1992).

Where recent building consents have been granted the condition of the building will be assessed against the relevant consent.

The condition survey is not intended to assess the hut for the purposes of rental accommodation.



APPENDIX B: OFFICER RESPONSES TO SUBMISSIONS

This appendix outlines all submissions received during the consultation, along with officer comments on each point raised. Its purpose is to acknowledge the feedback provided by individual submitters and outline the officer acknowledgement in relation to their comments. Every submission has been reviewed in detail.

Sub #	Name	Organisation
1	Dean Syme	
2	Robert Wilson	
3	Andrew Day	
4	Gwenda Smithies	
5	Charlotte Fraser	
6	Katie Cranston	
7	Bronwyn Murphy	
8	Brooke Moore	
9	Candyce Orchard	
10	Mornay Durant	
11	Kevin Dick	
12	Johannes Welsch	
13	Sue Richards	
14	Sarah Cotton	
15	Deric Sevier	
16	Jan Johnston	
17	Rupert Kuhlmann	
18	Tarnz Partridge	
19	William Green	
20	Emma Shaw	
21	Sue Stokes	
22	Ian McIntosh	
23	Sue Kelly	
24	Wendy Downie	
25	Anthea Laugesen	
26	Muriel Haines	
27	Rachel Downie	
28	Emma Flynn	
29	Christine Ferguson	
30	David Natta	

Sub #	Name	Organisation
31	Jill and Ian Hogg	
32	Helen Stevenson	
33	Rebecca Willis	
34	Maria Clarkson	
35	Vivienne Valentine	
36	Iona Fea	
37	Ben Carlisle-Reeve	
38	Aaron McGlinchy	
39	Elsie Wood	
40	Jade Gibbs	
41	Neil Mugford	
42	Anita Wright	
43	James Glynn	
44	Sam David Glynn	
46	David Tranter	
47	Terry Anderson	
48	Dora Stokes	
49	Jeff Bland	
50	Ary Maat	
51	Lisa Goodland	
52	Keith Morrison	
53	Cleve Prescott	
54	Scott Iremonger	
55	Stephen Boot	
56	John Adair	
57	Dennis Adair	
58	Kerry Ballantine	
59	Helena Immers	
60	Ann Thomson	
61	Jo Glynn	
62	Sally and Graeme Warner / Roberts	
63	Char Webb	
64	Robyn McFarlane	
65	Paulette Lagrosse	
66	David Greenslade	
67	Nathan Ngakuru	

Sub #	Name	Organisation
68	Fiona Ngakuru	
69	David Lloyd	
70	Denise Carrick	
71	Carolyn and Robin Wilde	
72	Graham Evans	
73	Helen Colenso	
74	David Timbrell	
75	Lisa Gracie	
76	Don Munro	
77	Vicky Height	
78	Roselle Wanhalla	
79	Sam McLintock	
80	Daryl Johnson	
81	Loren Braxton	
82	Frank Sharpe	
83	Zac Braxton	
84	Wendy Emery	
85	Faye Risdon	
86	Anne de la Cour	
87	Calvin Payne	
88	Glenda Dean	
89	Brad Emery	
90	Clare Ryan	
91	David Perano	
92	Samuel Wilshire	
93	Barry Mackenzie	
94	Lisa Mayer	
95	Sam Carrick	
96	Alastair King	
97	Dianne Downward	
98	Erika Koderich	
99	Steve Emery	
100	Helen Emery	
101	Patrick Lagrosse	
102	Maureen Flattery	
103	Eunice McLintock	

Sub #	Name	Organisation
104	Samantha Boyd	
105	Shane Lloyd-Jones	
106	Richard Frost	
107	Marie Cuff	
108	Ian McRae	
109	John Warwood	
110	Karen Ward	
111	Karym Wanhalla	
112	Cassandra Lloyd-Jones	
113	Marissa Wanhalla	
114	David Shane Wanhalla	
115	Lorraine McRae	
116	Denise Carlisle	
117	Allan Flynn	
118	Shane Curragh	
119	Ken Perry	
120	Paul Lindsay	
121	Colin McCulloch	
122	Cynthia King	
123	Ross Thomson	
124	Tracey MacLeod	
125	Leslie McAuley	
126	Grant and Jillian Bonniface	
127	Maria Carter	
128	Susan Rogers	Selwyn Hut Owners' Association Inc
129	Zoran Rakovic	
130	Nadine Fea	
131	Roxanne Fea	
132	Michael Glynn	
133	Sean Rooney	
134	Gabrielle O'Brien	
135	Andrew Bowring	
136	Susan Rogers	
137	Kate Pollock	
138	Chris Rossiter	
139	Kerry Glynn	

Sub #	Name	Organisation
140	Lucy King	
141	Joel Laurance	
142	Chris Lee	
143	Margaret Lynne Lowery	
144	Judith Smart	
145	Nigel Powell	
146	Craig Trusler	
147	Cleve Prescott	
148	Cushla Moorhead	
149	Andrew Jackson	
150	Barbara Bowering	
151	Caroline Blann	
152	Bruce Blake	
153	Chels F	
154	Kirrily Fea	
155	Joshua Moot	
156	John Cooke	
157	Sandra Lagrosse	
158	Kate Johnson	
159	Blanche Fryer	
160	Duncan Robertson	
161	Tala Laurance	
162	Graeme Young	
163	Erin Smyth	
164	Bruce Thomson	
165	Susanne, Janice and John Antill	
166	Daniel Te Ngaru	
167	Suzanne Allen	
168	Anne Curtis	
169	John Ferguson	
170	Karipa Tau-Wehi	
171	Cara Zdrenca	
172	Eden Warner	
173	Nikau Te Ngaru	
174	Colin Giddens	
175	Robby Hyde	

Sub #	Name	Organisation
176	Mark Tyler	
177	Chris Tyler	
178	Susanne Royds	
179	Wendy Elizabeth Moreland	
180	Shodie Milne	
181	Craig Pauling	Environment Canterbury Regional Council
182	Michael McLintock	
183	Paul Clarke	
184	Catherine Dillimore	
185	Adelaide Edith White	
186	Charles Dillimore	
187	Peter Claydon	
188	Pamela Tyler	
189	Michael Pretorius	
190	Michael O'Neill	
191	Averil Southward	
192	Daniel Johnson	
194	Leigh Rossiter	
195	Lauren Fitzgerald	
196	Anna O'Toole	
197	Puamiria Parata-Goodall	Taumutu Rūnanga Limited
198	Vicki Glynn	
199	Jeremy Meiklejohn	
200	Cécile Tait	
201	Phillipa Fraser	
202	Georgia Yurjevic	
203	Stella Yurjevic	
204	Patrick John Cooper	
205	Ian and Sharon Ovenden	
206	Robert Thomson	
207	Sheila Chappell	
208	Claire Laurance	
209	Rodney & Kathleen (Kit) Power	
210	Samuel Modée	
211	Johnson Tatana	

Submitter Number:	1	Submitter:	Dean Syme
Documents:	Future Deed of Licence for Upp		
Point Number	1.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Comments:	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area		
Staff Recommendation			
Point Number	1.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)		
	Question: Do you have any other feedback on licence terms? No		
	Comment:		
	this decision will make a major affect on families lives, homes, and more importantly people's life savings and mortgages		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made.		
Point Number	1.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes		
	Question: Are there any additional events that you think should be considered? Yes invest in the small communitys that built selwyn		
	not write them off Comment:		

its time money was invested in flood prevention protection not just at the huts but across the district, rather than waist full spending on flashy unnecessary parks and event centres!

Comment:

there are plenty of other parts of Selwyn that get cut off 2 or more time per year due to flooding, snow, and other weather events. So that should not be a relevant argument!

**Staff
Recommendation**

Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.

Point Number

1.4

Category

Questionnaire > Bond requirements

Question: Are there any situations where you think the bond requirement should not apply? No **Question:** Do you have any other feedback or suggestions on the inclusion of a bond? No

**Staff
Recommendation**

Council acknowledges there are no comments.

Point Number

1.5

Category

Questionnaire > Building condition inspection programme

Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised **Question:** Do you think the checklist covers the right things? Yes **Comment:** friendly and constructive

**Staff
Recommendation**

The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	2	Submitter:	Robert Wilson
Documents:	Future Deed of Licence for Upp		
Point Number	2.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: Local resident, uses the area		
Point Number	2.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. Fixed term of 5 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: The residents of this area struggle to get insurance because their dwellings are not up to code. They also live in a high risk area that was never meant to be permanent residence, more of a summer batch. The put themselves and first responders at risk when there is a weather event in the area. In order for a longer (30year) DOL, dwellings should have to meet local building code, abd be insured. Thank you for taking the time to put in a submission. All feedback received through this consultation will be carefully considered before any final decisions are made. Council is seeking feedback to make decisions that can respond to changing conditions and ensure safe, sustainable management of the area over time.		
Point Number	2.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No Risk to residents, risk to first responders, costs of clean up.		

	Should Council pay for flood protection? (No)		
	Should all dwellings be inspected and meet all requirements of a standard house? (YES, If its a permanent dwelling).		
	Higher rates for them due to higher risk of flooding and upkeep of the area.		
	Comment: na Comment: agree with the proposed terms, this was never designed to be permanent residence. All dwellings should be up to code and user pays for all and any improvements if they want longer terms.		
Staff Recommendation	Thank you for taking the time to put in a submission. All feedback will form part of the deliberation process.		
Point Number	2.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No		
	Comment: na		
Staff Recommendation	Council acknowledges there are no comments.		
Point Number	2.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every year Comment: na Question: Do you think the checklist covers the right things? Yes Comment: na		
	Comment: same rules as for any house inspection prior to purchase. Notice is given to conduct appropriate repairs or it cannot be lived in, insurance voided Na		
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.		

Submitter Number:	3	Submitter:	Andrew Day

Documents:		<u>Future Deed of Licence for Upp</u>	
Point Number	3.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I have visited the area from time to time as part of my work Comment:			
Staff Recommendation			
Point Number	3.2	Category	Questionnaire > Licence term options
Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes They should have a permanent right of renewal. You are just doing this because you want to give the whole area back to iwi so they can have all of lake ellesmere exclusively. Comment: Its the longest option you have given me when i think they should be able to stay there permanently. its dishonest for you not to give us this option			
Staff Recommendation			
Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.			
Point Number	3.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes How they really need to consider peoples rights			

Staff Recommendation	over council bureaucratic process and how a lot of people live out there purely because they want to escape society and be left alone where they are doing no harm Comment: If no significant events in 30 years then right of renewal should be extended. Comment: All of them. if road is removed should only be redone in gravel though. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. It is also acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	3.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes if you do force people out you dont need to remediate. Nature will do that for you. Comment: in all cases because they should never be forced out of their homes		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps.		
Point Number	3.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: Only if kids are being raised in bad conditions. Adults can take responsibility of themselves.		

Staff Recommendation	Also your link doesnt take me to the check list. Question: Do you think the checklist covers the right things? Not sure Comment: not sure as link doesnt work. i expect it is overly onerous and will be used to just force people out of their homes Comment: For kids you can go harder to ensure they are raised in a safe enviroment. For issues just point them out to residents and only take issue if its actually pollution the area. Comment: Mainly just leave these people alone The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations. The Council also acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

Submitter Number: Documents:	4 Future Deed of Licence for Upp	Submitter: Gwenda Smithies
Point Number Staff Recommendation	4.1 Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area These delightful hut communities are a real joy to visit and a peaceful place of recreation. It has grieved us that these special hut communities are disappearing despite their wonderful heritage value. Our family loves Selwyn Huts and recently our daughter and son-in-law have purchased their first home there. They would not have been able to afford a home otherwise.	Category Questionnaire > Connection to Upper Selwyn Huts

Point Number	4.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: It would be a tragedy if this very special hut community is lost from the region. I personally believe they should be allowed to stay indefinitely. I was present at one of the council meetings when legal advice was presented that there was no need for a time limit on the term of the lease at all.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.		
Point Number	4.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Yes, I disagree with all of them. These are ridiculous proposals in my view. There are plenty of places in Christchurch which experience flooding across roads and this doesn't result in people having to permanently leave their homes. The Upper Selwyn Huts community has been living here for a very long time now. These proposal are over-the-top, cruel and unnecessary. They do not allow residents to enjoy their homes in peace - instead they will always be living in fear that at any time they may be forced to leave permanently. And for many of these people, they can't afford other housing options. Question: Are there any additional events that you think should be considered? No Comment: The distress of the residents if they are forced to permanently leave their homes! Please don't do such a draconian and cruel measure.		

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made. It is acknowledged your submission expresses concerns about process and the Council takes these seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	4.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Some people can't afford to pay a bond. If they purchased their home without a bond requirement, then there shouldn't be one introduced retrospectively. It isn't fair.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	4.5	Category	Questionnaire > Building condition inspection programme
	Comment: I tried to look at the Building Condition Inspection Checklist referenced above, but the link doesn't work and there appears to be no info about this on your website at present. However, these are huts. Of course they won't meet conventional standards and it is ridiculous and unfair to expect them to. People buy them on an as-is-where-is basis and take responsibility for their own safety. This has never been the cause of anyone's fatality or serious injury that I am aware of, and I doubt it ever will be. Please leave this wonderful hut community alone. Question: Do you think the checklist covers the right things? Not sure Comment: As mentioned above, the checklist link isn't operating, so can't be viewed Comment: I strongly believe that council should not get		

Staff Recommendation	involved, as mentioned above. This is a hut community, not a new subdivision! The Council acknowledges the submitter's concerns on a proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

Submitter Number:	5	Submitter: Charlotte Fraser
Documents:	Future Deed of Licence for Upp	
Point Number	5.1	Category Questionnaire > Connection to Upper Selwyn Huts Comment: 3 family members live at the hut
Staff Recommendation		
Point Number	5.2	Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: At least a once off licence for maximum time will alleviate the dread of voting every 10 years. This uncertain time frame has been very upsetting and nerve wracking everyday for family members. 30 set years provides certainty to make future decisions, it will also help retain some monetary value in properties till then.
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.	

Point Number	5.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No consult experts in all things environmental including getting full reports and proving an absolute immediate risk to life. provide ability for full 100% community involvement in deciding the fate of the settlement Comment: flooding has never cut full road access. 4wds would be utilised for food supply, even distribution via boat up selwyn could be possible. Family members have never seen banks breached with floods. Recently Leeston was inaccessible before the huts would be. they have never had to evacuate due to flooding from the selwyn.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	5.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes vote for no bond Comment: those that reside at the hut do so because many cant afford everyday living costs and if in mainstream residential housing would struggle due to mental health and or other issues. The community itself does not have wealthy people residing just honest good community oriented persons. Would love what the hit environment offers.		

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	5.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment: link did not load Comment: council to work effectively in conjunction with owner and required servicemen to correct within a safe and adequate timeframe Comment: treat owner and persons living in the house/residence with respect as they would their own family		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.		

Submitter Number:	6	Submitter:	Katie Cranston
Documents:	Future Deed of Licence for Upp		
Point Number	6.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Selwyn district resident		
Staff Recommendation			
Point Number	6.2	Category	Questionnaire > Licence term options

Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: The way this form is I have to pick one. But I do not agree with any of these. Residents should be allowed to extend beyond 30 years Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.
Point Number	6.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: flooding for more than 24hours twice in a year.... this seems targeted to ensure failure. Recent rain has shown that there would be multiple areas in selwyn that would fit this Criteria. Think Barnes road, closed for a week+ under water Question: Are there any additional events that you think should be considered? No Comment: what the residents want to do. If they want to stay Staff Recommendation Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making
Point Number	6.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I do not agree with a bond

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	6.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: nothing. I do not think they should be inspections		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	7	Submitter:	Bronwyn Murphy
Documents:	Future Deed of Licence for Upp		
Point Number	7.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts Comment:		
Staff Recommendation			
Point Number	7.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment:		

Staff Recommendation	they all end in eviction, why even ask the question if it all ends in eveiction?? Where is the choice to stay on land that is LEGALLY classed as hut settelment?? Mistake leaving that out? I highly doubt it. Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	7.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No			
"Council's priority is the safety and wellbeing of people in the community." - so trying to kick us out of our homes and community and prioritising our well being and safety, are you having a laugh????			
Comment: Did the counsel not look around during the last flood or did they just read the dramatised media posts??? We as the upper selwyn huts had the least amount of flooding and damage then the surrounding areas. Also we as a COMMUNITY do look after one another, if we were to be cut off every single person residing at thr huts at the time would be checked on and looked after if needed.			

Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	7.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment:		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	7.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: you may own the land but you DO NOT own the homes. Question: Do you think the checklist covers the right things? No		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	8	Submitter:	Brooke Moore
Documents:	Future Deed of Licence for Upp		
Point Number	8.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Ratepayer, member of the wider Selwyn community		
Staff Recommendation			

Point Number	8.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes No options for potential renewal were given. From the perspective of families living in this area, I can imagine that the options look like "would you like to be evicted soon or later; with a defined eviction date or several possible eviction dates?" Comment: Strong families and local communities are the backbone of a strong region and country. Uncertainty caused by short term license periods will negatively impact the hauora/wellbeing of families, specifically impacting the community's taha wairua/spiritual wellbeing, in casting doubt over whether/how long the families here have a place to stand/ a place to belong (turangawaewae). 'What is the most important thing in the world? He tangata, he tangata, he tangata'. SDC has a responsibility to genuinely consider how their decisions contribute to the wellbeing of the individuals and the small communities. This community has a right to be treated with humanity, rather than being treated as a problem to be managed.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	8.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: As with short-term license options, I believe that		

	preempting potential ways in which to evict these families earlier than agreed, places another level of uncertainty on the community, negatively impacting their hauora/wellbeing (by eroding their sense of belonging/turangwaewae). The possible events are vague enough to have the potential to be misused, which is not ideal given that there already appears to be a sense of mistrust between the huts community and SDC. I would suggest that, as with other communities in the SDC, should these environmental events occur, that the SDC should consult with the community to come to solutions that both residents and the SDC are satisfied with. The huts community, I am sure, share the same goal of keeping their families safe. Given that the SDC has reportedly spent over a quarter of a million dollars on consult fees regarding licensing decisions, I would expect that there would be a high ceiling on what would be considered not "affordable" in rebuilding roads/infrastructure. As a ratepayer, I would certainly prefer more of my rates to go to infrastructure in our community than on excessive consulting fees. Question: Are there any additional events that you think should be considered? No Comment: The thoughts and opinions of the huts community (as well as the wider Selwyn community) through genuine consultation, first and foremost.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. It is acknowledged your submission expresses concerns and the Council takes these seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		
Point Number	8.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: In the event that residents were not informed of and consented to the bond before they took up residence.		

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	8.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: the same as across the rest of Selwyn district. This proposal presents as if it is targeting this community - the rationale inspections of peoples homes in this small community, but not in the wider Selwyn community is not clear. Might findings of the building inspections be used to justify early eviction of families? Again this seems like another suggestion that would lead to the erosion of taha wairua/turangawaewae for these families. The cost of these building inspections to ratepayers (whose rates are already increasing by an extraordinary amount) is also not clear. Question: Do you think the checklist covers the right things? No Comment: In absence of information regarding rationale/justification and cost, I disagree with the building inspection in its entirety. Comment: In absence of information regarding rationale/justification and cost, I disagree with the building inspection in its entirety. Comment: In absence of information regarding rationale/justification and cost, I disagree with the building inspection in its entirety.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	9	Submitter:	Candyce Orchard
Documents:	Future Deed of Licence for Upp		
Point Number	9.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area i am not only a resident of the Selwyn District at the present time, but I have also worked with some members of the Upper Selwyn Huts on a professional basis since 2015 Comment:
Point Number	9.2 Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: The Upper Selwyn Huts Community is a part of the history of our area and should be preserved for as long as possible. Staff Recommendation Thank you for taking the time to put in a submission. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.
Point Number	9.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: I am extremely concerned about this Deed of licence when taking into consideration the recent flooding event in the Selwyn District and Christchurch City Council jurisdictions. It is concerning that both of these council areas had huge flooding issues which the local communities that were affected are of the opinion were caused by local and regional councils mismanagement. One must ask the Selwyn District Council if it is going to enact this Deed of Licence for the Upper Selwyn Huts community whether it is going to be showing due diligence with it's flood mitigation program in the area and surround areas period. Whilst I am sure it isn't the case as the Selwyn District Council is a reputable establishment, if the council doesn't show due diligence and improve with it's flood mitigation, the ratepayers might be inclined in the future to believe that a road which is subject to a Deed of Licence could be flooded due to negligence on the council's part. Such a situation could bring the Selwyn District Council into disrepute with regards to an ongoing situation which the ratepayers of a wider area other than the Upper Selwyn Huts are now considering a huge concern going forwards.

Question: Are there any additional events that you think should be considered? Yes **Comment:** The Selwyn District Council by it's previous actions to date is obviously determined to evict the community at the Upper Selwyn Huts. Local residents who previously had no interest in this are now starting to question the motives the Selwyn District Council has with regards to this situation. It is apparent that the Selwyn District Council has no consideration for the historic value this community has for the wider population in the Canterbury Region. An example of this is a woman in her eighties I met at a Christmas function last year which was held in Christchurch. She was extremely upset with what she has been hearing about the SDC's plans to evict the residents and bulldoze down the settlement. This lady was born and raised at the Selwyn Huts. Her mother was born and raised at the Selwyn Huts. This lady's father worked on the farm on the other side of the Selwyn River and he used to row across the river every evening to court her mother before they got married. The disgust and upset with regards to the SDC's resolve to erase this historic community is becoming more far and wide with every development like this Deed of Licence. It is of extreme concern that in view of the recent flooding event, that the SDC only employs one Surface Water Environmental Engineer Mr Luc le Roux who is extremely busy in his employment. It is also extremely concerning that in the Selwyn Times dated June 11th on page 5 the SDC mayor Sam Broughton and Environment Canterbury Chair Craig Pauling reported to the Emergency Management Minister Mark Mitchell that the processes to manage flooding was up to standard when many ratepayers properties were overwhelmed with flood water at levels previously never experienced. One must question what standard these two gentlemen were referring to.

This Deed of Licence in view of the recent flooding could be viewed with concerns by the wider rating communities that the SDC may not be inclined to take it's flood protection mitigation with the due diligence now expected of it. As a ratepayer I would encourage the SDC to postpone it's implementation of this Deed of Licence until some physical evidence is seen by the wider ratepayers community that the SDC is taking an improvement of it's district's flood mitigation services seriously least the SDC become of questionable repute.

Comment: I would hope that the Selwyn District Council would consider the points i have raised previously in this submission and defer the Deed of License until such time as the wider ratepayers community observes an improvement in the SDC flood mitigation services.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback

will be taken into consideration during deliberations and final decision-making.

It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.

It is also acknowledged your submission expresses concerns around process and the Council takes these seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.

Point Number	9.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Taking into consideration the cost of living index, the current rates increase, and concerns about the current income from subdivision developments in the Selwyn District, it may be viewed that the SDC is imposing this levy on a vulnerable community rather than addressing wider concerns the ratepayers have about the financial management of the SDC.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	9.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: The Upper Selwyn Huts should be treated fairly and with respect such as any other residential property owner within the Selwyn District. Anything other than this could be viewed in an unfavourable light by the general public and SDC ratepayers Question: Do you think the checklist covers the right things? Yes Comment: Any Deed of Licence for the Upper Selwyn Huts needs to be placed on hold until the SDC provides proof that all due diligence with flood mitigation in it's area is improved. Comment: Open and transparent communication with the residents being treated with respect. Comment: As previously stated		

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	10	Submitter:	Mornay Durant
Documents:	Future Deed of Licence for Upp		
Point Number	10.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: You have invited the broader community to consult. I am concerned about your methods.		
Point Number	10.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes Council acknowledges there are no comments		
Point Number	10.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Displacement of people and communities Comment: how have these 'considerations' changed? Has this not always been the case? Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the		

	proposed events will be taken into careful consideration before any decisions are made. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		
Point Number	10.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: all instances. The bond supports your action not the issue of displacement. No displacement requires no bond. Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps.		
Point Number	10.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Other. Comment: Why do you wish to inspect someone's house? Question: Do you think the checklist covers the right things? No Comment: you are creating noise to divert from the real impact and issue The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	11	Submitter:	Kevin Dick
Documents:	Future Deed of Licence for Upp		
Point Number	11.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts Comment:
Point Number	11.2 Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes ?? BEFORE YOU TICK A BOX... READ THIS. This isn't community consultation. It's a carefully crafted public relations exercise, dressed in polite language, loaded questions, and limited options. It looks like choice, but it's not. Let's walk through what they're really doing here. ? WHAT THEY'RE NOT TELLING YOU: Selwyn District Council refers to Upper Selwyn Huts as "public land". That's misleading. This area is legally classified as a Local Purpose Reserve ,for Hut Settlement. That means it was set aside specifically for people to live here, not visit, not camp, live. But that truth doesn't suit the plan. So they left it out. ?? THE "OPTIONS" — IF YOU CAN CALL THEM THAT: Your choices are: – 5 years, no renewal – 30 years, no renewal – 10+10+10 years, still ends at 30 Every single option ends in eviction, just at different speeds. It's like being asked, "How would you prefer your home to be taken off you, fast, slow, or medium pace?"

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They say:
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Point Number	11.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes ?? BEFORE YOU TICK A BOX... READ THIS.

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Point Number	11.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes ?? BEFORE YOU TICK A BOX... READ THIS. This isn't community consultation. It's a carefully crafted public relations exercise, dressed in polite language, loaded questions, and limited options. It looks like choice, but it's not. Let's walk through what they're really doing here. ? WHAT THEY'RE NOT TELLING YOU: Selwyn District Council refers to Upper Selwyn Huts as "public land". That's misleading. This area is legally classified as a

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want to include in your comments:

- These options feel limited and don't reflect the actual legal status of the land.
- The land is legally classified for hut settlement, which hasn't been acknowledged.
- There are no renewal options, only expiry.
- The proposed bond feels like a step toward removing residents, not supporting them.
- Environmental conditions are vague and could be misused.
- This doesn't feel like true community consultation.

You're allowed to write your own thoughts.
You're allowed to challenge the way this has been structured.
That's the part they hope you'll skip.

?? WHO ARE WE?

Staff Recommendation	We are the Upper Selwyn Huts. We are Whanau, workers, retirees, long-time locals. We've rebuilt, raised families, and held each other up for over 130 years. We are not a problem to be managed. We are not a footnote in a development plan. We are a community and we deserve to be treated like one. ?? Ask yourself this: If every "choice" leads to the same outcome... And the most lawful, logical option, staying, is left off the table... What kind of process is that, really? It's not consultation. It's packaging. Neatly presented. Carefully controlled. And quietly designed to make something disappear without ever saying it out loud. Here's where to do it: ?? Selwyn District Council https://www.selwyn.govt.nz/property-And-building/upper-selwyn-huts-management-and-licencing Hit "Submit" But make it count. Not just for the form. FOR THE TRUTH. #savetheselwynhuts #greenparkhuts #lowerselwynhuts #communitysupport #bhn Andy Foster MP Te Runanga o Ngai Tahu BHN News Jamie Arbuckle MP Public #southislandvoices #nghtahu #unsurenessia It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.
Point Number	11.5 Category Questionnaire > Building condition inspection programme

Question: How often do you think building inspections should occur? Other **Comment:** As per normal law enforced on all other residents of Selwyn

Comments:

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It's a carefully crafted public relations exercise, dressed in polite language, loaded questions, and limited options. It looks like choice, but it's not.

Let's walk through what they're really doing here.

? WHAT THEY'RE NOT TELLING YOU:

Selwyn District Council refers to Upper Selwyn Huts as "public land".

That's misleading.

This area is legally classified as a
Local Purpose Reserve ,for Hut Settlement.
That means it was set aside specifically for people to live here, not visit, not camp, live.

But that truth doesn't suit the plan.
So they left it out.

?? THE "OPTIONS" — IF YOU CAN CALL THEM THAT:

Your choices are:

- 5 years, no renewal
- 30 years, no renewal
- 10+10+10 years, still ends at 30

Every single option ends in eviction, just at different speeds.
It's like being asked, "How would you prefer your home to be taken off you, fast, slow, or medium pace?"

No option for renewal.
No option that honours the legal status of the land.
No option that respects the people who live there.

Because they're not offering solutions, they're offering a controlled exit.

?? "ENVIRONMENTAL RISK" – A.K.A. THE EMERGENCY EXIT
CLAUSE

They say:
“If there’s flooding or access issues, licences can end early.”

But they’ve left it wide open.
No standards. No definitions.
Translation: “We’ll decide later if we feel like kicking you out.”

?? THE BOND — LET’S BE REAL

They’re asking hut residents to pay a bond.

Not tourists.
Not Airbnb-ers.
Just us.

And what’s it for?
Basically, a tidy little deposit toward the eventual removal of your home.

Would you pay a bond to help fund your own eviction?
That’s exactly what this is asking.

??? INSPECTIONS – TARGETED MUCH?

Regular checks on our homes.
But not across the rest of Selwyn.

Council says it’s about “safety”.
But it looks a lot more like:
“Let’s go looking for problems so we have an excuse later.”

??? OH, AND GET THIS:

They told hut residents NOT to rely on the wider community.
Now they’re asking the whole district to “have a say”?

WHY?

Because they know most people won’t dig deep.
They’ll just tick a box, scroll on, and Council gets to say:

“The People have spoken.”

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Question: Do you think the checklist covers the right things? No
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Staff Recommendation	What kind of process is that, really? It's not consultation. It's packaging. Neatly presented. Carefully controlled. And quietly designed to make something disappear without ever saying it out loud. Here's where to do it: ?? Selwyn District Council https://www.selwyn.govt.nz/property-And-building/upper-selwyn-huts-management-and-licencing Hit "Submit" But make it count. Not just for the form. FOR THE TRUTH. #savetheselwynhuts #greenparkhuts #lowerselwynhuts #communitysupport #bhn Andy Foster MP Te Runanga o Ngai Tahu BHN News Jamie Arbuckle MP Public #southislandvoices #nghtahu #unsurenessia
	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	12	Submitter: Johannes Welsch
Documents:	Future Deed of Licence for Upp	
Staff Recommendation	12.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area recreation, upholding the protection of cultural values of Te Waihora, building resilience into the landscape of te waihora in the face of climate change

Point Number	12.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Fixed term of 5 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: building and maintaining infrastructure for a small number of people that do not cover the real cost/let alone the long term cost of addressing climate change impacts. its public reserve a people need well serviced proper homes around rolleston or else. ngai tahu has made the right decission for greenpark and so should SDC for USH		
Staff Recommendation	Thank you for taking the time to put in a submission. All feedback received through this consultation will be carefully considered before any final decisions are made. Council is seeking feedback to make decisions that can respond to changing conditions and ensure safe, sustainable management of the area over time.		
Point Number	12.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Comment: they are all valid. there are probably more than those Question: Are there any additional events that you think should be considered? Yes Comment: lake level needs to raise to enable opening out to see. that means huts need to go as lake edge will come closer Comment: it should be decided right now and give residents clarity and get them to move plus a bond to pay for removal of the houses		
Staff Recommendation	Thank you for taking the time to put in a submission. All feedback will form part of the deliberation process.		
Point Number	12.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: there is real risk to rate payers that they will just go or put up a fight... all that costs money		

Staff Recommendation	It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	12.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every year Comment: do it annually, charge hut owners and get rid of them in 5 years. i know this sounds harsh but the long term cost of the location should not be carried by rate payers Question: Do you think the checklist covers the right things? Not sure Comment: i am not a building inspector Comment: has to be fixed by home owner with the clear message of 5 years is the end of this. Comment: na		
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.		

Submitter Number:	13	Submitter:	Sue Richards
Documents:	Future Deed of Licence for Upp		
Point Number	13.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: This is so unfair to the people of the Huts		
Staff Recommendation			
Point Number	13.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment:		

You are treating these people so badly! Would you like this to happen to you ! HELL NO! It's Disgusting, unfair and unethical			
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	13.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Be Honest would be a good start Comment: The true reason for this, Be Honest we all know why you want to make the Hut community homeless Comment: These people have been though floods before a d a major earthquake, they managed!		
Staff Recommendation	It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	13.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment:		

They already pay rates			
Staff Recommendation	It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	13.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised		
	Why! They are not renting!		
	Question: Do you think the checklist covers the right things? No		
	As above NO INSPECTION		
	NO INSPECTIONS SHOULD D DONE THEY ARE NOT RENTING THEY PAY Rates		
	Comment:		
	NO INSPECTION		
	Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		
	The Council also acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	14	Submitter:	Sarah cotton
Documents:	Future Deed of Licence for Upp		

Point Number	14.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Comments:	Comment: Empathy for those who are going through this process		
Staff Recommendation			
Point Number	14.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes This is: 1. Misleading “Five-Year Term with Final Expiry” Although labelled as a short licence period, it ends unconditionally with no right to renewal. Residents may interpret this as only temporarily insecure, but it offers no actual path to permanence—forcing families, often elderly or low-income, into displacement after only five years. 2. Misleading “Single 30-Year Term” Extends the timeline to 30 years, but remains a one-off with a final non-renewable end date. Presents a false sense of long-term tenure, while effectively locking in an eventual eviction—no matter the personal or community investments made during that time. 3. Misleading “Rolling 10-Year Terms up to 30 Years Total” Subjects licence holders to repeated renewals, uncertainty, administrative burden, and stress. Even after 30 years, this option terminates—highlighting that rolling terms are merely a prolonged prelude to eviction Comment: because you only gave me three options which all end in the same eviction ending.		

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	14.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Comment: because i understand that personal safety of all involved comes first		
	Question: Are there any additional events that you think should be considered? Yes Comment: Indefinite Renewable Licence with clear, objective renewal criteria:		
	Renewal based on building safety, compliance, and demonstrated appropriate use—not a hard expiry date.		
	Include heritage protections and community representation in decision-making.		
	Allow for managed retreat only if and when actual climate or infrastructure risk is evidenced—not assumed decades in advance.		
	Provide for compensation or relocation assistance in any future, evidence-based scenario.		
	Comment: Indefinite Renewable Licence with clear, objective renewal criteria:		
	Renewal based on building safety, compliance, and demonstrated appropriate use—not a hard expiry date.		
	Include heritage protections and community representation in decision-making.		
	Allow for managed retreat only if and when actual climate or infrastructure risk is evidenced—not assumed decades in advance.		

			Provide for compensation or relocation assistance in any future, evidence-based scenario.
Staff Recommendation			Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.
Point Number	14.4	Category	Questionnaire > Bond requirements
			Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Is unnecessary and punitive.
			Adds extra cost to a process already stacked against residents.
			Offers no security in return.
			If council insists on keeping a bond system, it should:
			Be much lower (e.g., \$200) or means-tested.
			Come with a clear and fair return policy.
			Only be applied if actual damage is caused—not simply because the licence expires or is cancelled through no fault of the resident.
Staff Recommendation			Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.
			It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.
			It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.

Point Number	14.5	Category	Questionnaire > Building condition inspection programme
Question: How often do you think building inspections should occur? Other Comment: 5 years ?? Recommendation: Fair and Practical Building Inspection Frequency To ensure health and safety without creating unnecessary hardship for residents, I recommend: ?? Full building inspections every 5 years This reflects standard practice for low-use or seasonal residential dwellings. It provides sufficient time for residents to plan and budget for any repairs or upgrades. It reduces unnecessary administrative or financial pressure on both residents and council. ?? Annual self-declaration system Residents can complete a brief annual declaration confirming there have been no structural changes or damage since the last inspection. If there are changes or concerns, residents can voluntarily request an inspection. ??? Trigger-based inspections Inspections may be initiated by the council or requested by residents if: There's been a natural disaster, fire, or extreme weather event. A formal concern has been raised. A resident seeks to sell, sub-let (if permitted), or make major renovations. This model ensures the safety of huts and their occupants while avoiding unnecessary disruption or surveillance of those who are already demonstrating responsible stewardship. Question: Do you think the checklist covers the right things? No If issues are found during an inspection, residents should not be left			

to navigate costly or complex repairs alone. The Council must take a supportive, not punitive approach. This includes:

1. Clear, Written Guidance

A plain-language report explaining what the issue is, why it matters, and what options exist for repair or remediation.

Realistic timeframes for making improvements, tailored to the severity of the issue and the resident's circumstances.

2. Access to Practical Support

Council advisory service or dedicated staff member to assist hut holders in understanding compliance requirements and navigating repairs.

Workshops or drop-in clinics for residents to ask questions and get advice.

3. Financial Assistance Pathways

A Hardship Relief Fund or grants/loans scheme for low-income residents facing high repair costs.

Support with applying for external grants or subsidies (e.g., insulation, waste system upgrades).

4. Tiered Enforcement

Council should prioritise education and support first.

Enforcement or cancellation of licence should only occur after reasonable opportunities have been given to make repairs—with extra consideration for vulnerable or elderly residents.

Comment: The current inspection checklist proposed by Council appears to mirror full residential building requirements, which is unfair and excessive for seasonal huts that have historically functioned safely with minimal infrastructure. Many items on the list assume commercial or permanent residential standards—ignoring the unique heritage, simplicity, and low-impact nature of these dwellings. Applying such a checklist without adaptation would create unnecessary financial and emotional strain for residents, many of whom are already under pressure. A fairer approach would focus on core safety elements—such as sound structure, safe wastewater, and basic hazard checks—within a 5-year formal inspection cycle, supported by annual self-declarations and event-triggered inspections. This model balances

Staff Recommendation	safety with respect for the community, the history of the huts, and the realistic capacity of those who live there. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. It notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations. It also acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	15	Submitter:	Deric Sevier
Documents:	Future Deed of Licence for Upp		
Point Number	15.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Comments:	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	15.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes No finite term is necessary at this stage. Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the		

Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.

Point Number	15.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: The upper huts have never flooded in recent times. The flooding across the road is not of high flow and could be traversed by most decent 4wd or Fire engines. The road does NOT flood twice a year. Comment: Events like tsunamis and earthquakes would likely impact on thousands of other residents in coastal Canterbury.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	15.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Keep it very affordable.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		

Point Number	15.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Yes Comment: Ample time to rectify problems		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	16	Submitter:	Jan Johnston
Documents:	Future Deed of Licence for Upp		
Point Number	16.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area living near a river or lake in a bach Comment:		
Staff Recommendation			
Point Number	16.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes there should be no expected time of renewal to suit the plans of council		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good		

decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	16.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: all of them as this could affect anyone living near water whether a small population or not! Comment: This seems very much like scare tactics		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	16.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: just money making for nothing except the council		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	16.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	17	Submitter:	Rupert Kuhlmann
Documents:	Future Deed of Licence for Upp		
Point Number	17.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I'd like to have the area occupied Comment:		
Staff Recommendation			
Point Number	17.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment:		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	17.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: The area seemed to be accessible during recent flooding events		
	Question: Are there any additional events that you think should be considered? No Comment: Nothing		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	17.4	Category	Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? No Comment: Why? Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: When will this bond be applied to other district residents? Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	17.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Same as for all other buildings in the district Question: Do you think the checklist covers the right things? No Comment: Why would council do that here differently than elsewhere in the district? Comment: Same as for all other residents in the district		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	18	Submitter:	Tarnz Partridge
Documents:	Future Deed of Licence for Upp		
Point Number	18.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area my Mum owns a hut. And has lived there for years. It is a beautiful place to live. Comment:		

Point Number	18.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes I feel there should be NO fixed renewals. It is a beautiful place to live. I feel there should be NO fixed renewal.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	18.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: not good enough reasons to make people homeless. Question: Are there any additional events that you think should be considered? Yes Comment: what it will do to the people living there if they are made homeless. Comment: To help the residents rebuild the community.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		
Point Number	18.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any		

Staff Recommendation	other feedback or suggestions on the inclusion of a bond? Yes The residents should not have to pay. Comment: the price of living. Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	18.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment: A discussion with the hut owner and options to fix the issue and time to fix it. Comment: Hut owners given plenty of notice of when the inspection is. And time and options to fix any issues. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. It appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.		

Submitter Number:	19	Submitter:	William Green
Documents:	Future Deed of Licence for Upp		
Point Number	19.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: hut ls around the entire cantubury region are very important to the country		

Staff Recommendation			
Point Number	19.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Comment: there should be able to renew for ever. Not just capped at 30 years Question: Do you have any other feedback on licence terms? No		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	19.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: all of them. Council need to get real Question: Are there any additional events that you think should be considered? No Comment: that council rebuilds just like they would do in a city		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	19.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: no situation should		

Staff Recommendation	require a bond Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	19.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never Question: Do you think the checklist covers the right things? No Comment: there should be in inspections Comment: council should stay out of it		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	20	Submitter:	Emma Shaw
Documents:	Future Deed of Licence for Upp		
Point Number	20.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area a selwyn resident Have friends with young families who live there		
Staff Recommendation			
Point Number	20.2	Category	Questionnaire > Licence term options

Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes – These options feel limited and don't reflect the actual legal status of the land. – The land is legally classified for hut settlement, which hasn't been acknowledged. – There are no renewal options, only expiry. – This doesn't feel like true community consultation. Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made. It is also acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.
Point Number	20.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: – Environmental conditions are vague and could be misused. Question: Are there any additional events that you think should be considered? No Staff Recommendation Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.
Point Number	20.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: The proposed bond feels like a step toward removing residents, not supporting them.

Staff Recommendation	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: The proposed bond feels like a step toward removing residents, not supporting them. Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps.		
Point Number	20.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	21	Submitter:	Sue Stokes
Documents:	Future Deed of Licence for Upp		
Point Number	21.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area i enjoy spending time in a small close nit community		
Point Number	21.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes there is no option for licence in peptuity. This is an unfair question as it only gives options for shutdown and not continuance.This is wrighted so the Council gets what it wants and completely unfair Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable		

or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.

It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.

Point Number

21.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with? Yes **Comment:** What is the true flooding risk? How many times has it flooded in the last 10 years? How many times has the council over recated and evacuated residents in that time. Were I live in Sheffield has flooded more than the huts. Are we going to be moved on???

Question: Are there any additional events that you think should be considered? Yes **Comment:** yes, what is the legal statute of the land? Why is the council attempting to force people from their homes. Why is the information given to people to read about the huts so biased. Information should be honest and unbiased when consulting not council propaganda.

Comment: The council should put the needs and wants of the community 1st. Council's job is infrastructure. If there is a failing of this then council needs to remedy the situation to the betterment of those who live in the affected area. I.e. if the council have failed

Staff Recommendation

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to

	acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	21.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Council have taken more than enough \$\$ from rate payers. This is just another way of trying to force evictions. Ots pretty evil to "bond" someone's home. Who make the rules around the bonds and what are the possibilities of anyone ever getting it back? Is everyone in selwyn going to be bonded? Whay about those that can't afford another tax?		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	21.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: They shouldn't. Are all house's in our district going to face similar inspections? Another way of forcing people out. Are you going to apply the same measures across the district? If not why not? Its not fair to target 1 small community . How long will it he before thr council begins targeting other communities. At what cost? Many homes in NZ would not survive these inspections. Dame Sylvia Cartright said in her inquiry that she had deep fears for the housing stock in Canterbury post the earthquakes. Most homes have undected damage so helpful for the council when attempting to firce people out of their homes.		

Staff Recommendation	Question: Do you think the checklist covers the right things? No Comment: It shouldnt exist. They council has no business forcing these inspections unless this is going to be a Selwyn wide exercise. This is targeted harassment. Who pays for this?
	Ues ueep councils nose out of Private property. Get your fore business sorted stop interfering in peoples lives.
	Id like to know how council is handled the health and wellbeing of this community. I think those living in the hut will be suffering from mental health issues. What are the council doing about this being as they are the cause?
	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.
	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	22	Submitter: Ian McIntosh
Documents:	Future Deed of Licence for Upp; In Defence of a long term deed	
Point Number	22.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I live in the Selwyn District and I do not like the way the people of USH are being treated and I am

Staff Recommendation	alarmed at the terrible science that has been used to date by the SDC to concoct a limited term for the USH, especially since many who live there are financially stressed from the Christchurch earthquakes or Covid policies by the NZ Govt. Comment:
Point Number	22.2 Category Questionnaire > Licence term options Question: Do you have any other feedback on licence terms? Yes You will see from my presentation that there is no need to limit the term based on environmental pressures. There is more than enough time for trigger points to be monitored and then acted upon in cooperation with the residents of the USH.
Staff Recommendation	Thank you for taking the time to put in a submission. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.
Point Number	22.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: I disagree with the first two since there are other places in the SDC where flooding has cut off vehicle access, and the SDC has not seen fit to advise effected people that they should plan on leave their homes. For point 3 to occur, my presentation shows that even with a slowly increasing sea level, the weather forecasting and management of Lake Ellesmere, would have to be extremely poor since no such event has happened since establishment of the first fishing huts in 1888, and today we have far better forecasting of impending bad weather. Question: Are there any additional events that you think should be considered? No

Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	22.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Comment: A bond should apply but it needs to be collected slowly and over a long term of potentially 100 years. My presentation shows why 100 years is a reasonable term. Question: Do you have any other feedback or suggestions on the inclusion of a bond? No		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	22.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: As happens now since I understand the Council already does inspections Question: Do you think the checklist covers the right things? Not sure Comment: As happens now.		
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.		

Submitter Number:	23	Submitter:	Sue Kelly
Documents:	Future Deed of Licence for Upp		
Point Number	23.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Comment: I am interested in Justice for all fellow citizens			
Staff Recommendation			
Point Number	23.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes Comment: this question should be omitted. I disagree with all options.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	23.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Comment: I don't think it should be a council decision. Tenants should decide what happens. It's their land, their homes, and their right to decide. Question: Are there any additional events that you think should be considered? No Comment: They should be asking the tenants what they wish for, after all, aren't they in office to service the wishes of the people concerned.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		

It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.			
Point Number	23.4	Category	Questionnaire > Bond requirements
Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No			
Staff Recommendation	Council acknowledges there are no comments		
Point Number	23.5	Category	Questionnaire > Building condition inspection programme
Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: Stop the over-reaching. People are capable of being responsible for themselves. Question: Do you think the checklist covers the right things? No Comment: again, ask the tenants Comment: full, transparent disclosure or all interests and considerations. Comment: no			
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	24	Submitter:	Wendy Downie
Documents:	Future Deed of Licence for Upp		
Point Number	24.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I have family and friends in the area, and enjoy visiting and staying			

Staff Recommendation			
Point Number	24.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes all three of these options still end with eviction, the reasons from selwyn district council are unfair and unreasonable. The area has been occupied for at least 130 years. There is no real valid reason apart from nastiness from S.D.C that the residents can't stay longer than what's been suggested on this questioner		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.		
Point Number	24.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Be guided by the people that are there Comment: using climate change and flooding aren't fair reasons. Nothing is ever the same and bad weather has been happening for hundreds plus years. There is no way anyone can predict what the future weathers might do		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	24.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: this is still about eviction! this is not fair consultation. Residents already pay hefty rates		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps.		
Point Number	24.5	Category	Questionnaire > Building condition inspection programme
	Question: Do you think the checklist covers the right things? No Comment: this questioner seems very one sided and in favour of the selwyn district council only and not for the residents of the selwyn hurts. The reasons for evictions whether it is for 5 years or 30 years don't make any sense. I do not feel the S.D.C is really being truthful or transparent of the long term reasons why. The resident		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	25	Submitter:	Anthea Laugesen
Documents:	Future Deed of Licence for Upp		
Point Number	25.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I live in the district and enjoy the Selwyn Huts, as part of our heritage		

Staff Recommendation			
Point Number	25.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes they should not have to renew lease after any number of years. This area is perfect for the residents and the ones living there should not feel threatened with having to continually renew leases		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	25.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: SelwynHuts have not flooded for many years, but many other areas in Selwyn have. The last emergency state in Selwyn region was not applicable to the Huts. Other towns suffered but will remainYou cannot get rid of all townships that flood on rare occasions Question: Are there any additional events that you think should be considered? No look after and do what is needed to help residents after what ever disaster. This is what we would do for any region or town Comment: We are all prone to disasters anywhere in N Z. but we continue to live here. A person has a right to choose where they live and take responsibility for the risks a accordingly		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		

Point Number	25.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: no bond is necessary under any circumstances		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	25.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never why should they be treated any differently from other places. Question: Do you think the checklist covers the right things? No shouldn't be having inspections no. This is unnecessary. Leave them in peace Comment: leave the Selwyn Huts alone		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	26	Submitter:	Muriel Haines
Documents:	Future Deed of Licence for Upp		
Point Number	26.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Concerned for the rights of others. Comment: Concerned for the rights of others.		
Staff Recommendation			

Point Number	26.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes The residents should be able to live there. The council can put guidelines in place to absolve them of any legal action taken by residents fir flooding. The residents should be able to live there. The council can put guidelines in place to absolve them of any legal action taken by residents fir flooding. Comment: You already have an agenda so in fairness to the residents, i had no choice but to choose the maximum time. I dont believe this is gaing public voice with the types of questions asked. It is engineered fir a controlled outcome.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	26.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Residents and propert owners are there at their own risk. Keep it simple council. Once again i see you have an agenda of how uou eant the public to answer you consultation. Question: Are there any additional events that you think should be considered? No Comment: Simple. Meet with the residents and		

Staff Recommendation	property owners so they can guide you on a decision not the other way round. Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.
Point Number	26.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: There should be no bond at all. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: That is unjust to ask for a bond when these properties have been here a very long time. I know they may have been built without covenants etc, but that is in the past and councils need to accept this and not expect owners to remove their homes/batches/huts.
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	26.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Other. Comment: No inspections. A waste of ratepayers money to implement this. Question: Do you think the checklist covers the right things? No Comment: As stated above, the council should not be spending our money on this. Comment: You can avoid this costly exercise by avoiding inspections. Residents in other towns and properties are not subjected to this, so ehv them. Comment: Do you plan to have property inspections for all property owners in the Selwyn District, starting with the upper Selwyn Huts?
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	27	Submitter:	Rachel Downie
Documents:	Future Deed of Licence for Upp		
Point Number	27.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area my step children and lots of other family live at the upper selwyn huts		
Point Number	27.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? No Council acknowledges there are no comments		
Point Number	27.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Comment: the upper selwyn huts has not flooded for years. If the river mouth was opened sooner each year by the council it would avoid flooding to the lower huts and we wouldnt have seen massive deaths of eels either. Its been a settlement for years, familys lige hapoy healthy lives there, leave it alone. Question: Are there any additional events that you think should be considered? No Comment: the mental health on familys		

	affected. Comment: friends and family will have to support those affected, not the council, although they should be liable.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	27.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	27.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: again let them be, why would you spend millions on a new sewer system if tou didnt have plan for the land. You are trying to kick them out so you can use the land for other needs, it has nothing to do with the safety of residents or climate change. Comment: work with the families, not against them. Comment: no		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council also acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations		

Submitter Number:	28	Submitter:	Emma Flynn
Documents:	Future Deed of Licence for Upp		

Point Number	28.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Family in the selwyn hutts		
Staff Recommendation			
Point Number	28.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)		
	Question: Do you have any other feedback on licence terms? No		
	Comment: stability for families futures		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	28.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No		
	Question: Are there any additional events that you think should be considered? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	28.4	Category	Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Council acknowledges there are no comments		
Point Number	28.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Every year Question: Do you think the checklist covers the right things? Yes The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.		

Submitter Number:	29	Submitter:	Christine Ferguson
Documents:	Future Deed of Licence for Upp		
Point Number	29.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area We live relatively locally (Motukarara) to the Selwyn Huts settlement and are affected by the same issues that they are. Importantly, the level of Lake Ellesmere is a significant factor that contributes to flooding in times of heavy rainfall within the catchments. The lake level must be lowered in advance of major rain events if it is too high. This is of particular importance in wet seasons such as that now, 2025. Our rivers Halswell, LII, Selwyn (at its lower reaches) are silting up due to lack of dredging under current management practices. When we first moved here in 1995 there was a regular removal of silt, debris in the river bottom which increased capacity and improved water flow. That drag-lining has not been done for years in the Halswell River and may not have been in other rivers either.			

We are in support of the people who have chosen the Upper Selwyn Huts as a wonderful rural place to live.

The needs of affordable housing are a critical issue these days. Their rates and rents will be becoming unaffordable due to fancy sewerage schemes & other costs forced on them. I must also mention the horrific costs they bear to FIGHT FOR THEIR SURVIVAL AS A COMMUNITY against the Selwyn District Council.

This is very unjust and unjustified. They have existed since 1888 - LET THEM BE is my plea!

There should be NO FINAL RENEWAL TERM to the Deed Of Licence

**Staff
Recommendation**

Point Number	29.2	Category	Questionnaire > Licence term options

Question: Do you have any other feedback on licence terms? Yes NO FINAL RENEWAL TERM to the DOL. It should give stability to the holder. ie. a Lease in Perpetuity

**Staff
Recommendation**

Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.

Point Number	29.3	Category	Questionnaire > Environmental events for early licence end

Question: Are there any of the proposed events you disagree with? Yes **Question:** Are there any additional events that you think should be considered? Yes Get pro-active to get Lake opened early.
Comment: VERY IMPORTANT TO MANAGE LAKES ELLESMERE

	(& FORSYTH) TO MINIMISE FLOOD RISK in the wider region, as well as Huts. Comment: Have you not heard of helicopters for reaching those in need in difficult access areas? There will be 4-wheel drive, high clearance vehicles that can get through. They are a self-sufficient community - not namby-pamby city dwellers! They cope, as do many of us who live in rural areas. The above proposed events are NOT a reason to close Upper Selwyn Huts.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	29.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes NO BOND. NO END OF TERM. Comment: That is damn cruel to require a bond. NO END OF LICENCE TERM		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps.		
Point Number	29.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never - invasion of privacy Comment: DO YOU HAVE BUILDING INSPECTIONS ON YOUR DWELLING AFTER YOU HAVE BOUGHT IT? Leave Huts community alone. Question: Do you think the checklist covers the right things? No NO INSPECTION as Council does NOT own the dwellings. NO INSPECTIONS Comment:		

	You must know that SEA LEVELS ARE NOT RISING - SOME LAND IS SINKING!! Climate change is what has been going on for millennia - MAN CANNOT CHANGE WHAT NATURE DICTATES (unless man uses weather manipulation.....)
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Submitter Number:	30	Submitter:	David Natta
Documents:	Future Deed of Licence for Upp		
Point Number	30.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Staff Recommendation	Comment:		
Point Number	30.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes Council must recognise that the reserve is not under its ownership, that the reserve is the property of the crown, and as such only administers the reserve. This it must do responsibly. Demanding hut owners leave, for spurious reasons, in a finite period of time without providing relocation options is irresponsible. Comment: For surety of longevity and financial jurisprudence. The new waste water scheme has a projected life span of 50 years which we are expected to contribute to. It would be financially irresponsible to contribute to a project which would have a term lower than the expected life span of the project.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation		

and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

It is acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made.

Point Number

30.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes **Question:** Are there any additional events that you think should
be considered? Yes **Comment:**

Earthquake: Rolleston would be hit hardest due to geology, poor planning, build qualities and infrastructure. The USH have stood for over 100 years and owners have taken responsibility for any required repairs, so it is not expected that council would have much cause for concern in this area apart from the upkeep or repairs to the waste water system.

Fire: The Lincoln FENZ is 10 minutes from USH so there appears to be little cause for concern as long as residents are responsible.

Comment:

Who, exactly, decides when to close road access? Past events have shown that road closures have been not been necessary and to state that emergency services must be able to access the huts is fine, but does not take into account the capabilities of emergency service vehicles and personnel. Days Road does experience minor flooding on occasion, however, the road has remained completely passable and the supposed closures are now seen as knee jerk reactions to situations that do not exist. Thus, road closures should fall to a responsible and pragmatic person, not, as we have seen, a person or persons who over react to given situations.

Also note, USH occupiers are not the only users of this road. The road is also used by residents of the LSH, boat owners and other recreational users. Would this mean that should the road be closed, will council also force other residents of Days Road from thier

Staff Recommendation	homes, farms or places of business? To not do so would be biased and discriminatory. Serious harm caused by a flood event: The LSH will leave thier homes if an independant body assesses that the homes are uninhabitable. Council, Ecan or DOC are not to be involved in this decision. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies. It is also acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.
Point Number	30.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Please specify what is meant by «returning the site to what it was before the hut was built » What does that mean, exactly? Under water? The site was originally lake bed so are we to flood the area? So when all the hute are gone, all sites are cleared and all trace of habitation is gone, will council remove all amenities and structures as well? Such as the amenitiy building, the tennis courts, the playground and remove the stop banks? Will all power poles be removed also? Will the road be removed? Or does council have another intended use for the area that the general public isunaware of and that council does not wish to disclose? Until such questions are clarified AND made public, then the bond is something that is not up for discussion. Staff Recommendation Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These

	concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	30.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised The huts have been here for 100years or more. They are atypical NZ do it yourself structures. Few probably comply with NZS3604 standards but the residents are happy with them. Maybe for nostalgic reasons or maybe because it is quiet and peaceful here. The last thing required here is some pompous person who thinks we should all live in soul destroying suburbs of look alike dwellings, like Rolleston, that our homes do not meet thier personal standards or a building code that cannot be applied. Question: Do you think the checklist covers the right things? No Comment: stormwater being collected and discharged appropriately...what storm water system? This is clearly not applicable and should be removed. Comment: email would be best. Telecommunications in this area is sporadic at best. Comment: just tell the homeowner directly. They may be completely unaware of the issue.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council also acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.		

Submitter Number:	31	Submitter:	Jill and Ian Hogg
Documents:	Future Deed of Licence for Upp		
Point Number	31.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Comments:			
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder			
Staff Recommendation			
Point Number	31.2	Category	Questionnaire > Licence term options
Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)			
Question: Do you have any other feedback on licence terms? No			
Comment:			
WE WOULD LIKE THE NO RENEWAL to be removed from my option (unable to do this on computer and the time to post a written submission was insufficient)			
The Council has not been able to supply a reason why our licence term can not be infinite			
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	31.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with?			
Yes Comment:			
1.To evict us from our cottage because the road is closed twice in a year for 24 hours is not an acceptable reason to be evicted			
Is this ruling going to apply to all other properties in the Selwyn District or just the Upper Huts?			

Staff Recommendation	2. Destruction of the road cutting off vehicle access is not applicable as the road is used not only by the Upper Huts but by Lower Huts residents and people using the lake for recreational purposes and local farmers. 3. Does this apply to the whole Selwyn District Council or just the Upper Huts, if not this is just another way for the Council to try and evict us Question: Are there any additional events that you think should be considered? No Comment: Unless all the above are to be applied to ALL residents in the Selwyn District then they should not apply to the Upper Huts only. Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	31.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes After 30 years of collecting the bond money how will the community know how much has been paid in and whether this results in an under or over payment. How will this money be accounted for in the event of an overpayment are we going to get a refund are we paying to demolish the tennis courts etc what did the land look like 100 years ago Comment:

	We do not think the Bond should apply in any circumstances as it is the Council's choice to evict us, with no compensation.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	31.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: NEVER Once again this is something else that the Upper Huts will be subjected to that will not be applied to other property owners in the Selwyn District. We are all ratepayers!!! Question: Do you think the checklist covers the right things? No The same as any other property owner in the Selwyn District would receive. Comment: The only thing the Council has a right to check is the Lot condition.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	32	Submitter:	Helen Stevenson
Documents:	Future Deed of Licence for Upp		

Point Number	32.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: citizen and ratepayer		
Staff Recommendation			
Point Number	32.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes There should be NO fixed term for a DEED OF LICENCE - this land is legally classified as "local purpose reserve for hut settlement" - the community is legally there and should remain there. The SDC has NO legal right to remove it - the years of trumped up charges by the SDC have all been legally disproven .		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is also acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	32.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: There has been NO flooding !! And 4 wheel drive vehicles exist, as do helicopters - its all just fabricated excuses to		

Staff Recommendation	remove the community. Future planning for managed retreat in events that MODELLING says MIGHT happen in 100 years is negligent and criminal. Question: Are there any additional events that you think should be considered? Yes Comment: Yes, deal properly and responsibly with Lake Ellesmere ! Stop the BS about the evacuation of Selwyn Huts by the mayor, when there was NO flooding and No evacuation, and yet by HIS mismanagement, the residents of Dolyeston were badly flooded. Comment: Deal with the reality of the communities that have been affected by flooding - stop inventing possible disasters because the mayor and the SDC want the land for another purpose . Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.						
Staff Recommendation	<table border="0"> <tr> <td data-bbox="509 877 808 1003"> Point Number 32.4 </td><td data-bbox="808 877 1393 1003"> Category Questionnaire > Bond requirements </td></tr> <tr> <td data-bbox="509 1003 1393 1245"> Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: It shouldn't apply, because the community has a legal right to be there and remain there - the mayor and the SDC ceo have illegal designs on that area of land. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: It's totally illegal. </td><td></td></tr> <tr> <td data-bbox="509 1245 1393 1549"> Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. </td><td></td></tr> </table>	Point Number 32.4	Category Questionnaire > Bond requirements	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: It shouldn't apply, because the community has a legal right to be there and remain there - the mayor and the SDC ceo have illegal designs on that area of land. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: It's totally illegal.		Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.	
Point Number 32.4	Category Questionnaire > Bond requirements						
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Point Number 32.5	<table border="0"> <tr> <td data-bbox="509 1549 808 1686"> Category Questionnaire > Building condition inspection programme </td><td data-bbox="808 1549 1393 1770"> Question: How often do you think building inspections should occur? Other. Comment: Never </td></tr> </table>	Category Questionnaire > Building condition inspection programme	Question: How often do you think building inspections should occur? Other. Comment: Never				
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Staff Recommendation	These houses dont belong to the SDC, so they have ABSOLUTELY NO LEGAL RIGHT TO ENTER THEM ! Question: Do you think the checklist covers the right things? No Comment: THIS WHOLE "FEEDBACK REQUEST" has been written and designed to hide the truth , and like the Water booklet, presents only what the SDC wants people to read , and therefore agree with - it is all SO totally lacking in honesty, integrity and accountability - it's a good thing elections are coming soon - there is a huge groundswell of dissatisfaction with the council. Change is coming - thank goodness. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Submitter Number:	33	Submitter: Rebecca Willis
Documents:	Future Deed of Licence for Upp	
Point Number	33.1	Category Questionnaire > Connection to Upper Selwyn Huts Comment: I live in Selwyn District
Staff Recommendation		
Point Number	33.2	Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. Fixed term of 5 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: its a low-lying area. Folks can use that 5 years to move out. No reason to rprovide support for an area that will eventually be under water. Staff Recommendation Thank you for taking the time to put in a submission. Council is seeking feedback to make decisions that can respond to changing conditions and ensure safe, sustainable management of the area over time. All feedback received through this consultation will be carefully considered before any final decisions are made.

Point Number	33.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? Comment: No make sure everyone who hasn't had the sense to move out, gets packing. Make it a nature preserve.		
Staff Recommendation	Thank you for taking the time to put in a submission. All feedback will form part of the deliberation process.		
Point Number	33.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	33.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every year Question: Do you think the checklist covers the right things? Yes Comment: None, other than times up now and its past time to move out and move on. Comment: Iss ue found should be grounds for moving out. Folks have plent of time to move on.		
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.		

Submitter Number:	34	Submitter:	Maria Clarkson
Documents:	Future Deed of Licence for Upp		

Point Number	34.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I have been going out there since I was a teenager and now in my 50's. This is to both the upper and lower huts. My mother also has a place out at the upper huts and we have a place at the lower huts (sadly not for much longer)		
Staff Recommendation			
Point Number	34.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes There should be no sunset clause at all. Whatever way you look at it they have no option. This is not fair or right. Therefore I will not tick any of the suggested options. You appear to be missing more options....		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	34.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Comment: I have been out there for a long time, and never has there or is there any more fear of flooding than other areas of town. For example a highly built up area in Lincoln, where that floods dramatically but seems to be kept on the 'down low'. Also more fear of flooding in central city, Halswell, St Albans, Little River, Birdlings Flat and the list goes on. Make up what you like about natural disasters - this is not the issue for why you feel they are unsafe... I absolutely do not believe that this settlement is in any danger of the sort of flooding you are scare mongering, yes there is surface flooding like any area but nowhere near the type of flooding you predict or actually happens in other areas of your district
	Question: Are there any additional events that you think should be considered? No Comment: Not that one of these events will happen in my belief but if it did, then the council will not only be dealing with the huts but most of Selwyn. And you would like to think you will treat the huts with the same respect you do for other parts of Selwyn and do what needs to be done, i.e. pumping, road closures, evacuations and fixing of whatever needs fixing. PS we also lived in Doyleston for many years and we were flooded severely yet the council never put a sunset clause on Doyleston for flooding reasons. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	34.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Total blanket NO BOND for anybody is how I see it. It is disgusting that you would even contemplate making anyone pay for the removal of their property. Let alone a bond! if you are hell bent on forcing people out of their homes, then the council should pay for and remediate it. After all I am sure the councils are the ones who want the land for other purpose...

Staff Recommendation	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: As above it would be disgusting to enforce any bond upon already traumatised residents and hut owners. I would like to see the council enforce that on any other property owner when they buy a dwelling Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about a potential bond. All feedback will be considered as Council determines next steps. It is also acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.						
Point Number	<table><tr><td>34.5</td><td>Category</td><td>Questionnaire > Building condition inspection programme</td></tr><tr><td colspan="3"> Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: Again why should the people of the huts be subjected to inspections? Does the council go around Rolleston, Lincoln, Leeston etc and conduct house inspections? You are treating these people in a very undignified, disgraceful manner. Question: Do you think the checklist covers the right things? No Comment: Everything. Honestly vegetation, cars, hoarding, level floors blah blah. Yes there are definite huts there that do require attention and are obviously a risk. hence why the only when a complaint is made. Just like I imagine any normal house can be inspected if there are complaints. Who determines the right standard? and how much power can an inspector hold if they feel they don't like someone or want to get rid of places. what you have listed nit picks things that you will find in any suburb in the city or selwyn. Comment: As much support and communication as it takes. Also a lot of clarity as to any breaches and what the exact (and realistic) standard is the Council is wanting Comment: It should be fair, transparent, and conducted by more than one person. I also believe the hut owner should be present or a representative so they can see first hand what the issues might be from councils point of view. I would also like the inspectors to be realistic with the age of these huts, just like villas or older homes anywhere else in the country just because they might not be straight or level etc that does not make </td></tr></table>	34.5	Category	Questionnaire > Building condition inspection programme	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: Again why should the people of the huts be subjected to inspections? Does the council go around Rolleston, Lincoln, Leeston etc and conduct house inspections? You are treating these people in a very undignified, disgraceful manner. Question: Do you think the checklist covers the right things? No Comment: Everything. Honestly vegetation, cars, hoarding, level floors blah blah. Yes there are definite huts there that do require attention and are obviously a risk. hence why the only when a complaint is made. Just like I imagine any normal house can be inspected if there are complaints. Who determines the right standard? and how much power can an inspector hold if they feel they don't like someone or want to get rid of places. what you have listed nit picks things that you will find in any suburb in the city or selwyn. Comment: As much support and communication as it takes. Also a lot of clarity as to any breaches and what the exact (and realistic) standard is the Council is wanting Comment: It should be fair, transparent, and conducted by more than one person. I also believe the hut owner should be present or a representative so they can see first hand what the issues might be from councils point of view. I would also like the inspectors to be realistic with the age of these huts, just like villas or older homes anywhere else in the country just because they might not be straight or level etc that does not make		
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Staff Recommendation	them bad. the huts should be treated the same as any other dwelling of their age The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	35	Submitter: Vivienne valentine
Documents:	Future Deed of Licence for Upp	
Point Number	35.1	Category Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: I live in Birdlings Flat , not far away	
Point Number	35.2	Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment: even then it's not enough Staff Recommendation Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the

Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	35.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Comment: These people mostly will have NO financial means to resettle themselves elsewhere. they only have a house to move off. Are you going to provide them some land somewhere to get reestablished. That what I think you need to do. Question: Are there any additional events that you think should be considered? No Comment: Help thr people get re established		
	Thank you for taking the time to put in a submission. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		
Point Number	35.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Why make them pay a bond. they probably can't afford it		
	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	35.5	Category	Questionnaire > Building condition inspection programme

Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment: may be flooding issues help only The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Submitter Number:	36	Submitter: Iona Fea
Documents:	Future Deed of Licence for Upp	
Point Number	36.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I have been following the situation at Upper Selwyn Huts closely for the past year or so because I have a family member that lives there. This person's life has been turned upside down with Selwyn District Council's mis-managed approach to the removal of the community from this land. Staff Recommendation
Point Number	36.2	Category Questionnaire > Licence term options Question: Do you have any other feedback on licence terms? Yes A fourth option needs to be added: that residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed). Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.

Staff Recommendation	Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	36.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with? Yes Comment: As identified by the Council's own Jacob's report, environmental triggers and thresholds require more scientific investigation and a clear explanation and rationale for the community is needed. This has not yet been done, therefore any discussion of proposed event triggers is premature. Mitigation options or solutions should be explored before considering events that will trigger retreat. Specific triggers listed are inappropriate, vague and open to different interpretations. This indefinite language will allow for situations where Council has the power to terminate licences when the actual threat to the Upper Selwyn Huts community does not merit termination of licences. Question: Are there any additional events that you think should be considered? Yes Comment: Reference to environmental events leading to an early licence end should only be along the lines of a significant event causing serious damage to homes and people or a risk of a significant event that cannot be mitigated. Comment: Council should seek confirmation from an independent body, without an agenda, that the USH is permanently uninhabitable. This consultation should then trigger a discussion on licence end dates and whether a fixed term would be more appropriate.			

Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies. It is also acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. It is also acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies. It is also acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.		
Point Number	36.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Introducing the idea of the community paying a bond at this stage is an egregious act. Council have already placed an enormous burden on USH residents, and have put them under immense pressure and stress by introducing the threat of losing their homes and their life investments within a few years. If the idea of residents paying for remediation responsibilities were to progress, the development of that idea requires sensitive consultation with the community and should also be guided by laws and policies regarding human rights. Comment: I do not think there is any situation where a bond should be required of USH residents. A bond has not been required for 130 years, and		

Staff Recommendation	where in New Zealand do residents need to pay a bond to Council to remediate their land while they continue to choose to live there? Adding unforeseen and additional cost to residents at this time when their costs are already increasing is unthinkable. The idea of paying a bond for remediation at the very end of licence term should have been a term introduced at the very initial stages of the community being built. Not after it has progressed into a permanent community. Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	36.5	Category	Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Other. Comment: None of these options Upper Selwyn Hut residents should like to be treated like everyone else in the Selwyn District, with no threat of Council invading private homes of home owners.USH residents own their huts and homes and Council should only be able to inspect the condition of the land. Question: Do you think the checklist covers the right things? No Comment: The Council should only require external inspection to determine condition and to ascertain risk to the community and settlement. Therefore the "Building Condition - External" checklist could apply, but only for initial baseline checks. Comment: Support and advice would be helpful from the Council if there are any issues needing attention and a realistic timeframe for repairs is essential. Comment: If the need for an initial baseline check were agreed upon, then this should only happen once. Homeowners should also have the right to have a support person with them on the day of the inspection.

Staff Recommendation	This should NOT be a reason to terminate a licence. The Council should be making every effort to keep people in their homes given the current housing shortage and lack of social housing. This is one of the Council's own Guiding Principles: "Ensuring that no one is made homeless". The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	37	Submitter: Ben Carlisle-Reeve
Documents:	Future Deed of Licence for Upp	
Point Number	37.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I have been going out there since I was very young and also lived out there as a teenager, have a lot of friends and family who currently still live out there. Staff Recommendation

Point Number	37.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	37.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Treat the huts with the same respect that you give to other regions in the Selwyn district Comment: I have been out there for years and do not believe there is any danger for massive flooding as you have been stating.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	37.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Definitely no bond, they shouldn't pay for the removal of their own properties.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		

Point Number	37.5	Category	Questionnaire > Building condition inspection programme
	Do other property owners in Selwyn get building inspections		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	38	Submitter:	AARON MCGLINCHY
Documents:	Future Deed of Licence for Upp		
Point Number	38.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: A Selwyn resident YOU invited to comment		
Staff Recommendation			
Point Number	38.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes None of the options you have presented as choices seem optimal - all have a finite end. You predicate the need for people to leave USH based on climate change and flood risk, but reports on this topic suggest inundation is not likely for many years, beyond the 30 year maximum limit you have proposed. Discussions have referred to trigger points, yet no mention of that in any options. Personally I think 30 years, at which point there is assessment of any environmental triggers, and if no immediate reason to 'retreat', then continued renewal for the life of the current license holder. Upon the death of the license holder then perhaps the license is given up. HOWEVER, it should be the people of USH with whom you are consulting, not me or others in Selwyn, who are not directly affected. You should be seeking a win win resolution, and stop		

Staff Recommendation	sinking multitudes of \$ into lawyers and consultants. According to reports there is no pressing danger of flooding... so find a solution that works. Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.
Point Number	38.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: These statements are relatively simplistic. When the result is taking someone's home away, then the 'events' need more clarity, context, and the ability to not act on the event given the specific situation. E.g. #1 is a very very low bar to remove people from their homes. This needs much more detail around it - how long was access cut, did the loss of access pose any real danger, why was access lost - where there factors within human control that contributed, and that could be mitigated etc etc? Many areas have experienced flooding that prevented access to their homes in recent years, should people be fear that should another flood occur in their area in the following year that SDC would be lining up to move them on? Question: Are there any additional events that you think should be considered? No Comment: To use common sense, look at the evidence, and do not take decisions lightly.

Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. It is also acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.		
Point Number	38.4	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Do an annual drive through to observe general conditions, act on any issues, or complaints. Question: Do you think the checklist covers the right things? Not sure Comment: The list seems relatively intrusive - does SDC do this level of inspection on any other homes in Selwyn? Is this simply a backdoor means to evict people, or is there genuine concern for people's welfare?		
Staff Recommendation	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.		
Submitter Number:	39	Submitter:	Elsie Wood
Documents:	Future Deed of Licence for Upp		

Point Number	39.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area ataying with relatives			
Staff Recommendation			
Point Number	39.2	Category	Questionnaire > Licence term options
Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No			
Comment: This area is legally classified as a Local Purpose Reserve ,for Hut Settlement. That means it was set aside specifically for people to live there, not visit, not camp, live. Every single option ends in eviction. That is a biased loaded thinly disguised manipulative corrupt poll option No option for renewal. No option that honours the legal status of the land. No option that respects the people who live there. The thinly disguised corrupt manipulation of demanding people pay a corrupt council a "bond" is illegal. Further, targetted inspections is also an illegal demand. In law, the principle of "Contra proferentum" is applicable to this situation. – These options available are biased in the extreme and limited. They do NOT reflect the actual legal status of the land. – The land is legally classified for hut settlement, which hasn't been acknowledged. – There are no renewal options, only expiry. – The proposed bond is evidence of a manipulative step toward removing residents, not supporting them. – Environmental conditions are vague and could be misused. – This so-called consultation, in no way reflects a true community consultation. Instead it is a managed manipulation of people's opinions that is coercive in the extreme, with a thinly disguised			

	intention to force people out of their homes. This so-called proposal is NOT a consultation.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	39.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	39.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: why is a bind a consideration other than a coerced approach to demand money from people. This is not a legal demand		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	39.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: NEVER! Question: Do you think the checklist covers the right things? No Comment: No inspections on the private buildings should be made		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	40	Submitter:	Jade Gibbs
Documents:	Future Deed of Licence for Upp		
Point Number	40.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts Comment:		
Staff Recommendation			
Point Number	40.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes being a single dad in and economy that doesn't allow single dads having an old school trusting community that supports and helps people like myself. Is needed. Community's like this are needed jn canterbury. They were here long before any member of council was. We wont leave without a fight and that fight will expose the corrupting ways and tactics council have used to try and hide there own wrong doings.		

	Comment: we know this is all a scam. Sam Broughton could use some of that 790 million that's unaccounted for to cover what ever cost. Or the 11 million that's been offered to the Maori marae that no one agreed to but was still written into the plan. There is alot selwyn council need to answer to. The whole of the country is about to find out what kind of scams these people have been running!!		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	40.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment:		
	upgrade the roads and drainage to prevent flooding hapning. It is easily done.		
	You could use some of the missing money and still have change to upgrade the local marae.		
	Question: Are there any additional events that you think should be considered? No Comment: the current documents state there is no need for managed retreat for over the next 50 years. Comment: getting in early to prevent such a thing from happning. You could be upgrading the river banks right now. Adding gutter systems for water run off. Putting more restrictions on the farms that flood the road ways.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		

Point Number	40.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes it is robbery. If the council want people to move the council should be responsible for covering costs. Comment: council should cover cost as they are making the decision.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	40.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: most huts won't make it to code. Question: Do you think the checklist covers the right things? No Comment: if you are going to do a building inspection at least do a full one not half arsed.		
	Does the property meet healthy homes requirements for a start.		
	Comment: letter the property owner to fix.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	41	Submitter:	Neil Mugford
Documents:	Future Deed of Licence for Upp		
Point Number	41.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Concerned local		

Staff Recommendation			
Point Number	41.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes As the sewage issue has been sorted and climate change concerns addressed I can see no reason to have any finite term imposed and I am concerned that the SDC are creating unnecessary stress and concern for all those involved for no obvious reason other than to prove they have control. A complete lack of compassion and common sense seems to be being shown by SDC representatives to all those involved.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	41.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Deal with it as you would any other area Comment: Historical the huts have survived, why should anything change		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to		

	acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	41.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: If you leave things as they are it is not necessary		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	41.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: As before, not necessary Question: Do you think the checklist covers the right things? Not sure Comment: I am concerned that the SDC are creating unnecessary stress and concern for all those involved		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	42	Submitter:	Anita Wright
Documents:	Future Deed of Licence for Upp		
Point Number	42.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Selwyn ratepayer		
Staff Recommendation			

Point Number	42.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Comment: Because this was the best option of the 3 you've presented to give these people their lives and futures back. The huts have been there a long time and they are an amazing community and there to support each other. It should be up to them, just like it is any other person, whether they choose to remain there or not. Question: Do you have any other feedback on licence terms? Yes There should not be a finite time where it ends in 30 years with no renewal. A lot can change and happen in 30 years (including the elected council and staff!)		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	42.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: If any of these events happen anywhere else Council would rebuild the road (there are plenty of roads that go up into valleys for resident access and don't continue anywhere else that Council would be responsible for).		

	Residents of Upper Selwyn Huts will be aware of such risks so it is up to them with their decision to live there.		
	Question: Are there any additional events that you think should be considered? No Comment: No events should be included at all.		
	I would want SDC to treat the residents and property in Upper Selwyn Huts just like they would any other community in the Selwyn District. SDC should not discriminate. Upper Selwyn Huts residents are ratepayers too.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	42.4	Category	Questionnaire > Bond requirements
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes A bond should not be included in any licence terms. The huts have been there a long time and the land is classified for Hut Settlement. There is a lot of history there! They should not be paying a bond that is basically funding their eviction.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	42.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Not at all		
	Where else are building inspections required like this (this is not an assessment for rental accommodation as your draft form states)?		
	This sounds like it could be used to evict residents early if something isn't considered to meet inspection requirements - how would the council work with residents on meeting requirements? What options do residents have if they disagree with the inspector's opinion? Who will be paying for these inspections?		

Staff Recommendation	If inspections go ahead the Council needs to be supportive and work with residents and not refuse help or use it as an excuse to evict them. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	43	Submitter: James Glynn
Documents:	Future Deed of Licence for Upp	
Staff Recommendation	Point Number 43.1	Category Questionnaire > Connection to Upper Selwyn Huts
	Comment: My family has a bach at the USH	
Staff Recommendation	Point Number 43.2	Category Questionnaire > Licence term options

Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes		
	The council has not provided any reason that justifies a non renewable licence!		
	Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed)		
	The council has a legal obligation as administrator of local purpose, see the Reserves Act for details!		
	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
	It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	43.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: I disagree with 1 and 2 because there is no research to support these options. Therefore they are inappropriate to include here.		
	Number 3 would need to be confirmed by a independent body.		
	Question: Are there any additional events that you think should be considered? No Comment: Consider all the people who have homes there. Put yourself in there shoes.		

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	43.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Our family hasn't payed a bond for 103 years. Why would we need to start paying one now?		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	43.5	Category	Questionnaire > Building condition inspection programme
	How often do you inspect the other homes in the Selwyn district? The is not a reason to terminate a licence. Question: Do you think the checklist covers the right things? No Comment: Remove the external condition section, we own our homes and the council has no right to inspect them.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	44	Submitter:	Sam David Glynn
Documents:	Future Deed of Licence for Upp		
Point Number	44.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Family bach is at the Selwyn Huts.		

Staff Recommendation			
Point Number	44.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes The fact that there is no renewable option for license term is quite frankly disgusting. Residents seek a license term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed). The fact the Selwyn council is forgetting their legal obligation to protect and preserve this local purpose reverse and ensure it is used and enjoyed for hut settlement is just astonishing. Your legal justification for this is required.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	44.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: The Selwyn huts has never flooded in 130 years, you would know if you did your research. These triggers are not based on evidence and should not be included as confirmed by the report you paid for.		

	Question: Are there any additional events that you think should be considered? No Comment: If the road was damaged would you cut off access to rowers, fisherman, walkers, lower hut residents? Perhaps you should consider them too.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	44.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The bond is unnecessary. Comment: Never had any bond in 130 years not sure why you think its a good idea to propose one now with all the increased costs its hard to fathom why you would introduce this now.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	44.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never. The council have no legal right to enter peoples homes and inspect their privately owned houses. Do residents in Leeston Get regular building inspections every few years? This should never be a reason to terminate licenses. Question: Do you think the checklist covers the right things? No Support would be appreciated not in the form of a termination of license though. Reasonable timeframes should be allowed and carried out with the upmost respect. Comment: Remove building condition external, don't judge a book by its cover. Where is legal justification for these inspections?		

Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	46	Submitter:	David Tranter
Documents:	Future Deed of Licence for Upp; Submission #46 - David Tranter		
Point Number	46.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: Former resident of Upper Selwyn Huts Comment: Former resident of Upper Selwyn Huts		
Point Number	46.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: Licence holders need the longest possible security of tenure Thank you for taking the time to put in a submission. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		

Point Number	46.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: All three proposed events are too restrictive as regards re-opening access after the event. Whatever events occur should be considered according to what actually occurs Question: Are there any additional events that you think should be considered? No Comment: The general safety of the huts community.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	46.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Not realistic to propose a bond without such detail as the amount and what would happen when a bhut owner decides to sell. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	46.5	Category	Questionnaire > Building condition inspection programme
	inspections should be carried out on the same basis as for other houses in the district Question: Do you think the checklist covers the right things? Not sure Comment: Legally confirmed recognition of a person's right to the roof over their heads. In view of Ngai Tahu seeking to evict residents from the other Zelwyn Huts zettlement		

Staff Recommendation	Comment: The same support and communication that all residents of the district are afforded. Comment: As above; on the same basis as for all homes in the district. I've just completed your Selwyn Huts survey. On checking the copy received from you my last comment seems to have struck glitches. What I wanted to raise was whether, in view of Ngai Tahu seeking to evict residents from the other Selwyn Huts community, will Ngai Tahu have any influence over the Upper Selwyn Huts as discussed in your survey? Thank you David Tranter Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process. Thank you for your further comments regarding Ngāi Tahu. Selwyn District Council is leading the consultation and decision-making process for the future of the Upper Selwyn Huts. Ngāi Tahu may choose to submit feedback as part of this process, and Council will consider their submission alongside all others.

Submitter Number:	47	Submitter:	Terry Anderson
Documents:	Future Deed of Licence for Upp		
Point Number	47.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I'm interested in the rights of people who call this area their home.			

Staff Recommendation			
Point Number	47.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Those options are unacceptable. These residents and the homes they live in should not be subject to any licence. The precedence of "prior occupation" of land set aside for Hut Settlement should guarantee them use of the land for residential purposes.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	47.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No Comment: These are people's homes. They deserve the right to recover from any natural disaster, as any resident in Selwyn should be allowed. Earthquakes and local flooding can affect any home in Selwyn. The Upper Selwyn Huts residents have lived there for 130 years and have shown great resilience. Show them the respect they deserve. Comment: As we saw with the rainfall in April/May, the huts people didn't need		

Staff Recommendation	Council. The council alarmism was disgraceful and was cheap propaganda that proved totally unfounded. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	47.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: There should be no licence and therefore no bond. The occupants should merely pay a rate that reflects their use of Council services. These people did not arrive yesterday, yet they are being treated like delinquent campers.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	47.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never. Leave them alone, as I would be expected to be left alone. if there is a building issue they can contact the relevant department Question: Do you think the checklist covers the right things? No I expect the council to stay out of these presidents' homes. They do not live in mansions, but they are adequate. Treating these people as a sub-species is an absolute disgrace.. Comment: There should be no invasive checking of the properties. if they want to sell, then a buyer can do their own inspection report.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	48	Submitter:	Dora Stokes
Documents:	Submission #48 - Dora Stokes		
Point Number	48.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: My family have connections		
Staff Recommendation			
Point Number	48.2	Category	Questionnaire > Licence term options
	This is a council land grab under the guise of climate change. Question: Do you have any other feedback on licence terms? Yes Comment: Continue with licence to occupy as has happened historically.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.		
Point Number	48.3	Category	Questionnaire > Environmental events for early licence end
	Comment: Fix the road. Sheffield township has flooded more in the last few years. Comment: Protecting people's rights to a home. Where else can these people afford to live?		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback		

	will be taken into consideration during deliberations and final decision-making.		
Point Number	48.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Comment: To ask residents to pay for their own removal is cruel. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: All the huts to continue as they have historically.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	48.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never this is wrong. There should be inspections, this is an invasion of privacy and trumped up excuses to push people out. Stick to your core business and help people, not hurt them. Question: Do you think the checklist covers the right things? No Comment: There is no box to continue and council to be responsible for effect repairs to defects, they should have managed years ago.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	49	Submitter:	Jeff Bland
Documents:	Submission #49 - Jeff Bland		
Point Number	49.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Comment: Ex District Councillor			
Staff Recommendation			
Point Number	49.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes Comment: The science behind sea level rise is not precise. If the water levels do not rise, nature will take over and the residents themselves will make the decision to leave. If sea level rise is councils true motivation to remove these dwellings - leave it to "mother nature." She will do a better job of moving the huts then the council. Most people make common sense decisions when faced with unsustainable odds. No different to those residents on Southshore, New Brighton, Sumner Village etc.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.		
Point Number	49.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Most seaside settlements in N.Z face the same issue. Deal with any of the above on an "actual case" basis.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	49.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: A bond of some form should be considered to bring the existing dwellings up to a reasonable safe standard. If on the expiry of 30 years, sea level risks have abated or remained constant, i.e. no change, what approach will the then council take, provided of course councils even exist in today's format. Trying to look 30yrs ahead is fraught with danger.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	49.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every 2 years The dwellings need to be brought up to an acceptable healthy and safe standard within 2 years. The above minimum standard should be agreed on by all parties and complied with. Check bond requirements remember a bond set on today's market won't be much relevance in 30yrs Question: Do you think the checklist covers the right things? Not sure Comment: I presume council building inspections will provide a minimum standard at some stage. Comment		
Staff Recommendation	The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.		

Submitter Number:	50	Submitter:	Ary Maat
Documents:	Submission #50 - Ary Maat -		
Point Number	50.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment: My home		
Staff Recommendation			
Point Number	50.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No Comment: I want 30 years with a right of renewal for 30 years		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	50.5	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: All of the above. No one in NZ have to move because road closure		
	Question: Are there any additional events that you think should be considered? No Comment: Fix the road and stop bank		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	50.6	Category	Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: No one else is expected to pay a bond Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	50.7	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: There was no building inspector when built. Question: Do you think the checklist covers the right things? No Comment: Term. Risks of flooding due to stop bank		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	51	Submitter:	Lisa Goodland
Documents:	Future Deed of Licence for Upp		
Point Number	51.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: stakeholder		
Staff Recommendation			
Point Number	51.2	Category	Questionnaire > Licence term options
Comments:	Question: Do you have any other feedback on licence terms? Yes To be fair, a 30 year term with right of renewal would assist the current homeowners to secure their future residences. My (elderly)		

	mother has a home at the Upper Selwyn Huts; and worries constantly about how she will fund her future years. She is very upset she is potentially leaving her children with debt they have not had a choice in; and also that we may have to fund her retirement living, due to the fact she cannot sell her home. The stress of this uncertainty caused my mum to have heart issues - which lead to emergency hospital care; and ongoing treatment. I would ask, that you , as Councillors elected by the people of the region, personally take this opportunity to do the right thing for a small community in your care. I know that I would love to leave the world having made a positive and compassionate change through the power I have held - such as the power you currently yield. This is your opportunity to be honourable and just and to make things right for those who have a small voice. I ask that you look to your consciences in making your decision affecting the lives of others, per your Council Guiding Principles "Ensuring that no one is made homeless" .				
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.				
Point Number	<table border="0"> <tr> <td data-bbox="511 1176 836 1333">51.3</td><td data-bbox="836 1176 1393 1333"> Category Questionnaire > Environmental events for early licence end </td></tr> <tr> <td colspan="2" data-bbox="511 1333 1393 1801"> Question: Are there any of the proposed events you disagree with? Yes Comment: In the 24 years my mother has lived at the Upper Selwyn Huts (and in the 10 years prior at Lower Selwyn Huts); there has never been flooding to the Upper Selwyn Huts settlement. The settlement has never flooded, nor has the Selwyn River breached its bank to the USH. Should flooding occur outside the settlement; cutting off access to the settlement - there is a team of Civil Defence workers based at USH able to assist if needed. This has occurred in the past, where the Selwyn River breached closer to Lincoln township; and residents at USH voluntarily evacuated even though there was no flooding in the settlement. Question: Are there any additional events that you think should be considered? No Comment: We would expect the USH residents to </td></tr> </table>	51.3	Category Questionnaire > Environmental events for early licence end	Question: Are there any of the proposed events you disagree with? Yes Comment: In the 24 years my mother has lived at the Upper Selwyn Huts (and in the 10 years prior at Lower Selwyn Huts); there has never been flooding to the Upper Selwyn Huts settlement. The settlement has never flooded, nor has the Selwyn River breached its bank to the USH. Should flooding occur outside the settlement; cutting off access to the settlement - there is a team of Civil Defence workers based at USH able to assist if needed. This has occurred in the past, where the Selwyn River breached closer to Lincoln township; and residents at USH voluntarily evacuated even though there was no flooding in the settlement. Question: Are there any additional events that you think should be considered? No Comment: We would expect the USH residents to	
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Staff Recommendation	have access to the same warning systems and assistance provided to any other Selwyn District ratepayer if needed (eg, earthquakes)		
	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	51.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes A bond has not been required for 130 years? Why now? Are any other public or private buildings on lease hold land in NZ required to pay such a bond? Comment: There are too many loopholes in this proposal. What if the bond paid is more than the remediation? - the residents will have experienced loss of money and gains from that money they had needed at that time?. Can a condition report be provided as to the what the land was like prior to settlement? A bond has not been required for 130 years - why now?		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	51.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: Homes are owned by the residents as their private dwellings. This is no different to any other Selwyn District ratepayer. The Selwyn District Council does not inspect ratepayers dwellings in other parts of the district. Any inspection should only be of the exterior part of the lot. On what basis does the Council have the right to inspect inside someone's private home? Agreed, there are times where inspections may be required, where dwellings could be at risk to neighbours' negligence of maintenance - but this is like any other Council intervention in any other district in NZ.		

Staff Recommendation	Question: Do you think the checklist covers the right things? No Comment: Other properties in other jurisdictions and within Selwyn District do not have to be subject to such inspections NOTE: Appendix A - Building Condition Inspection Checklist was not attached to any of the submission forms handed out by Selwyn Library Comment: An understanding that individual circumstances may have contributed to neglect - possibly due to sickness, or absence. Also that uncertainty about the future of the homes may have lead to inaction. So care and assistance may be required (through financing, provision of services or leniency in compliance timeframes) Comment: Inspections should be carried out by request The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	52	Submitter:	Keith Morrison
Documents:	Future Deed of Licence for Upp; Submission by Keith Morrison		
Point Number	52.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Comments:			
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:			
Staff Recommendation			
Point Number	52.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes There are three issues with the current 2015 licence that have had deleterious unintended consequences. Firstly, the allowing of renting, secondly the allowing of a licence-holder to obtain multiple licences, and thirdly the change to allow occupying the reserve for 12 months of the year. I suggest that both renting and obtaining multiple licences be stopped. I also suggest that transfer of titles outside of the family only be allowed until 2036, and even then, if they are, that the transferred licence reverts back to include the traditional 9-month rule. Transfers by current licence-holders to immediate family members will have retain 12 months occupancy. This will help focus licence-holders on the sunset clause while not disadvantaging current licence-holders and their families and current vulnerable licenec-holders who stay for 12 months of the year. Comment: No matter how well a new licence is constructed to address current issues, there will be necessary adjustments. This would be possible with a roll-over process. I would actually prefer to retain the current 5-year roll-over, up to 30 years in total.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	52.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Comment: Some preparation for very possible effects of a major earthquake also needs to be made. This could involve structural damage to the stopbank and subsidence of the settlement.		

	Question: Are there any additional events that you think should be considered? Yes Comment: As mentioned above, if such events arise, they should also trigger and end to the licence. Comment: As mentioned above, to cease the licence.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.		
Point Number	52.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes A bond will also help facilitate the orderly managed retreat of the settlement in face of climate change. This is because it works in well with regular hut inspections. It would enable licence-holders to regularly weigh up if the costs of necessary repairs and renovations are worth it, or whether it is time to cancel their licence, whereupon a bond will make it possible to demolish the hut if the hut cannot be relocated.		
Staff Recommendation	It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	52.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every year Comment: Yearly hut inspections were traditionally carried out. They provided regular feedback to ensure only ever minor repairs and renovations had to be dealt with. Question: Do you think the checklist covers the right things? Yes Comment: Constructive suggestions about how to address the issues. Comment: Ideally the inspection should be carried out with the hutowner present, so that both can learn from the process, to help clarify issues right at the beginning if necessary.		

Submission by Keith Morrison – licence-holder of [REDACTED] since year 2000.

Background:

This submission is being made on behalf of my family. We are grateful for our licence to occupy the Springston South domain, which we have held since 2000. It has worked out very well for us as it has enabled our three children to go to good schools in the district, and now to carry out tertiary study and to work. That we could only stay in our hut for 9 months of the year until 2015 was not a problem for us as we have a family home in Samoa, where we stayed each year over the summer school break. That we were able to purchase our hut without a mortgage and to live without rent has given us great flexibility to live our culture in relation to supporting our 'niga (extended family) and to fulfill our Samoan village obligations. Also, we love the natural environment of the reserve – reminds us of home. The peace and quiet also assists me greatly in my academic writing work, which I continue to carry out from home as an adjunct research associate professor. My wife works as a team leader at the SPM meat works at Burnham.

We have always been fully aware of the temporary nature of our licence to occupy a reserve. We obtained legal advice before we purchased our hut. It was and remains obvious to us that the reason the hut prices were so low is because of the temporary nature of the licence. We consciously chose to gratefully make the most of the privilege while it remained granted to us.

Things started to change at the Huts in 2015 when the licence renewal at the time allowed licence-holders to stay for 12 months of the year, for renting to occur, and apparently for a licence-holder to obtain further licences and thus to establish rental businesses on the reserve. It is unclear to us however if the obtaining of multiple licences was legally allowed in the new licence? It was forbidden in licences prior to 2015, and we understand that it was never the intention of the council to allow it. The changes that emerged since the licence renewal of 2015 have brought increasing conflict within the community as it transformed it into de facto council managed but privately owned social housing, resulting in what even the police have explicitly stated to us, is a dysfunctional community and becoming the "wild west". It is our understanding that the changes made in the 2015 licence were only ever meant to be temporary, namely for the 5-year 2015 licence, as a temporary compassionate response to the earthquakes. It is clear that there have been unintended consequences of the 2015 licence, aggravated by licence-holders - possibly illegally - obtaining multiple licences for business purposes.

With a potential licence renewal coming up, after six years of extending the problematic 2015 five-year licence, there is the opportunity for the council to carry out a reset, to recreate a new solid foundation for a functional community, closer to what successfully existed successfully prior to 2015. Also necessary for a potential new licence are: (i) a realistic and responsible incorporation of scientific information about potential increasing natural hazards (including by climate change); (ii) incorporation of licence-holder responsibilities to resource an upgrade of the wastewater infrastructure (both disposal/removal of effluent, and sewage pipes within the settlement), and (iii) better alignment of licence-holder obligations to maintain the "special purpose hut settlement reserve" wildlife conservation and recreational values, which are also the values of adjacent and nearby reserves.

Introduction:

There is a need for a reset of the licence to occupy the "Special Purpose Hut Settlement" reserve on Spinlagon South domain. But merely changing the licence will not be adequate. There is the need for full system change at Upper Selwyn Huts if the current dysfunctional community can become transformed to once again become functional and to adapt to the increasing environmental hazards needing to be addressed. The system change must be carried out ethically, both with respect and concern for current licence-holders, and with responsibility in relation to wider societal concerns and increasing environmental hazards. To aim to do so is best practice as current planning for community climate change adaptation, as it proactively seeks social-ecological regeneration (Morrison et al. 2023). The current situation at Upper Selwyn Huts has been used as a case study of what system change is required in such situations (Morrison 2025).

A sample model of what needs to be focused on in facilitating system change can be found in Kania et al. (2018). A summary of the model is found in Figure 1.

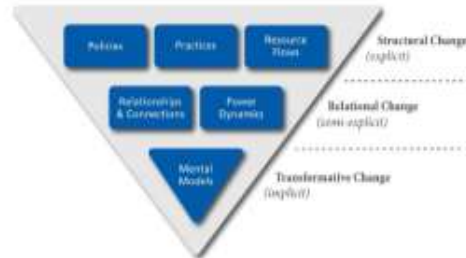


Figure 1: Conditions of System Change (Kania et al. 2018: p4)

System change can be modelled to occur at three levels. The licence as a legal document is only relevant to the top left explicit facet or condition of "policies". The other two explicit facets or conditions of "practices" and "resources", the two semi-explicit facets of "relationships & connections" and "power dynamics", and the implicit facet of "mental models" or worldviews must also be addressed if a successful change to the licence within the required system change is achieved.

I will start with the implicit facet as this is mostly overlooked but is the root cause of the current community system dysfunction at the Upper Selwyn Huts. It is also where the

inspiration to transform the community can be found. Then I will sketch out the semi-explicit facets as these are where critical change is required to enable the emergence of a functional community adapting to climate change. Finally, the three explicit facets are focused upon to detail how a successful system change could be manifest, including what a new licence world include.

Implicit condition (facet): Mental models (worldviews)

There are two very distinct worldviews in the community at Upper Selwyn Huts. One distinct worldview, which on the surface can appear to be dominant, states that the community is united in opposing substantive changes to the current 2015 licence. This worldview also states that those who disagree with this view are merely "isolated individuals". In those who hold this worldview, the supposedly isolated individuals are not considered to be part of the community. This marginalisation of members of the community who do not agree with the enforced-conformity worldview of this group is a root cause of the conflict within and dysfunction of the community.

The other distinct worldview, which on the surface can appear to be a minor one, experiences the community as very diverse. Those who hold this worldview find themselves gossiped by those who hold the other enforced-conformity worldview; gossiped by how they are mocked and abused within the community, by what they hear in media coverage of the situation provoked by those holding the enforced-conformity worldview, and by what is stated at public and council meetings about how those holding the enforced-conformity worldview supposedly represent the community. Those who hold the worldview of diversity experience those who hold the enforced-conformity worldview as aggressively trying to suppress the experience and expression of diversity within the community.

Further analysis of the two worldviews reveals that the apparent superficially dominant one, namely enforced-conformity, is a very recent and minor view in the history of the hut settlement. Not only this, but the enforced-conformity worldview also fails to align with the recreational and wildlife values of the designated "Special Purpose Hut settlement" reserve that the licence allows hut owners to occupy. Rather it is the worldview of diversity that is the one that dominates and is the traditional view over the 150 year history of the settlement. Moreover, it is also the worldview that aligns with the values of the reserve. It is only over the last 10 years that the enforced-conformity worldview has gained some superficial dominance through aggressively marginalising those who hold differing views.

Notwithstanding the community dysfunction wrought by the aggressive gossipping and marginalisation by those holding the enforced-conformity worldview, it is the failure of the enforced-conformity worldview to align to the values of the reserve that most fully reveals the fraught need for system change. This can be best seen by considering what the community of the settlement was traditionally like. It was comprised of recreational hut owners and their families with sophisticated cultures, and a strong sense of what we now call *kaitiaki*, namely love for and care for the natural environment. There were recreationists, creatives, and professionals recreating their well-being through doing what they loved most, namely fishing, bird watching, and celebrating the joys of the natural wilderness with streams of kids on school holidays. Our 26 years at the Huts have given us experience of this, prior to 2015. It is this traditional use of the reserve that was designated as the special purpose in the designated "Special Purpose Hut settlement" reserve that our licence enables us to occupy.

What happened with the 2015 licence was a disingenuous appeal to supposed 'responsibility' to provide rental accommodation in the district after the earthquakes, which not only clashed with the designated purpose of the reserve, but has ended up also facilitating an attempt by a group within the community to try to usurp and eclipse the true special purpose with social-housing rental business. Instead of being able to celebrate in one's own unique (eccentric and cultured) way the joys of recreating well-being in the natural environment whilst fishing and birdwatching with swarms of kids on holiday, an aggressively imposed hierarchy dominated by landlords with multiple licences come to scheme and manipulate others in the community to maximize their profiteering within the community. But even worse than this, not only was the special purpose attempted to be eclipsed, the rules of the 2015 licence became no longer adhered to, as the dominating group of landlords presumed that they did not even have to obey the licence(s) they obtained, and told others in the community that they don't have to either. This is most clear in how there are now many dogs running in the reserve, where they are let out to run around the open part of the reserve, and openly walked around the fenced part of the reserve to even be permitted to escape into the gardens of hut owners, whereupon when someone tries to remind those flouting the rules of their licence that they are in breach, are abused and mocked.

Semi-explicit facets (conditions):

Semi-explicit facets are where the implicit conflict between worldviews becomes manifest in system processes. A two-way process occurs: (a) understanding the system processes enables the deleterious effects of implicit conflict to be nipped at the bud so that a system remains functional, and (b) a comprehensively constructed functional system can influence the worldviews that are implicitly held so that the root cause of conflict is mitigated. The two-way representative processes for the semi-explicit facets, namely, relationships & connections, and power dynamics, are outlined below.

Relationships & connections

Given the designated special purpose of the reserve, there are connections to Waikeirā (Selwyn River), Te Waihora (Lake Ellesmere), as well as to the fauna and flora in the adjacent recreational reserve, in the neighboring wildlife reserve, and on the banks of and in Waikeirā. Likewise, there are relationships with Mana Whenua, Department of Conservation, Environment Canterbury, and neighboring community organizations, for example Lincroft Equestrian. Given that the special purpose is for a hut settlement, there are also relationships with the Selwyn District Council who manage the reserve and are the territorial authority, along with the Neighborhood Support Group, Community Response (civil defence) group, and Social Well-being Collective, all of which are run by the Selwyn District Council. There is also the need to maintain a respectful relationship with the police.

For a functional community on the settlement, most of the above connections and relationships are required, and all must be respected and sought to be maintained to enable constructive collaboration. At the barest minimum, the rules and guidelines of authorities must be actively communicated among community members. This need for active communication within the community of the rules and guidelines from external authorities highlights that appropriate relationships within the community are also required. These must be inclusive and egalitarian: all licences are the same and imply the same relationships to the

council and other authorities, therefore there must be no hierarchy within the community, and no licence-holder can be legitimately marginalized or excluded from the community.

The current dysfunctionality of the community can be understood by how a group (so-called 'committee') claiming to represent the community aggressively maintains a hierarchy and marginalizes and excludes licence-holders who maintain the worldview traditional to the settlement, namely diversity and karaitianga. They are marginalized and excluded from the Neighborhood Support Group and Community Response (civil defence) group, both of which are run by the Selwyn District Council, because of a false claim by the so-called 'committee' that they represent the community. Also, most members of the community are excluded from a so-called 'committee' that claims to represent the community, and which makes executive decisions supposedly on behalf of the community. Those in the community who openly reject the false claim that the 'committee' represents them are aggressively marginalized by those in the 'committee'. On top of this, the so-called 'committee' tell the community that they are 'fighting' the authorities on behalf of the community, thus undermining necessary relationships between members of the community and the authorities.

What is required is for the Selwyn District Council to establish an inclusive truly representative community committee chaired by the Selwyn District Council. This will make the whole community collaboratively co-self-manage with the council in respectful relationships with other authorities and other organizations relevant to the special purpose of the hut settlement.

Power dynamics

Appropriate power dynamics are instigated by legally designated authorities. Central is the role of the Selwyn District Council to manage the reserve. For a functional community, this needs to be done in inclusive collaboration with the community, with the council chairing the process, and where decisions are made by consensus, to become advisory to the Selwyn District Council who remains the decision-maker. To ensure inclusive collaboration, all families of hut owners must be able to have a representative on such a council established and chaired community committee. This would recover the functional elements of the traditional 'self-management' of the reserve but avoid the opportunity for a dominant group to abuse democratic principles by dictating the decision-making process through gaining a majority of a small number of elected representatives, which they then use to push decisions through without community scrutiny. Such abuse did emerge 15 years ago. The abuse resulted in community conflict and forced the Selwyn District Council to dissolve the traditional self-management process. This explains the existence of the current non-representative self-appointed so-called 'committee'. The core of the current so-called 'committee' are members of the former self-managing "management committee" that was dissolved by the Selwyn District Council for anti-democratic activities, as well as for other abuses of power.

Instead of appropriate inclusive collaborative self-management chaired by the Selwyn District Council, the current self-appointed so-called 'committee' has sought to usurp the real power and decision-making role that the Selwyn District Council has. The so-called 'committee' mistakenly presumes that they are the decision-maker about what rules of the current 2015 licence need to be obeyed, what the new licence will be, and who is included in the community. More than this, they are also abusing the very notion of the privilege of

having a licence to occupy a reserve: there is the presumption by the group that licences can be collected as capital and used to establish rental businesses.

The roles of other legally designated authorities help clarify the appropriate use of the licence to occupy the "Special Purpose Hut settlement" reserve. The appropriate use is recreational, including appropriate engagement with wildlife, while living as an inclusive and egalitarian community. Environment Canterbury and the Department of Conservation help clarify appropriate engagement with wildlife, and with the Selwyn District Council, help clarify appropriate recreational activity. This includes gardening, birdwatching, and fishing. These appropriate uses can be maintained through inclusive co-management with the Selwyn District Council in collaboration with these other authorities.

Explicit facets (conditions):

The three explicit facets, namely resources, activities, and policies, form a functional community and need to be put in place if a new licence is to be effective. The new licence is a feature of necessary policies but is inseparable from associated necessary activities and resources. The explicit facets are developed from analysis of semi-explicit relationships, of connections, and power dynamics, to ensure that the implicit root cause of dysfunction can be mitigated and sought to be eventually transformed.

Resources

The licence to occupy the "Special Purpose Hut Settlement" reserve on Springston South domain enables huts to be placed temporarily. The responsibility of the licence-holders are to comply to rules pertaining to the licence, and the huts placed on the reserve must be removed from the reserve if the licence ends, whether by the Selwyn District Council not renewing the licence to occupy, or if the licence-holder neither accepts renewal nor transfers the licence to someone else. To ensure this is complied with, a bond is appropriate. This is especially applicable to the current process of licence renewal because due to climate change a sunset clause is required to be added to the new licence, and so every hut will eventually have to be removed. Requiring a bond is the most responsible way to ensure the huts are removed. It is also the most helpful and compassionate way for licence-holders because if huts are not able to be relocated, the bond will be less than the cost of demolition.

It is the licence-holder and hut owner's responsibility to ensure that their hut on the reserve is compliant with their licence. It is the Selwyn District Council who is both the decision-maker about what is required and how often inspections are made. Traditionally, inspections were made yearly. This is appropriate and is the most helpful for licence-holders because it gives regular information about necessary repairs that are most likely still minor. Regular yearly inspections will also be helpful to ensure orderly managed retreat in face of climate change. With a fixed horizon of years left to run on the licence, every hut owner would then every year have the opportunity to reevaluate whether it is appropriate for them to stay on or to decide to forgo their licence and remove their hut from the reserve.

There is infrastructure associated with the hut settlement. Traditionally this has been paid for by licence-holders as the need arose. Recently the Selwyn District Council has taken a proactive role in assisting licence-holders address the need for adequate potable water supply and wastewater disposal. But because the infrastructure on the reserve is of a limited life, given by the horizon of the licence, and because payment for the infrastructure was not

included in purchase of property because the property remains in Crown ownership, it is appropriate that the payment for infrastructure that the Selwyn District Council installs is paid for through a targeted rate.

Activities

Compliance with the licence has become an issue due to a self-appointed group (so-called 'committee') in the community telling others at the community, the Selwyn District Council, and the media, that they represent the community, decide what is in the licence, and what in the licence has to be obeyed. To ensure that this dysfunctional activity is stopped, an inclusive co-management community committee is required. It needs to be chaired by the council, with decisions made by consensus, and even then only advisory to the council who remains the sole decision-maker. An appropriate way to ensure inclusivity of the community committee would be to allow all families (huts) to have one representative on the committee, if they wish. Meetings would have to be held regularly, at least once every three months. Regular meetings in this way would ensure issues could be discussed and addressed as they arise, to avoid conflict developing over time.

An inclusive community committee chaired by the Selwyn District Council would provide the hub around which other authorities could formally engage with the community to ensure information is conveyed. It would also provide the hub around which the organizations run by the Selwyn District Council could engage with the community, namely the Neighborhood Support group, Community Response (civil defence) group, and Social Well-being collective. Furthermore, it would provide a clear and truly representative body for the media and other organizations, for example Lincoln Environment, to engage with the community. As environmental hazards become more persistent, it would also provide an effective forum for dissemination of information to the community, and with whom relevant workshops could be held for the community.

A formal inclusive community committee to represent the community would not disqualify the right of other community groups to exist, for example the current community garden collective (formerly the Upper Selwyn Huts Community Trust [inc2005]), and the current hut-owners association. Instead, it would provide a forum for where these groups could voice their concerns and issues to the whole community, to the Selwyn District Council, and other authorities and organizations.

License (policies)

A necessary key feature of a new licence is a clear injunction that the rules of the licence must be obeyed, and legal action will be taken against the licence-holder if they are not. It would be helpful if the process and likely consequences were also outlined. The need for this to be in the licence has become very visible because of the current common-place non-compliance of the no-dogs rule, and that trees on lots are commonly higher than the allowed 2.2m. It is important that the injunction also clearly refers to what happens when a licence-holder fails to carry out necessary upgrades that have been determined from annual inspections of huts. Complementing such an injunction, is a need for a clear statement that all bylaws applying to reserves generally also apply and must also be obeyed, for example, the prohibition on trail bikes.

Dealing with environmental hazards exacerbated by climate change need to feature in the licence. A hard sunset clause defining when climate change will make it irresponsible for a licence to occupy to remain granted, needs to be explicitly stated in the new licence. Current scientific analysis indicates that a 30-year horizon is appropriate. This must be communicated as a hard boundary, because otherwise denial of reality would continue, resulting in an even bigger problem with not likely conflict within the community later.

Notwithstanding that some current licence-holders have failed to carry out due diligence and consider that their licence is open-ended, resulting in them having overcapitalized, best practice would require that current licence-holders and their families are provided with the best possible pathway to adapt to a hard 30-year horizon to the renewed licence. At the same time the licence must discourage further overcapitalization and help focus the attention of all licence-holders onto the hard 30-year boundary. One way to do this would be to only allow transfer of licences outside of the immediate family for the next 10 years, till 2036. After 2036, if a licence-holder no longer wants their licence and does not have an immediate family member who does want it, the licence would be cancelled, and the hut would have to be removed. This would help contribute to an orderly managed retreat process. To further emphasize the temporary nature of the licence, and to return the community to refocus on its recreational special purpose, it would be appropriate that if a licence is transferred before 2036 to someone outside of the immediate family, the transferred licence would involve a return to the traditional 9-month rule, whereby licence-holders can only stay for 9 months of the year in their hut, and accordingly, if the new licence holder with a 9-month rule then wishes to transfer their licence to an immediate family member after that, the transferred licence would continue to have the 9-month rule.

To compassionately provide the best possible pathway for current licence-holders, transfer of licences to immediate family members anytime during the 30 years of the licence to immediate family members would however retain the current privilege to stay for 12 months of the year in their hut. This would provide the maximum possible security for current licence-holders and their families, whilst facilitating a responsible managed retreat process. All future licence-holders who have not had their licence transferred to them as an immediate family of a current licence-holder would know beforehand that their licence will only allow them to stay for 9 months of the year, so they will not be disadvantaged. A summary sketch of how such a policy would apply is given in Figure 2.

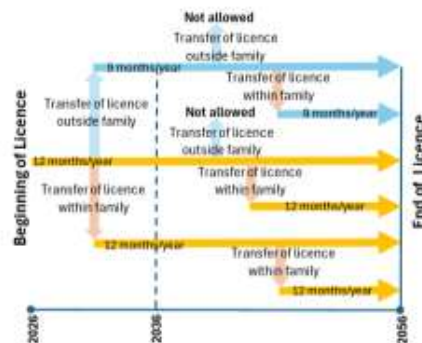


Figure 2: Responsible managed retreat.

This overarching structure for the new licence would provide a structure that constructs a new and solid foundation for the regeneration of the community, as well as facilitating orderly and compassionate managed retreat. It will ensure that current licence-holders with families have the maximum possible security, and that vulnerable members of the community have the security they will realistically need to maximize their well-being for as long as they need it. But even though this structure will address systemic inadequacies in the current 2015 licence, parametric errors requiring minor adjustments to the licence will inevitably emerge. To enable these adjustments to be made in a timely way, it would be appropriate for the new licence to continue to roll-over every five years, thus allowing necessary minor adjustments to be made when the 5-year licence is renewed.

To regenerate the community to recover the traditional special purpose of the hut settlement, the features of the 2015 licence that resulted in the emergence of social housing rental businesses must be corrected. These are systemic errors requiring further structural change. There are two that must be reversed. Firstly, renting must be stopped. Traditionally, even renting to immediate family members was not allowed. It was well understood that it was an abuse of the privilege to hold a licence to occupy Crown land to run a business on it. For example, if a person wishes to run a business on the conservation estate, a concession has to be sought, and if approved, payment must be made to the Department of Conservation or else the concession is revoked. Given the special purpose hut settlement reserve we occupy, concessions to run rental businesses are not appropriate. Secondly, obtaining more than one licence, enabling the expansion of rental businesses by a licence-holder, must be stopped. It has traditionally always been understood that it is not permitted to obtain more than one licence. It remains unclear if obtaining multiple licences is allowed in the 2015 licence, but even if it wasn't, the abuse developed as a consequence of allowing renting. Therefore, the

new licence must explicitly state that only one licence per person can be obtained as well as stating that renting is not permitted.

There remains the issue of what to do with current tenancy agreements, and to licences that are currently held in common by a single person. An appropriate way to address this, so as to facilitate system transformation of the situation in an orderly way, is to state in the licence that no new fixed term tenancy agreements are allowed, all open tenancy agreements end when the new licence comes into effect, and further licences cannot be obtained by a person who already has a licence. With these arrangements in place, persons who currently have multiple licences are likely to transfer most of them to others because they are unable to continue with rental businesses on the reserve.

There are also several necessary specific clauses in the licence to maintain and nurture the special purpose of the hut settlement. One is the no-dogs clause. This must be retained. But this clause must be extended to also include a ban on pet cats. An appropriate way to introduce a no-cats clause is to state that all pet cats (up to two per hut) must be registered, desexed, and wear bell collars, and no new pet cats can be registered after July 2026. This will ensure that pet cats are orderly removed from the reserve. With registered cats wearing bell collars, it would also enable the quick removal of the problematic feral cat population.

Conclusion:

We wish to conclude by expressing our gratitude for our 25 years of having a licence to occupy the Springston South Domain. It has worked well for us. We look forward to the final sunset 30 years of our privilege to occupy the reserve. Having our licence for the next 30 years will realistically enable our children to save \$600 per week, which over 30 years is close to \$1M at today's prices, all of which (with discipline) will be able to go toward them eventually buying their own freehold properties. We are very grateful for this opportunity as it has helped lift our immigrant Pasifika family out of a very common poverty trap within our wider Pasifika community in Aotearoa.

We know that the council will be able to turn things around in the community, by creating a new foundation for the community at Upper Selwyn Huts. Be strong. We know how challenging it is. But we know that the sunset 30 years of the settlement can be as inspirational as the first 120 years were. What we know is that when the last hut has been removed, the geese, swans, spurwing plovers, bellbirds, white-faced herons, pied shags, grey warblers, pheasants, and many more species will remain here and thrive. It has been inspirational for us to dwell here in their company for the last 26 years, while we also awaited the annual visits of two kotuku and six spoonbills. We know that the council can create a foundation that will help restore the mauri of these inhabitants, along with that of Mana Whenua, through an appropriate managed retreat process. We look forward to being part of this process for the next 30 years, knowing that we will be playing our part in the restoration of the mauri of this inspirational place. Thank you.

References:

Kania, J., Kramer, M., and Senge, P. (2018) *The Water of Systems Change*. FSG – Reimagining Social Change. http://www.fsg.org/wp-content/uploads/2021/08/The-Water-of-Systems-Change_rc.pdf

Staff Recommendation

The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.

The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.

Finally, thank you for your detailed and thoughtful submission regarding the future of the Upper Selwyn Huts licence framework. Your reflections on the history of your family's time at the Huts, the cultural and environmental significance of the area, and your vision for a respectful and inclusive managed retreat process are noted. Council acknowledges your views on a system-wide reset that goes beyond policy changes, and your thoughts on restoring the original intent of the Special Purpose Hut Settlement reserve. Your insights

into community dynamics, environmental stewardship, and collaborative governance for Council's consideration is noted. Your suggestions on how best to support both current residents and the long-term wellbeing of the reserve is acknowledged.

Submitter Number:	53	Submitter:	Cleve Prescott
Documents:	Future Deed of Licence for Upp		
Point Number	53.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Enjoy the pleasant environment and connection with area and hut residents, picnic area on great would not be the same if there is no residents		
Point Number	53.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes Licence to be transferable to the end date still 2055. Comment: this will give the current and future residents stability up to the year 2055. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	53.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes should in the unlikely any of these event occur		

	the residents begiven the option to chose their own destiny Comment: the Health and mental wellbeing of the residents is a priority, which appears to have been disregarded by those sitting around the council table for what ever reason. and must be a priority along with permitting the resident's licences for the full 30 years. Comment: I don't believe your time period of 24 hours is unrealistic, and can be manipulated to make and extend the period into an eviction situation. looking at emergency services not having access, there are many locations in New Zealand where this occurs, I believe this clause is unjust and victimising the residents		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	53.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: a bond to cover one years rates		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	53.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every 2 years Comment: buildings at inspection to be meet healthy homes standards Question: Do you think the checklist covers the right things? Yes Comment: advise licensee, give		

Staff Recommendation	advise on an acceptable remediation. Comment: any issues to have 12 week time frame for remediation. The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.

Submitter Number:	54	Submitter:	Scott Iremonger
Documents:	Submission #54 - Scott Iremong		
Point Number	54.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation		Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:	
Point Number	54.2	Category	Questionnaire > Licence term options
Staff Recommendation		Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment: This allows flexibility for hut owner and S.D.C. Thank you for taking the time to put in a submission. All feedback will be carefully considered during deliberations and final decision-making.	
Point Number	54.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should			

	be considered? No Comment: Answers on future occupation. As soon as possible. If Licence term was to end what options would exist for S.D.C to purchase huts. This also includes Demo costs		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.		
Point Number	54.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: A Bond sounds reasonable but depends on the amount required i.e. to expensive.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	54.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every 3-5 years. Comment: Many of these huts have very low Floor level's-What is your assessment criteria. Question: Do you think the checklist covers the right things? Yes Comment: R.O.W'S should be included. i.e not blocked with fences, plantings Comment: Notice and reasonable time to act. Comment: No Comment		
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.		

Submitter Number:	55	Submitter:	Stephen Boot
Documents:	Submission #55 - Stephen Boot		
Point Number	55.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment:		
Point Number	55.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes We would like to a renewable term of 30 years subject to environmental triggers yet to be agreed. Comment: We believe the role to protect and preserve the settlement is the role of the council Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	55.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Comment: Environmental triggers require more investigation as identified in the Councils Jacob report Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	55.4	Category	Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: What period would the bond be over and what would be the cost Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Why now. Hasn't been needed for over 130 years. Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	55.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Comment: Should be treated the same as the rest of the district subject to a complaint being received Comment: No one should be made homeless given the housing shortage so this should not be a reason to terminate Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	56	Submitter:	John Adair
Documents:	Submission #56 - John Adair		
Point Number	56.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		

Point Number	56.2	Category	Questionnaire > Licence term options
	Comment: All to different to existing. Question: Do you have any other feedback on licence terms? Yes Comment: 33 years with right to renew as it has now.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	56.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Comment: Treat residents like any other SDC resident, are you making those above rules for everyone in SDC. Same as any other resident in S.D.C Comment: Earthquakes		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	56.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Comment: Any other resident in S.D.C require a bond? Freehold lots and the duty of care is gone. Most of the hut weren't built onsite the were transported by horse on trailers		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making		

	process.		
	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	56.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: Treat the same as any S.D.C resident Question: Do you think the checklist covers the right things? No Comment: As per any other S.D.C resident Comment: As per any other S.D.C resident Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	57	Submitter:	Dennis Adair
Documents:	Submission #57 - Dennis Adair		
Point Number	57.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	My son is a licence holder Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Point Number	57.2	Category	Questionnaire > Licence term options

Staff Recommendation	33 year term, with right to renew again in future or freehold in future. Question: Do you have any other feedback on licence terms? Yes Comment: At the moment it renews each 5 years for the last 120-130 years now you want to change that, so I select none of the above. Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.
Point Number	57.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: treat like other residents in S.D.C. Comment: All 3, Flooding is short term, if the road floods, the huts are not flooded helicopters, residents houses are high enough. threat like other S.D.C residents Staff Recommendation Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	57.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Treat like any other S.D.C ratepayer. Comment: freehold land & treat like any other S.D.C rate payer

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	57.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: As per any S.D.C rate payer Question: Do you think the checklist covers the right things? No Comment: treat like any other S.D.C ratepayer Comment: treat like any other S.D.C ratepayer		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	58	Submitter:	Kerry Ballantine
Documents:	Submission #58 - Kerry Ballant		
Point Number	58.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			

Point Number	58.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Comment: I would like to choose a term of 30 years with a Right of Renewal after this. I do not accept any of the above terms. I feel that none of the Above Options are fair Leaving homeowners to face eviction after 30 years. This is like having a gun pointed at us. We have the same Rights as any New Zealander We want to keep our homes.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	58.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: I don't believe that the council have given us Any valid reasons for terminating our Licences. The whole of N.Z is Adjusting to changes in Weather etc. We have the Right to stay in our homes. Comment:		

	I do not consider being "cut off" a Serious Risk. It is basically the same for alot of other Selwyn Areas.		
	Comment: Re - the Roads I believe that we are not the Only Ones using these Roads? Unless offering us compensation or Relocation, you are Putting this Community into more Mental Stress than a Bit of Water damage could do		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	58.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Comment: I feel this is just Plain Wrong. You don't make a Sports Centre Pay Why us?? Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: I feel this is discrimination. Having extra pressure Like a Bond Would cause major stress.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
	It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	58.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Why? Does any other Rate Payer have to have a yearly inspection?		
	Question: Do you think the checklist covers the right things? Not sure Comment: I am concerned that if any item on the Tick List would Result in termination. Comment: I would expect a Support person? Comment: Only Land should be inspected.		

Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	59	Submitter:	Helena Immers
Documents:	Future Deed of Licence for Upp		
Point Number	59.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area It is' unique part of New Zealand history that needs protection and I have visited. Comment:		
Staff Recommendation			
Point Number	59.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes The options supplied are inadequate. What about the option of 199 years, or no licence required at all. These residents deserve to be left alone and unmolested. I suggest waiting until after the next Council election and hopefully we get a better council.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the		

Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	59.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No The council should do nothing. Let the residents decide what should be done. They don't need you. Comment: This licence regime is a means to an end,; eviction!. Leave the people at the Huts alone and let them get on with their lives, as they have done for 130-years. Comment: None of these events should result in early termination of a licence. Flooding can happen anywhere. People are more resilient than the council expects. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	59.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: The bond should not apply to any situation because the people should not be forced off the land. Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	59.5	Category	Questionnaire > Building condition inspection programme

Staff Recommendation	Question: How often do you think building inspections should occur? Other. Comment: Never You are expecting the residents to be subject to a regime that no other resident in Selwyn would tolerate. Question: Do you think the checklist covers the right things? No Not needed as there should be no unsolicited inspections Comment: No checklist at all. Show some respect to these people. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Submitter Number:	60	Submitter: Ann Thomson
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan	
Point Number	60.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment: Staff Recommendation
Point Number	60.2	Category Questionnaire > Licence term options Question: Do you have any other feedback on licence terms? Yes None of the 3 above options are acceptable, all being non renewable terms. The Selwyn District Council has not given any valid reason that justifies a non renewable licence. All independent evidence and reports, including Jacobs Consultancy, have not supported a non renewable licence. <i>As per attached Legal Advice, June 2025, I as a Resident seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be</i>

	<i>agreed).</i> Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future. Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	60.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes If the area were to become too unsafe to inhabit, the council would be responsible for reinstating the site, returning dwellings and belongings to licence holders as the lot had not been abandoned nor deliberately left in poor condition. As per the Selwyn District Councils' own remit, their priority is the safety and wellbeing of the community. Therefore, the council would be required to find permanent, suitable accommodation for the entire community should they become displaced due to the area becoming unsafe to live in or too expensive to maintain./ Comment: The Selwyn District Council's own Jacob's report, dated March 2025, recognised that anticipated impacts from climate related hazards were not as significant as previously thought and require more investigation. This has not yet been undertaken. The above triggers are to me, unsuitable, suggesting that the USH settlement is frequently inundated by floodwaters. This has never happened in my 65 years of belonging to the community. The above triggers are also very vague and therefore open to many different interpretations and may give the Selwyn District Council power to terminate licences arbitrarily. Environmental events leading to an early licence termination would only be justified if a significant event causing serious damage to homes, people and the community occurred. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
	Point Number	60.4	Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any

Staff Recommendation	other feedback or suggestions on the inclusion of a bond? No Comment: A bond should not apply at all. It is unjust and unfair to consider applying a bond to pay to demolish our homes. The majority of us are retiree's or generational hut owners who choose to live or spend time at the USH as a lifestyle choice, belonging to a community of support and common ideals. Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	60.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Other. Comment: once to provide a baseline My home was issued a Code Compliance Certificate 5/02/13. No other building work has taken place since this date. There are rental properties within our USH community with tenants who are renting substandard properties. The properties do not meet healthy homes standards as required by law. The council has been lax in allowing landlords and property owners to benefit from these substandard homes. Unfortunately to the detriment of our USH community, several 'property speculators' have found our settlement, buying and renting out multiple substandard properties. Building inspections should be carried out to give the Selwyn District Council a baseline of the condition of our home. With this baseline the Selwyn District Council will be able to move forward with supporting owners to bring their homes and properties up to a healthy homes standard.

Staff Recommendation	This needs to be done through the lens of helping and enabling the people of our community rather than a means to terminate anyone's right to stay in their dwelling.
	Question: Do you think the checklist covers the right things? Yes Entirely dependant on what issues were identified. USH residents should expect transparency, honest and full support to attend to or rectify any issues.
	Owners need to be notified with an appropriate lead time, of inspection date to be mutually agreed
	Properties need to be assessed as fit to inhabit and separate assessment tool needs to be developed for the purposes of assessing rental properties at the USH.
	The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	61	Submitter: Jo Glynn
Documents:	Future Deed of Licence for Upp; 20250620 - Barrister Opinion -	
Point Number	61.1	Category Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: My family own a hut at the USH	

Point Number	61.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes None of these options are acceptable to me as they are all non-renewable or finite terms. Our community raised funds for a Barrister's legal opinion on the Council's legal obligations as administrators of the USH and their ability to grant a renewable licence. Please refer to opinion attached. As such, I request a licence term of 30 years with the rights of renewal subject to environmental triggers (specific triggers to be agreed in the future). It is very disappointing to see these limited options given the previous consultation that has taken place and the legal opinion submitted to the Council. The legal opinion attached confirms that the Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. The Council have not provided any justification to support the need for a finite term. The Council has also confirmed that they are not bound by the 2019 resolution that hut licences are short term and ultimately finite. In addition, the Council appear to be ignoring their legal obligations as administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. You have a have legal obligation to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include "protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future". The Council have a social responsibility to the families and individuals who live at the Upper Selwyn Huts. It is difficult to comprehend why the Council are attempting to remove the		

**Staff
Recommendation**

community by placing a finite term on our licence when all independent evidence and reports (commissioned by the Council – Jacobs, Aqualink and ECan) do not provide a reason to do so.

Why then, are you moving towards disestablishing a suburb of the Selwyn district and possibly making people homeless FOR NO REASON? The levels of stress and anxiety this has caused our community is immense. The battle to be heard and be part of a solution has been very difficult. The community participated in good faith for the latter part of 2024 only to find that the conclusions reached at the end of 2024 have been largely ignored as we move into this consultation.

Without robust evidence to support the reasons and need for a finite licence, the Council are failing in their role to enable democratic decision-making by and for communities. You cannot remove a community for no reason and before any climate related issues have occurred without justification.

Thank you for taking the time to put in a submission It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.

The Council also acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community.

It is also acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.

Point Number

61.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes **Question:** Are there any additional events that you think should
be considered? No

A discussion with the community about the next steps. Many issues can be mitigated and it is very obvious this community is committed and prepared to work towards solutions wherever they can to ensure their security of tenure. There are many different mitigation options that could be considered but none have been investigated to my knowledge. The Council should be working with the community to address any issues and not against.

Comment:

Flooding affecting access is not a major issue for the community and certainly not a valid reason to warrant retreat. Flooding is a nation-wide issue from time to time and does not lead to suburban areas being disestablished. This event should not be included here.

The USH are not the only users of this road and this road will always be required to access the lake. The Council has a responsibility to do this. Again, flooding/damage is a nation-wide issue and solutions can always be found, this event should not be included here.

The USH should be treated the same as everyone else in the Selwyn district is if they are temporarily cut off.

As per the Jacobs report, environmental triggers and thresholds require more scientific investigation and clear explanation and

	rationale for the community. This has not been done so I am unsure why specific triggers are included in this Consultation. The events listed here are inappropriate, vague and open to different interpretation. This could give the Council power to terminate licences unnecessarily. Flooding of a road should NOT be a reason to terminate a licence. Reference to environmental events leading to an early licence end should only consider a significant event causing serious damage to homes and/or people. If this resulted in confirmation from an independent body, that the USH is permanently uninhabitable, a licence end date could be mutually agreed upon. Comment: I would like to point out that the USH is not located on the shores of Lake Ellesmere but is 4km away. The Upper Selwyn Huts does not have a history of flooding. Forcing a retreat on a community BEFORE there is any imminent threat is not good decision making as per the Local Government Act which states one of the purposes of local government is to “promote the social, economic, environmental, and cultural well-being of communities in the present and for the future”.
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is also acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.
Point Number	61.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes

	We haven't paid a bond in the 104 years our hut has been in our family. We are requesting a renewable licence and in line with the past, this bond should not be required.		
	Comment: It is likely there will be some genuine hardship in the community when the Council imposes the possibly significant increases in rates and licence fees. To add a bond requirement at this time would be unfair.		
Staff Recommendation	It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond. It is also acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	61.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised		
	The Council are administrators of the land and can inspect the land. I cannot see any requirement for this to be done on a regular basis.		
	I don't understand why the Council would inspect the buildings that are owned by the licence holder, do they inspect buildings owned by individuals in the district without due cause? I very much doubt they do. Our community should be treated the same as other communities in the district and only inspect buildings with due cause.		
	Question: Do you think the checklist covers the right things? No		
	Support and advice would be appreciated and a mutually agreed time-frame to carry out any remediations when addressing issues on the lot.		

I would like to remind Council of one of their guiding principles – ‘Ensuring that no one is made homeless’.

Comment:

The Building Condition – External section should not be included. The buildings are privately owned and I am not convinced of the Council’s legal justification to carry out building inspections. The Council will be challenged on their legal justification for inspections of a building without due cause.

Why is this being raised now? Our hut has not been inspected for the last 104 years. The Council have been in the role of administrator for many years, why have they failed to do this before now if it is so important for legal reasons?

The draft inspection list in the consultation document specifies that the Housing Improvement Regulation Act 1947 applies (unless a house has been built more recently to recent building codes) but the draft DOL included in 2025-03-05 Councillor PX Workshop Agenda states the following:

9. LICENSOR INSPECTION PROGRAMME

9.1 Scheduled inspection: The Licensee acknowledges and agrees that within twelve (12) months of the Commencement Date of this Licence the Licensor on not less than ten (10) Working Days' notice may:

(a) complete an inspection of the Lot, the existing hut and any other structures on the Lot to determine compliance with relevant legislation (including but not limited to the Building Act 2004, the Resource Management Act 1991, the Reserves Act 1977 and the Health and Safety at Work Act 2015); and

(b) enter the Lot for the purposes of completing this inspection and any follow up inspections which may be required.

9.2 Report: Following completion of the inspection, the Licensor may provide a written report to the Licensee of any remedial works required to the existing hut and other structures on the Lot to ensure compliance with all relevant legislation.

9.3 Remedial works: The Licensee agrees, at its cost, to complete all remedial works required within the timeframe advised by the Licensor and Licensee as part of the inspection programme. If the Licensee does not complete the remedial works required within the

Staff Recommendation	advised timeframe, the Licensor may at its sole discretion terminate this Licence by giving no less than sixty (60) Working Days' notice to the Licensee.
	I appreciate this is only in draft but more clarification is required and should have been included in the consultation document. Are all of the Acts listed above going to be in play? Does an inspection of 'the existing hut' allow an internal inspection?
	I object strongly to any building inspection.
	This should NOT be a reason to terminate a licence. If this was removed from the DOL, the building inspection would be received more favourably.
	Comment: Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process. Council also acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	62	Submitter:	Sally and Graeme Warner / Roberts
Documents:	Future Deed of Licence for Upp		
Point Number	62.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	62.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes It should be noted that under the administration of the Board prior to SDC bringing in house the administration of the USH, the Board could only offer 5 yearly LTO which were continuously rolled over, thus mandating the expectation of renewals perpetual. We note caution to the SDC on the matter of lease and renewal terms is given from Buddle Findlay letter dated 12th December 2017. Therefore there is the opportunity for the SUH to legally challenge a non renewal term wording. Comment: We have gone with the 'single 30 yr term' as ticked above. But we would like to make the comment, would prefer 'Renewal' to be written in, not 'Non Renewal'		
	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		

Point Number	62.3	Category	Questionnaire > Environmental events for early licence end

Question: Are there any of the proposed events you disagree with? Yes **Comment:** Item 1, This is very subjective. This certainly has not been thought through by SDC. What are you basing 2 x 24 hour period within a 12 month period' 'Cut off vehicles access' where an emergency vehicle can't reach the area. The road when river is in release mode at the road flooding point has an average level of some 300mm. Please inform which emergency vehicle can't go through this. Also emergency vehicles can be assisted through. We have multiple 4x4 vehicles at the Huts for evacuation etc. This is a very subjective trigger point and certainly would be one we would legally challenge if required.

Question: Are there any additional events that you think should be considered? Yes **Comment:** Item 2. You cannot and are not permitted to inactivate a road closure as this is a rural road and SDC would need to gain permission from the Minister Of Lands. From the above your worded 'triggers' are totally insufficient in early termination
Of USH licenses. They are certainly open to interpretation. We note that the SDC Jacobs report states 'triggers and thresholds require more scientific investigation and a clear explanation and rationale for the USH community. We would expect this to take place.

Refer to: Local Government Act 1974.

Schedule 10 Conditions as to stopping of roads and the temporary prohibition of traffic

3.3 Rural Roads - section 342 (1) of the Local Government Act 1974 provides that the Council cannot "proceed to stop any road or part thereof in a rural area unless the prior consent of the Minister of Lands has been obtained.

The Local Government Act 1974 outlines the process for stopping and closing roads, including those in rural areas. In

rural areas, the Act requires the prior consent of the Minister of Lands before a road can be stopped. The process involves public notification, objection periods, and potentially hearings before a council committee.

Days upper road into SUH allows access for DOC, Lower Huts, Public, 5 Farmers to access their land. It also allows public access to Reserves being Doc/Crown owned.

If the road became impassable for a period of time, SDC would be required to find alternative entry to the reserve. We are sure farmers would allow some form of temporary access across their land. Or, Hut owners would certainly be able to arrange this.

Item 2. You cannot and are not permitted to inactivate a road closure as this is a rural road and SDC would need to gain permission from the Minister Of Lands.
From the above your worded 'triggers' are totally insufficient in early termination
Of USH licenses. They are certainly open to interpretation. We note that the SDC Jacobs report states 'triggers and thresholds require more scientific investigation and a clear explanation and rationale for the USH community. We would expect this to take place.

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The Local Government Act 1974 outlines the process for stopping and closing roads, including those in rural areas. In rural areas, the Act requires the prior consent of the Minister of Lands before a road can be stopped. The process involves public notification, objection periods, and potentially hearings before a council committee.

Days upper road into SUH allows access for DOC, Lower Huts, Public, 5 Farmers to access their land. It also allows public access to Reserves being Doc/Crown owned.

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or part thereof in a rural area unless the prior consent of the Minister of Lands has been obtained.

The Local Government Act 1974 outlines the process for stopping and closing roads, including those in rural areas. In rural areas, the Act requires the prior consent of the Minister of Lands before a road can be stopped. The process involves public notification, objection periods, and potentially hearings before a council committee.

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If the road became impassable for a period of time, SDC would be required to find alternative entry to the reserve. We are sure farmers would allow some form of temporary access across their land. Or, Hut owners would certainly be able to arrange this.

Item 2. You cannot and are not permitted to inactivate a road closure as this is a rural road and SDC would need to gain permission from the Minister Of Lands.

From the above your worded 'triggers' are totally insufficient in early termination

Of USH licenses. They are certainly open to interpretation. We note that the SDC Jacobs report states 'triggers and thresholds require more scientific investigation and a clear explanation and rationale for the USH community. We would expect this to take place.

Refer to: Local Government Act 1974.

Schedule 10 Conditions as to stopping of roads and the temporary prohibition of traffic

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The Local Government Act 1974 outlines the process for stopping and closing roads, including those in rural areas. In rural areas, the Act requires the prior consent of the Minister of Lands before a road can be stopped. The process involves public notification, objection periods, and potentially hearings before a council committee.

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If the road became impassable for a period of time, SDC would be required to find alternative entry to the reserve. We are sure farmers would allow some form of temporary access across their land. Or, Hut owners would certainly be able to arrange this.

Item 2. You cannot and are not permitted to inactivate a road closure as this is a rural road and SDC would need to gain permission from the Minister Of Lands.

From the above your worded ‘triggers’ are totally insufficient in early termination

Of USH licenses. They are certainly open to interpretation. We note that the SDC Jacobs report states ‘triggers and thresholds require more scientific investigation and a clear explanation and rationale for the USH community. We would expect this to take place.

Refer to: Local Government Act 1974.

Schedule 10 Conditions as to stopping of roads and the temporary prohibition of traffic

3.3 Rural Roads - section 342 (1) of the Local Government Act 1974 provides that the Council cannot “proceed to stop any road or part thereof in a rural area unless the prior consent of the Minister of Lands has been obtained.

The Local Government Act 1974 outlines the process for stopping and closing roads, including those in rural areas. In rural areas, the Act requires the prior consent of the Minister of Lands before a road can be stopped. The process involves public notification, objection periods, and potentially hearings before a council committee.

Days upper road into SUH allows access for DOC, Lower Huts, Public, 5 Farmers to access their land. It also allows public access to Reserves being Doc/Crown owned.

If the road became impassable for a period of time, SDC would be required to find alternative entry to the reserve. We are sure farmers would allow some form of temporary access across their land. Or, Hut owners would certainly be able to arrange this.

Item 2. You cannot and are not permitted to inactivate a road closure as this is a rural road and SDC would need to gain permission from the Minister Of Lands.

From the above your worded ‘triggers’ are totally insufficient in early termination

Of USH licenses. They are certainly open to interpretation. We note that the SDC Jacobs report states ‘triggers and thresholds require more scientific investigation and a clear explanation and rationale for the USH community. We would expect this to take place.

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The Local Government Act 1974 outlines the process for stopping and closing roads, including those in rural areas. In rural areas, the Act requires the prior consent of the Minister of Lands before a road can be stopped. The process involves public notification, objection periods, and potentially hearings before a council committee.

Days upper road into SUH allows access for DOC, Lower Huts, Public, 5 Farmers to access their land. It also allows public access to Reserves being Doc/Crown owned.

If the road became impassable for a period of time, SDC would be required to find alternative entry to the reserve. We are sure farmers would allow some form of temporary access across their land. Or, Hut owners would certainly be able to arrange this

Comment: Fully consult with the hut owners community allowing them to have a say and put forward ideas and recommendations allowing for a combined decision.

Staff Recommendation

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any

decisions are made.

Point Number

62.4

Category

Questionnaire > Bond requirements

Question: Are there any situations where you think the bond requirement should not apply? Yes **Question:** Do you have any other feedback or suggestions on the inclusion of a bond? Yes Bond.

It would appear SDC is very likely to apply a 'Bond'

Mention of \$5,000.00 has been made. If this is the case, then it should divided over the term of the 'License To Occupy'. Interest on these monies SDC will retain thus there should be no need during the term to increase the amount.

To assist in making the payment affordable for Hut owners, they should be permitted to make monthly payments. **Comment:**

Additional cost to residents at a time when our costs are increasing, possibly significantly.

Staff Recommendation

Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.

It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.

Point Number

62.5

Category

Questionnaire > Building condition inspection programme

Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Buildings.

Firstly, the SDC should recommend to Hut owners they may at the Hut owners wish, have an independent person/persons to be with

	them upon inspection. During the walk around, items of concern should be discussed with the Hut owner and their representative/s Question: Do you think the checklist covers the right things? Yes As for above comments. As for the above. Comment: Comment: As for above comments
Staff Recommendation	The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	63	Submitter:	Char Webb
Documents:	Future Deed of Licence for Upp		
Point Number	63.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	63.2	Category	Questionnaire > Licence term options
Comments:	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes IF you decide on the 30 year no renewable. Then I would like to have it so that it is 30 years, not 10 +10 +10. If 30 years is it then I want to be able to enjoy that 30 years by not having to fight every few years to be able to stay in my home and the SDC not changing the goal posts every time we look to renew. Comment: I do not agree with non renewable, but you have not given us the option to tick anything else than what you have above. My one and only question since the beginning of this process in trying to remove us as a community is WHY? I don't believe you have come up with any reason as to why, not that you have ever given us a reason, that we have not been able to counter along with the Jacobs Report, Aqualinc and also our Barristers opinion. All of these you have dismissed which it also feels you have dismissed any of our		

Staff Recommendation	questions. Please refer to Clare Lenihan's opinion and I quote from her opinion " residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed) as recommended by our Barrister Clare Lenihan 20/5/2025. This process has been stressful and has caused unjustified distress. I for one will not give up on fighting to have a renewable licence. You have done nothing to justify the terms you have as above. Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.
Point Number	63.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Work together with us as a community and allow us to make decisions that affect us. I for one are more that willing to listen to advice from professionals in the area of environmental events and make an informed decision. We as a

	community were not affected by the heavy rain on May 1st 2025 but the media coverage mentioned our area on more than one occasion. Comment: If there is ANY major environmental event we should be treated the same as everyone else in the district. Comment: I disagree with numbers 1 & 2. I would like to be treated as everyone else in the SDC area if access have been cut off. It should not be a reason to terminate a community. Civil Defence have inferred that they will always look at different methods to gain access if required. As for the damage to the road, again we should be treated like everyone else in the district. This road is used by not only our community but the Lower Huts need access, the rowers that use the river throughout summer and anyone other boat users that frequent the river for recreational reasons. There needs to be more research as per the Jacobs report and I quote " the risk to the USH from flooding is no greater that a lot of other areas in the district. The increase in risk is low over the next 50 years. This report was commissioned and paid for by you the SDC and yet you are not taking heed of it. Again, my question is WHY?		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	63.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes I believe we should have a renewable licence so a bond will not be required. Comment: A bond has never been suggested before and or a requirement of the Council. Yet again WHY?		

Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	63.5	Category	Questionnaire > Building condition inspection programme
	Comment: Again, we should be treated like everyone else in the SDC district. When this was first discussed it was for a baseline inspection of the LAND which you are the administrators of. You do not have any right to enter my home as the SDC are not landlords of my home. If you require a baseline inspection then you only need to come once to get that information. Question: Do you think the checklist covers the right things? No Comment: I am concerned that your inspection staff will be told to "find" areas of concern. If you are only doing the LOT CONDITION on the DRAFT checklist then you won't need to access my home. Comment: Advice from an external source regarding your "findings" and reasonable time frame to remediate any such findings of the external area only. Comment: One of the SDC guiding principles and assumptions from the 5/3/25 workshop notes states that you will ensure that no one is made homeless.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	64	Submitter:	Robyn McFarlane
Documents:	Future Deed of Licence for Upp		
Point Number	64.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:
Point Number	64.2 Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes <i>I expect that because of the change of the councillors in the next election that our terms on the submission for the FDOL should not be considered at this stage.</i> <i>The USH community have been busy filling in the submission form. I hope that there is going to be knowledge and the USH fairly on the submissions. This is through the voting by Council on the future of the USH just prior to the elections.</i> <i>Based on that the current six councillors deciding not to re-stand and one more councillor yet to make her announcement, we believe it is totally undemocratic for the current Council to undertake the vote on the future of the USH.</i> <i>Our Barrister, Clare Lenihan's updated Opinion dated 20 June 2025, which concludes:</i> <i>Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.</i> <i>Lease term: The Council issue Licences under the ROLD Act and there is no time limit in this Act. The Reserves Act provides for leases and licences to be issued for terms of up to 33 years, with or without a right of renewal. The Council have not provided any reason to date that justifies a non-renewable licence.</i> <i>All independent evidence and reports have not supported a non-renewable licence.</i> Comment: <i>30 years gives the home owner time to reimburse finances spent on their properties, brought, or sold price, maintenance, rates, licenses, and the council for the sewage/ rates/ license payments. It is 'fair' negotiation for</i>

Staff Recommendation	<i>both parties concerned. There has been no answers to why the SDC want us gone. WHY?</i> <i>The council will have time to recoup the financial expenditures of the USH. It is fair to both parties to have time to recoup their money and time to refinance. It provides the Home Owner with stability, allowing them to resell or refinance for their future needs. We need some kind of compensation if removed before 30 years.</i> <i>At the end of the 30 years, owners of the Huts can renegotiate terms and conditions, which may include triggers of environmental conditions.</i> Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached.
Point Number	64.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes <i>An independent body, without an agenda, that USH is permanently uninhabitable, a licence end date could then be discussed with each individual hut owner not the decision of the council.</i> Comment: <i>As identified by the Council's own Jacob's report, environmental triggers and thresholds require more scientific investigation and a clear explanation and rationale for the community is needed. This has not yet been done.</i>

Mitigation options or solutions should be explored before considering events that will trigger retreat. Specific triggers listed are inappropriate, vague and open to different interpretations. This gives the Council power to terminate licences unnecessarily.

Comment:

I disagree with all three comments

Maintenance and road access has to be done and available at all times.

The USH areas has never Flooded

**Controlled and managed by Civil Defence and SGR. We can deem when unsafe to leave.*

River Height and warnings from above river are given, and managed by the community that has a good understanding of river flow

"Man Made" environmental events are cause by councils not maintaining the river shingle causing flooding events, this needs to be maintained at all times. This includes the surrounding areas not just USH.

If Serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within the settlement: This should be an individual independent review by both parties on conclusion of the outcome. Not a decision made by the council.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.

Point Number

64.4

Category

Questionnaire > Bond requirements

Question: Are there any situations where you think the bond requirement should not apply? **No** **Question:** Do you have any other feedback or suggestions on the inclusion of a bond? **No**

Comment:

The council should not ask for a Bond, when our rates to pay for the sewage will significantly rise.

	<i>No details have been discussed or any out come to any agreement on the Bond. Cost? What does this cover? How long? Expectations on both parties?</i> <i>Why now, after all this time?</i> <i>No to Bond, clear and simply. Until conditions by both parties are confirmed and agreed.</i>		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	64.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Once Only <i>An independent company, not the council, of an ONE OFF ONLY inspection to be held. This is to bring all homes, huts, up to spec and CC. Written Contract agreement must complied.</i> <i>Create safe homes, for all properties to be liveable.</i> <i>Work with home owner to bring up to spec, and liveable conditions, all written conditions and with time for the owner to afford the changes and fixes if there is issues or maintained, to be done. This could take time and work with the contractor whom liaisons with the council. Support and advice should be offered, on the day of the inspection and onwards.</i> <i>Any inspection must be given the same respect as any person that lives in the Selwyn district. Permit times and cost must be taken into consideration.</i> <i>And then an inspection should not happened again unless a complaint has been made.</i> <i>This should NOT be a reason to terminate a licence. The Council should be making every effort to keep people in their homes given the current housing shortage and lack of social housing. This is one of the Council's own Guiding Principles: "Ensuring that no one is made homeless"</i>		

Staff Recommendation	Question: Do you think the checklist covers the right things? Not sure <i>I would expect the council or the independent contractor to give the homeowner written document , quote, cost and a time scale to fix the issues. Able to have time to fix issues and support to do this things expected.</i> <i>Support on the day, whomever they chose, of the homeowner how they go about this inspection , working in with the contractor and the homeowner</i> Comment:
	<i>I would like things to follow thru. If you let one person have a dog, everyone could have have one. Fair treatment to all in the community.</i> The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	65	Submitter:	Paulette Lagrosse
Documents:	Submission #65 - Paulette Lagr		
Point Number	65.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment:		
Staff Recommendation			
Point Number	65.2	Category	Questionnaire > Licence term options
The councils role is to protect & preserve this local purpose reserve and ensure it to be used and enjoyed for hut settlement purposes.			

	Question: Do you have any other feedback on licence terms? Yes Comment: Residents seek a licence term of 30 years with the rights of renewal for the further terms of 30 years subject to environmental triggers. (specific triggers to be agreed)		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	65.3	Category	Questionnaire > Environmental events for early licence end
	Comment: As identified by the Councils own Jacob's report, environments triggers require more scientific investigation.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	65.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: How much would the Bond be & over what period & what does This cover. Comment: Hasn't been required for 130 years. Why Now.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	65.5	Category	Questionnaire > Building condition inspection programme
	Comment: Unless a complaint has been made, they should be treated the same as the rest of the district. Comment: This should Not be a reason to terminate a licence. No one should be made homeless, given the current housing shortage.		

Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	66	Submitter:	David Greenslade
Documents:	Submission #66 - David Green		
Point Number	66.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	66.2	Category	Questionnaire > Licence term options
	Huts have been on the site since pre 1895 and the Domains Acts have been administered with no problems. With commonly 5 years with no finite period. Nothing has changed. If the SDC can't administer the Upper Selwyn Huts then hand back to the hut owners. But I think it is in the best interest of all to have the SDC administering but listen to the USH's ratepayers. Question: Do you have any other feedback on licence terms? Yes Comment: 4. 30 year term with right of renewal. As currently the legal maximum under the 1924 Domains Act. No finite period is mentioned in any Act of Parliament.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered		

during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number	66.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: The SDC should include in the Annual Plan to upgrade to entry road (Days) Comment: Same as for any one else in Selwyn District i.e Assit along with the crown. Not Finite as current legal status SDC responsibility to upgrade all roads in the district Our family has owned hut 84 since 1959 no flooding has occurred in 66 years (I am 67) over the stop bank.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	66.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Comment: It is discrematory against Selwyn Huts residents as no other ratepayers have a bond held against them (illegal)		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	66.5	Category	Questionnaire > Building condition inspection programme
	Comment: No inspections. This is a discredatory against Selwyn Huts residents. The 1946 Building Act states if the bach is only used in -frequently then it doesn't have to meet the 1946 Building Act. N/A N/A Comment: N/A The SDC Administer the licence on behalf of the Crown. And not the baches buildings. The Crown owns the land not SDC and USH's 'owners'.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	67	Submitter :	Nathan Ngakuru
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan; Purchase of 96 Billens Ave- Fi		
Point Number	67.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	67.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes		

Staff Recommendation	None of the above options seem fair.		
	I still do not know the reason(s) for putting an end date on us living in our homes. All reasons that have been suggested by Council don't add up to a reason to evict the community.		
	Our Barrister Clare Lenihan has shown Council can grant renewable licences. Refer to Clare's opinion dated 20.06.25 attached.		
	As a community we ask for a 30 year licence term with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed).		
	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	67.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Fix the road if need be. Consider how the stopbank is designed to flow flood waters across Days Road.		
	Comment:		
	I don't agree with these environmental events. They don't make sense.		
	Road maintenance is a day to day responsibility for all Councils so you cant just say it is too expensive to maintain Days Road just at our community and use it as a reason to evict us.		

Staff Recommendation	Judging on the May flooding across Selwyn, Upper Selwyn Huts are not the only place where access roads gets 'cut off'. Are those places being evicted too? If someone gets seriously injured or worse during a flood event that should certainly be investigated to see what they were doing. If it was a case of their own poor judgement that led to injury or death, again that should not be used against a whole community. Comment: Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	67.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I do not agree to a finite term therefore do not agree to a bond.
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.
Point Number	67.5 Category Questionnaire > Building condition inspection programme I do not agree to regular inspections, external or internal. This programme is targeted and discriminatory. We should be treated the same as the rest of the Selwyn District.

Question: Do you think the checklist covers the right things? No
Comment: Anything that is not the same as the rest of the district..
Comment: Same as the rest of the district receives. **Comment:**
Handle the same as the rest of the district.

Nathan and Fiona Ngakuru

Springston 7674.

27/06/25

For: Selwyn District Council – Omission of 2019 Finite Decision During Purchase of

(Without prejudice)

Kia Ora

We are writing to seek a remedy for the Council's omission of the 2019 finite decision to impose finite licence terms, which was not disclosed to us during our purchase in 2022.

Unlike others who purchased property at Upper Selwyn Huts after 2019, Nathan & I were living overseas at the time and had to rely entirely on the information provided to us by Council. We received a number of Council documents including the Deed of Licence, the Transfer to accompany the Deed and the Guide to buying a hut at the Upper Selwyn Huts. We also received email correspondence about the wastewater system and instructions to set up a direct debit for licence and rates payments. A LIM report was not required for our purchase and we did not request one.

Unfortunately, there was no mention in any of the documents or email communications that a finite term decision had already been made in 2019. We have written confirmation from our conveyancing lawyer that this decision was never disclosed or made known to us during the transaction.

As you will appreciate, there is recognised authority in New Zealand that public bodies owe a duty of care when providing specific information that individuals rely on. A material policy change of this nature should have been clearly communicated in the Deed of Licence and the Guide to Buying a Hut. We believe this amounts to negligence - and negligent misstatement by omission. The fact that this information is now included in Council's documentation for new purchasers further highlights that it was previously overlooked.

On a personal note, please understand that Nathan and I worked incredibly hard to create a home for ourselves and our children. We invested everything we had into the purchase of Billens Ave. This has now been completely undermined. We are left living day to day with a ticking clock over our heads - one that we didn't even know existed at the time of purchase.

We believe it would be appropriate for the Council to acknowledge this omission by offering some form of remedy. If support could be offered to help us relocate, we would be very grateful. This could be through a 'rent-to-buy' arrangement, or alternatively the security of social housing being made available to us.

We appreciate the sensitivity of this situation and respectfully ask that our request be treated in confidence. We are open to further discussion and look forward to hearing from you.

Thank you.

Kind regards,

Nathan and Fiona Ngakuru

Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report. The Council also acknowledges the submission of your letter. This currently falls outside of the scope of this particular consultation.

Submitter Number:	68	Submitter :	Fiona Ngakuru
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan ; Purchase of 96 Billens Ave- Fi; Personal Note for submission J		
Point Number	68.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: Joint ownership of home with husband Nathan. Nathan's name is on the licence.		
Point Number	68.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Without knowing a justifiable reason or reasons for a finite term I cannot agree to any of the above options. All of the reasons that have been given to date, when looked at more closely, do not appear to have any substance to them. • Wastewater - resolved.		

	• Climate change and groundwater – Ecan and the Aqualinc report show little risk until around 2080. • Cultural reasons – mentioned last year but never discussed with us. If this is the real reason for terminating licences Council should have the decency to be open with us about it. Keep in mind too, Council has a duty to support our culture. • Fire risk – From our discussions with Fire and Emergency NZ I believe they do not share the same concerns as Council. Additionally if there are genuine concerns around this, people do not need to be evicted from their homes. Education is all that is needed and we have been proactive as a community around this. • None of the above either individually or collectively justify an end date for us to live in our homes. • More recently Council has stated it cannot legally grant licence terms beyond 33 years. Contrary to this, our Barrister Clare Lenihan (opinion dated 20.06.25) clearly shows that Council can grant renewable terms under the relevant legislation with each term being 33 years or less. • Council have an obligation to preserve and protect the local purpose reserve for the purpose it is classified, that being, Hut Settlement. • Council has responsibilities to support our cultural, social and economic wellbeing now and into the future. Is telling us to move from our homes with potentially nowhere else to go really supporting our wellbeing? To that end, I am in support of a 30 year licence term with the rights of renewal for further terms of 30 years subject to environmental triggers. These specific triggers would need to be agreed upon.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	68.3	Category	Questionnaire > Environmental events for early licence end

	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No That no one should lose their home due to road maintenance. Predictive events can be mitigated against and unpredicted events should not preemptively lose people their homes. Comment: The environmental events (triggers) listed here do not make sense to me. They are very broad and seem to be an easy 'get out' clause for Council to use. • Road maintenance is not a reason to evict a community. • Land movement is EQC jurisdiction and should be dealt with accordingly. • I feel the community is really proactive with regards evacuations during a flood event. This could be made more robust if needed to ease Council's concerns. • Civil Defence have confirmed they will always look for other means of access during a flood event if needed. • The third one listed above is tricky. Of course I would never want anything to happen to anyone but is it fair to put an incident causing injury or death in a Deed of Licence for a whole community to sign as a reason to terminate licences, without even knowing what the circumstances were? For example, if someone does something stupid during a flood event, like jumps into the river and loses their life, is it fair the whole community pays for the irresponsible actions of a single individual? Perhaps instead this one could trigger an independent investigation to determine if the huts are still safe to live in. Comment:
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.
Point Number	68.4 Category Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes In 2050 or 2060 (ie closer to 2080 when Climate Change may have an impact on us living here) I would be okay with paying a bond at that stage. Comment: I understand Council's desire to hold a bond. However, at this time, I do not see any reasons for ending our licences to live here so on that basis, I do not see a reason to pay a bond.		
	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	68.5	Category	Questionnaire > Building condition inspection programme I cannot agree to regular inspections in any shape or form. I think we have been subjected to enough stress over the last year and a half. I see this programme as being another way to 'rub salt in the wound'. If Council enforces an inspection programme, for us it would mean more stress and the constant worry of if things are not kept up to Council's standards we risk potentially huge cost and/or losing our home. All we are asking is to be treated the same as the rest of the district. Nowhere else has a targeted programme like this and I believe Council is overstepping with regards its responsibilities. Council administers the land, you are not the landlord of our homes. Question: Do you think the checklist covers the right things? No Remediation of issues should not cost more than is practical with X number of years left on the licence. Timeframes for remediation should be very generous. Comment: Anything that is not already included in Selwyn District's Dangerous, Insanitary or Affected Buildings Policy.

Nathan and Fiona Ngakuru

Springston 7674

27/06/25

For: Selwyn District Council – Omission of 2019 Finite Decision During Purchase of

(Without prejudice)

Kia Ora

We are writing to seek a remedy for the Council's omission of the 2019 finite decision to impose finite licence terms, which was not disclosed to us during our purchase in 2022.

Unlike others who purchased property at Upper Selwyn Huts after 2019, Nathan & I were living overseas at the time and had to rely entirely on the information provided to us by Council. We received a number of Council documents including the Deed of Licence, the Transfer to accompany the Deed and the Guide to buying a hut at the Upper Selwyn Huts. We also received email correspondence about the wastewater system and instructions to set up a direct debit for licence and rates payments. A LIM report was not required for our purchase and we did not request one.

Unfortunately, there was no mention in any of the documents or email communications that a finite term decision had already been made in 2019. We have written confirmation from our conveyancing lawyer that this decision was never disclosed or made known to us during the transaction.

As you will appreciate, there is recognised authority in New Zealand that public bodies owe a duty of care when providing specific information that individuals rely on. A material policy change of this nature should have been clearly communicated in the Deed of Licence and the Guide to Buying a Hut. We believe this amounts to negligence - and negligent misstatement by omission. The fact that this information is now included in Council's documentation for new purchasers further highlights that it was previously overlooked.

On a personal note, please understand that Nathan and I worked incredibly hard to create a home for ourselves and our children. We invested everything we had into the purchase of Billens Ave. This has now been completely undermined. We are left living day to day with a ticking clock over our heads - one that we didn't even know existed at the time of purchase.

We believe it would be appropriate for the Council to acknowledge this omission by offering some form of remedy. If support could be offered to help us relocate, we would be very grateful. This could be through a 'rent-to-buy' arrangement, or alternatively the security of social housing being made available to us.

We appreciate the sensitivity of this situation and respectfully ask that our request be treated in confidence. We are open to further discussion and look forward to hearing from you.

Thank you.

Kind regards,

Nathan and Fiona Ngakuru

We purchased in 2022 with no mention of the 2019 finite decision noted anywhere in our documentation. Please refer to letter to SDC from us dated 27.06.25.

The idea of perpetuity not being guaranteed is a very different scenario than the reality of what we bought into. There is already a ticking clock in motion that we did not know about.

You say 30 years is a long time. Let me ask you though, would you wait for the 29th year before making a plan?

I am not the type of person to leave things to chance. I have to have a plan and a realistic way of making that plan a reality. With this though, I am at a real loss.

Leaving the emotions aside, I have looked at our situation in a practical manner.

Mortgage? Having lost the equity in our current home, by the time we save enough for a deposit, we are then too old to qualify.

Rent to buy scheme? The criteria is very specific. According to Housing Foundation income must be between \$81,000 and \$110,000 and usually only for first home buyers. We do not qualify.

Social housing? According to MSD because we own our home here at the huts we do not qualify. If we sold we are then above the cash asset threshold. Either way, we do not qualify.

Private rental? One income family (young children and no family support network for childcare options). Not affordable even with rent subsidy up to \$200.

Knowing the above, I would ask Council to consider how it can support us? The above options may suit some (I really can't say) but they do not work for us.

During our drop in session we were referred to Salvation Army for support. However, after discussing our situation with them they have confirmed there is no practical support that they can offer us.

I know there is currently no rent to buy scheme in Selwyn but that doesn't mean there couldn't be one to accommodate the residents here? There must be something Council can do!?

I remain hopeful.

Staff Recommendation

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

The Council also acknowledges the submission of your letter and

note. This currently falls outside of the scope of this particular consultation.

Submitter Number:	69	Submitter:	DAVID LLOYD
Documents:	Future Deed of Licence for Upp		
Point Number	69.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	69.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes		
	I did not tick any of these boxes/circles as none of the choices meet our approval. Our desire is a thirty year license with the right of renewal ad infinitum.		
	The village has been there for 130 years with a role over deed of license. I question your reasons for changing the deed of license to finite or non renewable as you so eloquently suggest.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		

Point Number	69.3	Category	Questionnaire > Environmental events for early licence end
Comments:	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes We would like to be treated like any other community. Comment: If a cataclysmic event happened and our houses were destroyed we would deal with it like any other community would. Comment: There are many places that experience flooding and road closures. How can you make rules like this ? Days road is a public road and is required to be kept open. It services farms and other private property and access to Te Waihora. Lake Elsmere		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	69.4	Category	Questionnaire > Bond requirements
Comments:	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Please inform us of any other leasehold residential land in the Selwyn District where a bond is required ? There has never been a bond request for the Selwyn huts (Village) in the last 130 years. Why now ? This is the decision of a risk averse council that seem to be paranoid that the huts will be destroyed and they will get landed with the clean up bill.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	69.5	Category	Questionnaire > Building condition inspection programme
Comments:	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Many of the buildings were built a long time ago under the rules of the day, but are still very livable. Each hut is individual and often has a long association with Selwyn families. many retain the charm of yesteryear. Question: Do you think the checklist covers the right things? Yes If I allowed the inspectors into my dwelling and a fault was found I would like a reasonable explanation of what the fault is and suggestions of how to fix the problem. But I fear that your request to enter my property may not be legal. And I would probably deny access. I don't actual think that inspection of ones property is any business of the council unless a complaint is made. We have had inspections before re storm water, it was about storm water entering the sewer. We had no problems with this inspection. Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	70	Submitter:	Denise Carrick
Documents:	Future Deed of Licence for Upp		
Point Number	70.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: We used to own one of the huts, have friends there and have an interest in the area and the wellbeing of the community		
Point Number	70.2	Category	Questionnaire > Licence term options

Question: Do you have any other feedback on licence terms?
Yes

None of the 3 options seem acceptable, all being non renewable or finite terms.

As with all Council submissions this is a leading question directing you towards a choice. By putting 5 years no renewal is devious and will lead people who are in favour of the huts to thinking that they have to choose one of the other options. Putting this out to the general public who know nothing about the situation, what has gone on historically with the treatment of the hut owners by the Council and the heritage has been very devious. Why should people who live in their 'perfect cookie cutter' homes in Rolleston be deciding on a community that they do not know, have never visited, and only have 'hear says' as to who lives there? 'Oh they are all nutters,' 'on benefits' 'on drugs' 'oh its dangerous out there' - these are common reactions that I have heard myself when trying to talk about the situation - and is absolutely ridiculous.

My husband and I owned one of the huts when we first met. The community is one of the most supportive I have been fortunate to be part of here. I have several close friends from that time and it gave us the opportunity to be part of something very unique. There are people that you will class as 'living on the fringe' but I would say that they are true people, artists, environmentalists and people who can think 'outside the box.' - there is nothing wrong with being different and not being brainwashed into the cookie cutter world of Rolleston - there is life outside of the same, same, same. We talk in education about raising creative independent critical thinkers but we expect everyone to conform to blandness. This is wiping out a community because you don't like it - and that is quite simply wrong. Please see legal opinion below from Barrister Clare Lenihan, 20 June 2025, which was cut short and ignored at the Council meeting when this was discussed.

Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed) as recommended by Barrister, Clare Lenihan 20 June 2025.

- Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose

reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.

- Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite.

Other Reasons to Grant a renewable licence:

- The Council has not provided any reasons to date that justifies a non renewable licence. All independent evidence and reports do not support a non renewable licence.
- ECAN/Aqualinc confirmed climate change is not an issue
- Wastewater issue has been resolved
- Details of cultural reasons have not been provided
- Duty of Care – is not a reason to terminate a local purpose reserve licence to occupy. Duty of Care is a legal obligation not to be contracted out of.
- Repair of the sewer reticulation system. This was listed as SDCs responsibility in Tim's March 2024 report. SDC has a legal obligation to repair and maintain this.
- Lake not being opened as often will not only affect USH but many townships and farms in Selwyn. This is unlikely to occur.

- Stop bank at USH overtopping. There is no evidence of where the river will overtop. We believe it will overtop the opposite bank before it does here, but we have asked ECAN for this information.
- Wider Selwyn community tensions. We believe these have been artificially fueled by SDC press releases.
- Concerns over evacuations. Self evacuations are well managed by the community. Being cut off for a few days does not concern our residents. We should be treated like any other area of Selwyn that gets cut off.

A 30 year term is preferred for a renewable licence:

- This process has been incredibly taxing and detrimental to all, 30 years will finally give us security of tenure, a basic human right.
- 30 years will minimise ratepayer funds being used for licence renewals.

A non renewable licence term has not yet been legally justified by the Council, therefore preferred option is a “30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed)”. (Barrister Clare Lenihan)

Further comments on the ‘consultation.’

I have used documents written by current residents and their legal person as they are in the best position to comment on a situation that has been created purely by Selwyn District Council and has been misrepresented to the public and turned into a situation that should not be occurring by the current Council. To make a decision on the 17th September when the current Council are standing down is just rude and adds to how wrong this situation is. You have one Councillor resigned already. Two Councillors who have been quite vindictive towards the huts community now standing down and several others. Is this really an appropriate time to be taking such a huge decision on

peoples lives and homes - particularly when you are not in possession of all the correct facts and previous information for removing the people has proved to be wrong. ***It would look much better and reflect better on the Council as a whole if they delayed until further environmental research was done and clarification into the triggers for leaving was done - and also for a fresh new Council without the 'baggage' and issues of the current Council to be established.***

- **Biased, inaccurate and misleading consultation document**
- Page 3, paragraph 1; the Upper Selwyn Huts are not “on the shores of Te Waihora Lake Ellesmere”.
- Page 3, paragraph 2; the use of the term “hut” to describe our homes is a misleading description of our homes.
- Page 3, under “Why a new Deed of Licence” lists what the Council has to consider with their approach to the USHs, however omits the most important factor which is the Councils legal obligations as administrators of a local purpose reserve, for the purpose of hut settlement, to preserve and protect the reserve for the purpose for which it has been classified. (Clare Lenihan’s Opinion 20/5/25).
- Page 4, paragraphs 1&2; refers to the direction of the consultation being shaped by insights from the independently facilitated sessions, however the recommendations from these sessions have been ignored.
- Page 5, column 2; “The huts are located on public reserve land” is misleading and ignores the importance and implications of being on a local purpose reserve, for the purpose of hut settlement.
- The way the questions have been phrased misleads the submitter into answering the question in a way that supports the Council’s agenda. Questions

should be objective and free from bias or loaded language. This is particularly true for the Licence Term Options, where only non-renewable options have been included, implying those are the only options. We strongly object to the way this question is presented.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.

Your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.

Council also acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached.

Point Number	70.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment:		
	1. Flooding affecting access: Flooding that cuts off vehicle access to the huts for more than 24 hours, twice in a 12-month period. "Cut off vehicle access" means where emergency services cannot reach the area.		
	• We do not consider access being cut off for 24 hours a valid reason to warrant retreat. • We would like to be treated the same as if access to any other area of Selwyn is cut off. • The Council has not provided any criteria (such as water level) that warrant a decision of access being unsafe/cut off. Civil Defence have stated to us that their teams will always "look at different methods to gain access if required".		
	2. Destruction of road cutting off vehicle access: A natural event that causes sufficient damage that vehicle access to the settlement is cut off.		
	• USH are not the only users of Days Road. This road should be maintained as the main access to the lake. Users include USH, LSH, the farm house, DoC, ECAN and users of the boat ramp to the lake. Destruction of this road is not a reason for USH to be permanently retreated. • Closing a rural road is not a simple process as it involves an application to the Minister of Lands and consultation. • We believe the Council has a responsibility of maintaining this road and this should not affect USH's licence to occupy.		

3. Serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within the settlement.

Are there any of the proposed events you disagree with?

- See above re (1) & (2)
- Mitigation options should be explored before considering events that will trigger retreat. Specific triggers provided are inappropriate, vague and open to different interpretation. This gives the Council power to terminate licences unnecessarily.

Question: Are there any additional events that you think should be considered? Yes **Comment:**

I would request that the decision is delayed until further reports have been done into the types of triggering events:-

- As identified by the Council's own Jacob's report, environmental triggers and thresholds require more scientific investigation and clear explanation and rationale for the community. This has not yet been completed.
- Reference to environmental events leading to an early licence end should only be along the lines of a significant event causing serious damage to homes and people or a risk of a significant event that cannot be mitigated. If this resulted in confirmation from an independent body, without an agenda, that the USH is permanently uninhabitable a licence end date could be mutually agreed upon.

Comment:

The same thing that has been asked for previously, that there is a community led decision on anything that affects

Staff Recommendation	the huts, including collaboration with and empowerment of our community, as we did for 116 years pre 2011 before the Council took over from the Committee. <u>The Council have removed all Community voice, not only from the Huts but generally across Selwyn with the removal of Community Committees, Halls and reserve committees and this is not what a local Council is there to do. You are not a large corporation only for making money - you are there to empower, support and listen to your local residents - not just ignore them time and time again.</u>
	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.
Point Number	70.4 Category Questionnaire > Bond requirements
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes This is an extra cost to residents and is unnecessary. How can you ask about a bond when no details have been provided. It has not been needed over the time of the huts and is not needed now - again the question is misleading as there is no option other than to have a bond. By answering yes or no you are then agreeing that a bond is necessary in some circumstances. • Additional cost to residents at a time when our costs are increasing, possibly significantly. • Hasn't been required for 130 years, why now? • Bond details have not been included. eg. how much, paid over what period, what does the bond cover etc. • We are requesting a renewable licence therefore a bond should not be required.

Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. Your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.
Point Number	70.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Other. Comment: Please treat people at the Huts with respect and as you would any other part of the community. • None of the options provided are preferred. • We'd like to be treated the same as everyone else in the district. Inspect only when you would other properties in Selwyn. • External inspection only. • Pending a legal opinion on the Council's duty of care and the Council's rights to inspect, we are unsure whether a settlement wide inspection is lawful. • The Council have repeatedly talked about a baseline inspection; this should only happen once. If issues are identified during the inspection, what kind of support or communication would you expect from Council? Again by answering this it is assuming that it is accepted that building inspections are to be carried out and people at the huts are to be treated differently to the general population. Main concerns are with the "Building Condition – External" items. • More details and measurements of what is being checked and what the consequences would be if any of these items are failed.

- Failing any items in the inspection checklist should not lead to licence termination.
 - “External weathertightness – roof and walls – sound, durable, weatherproof, and maintained”. This item is too broad and subjective.
 - Community is concerned that failing items in the inspection checklist will lead to unnecessary and intrusive internal house inspections.
 - Mutually agreed time to remediate without punitive consequences
 - Open two way communication during the remediation period
 - Support and advice from Council would be helpful if there are any issues.
-

Comment:

- We request that the Council encourages homeowners to have a support person with them on the day of the inspection.
- The Council should be making every effort to keep people in their homes given the current housing shortage and lack of social housing. “Ensuring that no one is made homeless” is one of the Council’s guiding principles and assumptions (5/3/25 SDC workshop notes)
- This should NOT be a reason to terminate a licence.
These homes have been there for many many years in some cases and as such should not be a target of the Council - are the council going into every older home in Selwyn and checking them? - I am not suggesting that they do, but I am suggesting you start treating people with dignity and respect.

Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

Submitter Number:	71	Submitter :	Carolyn and Robin Wilde
Documents:	Future Deed of Licence for Upp; USH Notes		
Point Number	71.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:			
Staff Recommendation			
Point Number	71.2	Category	Questionnaire > Licence term options
Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to			

	a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment: The rolling 10 year term provides Council with the opportunity to review the terms of the Licence and to ensure that the conditions are being adhered to. The 10 year term also allows Council to assess the dwellings, infrastructure, and the state of the Reserve, and climate change may accelerate - providing a 'signal' that 30 years may not be feasible.		
Staff Recommendation	Thank you for taking the time to put in a submission. Council is seeking feedback to make decisions that can respond to changing conditions and ensure safe, sustainable management of the area over time. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	71.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? Yes Assuming emergency management was already in place, Council would have to assess the damage and evaluate the cost of repairing roads and infrastructure. Council may have little choice but to terminate licences early, due to the cost of repairs and the financial burden it would place on other Selwyn ratepayers. If there was District wide damage then Council would have to consider the needs and livelihoods of many more people than just those affected in Upper Selwyn Huts. While Council's priority is the safety of people in the community, the most recent weather events in Tasman and Marlborough, highlight the reality that the Huts are only "one bad rainstorm away from disaster". Comment: A tornado or fire, that could be catastrophic, and even result in loss of life. Such an event could also see much of the settlement destroyed.		
Staff Recommendation	It is acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.		

Point Number	71.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Acting as landlord, on behalf of the Crown, Council is within its rights to introduce a bond. Where Hut Owners are not insured or fail to meet their obligations under the terms of the Licence, (not clearing the Lot), Council has to carry the cost. This is expensive work, particularly if it involves clearing a Lot which may have been 'red stickered' due to insanitary conditions. Comment:		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	71.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every 2 years Regardless of when inspections occur, Council must have the ability to respond quickly to complaints or other issues raised in relation to building activity on the Reserve. An early intervention could avert unsafe or unconsented work from being carried out. Question: Do you think the checklist covers the right things? Yes A clear and concise written report of the problems identified and what is required to put them right. If the problems are serious - then an on-site meeting with the owner would be appropriate. Further, when the issues have been remediated then a 'sign-off' document - Code of Compliance must be issued to the owner and a copy attached to the LIM. We have confidence that any inspections would be carried out in a professional and respectful manner. Comment: Should a check for asbestos be included?		

Carolyn and Robin Wilde Hut 62, Anderson Ave., Future Deed of Licence 16 July 2023 Supporting Notes For any new Licence to be effective, and for the Huts to be a safe living environment, Council will have to ensure that everyone is "playing by the same rules", and acknowledging that they are living on a reserve. In our opinion, the term Local Purpose Reserve has been interpreted too loosely to mean 'like any other community'. This is not true, and whatever the interpretation, it is still a reserve administered under the Reserves Act 1977. To suggest that the Council has a legal obligation to protect the historic values of the settlement is a nonsense. Any resemblance to the former fishing and hunting settlement has long been lost. The more recent degeneration of the Local Purpose Reserve makes it difficult to regain some of the original hut characteristics. For example, the size of sections were never intended to accommodate up to four vehicles including boats, campervans and caravans on one Lot. If the rental situation is to continue then the Council should develop a 'Licence for Tenants'. This document would outline the rules and responsibilities of living at Upper Selwyn Huts on a Local Purpose Reserve. The document should include a declaration to be signed by the tenant that the document has been read and understood. This 'licence' should be part of the tenancy agreement between the tenant and the Licence Holder, and it would be the responsibility of the Licence Holder to return the signed declaration to the Council.	
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. Finally, thank you for your supporting note. Your feedback regarding the need for clear and consistent rules for all residents, and recognising the reserve status of the site, is noted. Your suggestion to formalise expectations through a tenant licence or declaration has also been noted.

Submitter Number:	72	Submitter:	Graham Evans
Documents:	Future Deed of Licence for Upp; USH C Lenihan (for Resident su; ADVICE re USH on DWR renewals; USH DWR		

Point Number	72.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:			
Staff Recommendation			
Point Number	72.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes			
I have not selected any of the above options as there is no selection for OTHER:			
30 years with the right of renewal for terms of 30 years, subject to environmental triggers (specific triggers to be agreed)			
Misrepresenting the ROLD Act 1924 and Reserves Act 1977, maximum lease term (renewals) in SDC communication. The SDC is failing its legislative obligation to protect the welfare and interests of hut owners and residents.			
We particularly note that many of the residence and owners are quite financially and possibly socially vulnerable, and the huts and the community are very important to them.			
The SDC is acting prematurely to terminate leases well before there is any risk of sea level rise impacting on the settlement for at least 50 - 60 years' time.			
Licence Term: The SDC is not bound by any finite licence term and it can grant a licence for more than 33 years under the ROLD Act1924 and the Reserves Act 1977.			
The SDC is not bound by their resolution that hut licences are short term and ultimately finite.			
Our current licence signed in 2015 and has now been rolled over since 2020 and clearly states our status as "Permanent"			

Staff Recommendation	and is now to be revised prior to becoming active in July 2026. The SDC legal team have not openly explained why the USH owners Barristers presentations on 21st May 2025 and again in June. The reasons for the finite term by virtue of its 2019 resolution that said licences should be short term and finite. The reasons for that resolution (waste & water) no longer applies. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
	Point Number 72.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Treat the Upper Selwyn Huts like every other area in the Selwyn District. We should not be ring fenced off from the rest of the community. What the SDC is doing is implementing laws that apply solely to the USH, another reason that is seen as targeting a venerable community. Comment: If potential serious harm is considered to be an issue, then the voluntary is upgraded to compulsory evacuations. This is an issue that could affect many areas of the SDC, and would be treated by the texting, radio, and the use of police and other		

	emergency authorities, therefore this is not an issue that should affect our presence any different from any other area of the Selwyn District. Comment: Flooding affecting Access: Placing a condition of more than 24 hours twice in 12 months period should NOT be used as a Term Ending requirement. Investigate bunding the access road above the flood plain. Dredge the excess single where the river floods the surrounding paddocks.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	72.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Remove the requirement for a Bond, as it lacks trust that owners will and have retained maintenance of their properties and no other Councils have instigated a bond as a method of evicting people. Comment: All owners had paid rates and licence fees for 114 years when managed by a local board Springston South Domains Board and then the renamed Springston South Reserve Committee, which set a budget for yearly maintenance, projects, Caretaker and maintained the Deed of Licence.		

Staff Recommendation	One of the projects budgeted was the replacement of the old earthen ware reticulation pipes, essential to eliminate ground water seeping into the sewer. This project was not instigated before the SDC took over the administration of the Hut Settlement Reserve. Following repeated requests to the SDC the replacement programme has fallen on deaf ears. We have been told that the new pump station and piping to the Pines will eliminate the need to replace the reticulation pipes. An issue which occurred in May of this year, when the flow from the ground water infiltration caused waste to be diverted to the holding pond just downstream from the Reserve. Is the anticipated Bond money going into a trust, and is it to be calculated over 15 years, 30 years or longer? Maybe the bond might go to the reticulation pipe line replacement, or any other unexpected project on the reserve? It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.
Point Number	72.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Most alterations to the huts have been permitted, any concerns over unauthorised building seem to have been quickly picked up on by Building Inspectors being called and building halted until appropriate building plans have been sent and approved by Council. This process as been applied in several cases I am aware of. Can we be treated like the rest of the Selwyn District and by guided by the same regulations, with inspections Only when there's a complaint or issue raised? Question: Do you think the checklist covers the right things? No Remove the Building Inspection from the DOL

Staff Recommendation	If you are intent on continuing to include a Building Inspection, then I would only agree on an external inspection.
	I have continued to maintain the buildings to a high standard and will continue to do so.
	Comment:
	I don't believe that inspections need to be included in the DOL
	Comment:
	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.
	Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.
	The Council also acknowledges the submitter's inclusion of a legal opinion from Lizzy Wiessing. This currently falls outside of the scope of this particular consultation. All submissions will be read by Council before any final decisions are made.

Submitter Number:	73	Submitter:	Helen Colenso
Documents:	Submission #73 - Helen Colenso		
Point Number	73.2	Category	Questionnaire > Connection to Upper Selwyn Huts
I am a 4th generation hut owner Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder			
Comment: I travel from Auckland at least twice every year			

Staff Recommendation			
Point Number	73.3	Category	Questionnaire > Licence term options
	What do you base those choices on? I would like a term of 30 years renewable, with a further 30 years, unless agreed environmental triggers are experienced, forcing the termination of the licence. Please refer to the legalities of the licence, with the attached letter from Clare Lenihan, with particular reference to the ROLD Act. Question: Do you have any other feedback on licence terms? Yes Comment: Why would I select any of those options when they all arrive at the same outcome, the total demise of the USH.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	73.4	Category	Questionnaire > Environmental events for early licence end
	Council must consider the safety and well being of all the residents in the area which is covered by the governance of the SDC. Particularly community lead decision making, as was the norm prior to the SDC usurping our committee. Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Future events should be attended to as, and if they arrive. Jacobs report comments attached. Further to the Jacobs report of March 2025.		

"Should not be seen as a substitute for engaging with the whole community.

Trigger points. Before a retreat is finalised other options should be considered at length.

Mitigating options

Relocation/compensation if agreed trigger points necessitate the USH residents must leave

Remove 'finite'

Uncertainty relating to when the impacts of climate change will be experienced.

There is limited earnings among 50% of the population making it extremely difficult for those residents to establish themselves elsewhere

Comment:

Refer to my attached paper.

Question 2:

You open question 2 with the comment, 'Council's priority is the safety and wellbeing of people in the community'. I challenge you to explain how that statement relates to the potential of your making people in the community homeless and consigning them, through the termination of the Dol, to an unfair and unnecessary possible life on the street? Is that really considering your community's safety and well being?

2.1: flooding affecting access:

Unimogs and other similar vehicles have never had problems access the USH. The USH have never been flooded, here I ask you to find flood water anywhere within the USH community in the aerial photo of the area. As well, within that photo there are 2 reasonably sized areas, namely the tennis courts and the domain. In the domain there is a cricket-pitch sized concrete strip. So it is not beyond the realms of possibility that, if necessary, a helicopter could land in either of those places, should such an emergency arise that necessitates the imminent removal of any person.

Cutting off access for 24 hours can hardly be regarded as sufficient reason to warrant an evacuation. What criteria has actually been used to make the decision that access IS either unsafe, or cut off? It has been scientifically stated that by 2100 seasons level could be 1 m higher. If it rises to 2m higher I am lead to believe that the USH will still be above that level.

Please credit residents with sufficient intelligence to either self evacuate or purchase sufficient provisions to last for many days,

possibly weeks

2.2 Destruction of road cutting off vehicle access:

Surely one deals with situations as, and/or when they arise? Please do not carry a preconceived idea of how to treat any situation that has yet to arise. From the intersection of Pannets Rd and Days Rd, this portion of Days Rd I willingly concede is of a high standard, you pass many occupied buildings, farming, business, personal properties, before you get to Spackman Ave. then the USH, then a farmhouse, then the LSH, then a boat ramp, which btw, was built and financed, I am told, by the residents of the USH. This ramp is used by residents of both upper and lower huts, by DoC, by Ecan, by people fishing, by people using the lake for further scientific study. it is also used for school rowing training.

The importance of maintaining this road is further noted because Te Waihora, Lake Ellesmere is an internationally recognised bird sanctuary, especially for certain rare birds: Australian Bittern, Marsh Crake, and Kotuku (the Kotuku, white heron has been observed beside the USH). It is also a crucial stopover for migratory birds. It boasts the highest population in NZ of bird species, there being over 167 species, with 133 indigenous NZ species. Further, it is an internationally recognised eco system. The importance of maintaining the access road to this unique site cannot be over emphasised

As our committee has, and undoubtedly will, maintain a much appreciated watch on the river and the weather, I am very confident that any warning they inform us to be aware of, will give us all the chance to either self evacuate or purchase the necessary provisions to enable us to remain in the village for several days, or perhaps even weeks.

2.3 Serious harm caused by a flood event.

What class of event are you considering with this statement? I am confident that I have covered all such potential events in my previous comments contained in both 2.1 and 2.2

Staff Recommendation

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.

The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty.

	All feedback will be carefully considered before any decisions are made Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.		
Point Number	73.5	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: No situation requires the payment of a bond, as there may never be an event occur that necessitates the destruction of the USH. Should it be necessary to cancel the licence then, with the setting of an appropriate date, a bond may be set. But I believe a bond should never be imposed, in the first place.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	73.6	Category	Questionnaire > Building condition inspection programme
	Is this inspection process imposed on any other homes in the district? Every home should be treated identically. As a 78 year old woman, I would expect physical assistance with anything that would require the strength I no longer possess. I MUST be present. I will insist on a written summary of what any INDEPENDENT inspector feels that it needs attention. Question: Do you think the checklist covers the right things? Not sure Comment: Surely an initial inspection should such a thing prove to be necessary, it must be a one-off inspection. Comment:		

Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report. "

Submitter Number:	74	Submitter:	David Timbrell
Documents:	Submission #74 - David Timbrell		
Point Number	74.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:			
Staff Recommendation			
Point Number	74.2	Category	Questionnaire > Licence term options
Please refer to my attached documents regarding your legal obligations and reference to the licence term.			
Please also refer to my attachment refuting your reasons for not renewing our licence in the future.			

For legal reference please refer the attached document from Clare Lenihan (Legal opinion).

For legal opinions regarding your proposals and questions please refer the attached document by Clare Lenihan

D. Timbrell Question 1 Licence term options attachment

To date a non renewable licence term has not yet been legally justified by the Council therefore my preferred option term is 30 years with right of renewal for a further 30 years subject to specific triggers to be agreed regarding environmental triggers.

Other Reasons to Grant a renewable licence:

The Council has not provided any reasons to date that justifies a non renewable licence. All independent evidence and reports do not support a non renewable licence.

The following are the previous and current reasons that SDC has used for a non renewable licence, followed by our counter point of view:

- ECAN/Aqualinc confirmed climate change is not an issue
- Wastewater issue has been resolved
- Details of cultural reasons have not been provided
- Duty of Care - is not a reason to terminate a local purpose reserve licence to occupy. Duty of Care is a legal obligation not to be contracted out of.
- Repair the sewer reticulation system. This was listed as SDCs responsibility in Tim's March 2024 report. SDC has a legal obligation to repair and maintain this.
- Lake not being opened as often will not only affect USH but many townships and farms in Selwyn. This is unlikely to occur.
- Stop bank at USH overtopping. There is no evidence of where the river will overtop. We believe it will overtop the opposite bank before it does here, but we have asked ECAN for this information.
- Wider Selwyn community tensions. We believe these have been artificially fueled by SDC press releases.
- Concerns over evacuation. Self evacuations are well managed by the community. Being cut off for a few days does not concern our residents. We should be treated like any other area of Selwyn that gets cut off.

A 30 year term is preferred for a renewable licence:

	• This process has been incredible taxing and detrimental to all, 30 years will finally give us security of tenure, a basic human right. • 30 years will minimise ratepayer funds being used for licence renewals.	
	Question: Do you have any other feedback on licence terms? Yes Comment: A fixed term of 30 years with ability to renew for 30 years I am seeking a licence term of 30 years with the right to renew for a further term of 30 years subject to environmental triggers (specific triggers to be agreed).	
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.	
Point Number	Category	Questionnaire > Environmental events for early licence end
74.3		
		If any event were to occur the Council should consider how they could assist the community in retaining their homes and lifestyles. Refer to my attachment. D. Timbrell Question 2 continued. Attachment <i>If one of these events were to happen, what would you want Council to consider when deciding what happens next? Please add your comments:</i> • The same thing we have been asking for, community led decision making on anything that affects us, including collaboration with and empowerment of our community, as

we did for 116 years pre 2011 before the Council took over from the Committee.

Question: Are there any of the proposed events you disagree with? Yes **Question:** Are there any additional events that you think should be considered? No **Comment:**

No future events are foreseen and if an event were to occur it should be dealt with at that time., Please refer attached document.

D. Timbrell Question 2 continued. Attachment

Are there any additional events that you think should be considered? No

Please add your comments:

- As identified by this Council's own Jacob's report, environmental triggers and thresholds require scientific investigation and clear explanation and rationale for the community. This has not yet been completed.
- Reference to environmental events leading to an early licence end should only be along the lines of a significant event causing obvious damage to homes and people or a risk of significant events that cannot be mitigated. If this resulted in confirmation from an independent body, without an agenda that the USH is permanently uninhabitable a licence end date could be mutually agreed on.

Comment:

Refer attached document

D. Timbrell Question 2 - Environmental events for early licence end. Attachment

We are asking for your feedback on three possible events where this could happen.

1. Flooding affecting access: Flooding that cuts off vehicle access to the huts for more than 24 hours, twice in a 12-month period. "Cut off vehicle access" means where emergency services cannot reach the area.

Reasons explanation

- We do not consider access being cut off for 24 hours a valid reason to warrant retreat.
- We would like to be treated the same as if access to any other area of Selwyn is cut off.

- The Council has not provided any criteria (such as water level) that warrant a decision of access being unsafe/cut off. Civil Defence have stated to us that their teams will always "look at different methods to gain access if required".

2. Destruction of road cutting off vehicle access: A natural event that causes sufficient damage that vehicle access to the settlement is cut off.

Reasons explanation

- USH are not the only user of Days Road. This road should be maintained as the main access to the lake. Users include USH, LSH, the farm house, DoC, ECAN and users of the boat ramp to the lake. Destruction of this road is not a reason for USH to be permanently retreated.
- This road is also a major access route to the internationally recognised Bird Sanctuary Lake Ellesmere.
- Closing a rural road is not a simple process as it involves an application to the Minister of Lands and consultation.
- We believe the Council has a responsibility of maintaining this road and this should not affect USH's licence to occupy.

3. Serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within the settlement. Are there any of the proposed events you disagree with? Yes

Please explain your reason:

- See above (1) & (2)
- Mitigation options should be explored before considering events that will trigger retreat. Specific triggers provided are inappropriate, vague and open to different interpretation. This gives the Council power to terminate licences unnecessarily.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.

Council decisions are made with the whole district in mind. While

each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.

It is acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.

Point Number	74.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Right now there is no need for a bond to be established for an event that may not occur. No bond should occur until such time that it is necessary to cancel the licence and a date has been set. Even then I do not think that a bond should be imposed		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	74.5	Category	Questionnaire > Building condition inspection programme
	USH homes should be treated the same way as other homes in Selwyn District. The council should suggest ways to remedy the issues and allow enough time for this to be done. Any inspections carried out should be done by a suitable qualified, independent inspection. See Attachment. Comment: Refer my attachment D. Trimbell Question 4. Attachment • None of the options provided are preferred • We'd like to be treated the same as everyone else in the district. Inspect only when you would other properties in Selwyn. • External inspections only.		

	• Pending a legal opinion on the Council's duty of care and the Council's rights to inspect, we are unsure whether a settlement wide inspection is lawful. • The Council have repeatedly talked about a baseline inspection; this should only happen once. • Our main concerns are with the "Building Condition - External" items.
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	75	Submitter:	Lisa Gracie
Documents:	Submission #75 - Lisa Gracie		
Point Number	75.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Visitor for over 40 yrs Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	75.2	Category	Questionnaire > Licence term options

Staff Recommendation	Question: Do you have any other feedback on licence terms? No Comment: We want to live there until we don't have to		
	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	75.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Comment:		
	Flooding over the road is not a reason. SDC has to maintain all public roads, so fix any damage.		
	A major RIVER BREACH may cause harm. But it hasn't yet. In 130 yrs.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	75.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment:		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	75.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do		

Staff Recommendation	you think the checklist covers the right things? No Comment: Comment: The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Submitter Number:	76	Submitter: Don Munro
Documents:	Submission #76 - Don Munro -	
Staff Recommendation	Point Number 76.1	Category Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Fished there for over 30 yrs	
Staff Recommendation	Point Number 76.2	Category Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No Comment: We want to live there until we no longer want to.	
	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.	
Staff Recommendation	Point Number 76.3	Category Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Its a public Rd, so it has to be fixed if	

	damaged. The water cut off always recedes. Stop bank failing -: If this was eminent, people would have self evacuated. Comment: It is a community of people. So I would expect the SDC to do everything to help them and discuss any future at the time. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Staff Recommendation			
Point Number	76.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Not enough information on what this would entail. Comment: Not a fair thing to impose on a community that is no different to many in the district.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	76.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: SDC should only inspect the lot, not the home. Question: Do you think the checklist covers the right things? No Comment: I don't think any of these things are relevant to the community. They are not problems that have caused them issues in the past. Comment: Advise clearly what is needed. Make suggestions as to how and plenty of time for it to happen. Be respectful of older, fragile, mental health, people. Maybe a mediator not SDC to handle the remediation process.		

Staff Recommendation	The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.

Submitter Number:	77	Submitter:	Vicky Height
Documents:	Submission #77 - Vicky Height		
Point Number	77.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Previous hut owner		
Point Number	77.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? No Comment: We would like to live there until not able or dead Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	77.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Flooding has never affected us before. The road repair is Council's responsibility. Dredge the river and it will never breach the banks. The council should do everything possible to help the community as it would for any other community under their care		

Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	77.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Its a stupid idea when this community is not rich and would struggle to pay it. Also no one else pays a bond. Just treat the huts community like any other rate payers.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	77.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: Its grasping at straws to find a way to end their LICENCES. Comment: This is just another excuse to evict hut owners. Once again treat them the same as everyone else. You already have laws to deal with this issue. Just be Respectful and allow time to remediate the		

Staff Recommendation	issues. It should only cover the "LOT" not the home, as they have been there for over 100 years and you have never inspected before. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.

Submitter Number:	78	Submitter:	Roselle Wanhalla
Documents:	Submission #78 - Roselle Wanha		
Point Number	78.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Visitor / friends Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Point Number	78.2	Category	Questionnaire > Licence term options
Staff Recommendation	Comment: no finite date Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably,		

transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	78.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: 1+2. Its a public road so has to be maintained by council. Comment: keeping the people safe. Thank you for taking the time to put in a submission. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	78.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I don't believe it is needed or fair Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	78.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: I don't think any of it is needed. Comment: just like any other rate payer. they don't pay one. Communicate well. Be respectful and allow plenty of time		

Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	79	Submitter:	Sam McLintock
Documents:	Submission #79 - Sam McLintock		
Point Number	79.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Family		
Staff Recommendation			
Point Number	79.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No Comment: Residents request a 30 year license with the ability to renew for additional 30 year terms, provided specific environmental triggers are met.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	79.3	Category	Questionnaire > Environmental events for early licence end
	Any reference to environmental events leading to an early license termination should be strictly limited. This should only occur in the event of a significant, unmitigable event causing serious damage or risk to homes and people. If an independant, unbiased body		

Staff Recommendation	confirms that the USH area is permanently uninhabitable as a direct result, then a license end date could be discussed. Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Comment: The councils own Jacobs report highlights the need for further scientific investigation into environmental triggers and thresholds. Crucially, the community still awaits a clear explanation and rationale for these proposed measures. This crucial step has not been completed yet. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.
Point Number	79.4 Category Questionnaire > Bond requirements This hasn't been required for 130 years, why now? Bond details have not been included eg. how much, paid over what period, what does the bond cover etc? Question: Are there any situations where you think the bond requirement should not apply? No Comment: Staff Recommendation Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	79.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. We don't believe the houses should be inspected unless a complaint has been made, they should be treated the same as the rest of the

	district. Question: Do you think the checklist covers the right things? No Comment: Support and advice from council would be helpful if there are any issues needing attention and a realistic timeframe for repairs are essential
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	80	Submitter:	Daryl Johnson
Documents:	Submission #80 - Daryl Johnson		
Point Number	80.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	friends Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	80.2	Category	Questionnaire > Licence term options
	Comment: the council is not bound by any finite licence and can grant up to 33 yrs and renewable		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably,		

transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	80.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: We flood in Leeston on a regular basis and don't get moved out. fix the road if broken. water across the road will disappear. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
	Point Number	80.4	Category Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: there should not be a bond as no one else in Selwyn has to pay one. Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	80.5	Category	Questionnaire > Building condition inspection programme

Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: get rid of all of it Comment: you are not responsible for the house only the lot. Whatever you do now when you get a complaint The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Submitter Number:	81	Submitter: Loren Braxton
Documents:	Submission #81 - Loren Braxton	
Point Number	81.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment: Staff Recommendation
Point Number	81.2	Category Questionnaire > Licence term options I would like you to refer to Claire Lenihan's legal opinion 20.06.25 Question: Do you have any other feedback on licence terms? Yes Comment: My selection is 30 years with the right to renew. If the finite term was taken off then we wouldn't have spent 10 years of wasting rates \$ and mine. Staff Recommendation Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.
Point Number	81.3	Category Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Events should be determined by an independent body, <u>WITHOUT AGENDA!</u> Comment: Flooding that cuts off access is ridiculous. Selwyn floods all over in heavy rain & yet they are allowed to live in their homes. We are safer in our homes that we are on the road. This should only be along the lines of a significant event large enough to actually cause damage to homes or . Don't forget Selwyn Huts has NEVER flooded! Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number Staff Recommendation	81.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Optional Only. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes. No Bond needed if its renewable. Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.
Point Number	81.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Other. Comment: None Should be treated the same as everyone else in the district. Respect - and the council should do everything possible to keep

Staff Recommendation	people in their own homes. External Only - this isn't lawful to enter home for a lease. Unheard of. Comment: Optional Only Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	82	Submitter:	FRANK SHARPE
Documents:	Future Deed of Licence for Upp		
Point Number	82.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	82.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes Residents seek a licence term of 30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed) Council have an obligation to protect our hut settlement and promote its social, economic and cultural well-being. Under the ROLD Act and there is no time limit requirement for licences. The Reserves Act provides for leases and licences to be issued for terms of up to 33 years, with or without a right of renewal		

Staff Recommendation	Comment: Residents seek a licence term of 30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed) Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	82.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Mitigation options or solutions should be explored before considering events that will trigger retreat. Specific triggers listed are inappropriate, vague and open to different interpretations. The environmental events leading to an early licence end should only be along the lines of a significant event causing serious damage to homes and people or a risk of a significant event that cannot be mitigated. If this resulted in confirmation from an independent body, without an agenda, that the USH is permanently uninhabitable, a licence end date could then be discussed. Comment: The Council's own Jacob's report, states that environmental triggers and thresholds require more scientific investigation and a clear explanation and rationale for the community is needed. This has not yet been done.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		

Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

Point Number	82.4	Category	Questionnaire > Bond requirements

Question: Are there any situations where you think the bond requirement should not apply? **No** **Question:** Do you have any other feedback or suggestions on the inclusion of a bond? Yes
Bond details have not been included in consultation documentation. It is difficult to make an informed comment without knowing the facts such as how much, paid over what period, what does the bond cover etc.

Comment: We haven't needed a bond since the settlement was first established. Why now?

Staff Recommendation

Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.

It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.

Point Number	82.5	Category	Questionnaire > Building condition inspection programme

Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Does Council subject other settlements to such building inspections without reason? **Question:** Do you think the checklist covers the right things? Not sure

Support and advice would be helpful from the Council if there are any issues needing attention and a realistic timeframe for repairs is essential.

I request that the Council encourages homeowners to have a support person with them on the day of the inspection.

This inspection should NOT be a reason to terminate a licence. The Council should be making every effort to keep people in their homes

Staff Recommendation	given the current housing shortage and lack of social housing. This is one of the Council's own Guiding Principles: "Ensuring that no one is made homeless". Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number: Documents:	83 Submission #83 - Zac Braxton	Submitter: Zac Braxton
Point Number Staff Recommendation	83.1 Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder	Category Questionnaire > Connection to Upper Selwyn Huts Comment:
Point Number Staff Recommendation	83.2 Refer to Claire Lenihan's legal opinion 20-6-25 Question: Do you have any other feedback on licence terms? Yes Comment: 30 Years AND renewable Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.	Category Questionnaire > Licence term options

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number	83.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: All of the above. Only if there is proven or a major event happens. Comment: I would want them to have considered all solutions first. Not if flooded down the road for less than 24 hours. That seems ridiculous.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		

Point Number	83.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Individuals should have the right to choose. The interest should be to those that have paid. There's not enough details to see what's really involved.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	83.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment: Optional Only None of the options are preferred. Treat the same everyone else in the district.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	84	Submitter:	Wendy Emery
Documents:	Submission #84 - Wendy Emery		
Point Number	84.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	84.2	Category	Questionnaire > Licence term options
	It is so wrong of you to expect to shut the community down without a payout for our homes. We need to plan for our futures! Question: Do you have any other feedback on licence terms? Yes Comment: 30 30 Years Renewable is the best possible outcome.		

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	84.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: As identified by the Councils own Jacobs report. Triggers require more scientific investigation and a better explanation. Comment: All the triggers listed are inappropriate, to vague, & open to different interpretations. Consider Solutions First!		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	84.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Definitely needs to be made optional. Im quite capable of saving. I don't see why Council wouldnt cover this cost, after the mismanaged situation they caused to start with.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	84.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. How can you justify treating Selwyn Huts differently to the rest of the district. Discrimination is unexceptable isnt it! Question: Do you think the checklist covers the right things? No Comment: Definitely need more details & measurements of what is being checked & what the consequences are if they fail. Comment: Mutual timeframe to organise any fix ups. Needs to be reasonable. Providing this is only when a complaint or issue. Council needs to allow for a support person,		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	85	Submitter:	Faye Risdon
Documents:	Submission #85 - Faye Risdon		
Point Number	85.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	85.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Comment: We need a renewal license and I have not ticked a box as the choice hasn't covered A Indefinite term. SDC has a legal		

	responsibility to protect the historical huts, and there reserve obligations. SDC also needs to consider all legal obligations. We have low cost housing that works for the community in the event that we are forced out where do we go? The problems have been addressed. Sewer situation, we manage ourselves now in the past quite adequately.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	85.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: There is no definite reason that has been addressed. This hasn't been required for 130 years. Why NOW. Comment: Definitely a discussion with the community and we feel that we need to be treated fairly and the same as everyone in the district. We are paying for the sewer pipe line and its life span should last 50 years. However you SDC are giving us a limited choice 5,10 years.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	85.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: It is totally unfair to add a extra cost to hut owners under the present econmic times. Invasion of privacy Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	85.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: Would this happen in your homes? And the inspection should only be of the lot. Question: Do you think the checklist covers the right things? No Comment: Under no expetition should this be implemented. A total waste of tax payers money resources. Comment:. Flooding is a present problem at present throughout NZ. It has never been a issue in all the time I have been a license holder Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	86	Submitter:	Anne de la Cour
Documents:	Future Deed of Licence for Upp; Submission #86 - Anne de la Co		

Point Number	86.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	86.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes Licence Term options I do not agree with any of the options proposed by Council above. I seek a licence term of 30 years with rights of renewal for further terms of 30 years.			
Reasons: The Council has not provided a satisfactory reason for having a finite term to the licence.			
Sewage matters have been resolved			
The Jacobs report and Aqualinc report have both confirmed that climate change is not an issue			
My family have had homes at the Selwyn Huts since the early 1900's and our Deeds of Licence have been renewed for at least 110 years, with the last 30 years in my name.			
Our Barrister Clare Lenihan has provided the following legal opinion stating that:			
these licences are granted under the Reserves and Other Lands Disposal and Public Bodies Empowering Act 1924 (the ROLD Act). There is no limit on term under this Act. The Reserves Act provides for leases and licences to be issues for terms up to 33 years with or without rights of renewal.			
The Council does have legal obligations as an administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes.			

Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.

My Licences to Occupy have always been quite specific that the reserve is a Local **Purpose (Hut Settlement) Reserve. The Upper Selwyn Huts are one of only a few reserves in New Zealand that were specifically set aside for a hut settlement.**

The Upper Selwyn Huts have been a large part of our family life for over 100 years. The area is very special to me and my family. It has significant historic and cultural values that have been nurtured and cultivated over five generations of my family. Over the years my Great Grandfather, Grandfather, Father and Uncles have been involved in the community at the huts. They have worked there, lived there, held positions on the Lake Ellesmere Domain Board, worked as a local acclimatisation ranger for the Selwyn District, supported gala days and other local community events fostering deep connections to nature, family and community. They have been actively engaged in roles to protect and preserve this special area for future generations.

Historically pre 2015 there were only 12 persons plus the caretaker who were allowed to reside permanently at the huts. A person had to own their home for 5 years before they could make application to the Springston South Community Board, latterly the Selwyn District Council for permanent residency. Applicants generally had to wait for a vacancy before being offered a place. In 2015 the Council changed our Deed of Licence to give all licence holders the right to live permanently at the huts ““The Licensee may permanently occupy the Lot and reside in the hut in accordance with the terms and conditions of the grant of licence provided in this Licence”

This change to the Deed of Licence by the Council prompted a number of people to move to the Huts and put money in to upgrading their homes. The Council and the District benefited because more people moved to the Selwyn district, the licence fees of all the non permanent licence holders increased by approximately 20% and a number of new resource consents and building consents were issued by Council. House prices increased because people were allowed to live there

	permanently. Has the Council considered the impact a finite term would have on the community? For example financial loss, physical and mental		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	86.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes see above Comment:		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	86.4	Category	Questionnaire > Bond requirements
	Comment: I do not agree with the suggestion of a bond payment because I do not agree with a finite term as previously discussed. My family have not been asked to pay a bond in the 110 years that we have held a licence at the huts and I see no reason to pay one now. There is adequate provision in the currently Deed of Licence for the Licensor to recover costs and expenses 8.6, 8.7, 26.3 to name a few.		
Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the		

context of both local and wider district-level practices as part of any decision-making.

Point Number

86.5

Category

Questionnaire >
Building condition
inspection programme

None of the options are preferred.

Building Condition Inspections should only be conducted when there is a good reason and/or when required under NZ Legislation ,for example applications under the Resource Management Act, building consents under the Building Act or nuisances under the Health Act 1956.

Further to this in my experience as an Environmental Health Officer, Council Officers generally have very limited powers to enter a private dwelling without good reason and appropriate notice and warrants.

The community living at the Selwyn Huts should be treated the same as any other resident living in the Selwyn District.

Does the Selwyn District Council have a building condition inspection regime in place anywhere else in the district? for example the Rakaia Huts or the permanent campers at the Rakaia Huts Camping Ground?

The Deeds of Licence pre 2015 have only been 6 or 7 pages. The Deed of Licence produced by the Selwyn District Council in 2015 was 17 pages. Does the Selwyn District Council need to include items in the Deed that would ordinarily be covered by NZ Legislation, Council Bylaws, District Plan Rules?

**Staff
Recommendation**

The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	87	Submitter:	Calvin PAYNE
Documents:	Future Deed of Licence for Upp		
Point Number	87.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: Selwyn ratepayer		
Point Number	87.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: Council acknowledges there are no comments		
Point Number	87.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: All three events are very prescriptive, our natural environment is not precise. I agree that some events may require a change of deed. Events could impact any area of Selwyn and a general policy should apply. Comment: Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	87.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: environmental major event		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	87.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	88	Submitter:	Glenda Dean
Documents:	Submission #88 - Glenda Dean		
Point Number	88.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			

Point Number	88.2	Category	Questionnaire > Licence term options
	Why can't the Council issue a Renewable Licence?? Our legal opinion suggests you can, and you also have a legal obligation as Administrator to protect and maintain this Special Purpose Reserve for Hut Settlement. Question: Do you have any other feedback on licence terms? Yes Comment: I don't agree with above options. We request a 30 year renewable Licence. These are our HOMES!		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	88.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: As per the Jacob's Report alot more work needs to be done re: 'Triggers'. Comment: 'Flooding' happens everywhere & we know when to leave (but the Huts have NEVER flooded). Comment: In a disaster EVERYONE in the wider district (including us) should be treated exactly the same.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	88.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: If we are every forced to leave, the Council should cover this cost! Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	88.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Yes Comment: The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	89	Submitter:	Brad Emery
Documents:	Submission #89 - Brad Emery		
Point Number	89.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts Comment:		
Point Number	89.2	Category	Questionnaire > Licence term options

	Refer to Claire Lenihan's Opinion 20-6-25 Question: Do you have any other feedback on licence terms? Yes Comment:		
	30 years with renewal.		
	Please remove finite or non renewable. This has been proven to be exceptable & council is still not listening.		
	This would solve all problems that was created by Council.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	89.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: An independant company, separate to Council to look at Selwyn Huts to determine if its uninhabitable only if there was a large event. Not just the river in flood.		
	Comment: All these give the Council power to terminate licences unnecessarily.		
	Selwyn Huts has never flooded.		
	Solutions would need to be discussed		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		

Point Number	89.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Optional Only as it's just another cost, however this is not necessary if licence is renewable! If bond is included. How much? Paid over what period? What does this cover? A lot more discussion is needed.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	89.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Should be treated the same as everyone in the district. Optional only. Question: Do you think the checklist covers the right things? Not sure Comment: Definitely external Only! Comment: Open Communication would be paramount. Ensuring no one is made Homeless is one of the Council's guiding principals. Not a reason to terminate a licence.		
Staff Recommendation	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	90	Submitter :	Clare Ryan
Documents:	Future Deed of Licence for Upp; Submission to Selwyn District		
Point Number	90.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	90.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes <i>Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed).</i> our Barrister, Clare Lenihan’s updated Opinion dated 20 June 2025, which concludes: Legal Obligations: Council’s role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community’s diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future. Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered		

during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number	90.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes The same consideration that occurs in neighbourhoods where people have freehold title. There is no difference to the experience and consequences for people at Selwyn Huts vs people in Arthurs Pass or Leeston or Springfield - if infrastructure fails to protect places where people live then Council has to consider all options: making people homeless and lose all equity in their properties is not on the list of normal first options. Karekare Beach in Auckland has terrible road access through steep country that was closed for weeks after Cyclone Gabriel and substantial numbers of slips in the village took out parts of houses and backyards - that is a realistic context for discussing managed retreat. Comment: As identified by the Council's own Jacob's report, environmental triggers and thresholds require more scientific investigation and a clear explanation and rationale for the community is needed. This has not yet been done. Mitigation options or solutions should be explored before considering events that will trigger retreat. Specific triggers listed are inappropriate, vague and open to different interpretations. This gives the Council power to terminate licences unnecessarily. Reference to environmental events leading to an early licence end should only be along the lines of a significant event causing serious damage to homes and people or a risk of a significant event that cannot be mitigated. If this resulted in confirmation from an independent body, without an agenda, that the USH is permanently uninhabitable, a licence end date could then be discussed. Comment: Selwyn Huts is on a slight rise on a huge flat plain, flooding that causes roads across more than 30 000 hectares of land occurs when Te Waihora is not able to be opened. When houses in Selwyn		

Staff Recommendation	Huts are flooded, Lincoln township and Leeston will be under water since they are the same elevation. Selwyn Huts buildings survived earthquakes and floods since 1895, it seems unlikely and silly to attach a clause that will make an exception for our community. Does anyone evacuate Arthurs Pass when snow or slips close the road? There is no steep hillside to fall on the huts, there is a river and a floodbank and the aforesaid 30 000 hectares of lower lying land to fill up with water before the Huts are affected - Emergency Services access is not the problem here: it is a punitive clause that should be dropped. Emergency Services have all the Legal powers they need to evacuate a township, leave them to their business. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.
Point Number	90.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes When the SDC starts building new community housing for low income people in the Selwyn District then there will be an opportunity for imposing bonds for whatever SDC wants to. In the meantime, the Selwyn Huts Community expects to be around for the foreseeable future, if there is another reason that the SDC needs to get rid of the Selwyn huts it would be very helpful to hear that directly. Comment: There is no requirement in law for an end of licence term, therefore a bond is not relevant. If there were a wider land use practice of charging a bond for example a bond on requiring farmers to return water quality that entered their farm to the same standard as it exited their farm, or a bond to require forestry block owners to remove all slash prior to replanting or sale then a bond on the Selwyn Huts would have some relevancy and merit. The principle that future generations should not have to pay for the clean up of current generations applies to leasehold and private

Staff Recommendation	ownership. But if private ownership gets a free pass then it is unreasonable to impose a charge on leasehold occupiers.		
	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	90.5	Category	Questionnaire > Building condition inspection programme
	Several things at issue: these Huts and the whole Hut aesthetic is culturally and historically significant in a district that is swallowing up land and old established communities with brand new buildings and people. Trying to impose modern building standards is an effective way to destroy what makes the Huts unique and special. These Huts have been through lots of earthquakes and are still standing. The Huts are small, they are easy to keep warm, they have a charm and quirkiness that would cost an absolute fortune if they had been built at a time that required consent. Why would you want to wreck that charm? What I expect is a punishing letter that threatens my existence, that gives me 30 days to remedy the situation or face cancellation of my lease, that promises me that my hut will be destroyed at my expense unless I remove it from the site within 60 days and that I can appeal to the District Court for a stay of proceedings if I choose to. That's what I expect based on previous experience with Selwyn District Council. What I would hope for is an onsite meeting with a qualified building inspector (who actually knows how to build - not how to check for compliance to a code) to discuss how to remedy the issue in a way that honours the building, is fair and ensures safety and acknowledges the ability of the hut owner to comply within a fair period of time. Inspectors could slap red and yellow stickers on all the huts and empty the community out overnight. That would be a Council solution. The Council owns the land, but not the buildings, so at least 24hrs notice is required to inspect the sections, but I don't see how inspections can be mandated on the huts in a legal way unless someone has applied for consent and the inspectors turn up to sign off on the consent. If Huts are in good condition does that imply they were altered without consent? If they are in poor condition does that mean they fail inspection? Is there any way out of that dilemma? There needs to be a pathway through that preserves the appeal of the huts without criminalizing owners.		

Question: Do you think the checklist covers the right things? Not sure **Comment:** The requirement to have clearance above ground level is potentially an issue if inspectors are going to take one look at the front door and say the building doesn't meet the standards - some huts have had a lot of gravel added around the hut over the years and there is plenty of clearance under the floorboards - just not at the front door. Issues like this in the checklist make me worry the checklist will be used in a punitive way. I guess the checklist has to have a reason, a purpose: is it safety? is it compliance with modern building standards? is it a way to punish Hut Owners? Can we agree at the start that compliance with modern building standards is going to be a non starter? Doors will be too narrow, ceilings too low, wiring will be too old, every hut except the new ones will have some quirk. In common with most houses in the Selwyn District that are still lived in and are over 70 years old - will you require a checklist for them as well? **Comment:**

Submission to Selwyn District Council regarding new Deed of Licence

I have been submitting to SDC since 2017 on this matter! It is not fair, it is not reasonable and I am sick of it. I have said the same thing over and over and over again.

The Huts is a sustainable, successful small community of mostly low income people who have found a safe and supportive and affordable place to live in a district that is growing so fast and is so expensive that affordable housing is a rare and precious thing.

And SDC has been working hard for nearly 10 years to find a way to get rid of Selwyn Huts.

And this latest consultation is full of yet more potential loopholes that will give the Council a way to cancel leases.

Just take a deep breath, accept reality, agree that Selwyn Huts is actually great, an asset to Selwyn and worth preserving. Then do the decent thing and be fair and reasonable and listen to what we have been saying since 2017.

We haven't been unreasonable!

Regards
Clare Ryan

Staff Recommendation

The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Finally, Council appreciates your continued engagement since 2017. Your views on housing affordability, the value of the settlement, and

the perceived risks within the proposed Deed of Licence have been noted. All submissions will be carefully reviewed as part of the consultation process.

Submitter Number:	91	Submitter:	David Perano
Documents:	Submission #91 - David Perano		
Point Number	91.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Wife's Family owns a home at the Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	91.2	Category	Questionnaire > Licence term options
	Council has never given an acceptable reason for removing the Selwyn Huts. There appears to be an underhand deal being made with a third party. Question: Do you have any other feedback on licence terms? Yes Comment:		
	None of these are acceptable.		
	There is no logical reason to have a finite term.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will		

be carefully considered before any final decisions are made. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number	91.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Emergency access is always available i.e. boat, helicopter, unimog. Comment: Let the water drain off & then check / repair damage as you would in any other area.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	91.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Council does not have any right to charge a bond. Almost certainly a bond is against human rights.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	91.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Council has <u>NO</u> right to enter a private dwelling. No inspection - no issues. Question: Do you think the checklist covers the right things? No Comment: The residents have never been properly consulted. Comment: No inspection - no issues		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	92	Submitter:	Samuel Wilshire
Documents:	Future Deed of Licence for Upp		
Point Number	92.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I have an interest in all of Selwyn, especially when council use their power to bully residents out of their homes. I love the small tight knit community that is the Upper Selwyn Huts. to let this community fade away would be a significant loss culturally and historically to Selwyn. Comment:		
Staff Recommendation			
Point Number	92.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to		

Staff Recommendation	a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes Comment: I selected the 30 year option as this again is predetermination from council, all hugely expensive reports have shown there is no flooding risk until 2082. how dare you Selwyn use a consultation to undermine our community voice and these peoples freedoms, you should hang your heads in shame this isn't representative of the people's wishes but your own, shame in you Selwyn and any councillors who support this decision let people live their lives your reasoning for the 30 year term isn't warranted, supported by fact or even reasonable. I wish council could be honest with their intentions and reasoning to evict these people. you've spent quarter a million dollars trying to find a good enough excuse to kick them out and it's still fallen significantly short. Roll on the elections those with predetermination might want to find other employment as this is unethical, gross misconduct and disregard of delegated authority Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
	Point Number 92.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? No Comment: would you do this for all the new developments that are flooding? What about areas of flooding that have been flooding for decades with no help from council? this is a great excuse for SDC to evict people by simply not maintaining access. Think of how many other areas of Selwyn have flooding issues, are you going to condemn all their homes? Its underhanded and dirty what SDC is proposing, I'd expect this from a multinational corporate entity but not the community I greed up in. find a better heading your moral compass is putting at the mud Question: Are there any additional events that you think should be considered? No Comment: Council doesn't need anymore excuses to bulky the USH They pay a higher charge for sewer than anywhere else, they pay license fees and rates onto. Selwyn needs to find a new hobby other than extortion and abuse of power get better soon Selwyn Comment: A longer term for the residents. Not a shorter one. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.
	Point Number 92.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? No Comment: council has taken enough, if they didn't use licence fees accordingly and put them away then that's poor management, council shouldn't be making claims like they can remediate anything when the Leeston library should be a clear indicator of their abilities.

	There won't be any need for remediation of land given the Huts aren't going anywhere, let people live out their lives in peace, the mental fatigue this must have taken in these people would be immense, I'd be happy to take senior staff for a tour and have them tell the people why they want then gone, face to face, look them in the eye instead of using baited questions in a predetermined consultation. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: how would you, councillors and staff feel reading this consultation and it was your family home you grew up in? how would you feel reading this knowing your grandparents would have to walk away from decades of building their lives there? how would you feel knowing that you didn't speak up, you didn't take time to advocate for David in his fight against Goliath? Don't make any decision lightly, push for this be reviewed after the election for many of you it won't be your problem soon. we can make amendments that would limit the damage and cost to ratepayers if the right to occupy extended past the 30 year time frame this conversation doesn't need to be finalised now		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	92.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: as for any other building in Selwyn only when a complaint is issued, even then we must insure that the reasoning for the issue isn't malicious or with alterative intent as outlaid in the dangerous or insanitary buildings policy Question: Do you think the checklist covers the right things? No Comment: The check list is to target people not ensure safety, dangerous goods is a fair statement, but at what limitation? Is paint dangerous?		

Staff Recommendation	what about a fuel can? how about washing powder or dishwashing liquid? the checklist would imply it's up to the inspectors discretion. I find the list to be a tool for the council's predetermined and wanted outcome not for the betterment of the Upper Selwyn Huts or Selwyn as a whole. Comment: the same requirements as outlaid in the dangerous and insanitary building's policy. all these buildings carry historical significance now since the hearing of DIB policy and should be treated as of historical importance accordingly (those councillors who didn't watch the hearing and deliberations might want to ☐☐) Given time to remediate, and Residents should have the option to contest and gain a second opinion of their choosing. The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	93	Submitter: Barry Mackenzie
Documents:	Future Deed of Licence for Upp	
Point Number	93.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area As a potential At Large Councillor I have a district wide view as to how this issue is progressed Comment:

Staff Recommendation			
Point Number	93.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes a fixed term of 25 years, no renewal subject to inundation. Comment: The indications are from the Climate Assessment report, that 2050 is likely to be the trigger when inundation will occur		
Staff Recommendation	Thank you for taking the time to put in a submission. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	93.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No The social impact of mass retreat. This should be in concert with Central Govt. Comment: Average sea level or groundwater level change at or beyond the modelled scenario at 88% Comment: All these are sensible risk management drivers that are measurable.		
Staff Recommendation	Thank you for taking the time to put in a submission. All feedback will form part of the deliberation process.		
Point Number	93.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: If the dwelling is relocatable there should be a minimum or reduced bond.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions.		

	These ideas will be considered as part of the decision-making process.		
Point Number	93.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every 3-5 years Initially, all buildings should be inspected and notice to improve issued where appropriate. This should include outbuildings. Question: Do you think the checklist covers the right things? No Notice to fix. Timeline for this to occur. H&S issues need short timelines, eg Sanitation and Electrical safety. Inspections need to be by 2 people with personal cameras for safety. Comment: Electrical and Fire Safety should be included. Comment:		
Staff Recommendation	The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.		

Submitter Number:	94	Submitter:	Lisa Mayer
Documents:	Future Deed of Licence for Upp		
Point Number	94.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: My family has a hut at the Upper Selwyn Huts		
Staff Recommendation			
Point Number	94.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes I respectfully submit the following points in response to the proposed finite term of the licence:		

Staff Recommendation	1. Legal Basis for a Renewable Licence The Community are in possession of a barrister's legal opinion which confirms that the Council has the authority under the relevant legislation to issue a <i>renewable</i> licence. There is therefore no legal barrier to adopting a longer-term or renewable arrangement in this case. 2. Council's Statutory Obligation As the administering body of a Local Purpose Reserve, the Council has a statutory obligation to preserve and maintain the land in question. Current management practices fall short of this obligation, and it is unclear how the imposition of a finite licence term aligns with or supports the fulfilment of these statutory duties. 3. Absence of Environmental or Flooding Risks There is no record of flooding on this site, and no identified environmental risks that would justify limiting the licence term. In the absence of such concerns, a finite term appears to be arbitrary and not grounded in any site-specific risk or ecological rationale. 4. Lack of Evidence Supporting Finite Term To date, the Council has not provided any clear or robust evidence that justifies the imposition of a finite licence term. Without such substantiation, the rationale for rejecting a renewable licence model remains unconvincing and unsupported. The Community request that the Council reconsider the position and move to issue a renewable licence of 30 years in accordance with its legal powers and obligations, and in the absence of compelling reasons to do otherwise. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.
	Point Number 94.3 Category Questionnaire > Environmental events for early licence end

Comments:	Question: Are there any of the proposed events you disagree with? Yes Comment:		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	94.4	Category	Questionnaire > Building condition inspection programme
	Council's Authority Extends to the Land, Not the Buildings It is important to recognise that the Council is the administrator of the land, not the owner of the buildings. The huts or baches situated on the land are privately owned by the licence holders. As such, the Council's inspection rights should be limited strictly to the land itself, except in circumstances where there is justified concern under relevant health or safety legislation. Inspections Should Be Trigger-Based, Not Routine Routine or blanket inspections of private dwellings — without a clear, evidence-based trigger — undermine property rights and personal privacy. Building inspections should only be permitted where there is: • A legitimate concern regarding insanitary or unsafe conditions; • A formal complaint or risk-based trigger; • A process that respects the rights of the licence holder, including prior notification and consent. This should not be a reason to terminate a license as rules that apply District wide would be in effect here. Support and a mutually agreed timeframe to address issues on the lot. This community should be supported to remain in their homes.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.		

Submitter Number:	95	Submitter:	Sam Carrick
Documents:	Future Deed of Licence for Upp		
Point Number	95.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I have previously owned a hut and lived for a period of time in the huts settlement. I have also lived in the Greenpark area, our children also went to Greenpark School. Comment:		
Staff Recommendation			
Point Number	95.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes All options presented are non-renewable, and no reason or justification is provided, and appear to be in conflict with previous license terms. I do not support any of the options put forward in this consultation by Selwyn District Council. I support the recommendation by the Barrister for the Selwyn Huts Owners Association, Claire Lenihan, in her written letter to Selwyn District Council on 20 June 2025. Based on this recommendation I support Selwyn Huts residents having a license term of 30 years with the rights of renewal for further terms of 30 years, subject to environmental triggers (with specific triggers to be agreed)		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		

Point Number	95.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Any decisions need to be done in close consultation with the Huts Community - decisions need to be community led. Comment: Where are the independent reports on risks that ratepayers can consult? It is very hard to make comment without these independent risk assessments. There needs to be a damage threshold to homes and risk to life that is agreed with the Hut owners. Then events can be assessed against this threshold as the basis for determining if the huts should stay or be repaired. Comment: Options 1 and 2 are just ridiculous and set a unacceptable precedence for the communities of Selwyn. Would the same rationale be applied to other communities in the district that may be affected by flood events? Are you planning to apply the same rationale to Leeston, Doyleston or Taitapu - a townships that have a history and future possibility of temporary access limitations due to road flooding. Having access disrupted by flooding is not a uncommon event, but is not a valid reason to automatically deem a township unsafe or too expensive. I find it hard to believe that Days road to the upper Huts would be permanently destroyed by a breach of the Selwyn River stopbank - yes flodwater may spread out over this area, but because of the flat topography I'd think it would have plenty of space to spread out and loose energy. Option 3 is always a possibility in any township, but where is the precedence that warrants abandoning a town affected by flooding because a person was harmed or died?. As above, would Selwyn District Council apply the same logic to other towns in the District?		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	95.4	Category	Questionnaire > Bond requirements
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes No information is provided on what a bond system would look like, how much. A one-off upfront payment would be tough for anyone, but perhaps a targeted rate that incrementally builds up a bond fund over a period of say 15 years? Eitherway, this needs to be agreed in consultation with the Huts owners in a open and transparent approach.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	95.5	Category	Questionnaire > Building condition inspection programme
	I disagree with all of the options above. Why just target this one community? Is Selwyn Council intending to apply the same rules to all houses in the District? Is this legal? - if so, it should be explained to all households in the District, particularly what situations would trigger council inspection Question: Do you think the checklist covers the right things? Not sure This can't be used a 'trojan horse' means by which the council can use as an excuse to start cancelling licenses. I would expect some national direction and a nationally consistent approach here, not just an approach made up by Selwyn Council to specifically target this one community. Where else is this approach applied across NZ, and what is the rationale /process that determines when a council can justify starting regular inspections of a communities houses. Comment: As above, is this something that council intends to apply district wide? Its a hefty checklist, that I imagine would come with a reasonable fee		
Staff Recommendation	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed		

to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	96	Submitter:	Alastair King
Documents:	Future Deed of Licence for Upp		
Point Number	96.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I know individuals living at and close to the Selwyn Huts and I have a similar council policy issue caused by Climate Change narrative and Pseudoscience. Comment:		
Staff Recommendation			
Point Number	96.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Why does this form only give limited term options.... There should be no requirement for a fixed duration and there never has been a requirement. Be open and transparent and come out with the actual SDC agenda.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will		

be carefully considered before any final decisions are made.

Point Number	96.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No It's blatantly obvious that these questions are rigged in favor of SDC coming up with the response desired. I think the council staff should consider a major sdc restructure where each individual has to re-apply for their job. Any staff member caught up in this hidden agenda, and others, should be let go. Comment: You are talking about something that MIGHT happen in the future. What you have put the residents through is worse than any flood or access limitations and is best described as bullying. You know there is not immediate danger to the community and why was the funds you have spent fighting the huts residents not been use for practical mitigation measures, like raising the access road level or bolstering the stop banks beside the community. Come on , tell us your real agenda. Comment: SDC is obsessed with things that might happen despite evidence to the contrary. Stick to the basics and take control of your spending. Consider a real event where the actual reason behind the bullying, to remove or create a fixed term, is leaked out and staff at SDC become personally liable.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	96.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes DON'T!!!! Comment: Yes, in every situation a bond should not apply, stop bullying the residents and spending our rate funds on ridiculous situations like the one you have created here.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into		

	consideration at deliberations.		
Point Number	96.5	Category	Questionnaire > Building condition inspection programme
	Only if multiple complaints are raised otherwise stay out of it and stick to your knitting. Question: Do you think the checklist covers the right things? No HELP THEM!!! STOP FORCING COMPLIANCE AND LOOK FOR SOLUTIONS BEFORE THE WHEELS FALL OF YOUR ORGANSATION. LOOK FOR SOLUTIONS. Comment: why waste time and money on this, stick to the basics. There are already common standards that are applicable. Comment: Only if multiple complaints are raised otherwise stay out of it.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	97	Submitter:	Dianne Downward
Documents:	Future Deed of Licence for Upp		
Point Number	97.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	97.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes		
	The Selwyn Huts are an historic collection of dwellings in a part of Selwyn that is rarely visited by other residents. It's a close knit		

community of some of our most economically vulnerable in society and yet many have created incredibly beautiful homes.

As a unique, historical place, the Selwyn Huts should be protected not given a time limit. The people living there should be supported and encouraged to stay there as 1) we have a housing shortage of low cost, affordable housing 2) living at the huts relieves the stress on social housing and other social services.

No, the residents should not pay a bond to return the place to as it was before their ancestors built dwellings and began to live there, as already stated this is historical and should be maintained (at the hut owners expense) not have a plan for it's demolition. No homeowner pays a bond to restore the land to the way it was before they build a home and lived there. Asking for a bond from the economically vulnerable is shameful, heartless and completely unnecessary as well not being equitable with the way other homeowners are treated.

During the last big rain event in the beginning of May,2025, other places around the district flooded but not the Huts. I suggest resources need to be put into those areas that actually flooded to fulfil your goal *'to protect people, public land and infrastructure – including meeting modern health and safety standards '*. Focussing on these areas that actually flood is a far more *'Equitable management of resources giving community benefits for all Selwyn residents and ratepayers.'*

One of your questions is *'Whether a serious environmental event should end a licence term early '*. I ask you what constitutes a serious environmental event? Who gets to judge this? In May the Mayor was in a panic trying to get the residents of the Huts to evacuate, not seeming to care about those that actually had issues with flooding, by not opening the lake before the predicted rain came. If there is a serious environmental event that effects the health and well being of the residents, I am sure they will willingly move. The SDC doesn't need to predetermine what is a serious event, we live in a democracy where people have rights to jump out of a plane (sky dive), jump off a bridge tied to elastic (bungy jump) and many

other risky activities. We also have the right to determine the level of risk we accept in the places we live whether it's by the sea (sea level rise), on the mountains (land slips), next to or near a river (flooding), on the flat (flooding) and ALL have the very real risk of Earth Quakes in all of New Zealand.

Another question: *'How Council should undertake a condition inspection programme to assess the condition and safety of huts and associated structures...'* This is a waste of time and ratepayers money as nature has already tested the safety of the Huts through the EQ's and rain events. The council owns the land and the individuals own the Huts, therefore it is **their** responsibility for their own safety not the councils. The council does not inspect every dwelling in other parts of the district so this type of inspection is not equitable with what happens throughout the district.

It is also disputable if this should be something SDC addresses or an ECAN responsibility as they are responsible for many building consents. Again, whatever happens with the Huts should apply with ALL the dwellings and associated structures throughout Selwyn, the Huts shouldn't be singled out.

The area where the Huts are located is rarely visited by other residents, the Hut community is concerned with the environment and the issue with sewage has been addressed by SDC with new pipes out to the area as they provide to other areas.

There is no good reason to move the Selwyn Hut owners from their homes. They are a small close knit community separated from the majority of other SDC residence and not asking for special treatment only to be allowed to live in peace.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the

Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.

The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.

Point Number

97.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with? Yes
Question: Are there any additional events that you think should be considered? Yes

When the AF8 occurs there will be many people not only in the huts, that will be cut off from emergency services and others within the community.

I believe the Hut owners are well aware of the risks they face living there, and are possibly more aware of risks we all face such as the AF8. It is their choice and responsibility in deciding where they can live. Does SDC have affordable homes available for these people to move into that are free from any and all risks?

Comment: AF8 is a risk for ALL who live in the south island, yet people decide to live here. Why single out the Hut owners for this unfair treatment? **Comment:**

The Hut owners are well aware of the risks living where they do and take responsibility for their own safety. SDC needs to look to protecting people in the places that actually flood like Leeston and surrounding areas.

If the risks become too great they will move without being forced to move.

Does SDC have affordable homes for the people here and elsewhere to move into that is in an area that has no risks?

	Are the people who live in the Huts more free from risk if they become homeless?		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	97.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: The Hut owners should be treated the same as other home owners who are not required to have a bond to return the land to the way it was before they lived there.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	97.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	98	Submitter:	Erika Koderich
Documents:	Submission #98 - Erika Koderic		
Point Number	98.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	98.2	Category	Questionnaire > Licence term options
	With Council not being transparent with the reasoning they want us gone & not stating their plans for the Upper Selwyn Huts, I do not believe there is cause for us to be pushed out. Climate change is no longer an issue as proven to yourselves. Question: Do you have any other feedback on licence terms? Yes Comment: I seek a licence term of 30yrs with the rights of renewal for a further 30yrs subject to environmental triggers.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	98.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Comment: As identified by Council's own Jacob report. Triggers require more scientific investigation. The above		

Staff Recommendation	are to vague & need more specific outcomes. These can be interperated in different ways to the reader.		
	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	98.4	Category	Questionnaire > Bond requirements
	Why would I pay money into an account where it sits incurring interest of a period that is not in my account. So Council will be benifiting from Hut residents?? This does not make sense! Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Why would I want additional costs at a time when our costs are possibly rising significantly. It also has not been required for 130 years ... So no!		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	98.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. I should be treated the same as anyone in the Selwyn district. Question: Do you think the checklist covers the right things? No Comment: It is pretty obvious what Huts have issues if you walk around. These are the only ones that need inspections Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	99	Submitter:	Steve Emery
Documents:	Submission #99 - Steve Emery		
Point Number	99.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts		
	Comment:		
Staff Recommendation			
Point Number	99.2	Category	Questionnaire > Licence term options
	Refer to Claire Lenihan's Legal Opinion 20-6-25		
	Question: Do you have any other feedback on licence terms? Yes		
	Comment:		
	A single fixed term of 30 years with renewal.		
	Council has spent huge amounts of money in consultation & yet continues to push their agenda. Unnecessary as you have NO actual reason.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	99.3	Category	Questionnaire > Environmental events for early licence end

Comments:	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: #3 is more appropriate than the rest. However this would need discussion. Comment: 1. Flooding if the road is not a reason. 2. The road is not damaged because water is on it. It is an assumption to say no access for a day is worth making people homeless Consider how solutions can be talked through.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	99.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Must be an option only. As people may have too many costs currently. Comment: This should be covered by Council.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	99.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: No inspection. Discrimination to enter homes when no one else in the district must do so Question: Do you think the checklist covers the right things? Not sure Comment: Unnecessary all together. Comment: Respect to keep people in their own homes. Comment: External Only if anything		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council		

has a duty of care to uphold modern health and safety practices.

Submitter Number:	100	Submitter:	Helen Emery
Documents:	Submission #100 - Helen Emery		
Point Number	100.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	100.2	Category	Questionnaire > Licence term options
	Refer to Claire Lenihan's Legal Opinion 20-6-25		
	You have been disproved in every possible way.		
	Question: Do you have any other feedback on licence terms? Yes Comment: 30 Years Renewable		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		

Point Number	100.3	Category	Questionnaire > Environmental events for early licence end
Comments:	Question: Are there any of the proposed events you disagree with? Yes Comment: Comment: #1 & #2 are not thorough enough. A road in flood is not terms for dismissal of peoples homes.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	100.4	Category	Questionnaire > Bond requirements
	I don't believe they should be asked to cover this cost. Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Optional Only		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	100.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Only if the owner would like Council to advise on what they might need help with. Optional Only		
	Question: Do you think the checklist covers the right things? Not sure Comment: Shouldn't be allowed in personal dwellings as this is unlawful surely. You can't pick & choose / Discriminating Comment: Advice Only. Support people would have to be a definite		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	101	Submitter:	Patrick Lagrosse
Documents:	Submission #101 - Patrick Lagr		
Point Number	101.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	My elderly sister lives there Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area		
Staff Recommendation	Comment:		
Point Number	101.2	Category	Questionnaire > Licence term options
	This little settlement has been part of our family for over 20 years. My sisters health has suffered because of this. She has always kept her home wonderfully kept & maintained to a high standard. I cannot understand why these residents of the Upper Selwyn Huts have to go. Please be compassionate & make things right for the lovely wee settlement.		
	"No one should be homeless"		
	Question: Do you have any other feedback on licence terms? Yes		
Staff Recommendation	Comment: I do believe that a 30 year renewable term for the residents		
	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		

Point Number	101.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: My sister has never had to evacuate. Comment: The residents should have access to the same warning systems like any other Selwyn rate payer.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	101.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Why is a bond required now after all these years? No other ratepayer in the district has to? Comment: How much is my concern. My sister is on a pension & finds it tough now.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	101.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Only when a complaint has been made Question: Do you think the checklist covers the right things? No Comment: Other properties in the Selwyn District are no subject to this.		

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	102	Submitter:	Maureen Flattery
Documents:	Submission #102 - Maureen Flat		
Point Number	102.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	I know a few hut owners Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	102.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Comment: 30 years with a right to renew Doyleston floods alot and still new homes are being built there. Maybe the council should get rid of Doyleston homes.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions		

to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.

Point Number	102.3	Category	Questionnaire > Environmental events for early licence end

Question: Are there any of the proposed events you disagree with? Yes **Question:** Are there any additional events that you think should be considered? Yes **Comment:** There are plenty of roads that have water on them after big rain events are you shutting them all down?

Treat every rate payer the same. Stop picking on a small comiunity.

No reason to kick these people out. There's already enough Homeless people around

Comment: They need to clean out All the creeks & diches more often. Not after. Leeston & Doyleston have flooded because the drains haven't been cleaned out.

Staff Recommendation	Thank you for taking the time to put in a submission. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.

The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made

Point Number	102.4	Category	Questionnaire > Bond requirements

Question: Are there any situations where you think the bond requirement should not apply? Yes **Question:** Do you have any other feedback or suggestions on the inclusion of a bond? Yes **Comment:** Why should the Hut owners pay to remove their homes. They need to live in them.

	Does Doyleston Home owner have to pay a bond?		
	The Council have aloud new homes to be built over the river from the Selwyn huts. Are they going to Leave their homes or do they have to pay a bond? I have seen Selwyn lake rd under water a few times		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	102.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Treat all rate payers the same		
	Question: Do you think the checklist covers the right things? Not sure Comment: give people the time to do repairs		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	103	Submitter:	Eunice McLintock
Documents:	Submission #103 - Eunice McLin		
Point Number	103.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Family Owned Home Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		

Point Number	103.2	Category	Questionnaire > Licence term options
	This settlement has existed for 130 years, (more than any of you) and has never had any impact on it surroundings or neighbour. Question: Do you have any other feedback on licence terms? Yes Comment: I don't believe you have ever given a fair & fact based reason why the homes have to go.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	103.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: 1&2. If 3 were to happen then that is the time to discuss what should happen Comment: The first 2 things are your responsibility to maintain access and repair damage. The 3rd event is an Act of God, or bad management of rivers, ditches, creeks etc, and would then be the time to discuss the next step.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	103.4	Category	Questionnaire > Bond requirements

Comments:	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: How much for how long, what sort of remediation work? You have already told residents that they must remove their homes at their cost and leave the lot cleared. Do you have photos of what it looked like before habitation? Comment: Do you charge other ratepayers a bond? Why should you have their money in your bank?		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	103.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: SDC only manages this reserve, you do not manage the buildings. You have no right to enter their homes with permission or good cause. Question: Do you think the checklist covers the right things? No Comment: There is no need for any of this submission form, other than the "Serious Harm" from flooding which would be dealt with at the time. None needed if the "Lot" is safe. Comments: No		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	104	Submitter:	Samantha Boyd
Documents:	Submission #104 - Samantha Boy		

Point Number	104.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	104.2	Category	Questionnaire > Licence term options
	Comment: No Limit! Let them stay Where else can they go These are their homes		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	104.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Who else Floods and has to leave. Comment: Keep them informed and help fix things like roads		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	104.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Never. No one else has to		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	104.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Just like other rate payers Comment: All of it. None of these things are needed. Comment: Information and time to fix.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	105	Submitter:	Shane Lloyd-Jones
Documents:	Submission #105 - Shane Lloyd-		
Point Number	105.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			

Point Number	105.2	Category	Questionnaire > Licence term options
	Comment: Let them stay and only leave if things change		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	105.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: We have flooding in Waikuku and don't have to leave		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	105.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Stupid idea. The red zones were cleaned up by Council		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	105.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. No one would check my place unless a complaint. Question: Do you think the checklist covers the right things? Not sure Comment: If illegal, then time to fix		

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Submitter Number:	106	Submitter:	Richard Frost
Documents:	Submission #106 - Richard Fros		
Point Number	106.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: Was a greenpark hut owner		
Point Number	106.2	Category	Questionnaire > Licence term options
Staff Recommendation	Plenty of places flooded in the last big event. Are you making all the flooded areas pack up & move? New homes in doyleston flooded. Question: Do you have any other feedback on licence terms? Yes Comment: 30 years with the right to renew Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	106.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Some roads flood a lot but the council still give out building consents for new homes to be built Treat all the Selwyn rate payers the same These huts have been there longer than most homes around.		

	Council needs to keep up with cleaning ditches, drains & making sure that water has somewhere to go. Not just at the huts. Everywhere around Selwyn		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	106.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Who else pays a bond?		
	Treat all home owners the same.		
	Stop trying to make people homeless.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	106.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Council have let these huts be bought and sold over the years and have been charging rates.		
	Question: Do you think the checklist covers the right things? Not sure Comment: Council needs to change their bad attitude. Work with us rate payers not against		
	Comment: Communication to be positive		
	Help & Time.		
	Some people don't have any money for repairs		
	Remember these huts have stayed up for a hundred years or more		

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	107	Submitter:	Marie Cuff
Documents:	Submission #107 - Marie Cuff		
Point Number	107.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Visitor		
Staff Recommendation			
Point Number	107.2	Category	Questionnaire > Licence term options
	The settlement has been there for 130 years, why does it have to go now? Comment: Why do they need any finite date?		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		

Point Number	107.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes. The first 2 Question: Are there any additional events that you think should be considered? No Comment: Do the same as you do for anyone else in Selwyn Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	107.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Its their money and should be in their bank to pay for removal when needed. Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	107.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Like anyone else. Question: Do you think the checklist covers the right things? No Comment: The term The bond The inspection The cut off road, road damage		

Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	108	Submitter:	Ian McRae
Documents:	Submission #108 - Ian McRae		
Point Number	108.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Visitor Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	108.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No Comment: 30 year term with the Right of Renewal		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	108.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should		

	be considered? No Comment: Follow the policies they already have in place for anywhere else. The only one that makes sense is No 3. The rest happen all over the country and no one moves out.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	108.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: It should not even be considered.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	108.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Treat all ratepayer in the same way Question: Do you think the checklist covers the right things? No Comment: They are all pointless Comment: The same policies they use already		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	109	Submitter:	John Warwood
Documents:	Submission #109 - John Warwood		
Point Number	109.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Rate payer Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	109.2	Category	Questionnaire > Licence term options
	Residents should have rights full stop Question: Do you have any other feedback on licence terms? Yes Comment:		
	30 years with right off renewal.		
	Its the only reasonable course to take being fair.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	109.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should		

	be considered? No Comment: Having lived in the area for 30 years I have had my shares off floods. Stop making people do things that have been the status for a 100 year or so. Comment: Do what's needed for us ratepayers when you need to as you have been elected to do.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	109.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Has not been done on any other ratepayers in the past. Our rates are supposed to cover any costs.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	109.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment: Not relevant		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	110	Submitter:	Karen Ward
Documents:	Submission #110 - Karen Ward		

Point Number	110.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Resident of Selwyn Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	110.2	Category	Questionnaire > Licence term options
	This has all been so underhand where is the peoples democratic rights Question: Do you have any other feedback on licence terms? Yes Comment:		
	30 yrs with right of renewal		
	it is the only fair outcome.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	110.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: happens & is still happening over the country they are not going through all this b.s. Comment: Should be done in an open forum enough of what has bee happening		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	110.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: haven't heard of any where else or anyone else that has had to do this		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	110.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment: Not relevant		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	111	Submitter:	Karym Wanhalla
Documents:	Submission #111 - Karym Wanhal		
Point Number	111.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	111.2	Category	Questionnaire > Licence term options

Staff Recommendation	Question: Do you have any other feedback on licence terms? No Comment: Theres no reason to have to leave Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	111.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: lots of people have flooding. Comment: help them		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	111.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: no bond		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	111.5	Category	Questionnaire > Building condition inspection programme

Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. just like other ratepayers Comment: plenty of time The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	112	Submitter:	Cassandra Lloyd-Jones
Documents:	Submission #112 - Cassandra LI		
Point Number	112.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Point Number	112.2	Category	Questionnaire > Licence term options
Staff Recommendation	Comment: What are your reasons?		
	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably,		

transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	112.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes. Comment: All. Question: Are there any additional events that you think should be considered? No Comment: a flood would be the only reason.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	112.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: the money should stay in their bank.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	112.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: written discussion & time to repair		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	113	Submitter:	Marissa Wanhalla
Documents:	Submission #113 - Marissa Wanhalla		
Point Number	113.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	113.2	Category	Questionnaire > Licence term options
	Comment: These are their homes. Let them stay or buy them out.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	113.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: All but no 3		
	Question: Are there any additional events that you think should be considered? No Comment: how to help them stay in their homes		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		

Point Number	113.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: they shouldn't have to pay any money		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	113.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: all except the complaint one Comment: plenty with respect and suggestions on how to fix		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	114	Submitter:	David Shane Wanhalla
Documents:	Submission #114 - David Shane		
Point Number	114.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Friends Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			

Point Number	114.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No Comment: No need for a time limit.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	114.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: 1&2. Question: Are there any additional events that you think should be considered? No Comment: help, support, assist		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	114.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Hasn't been required for 130 years. Why now? I don't know anyone else that has to pay a bond on their property		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	114.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised like any other home owner Question: Do you think the checklist covers the right things? No Comment: all of it Comment: everything possible respectfully and with time to repair		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	115	Submitter:	Lorraine McRae
Documents:	Submission #115 - Lorraine McR		
Point Number	115.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	I have stayed many times Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	115.2	Category	Questionnaire > Licence term options
	Comment: Don't see a need for a time limit.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the		

Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	115.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: We have been flooded in Leeston but have none of these conditions Comment: Only a serious flood would be a reason and same as any other council would do. Help them, not use it to kick them out.		
	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	115.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: It should never apply. I don't know any one that has to pay a bond on their home.		
	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	115.5	Category	Questionnaire > Building condition inspection programme
Question: How often do you think building inspections should occur? Other. Comment: Same rules as everyone else			

Staff Recommendation	Question: Do you think the checklist covers the right things? Not sure Comment: Council has a process for this I'm sure. Use it. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number: Documents:	116 Submission #116 - Denise Carli	Submitter: Denise Carlisle
Point Number Staff Recommendation	116.1 My daughter & sister used to live there Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:	Category Questionnaire > Connection to Upper Selwyn Huts
Point Number	116.2 Question: Do you have any other feedback on licence terms? Yes Comment: I believe the residents should be able to stay in their home for 30 years with right of renewal Homeowners need security. The councillors elected by the folk in the region should take this opportunity to do the right thing. I spent many holidays out there with my daughter and grandchildren, creating so many precious memories, and they were always safe. My sisters health has suffered due to the uncertainty, has had to come to city for a break from the situation.	Category Questionnaire > Licence term options

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	116.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: This settlement has never flooded, nor has the Selwyn river breached its banks by the huts Comment: We would expect Selwyn huts folks to have access to the same warning systems provided to any other SDC rate payer		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	116.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: What if the bond paid is more than the remediation. A bond has never been required. Why now? I'm not aware of any other public or private building on lease hold land in NZ are required to pay such a bond?		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These		

	concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	116.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: If there is a serious issue or complaint raised. * No Appendix & Checklist on this form? Question: Do you think the checklist covers the right things? No Comment: Other properties within the SDC do not have to be subject to such inspections. individual circumstances can be different. Sickness, absence to the property I think care & assistance may be required. leniency in cases may be necessary.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	117	Submitter:	Allan Flynn
Documents:	Submission #117 - Allan Flynn		
Point Number	117.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	My friend resides there Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:
Point Number Staff Recommendation	117.2 Category Questionnaire > Licence term options The council's role is to protect & preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Question: Do you have any other feedback on licence terms? Yes Comment: Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers. (specific triggers to be agreed.) Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.
Point Number Staff Recommendation	117.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: The settlement has never flooded nor has it breached its bank to the USH. Comment: As identified by the Council's own Jacob's report, environmental triggers require more scientific investigation. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.
Point Number	117.4 Category Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: How much would this bond be? Over what period & what does this cover> The residents have payed rates for years. So Why? Hasn't been required for 130 years. Why now Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is also acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	117.5
	Category Questionnaire > Building condition inspection programme
Staff Recommendation	Unless a complaint has been made, they should be treated the same as the rest of the district. This should NOT be a reason to terminate a licence. No one should be made homeless, given the current housing shortage. The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	118	Submitter: Shane Curragh
Documents:	Submission #118 - Shane Curragh	

Point Number	118.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	118.2	Category	Questionnaire > Licence term options
	These are their homes. They shouldn't have to go.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	118.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: 1+2 Question: Are there any additional events that you think should be considered? No		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	118.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any		

Staff Recommendation	other feedback or suggestions on the inclusion of a bond? No Comment: Council acknowledges there are no comments		
	Point Number	118.5	Category Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No		
	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	119	Submitter:	Ken Perry
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan		
Point Number	119.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	119.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes It says in the Reserves Act that a Licence can be renewed so why are you saying it can't be? Comment: There was no option to leave a box unchecked - my preferred term for my Licence is 30 years with the ability to renew subject to triggers as our Barrister has suggested. This is my home and you should not be talking about		

Staff Recommendation	making me and everyone else homeless. You haven't told us the reason for this - you have said different reasons since you started trying to get rid of us - the reasons keep changing. Why do you want us gone? Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.
Point Number	119.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Talk with the community and make sure you treat us the same as you would another community Comment: You paid experts to look at this and they said that we have no bigger risk of flooding than anywhere else in the district. They also said that more work needs to be done on the triggers. Why do you pay these experts and then not listen to them? I see whenever there is heavy rain a risk of the river carrying a lot of water, the Mayor seems to mention the Selwyn Huts quite early on before the Council knows for sure if there is going to be a problem for us. In the last heavy rain situation, he was saying we were evacuating in the morning when the river was low - in fact there was no need for us to go but it seems he wants to paint a negative picture to support the Council trying to remove us. Comment: Civil Defence let us know if the flooding will be serious and we leave so how does it matter if the road is cut off? If Civil Defence didn't tell us and we were cut off, we have people here with four-wheel drives and neighbours with tractors who could get someone out if there was an emergency for that person. If the road was badly damaged we do not believe the SDC wouldn't fix it. The road is access to the Lake, the Lower Huts, the Ngai

Staff Recommendation	Tahu farmhouse, the Selwyn Huts and there are a number of farms nearby - all of these people would need to be able to use the road. A serious flood causing harm - that would be up for discussion if that happened. You do not evict others who have been flooded. The houses opposite us have been flooded, houses around Coes Ford have been flooded and also in Doyleston - they are allowed to continue living in those areas. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	119.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Don't include a bind Comment: In all the time we have been here you have never wanted us to pay this before. Why now? Staff Recommendation Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	119.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised You may be like a landlord of our sections but we own our own homes. You

Staff Recommendation	probably have the right to check the land but as far as I can find out, you can't inspect a privately owned home unless a complaint has been made about it. Question: Do you think the checklist covers the right things? No If their was a problem with the section then clear communication about what was wrong and a reasonable amount of time to fix it. only inspect the land and as i already said - allow reasonable time to fix a problem Comment: No inspection of the houses either external or internal without cause. Comment: The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council also acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	120	Submitter:	Paul Lindsay
Documents:	Future Deed of Licence for Upp		
Point Number	120.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I live in Selwyn and see the Selwyn Huts and the owners/tenants as an established long term part of our community. They are not hurting anyone except a Selwyn District Council agenda from what I can see. Comment:		
Point Number	120.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes Where is the fourth option that allows them to go past 30 years on 30 year review periods? Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options		

beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

Point Number

120.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with? Yes **Question:** Are there any additional events that you think should be considered? Yes Treat them as rate paying members of the Selwyn community, employers of you the council and treat them no different to any other ratepayer. **Comment:**

1. Flooding effects being constrained to two events is confrontational. Selwyn huts pay rates and therefore deserve the same treatments as Selwyn councillors.

2. Road closures are a natural event and if it was a councillors street in say Bangor Road, Darfield, would the councillor not demand the road be reinstated as a ratepayer? Anything else would be regarded as discriminatory. Selwyn huts pay rates and therefore deserve the same treatments as Selwyn councillors.

3. Is just absolute cop out and shows how morally corrupt SDC is when using this as an excuse to evict.

Comment: All of the above as all above are restrictive, subjective and can be abused by the Selwyn District Council to meet their own agenda. If you can apply this to one small Selwyn Community, then your moral compass would suggest you could try other small communities like Kirwee.

Staff Recommendation

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.

Point Number

120.4

Category

Questionnaire > Bond
requirements

	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The bond should be paid into an independent trust or tribunal that cannot be influenced by SDC, much like the Tenancy Tribunal. Guidelines should be established by both parties, for the bond that both parties have to adhere too. Preparation of the documents should be paid for by the Council since they are pushing for this provision. This sets out the operating framework for both licensor and licensee.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	120.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Initial notification of non compliances and a declaration from the SDC advising the owner that they have say 90 days to consult with an independent engineer or registered builder to confirm or provide a pathway for objection to an impartial body. After dealing with SDC I wouldn't trust them. Refer above.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	121	Submitter:	Colin McCulloch
Documents:	Future Deed of Licence for Upp		
Point Number	121.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		

Staff Recommendation	
Point Number	121.2 Category Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes
	The inspections on the huts should not be onerous. Stormwater drainage, sewerage connections, and issues pertaining to the land should be the focus. Failure to issue a license due to some technicalities that would not raise concerns in freehold properties is simply a form of discrimination.
	Comment:
	I am 69 years old and on a pension. My hut is my home and only asset. If we are granted a lease of thirty years, that would be sufficient for the rest of my lifetime. If on the other hand, the lease is shorter, a significant number of people are going to be made homeless at a time of their lives when they cannot afford to buy or rent anywhere else. This is not only unjust, but makes no economic sense. A government agency will have to pick up the pieces, thereby costing the taxpayer.
	This settlement has been in existence for over a hundred years. To close it down without decent notice and without regard for the Welfare of the residents is to act in a manner completely at odds with the purpose of a council, whose primary purpose is to serve its constituents.
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made.
	The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.

Point Number	121.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Alternative solutions to eviction. Comment: It would be far cheaper for the council, instead of spending hundreds of thousands on this issue, to reinforce the stop bank. If the lifestyles of some huts residents cause the council concern, perhaps collaboration with social welfare agencies would help. To give one concrete example, if there are issues with unwarranted vehicles and unlicensed drivers, a bus service would make a huge difference. Comment: I see no reason why two road closures in a 12 month period should mandate 100 families be removed from their homes. This is draconian, excessive, and obviously slanted to allow the council to remove the settlement. When the stop bank overflows, the water runs a few inches deep over the road and drains into the lake behind the huts. It clears in a day or two. This is no excuse to close a community.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	121.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I don't think the bond should be required at all. To introduce a bond now is like rewriting a contract after it has been signed. I would not have purchased my property had I known this was a likelihood. The council is the body forcing people out. I do not see why the evicted should have to pay for the privilege of losing their homes.		
Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	121.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised People will look after their homes if they are allowed to. Excessive government interference and regulation makes owners too terrified to do the repairs necessary. Question: Do you think the checklist covers the right things? No Consultation and assistance, not draconian rules. Gently Comment: Restrict the checklist to the land and the drainage. Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.		

Submitter Number:	122	Submitter:	Cynthia King
Documents:	Future Deed of Licence for Upp		
Point Number	122.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I live in the broader area and know residents of Selwyn Huts. Comment:		
Staff Recommendation			
Point Number	122.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes The term should not be fixed. Perhaps 100 years then rolled over and renewed would be a more suitable option. I wonder why the option of long term with renewal was not offered? This is a historical settlement so should preserved, not be demolished.		

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	122.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Treat the Selwyn Huts the same way that other communities are treated without prejudice. ie offer assistance, continue to repair and maintain services Comment: Yes, the "trauma event" being inflicted on residents by the Selwyn District Council by its prolonged action to remove Selwyn Hut residents by underhanded means. The council has kept changing the "goal posts" for the residents. First it was threat to evict the residents due to an inadequate sewerage system which was subsequently satisfactorily upgraded, then it was the future danger of rising sea-levels according to the current RCP 8.5 factor which has been disproven by consultants and shown to be a non-issue. Now the SDC puts out a rigged submission document so that is can be seen to be checking all the right boxes for "community consultation". Also, I think it reprehensible that the SDC is weaponising the "Press", namely the Selwyn Times to promote propaganda against the Selwyn Huts residents. Comment: 1. This is a ridiculous condition, as there are many roads in Selwyn that regularly get cut off by flood waters for more than 24 hours. Residents who live in houses along those roads are not in danger of having their homes removed from them. How absurd to make that a condition.		

Staff Recommendation	2. Roads should be maintained to a reasonable condition so as to withstand short term periods being awash. 3. This is highly unlikely given that residents actively monitor water levels, (we aren't talking tsunamis here.) Residents have plenty of time to plan and evacuate if necessary. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.
Point Number	122.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The council is the administrator not the lessor. I think it is overstepping its mandate here. Comment: As the property could be in place for a hundred years or more, seems an odd idea. Actually, seems like another revenue spinner to me. Staff Recommendation It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	122.5 Category Questionnaire > Building condition inspection programme Never, only in the case where multiple complaints have been received, as in the case of hoarding perhaps. Not required otherwise. I have never required a WOF on my house. Why is it a condition for these house owners? Question: Do you think the checklist covers the right things? No Not applicable, Inspections are a violation of the residents rights. No, the council is not the lessor of the properties and therefore have no right to conduct inspections. Comment: Not necessary. I don't know of anyone in any other

Staff Recommendation	district who have their privacy violated by having house inspections, photographs kept on file of their houses and gardens. It isn't right. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	123	Submitter: Ross Thomson
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan	
Point Number	123.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I am a 3rd generation of hut owners, Both of my parents are license holders at the Upper Selwyn huts each with separate properties previously owned by their parents one located on Billens Avenue and one located on Spackman Avenue the latter my mothers current home, this is her everything her piece of paradise. Both my sister and myself stand to inherit these properties and wish to continue the legacy for our family's and the next generations. I spent my childhood growing up at the huts playing with friend's riding bikes fishing and game bird hunting in line with the reason the huts were developed. we made friend's knew family's and supported each other, many of the connections forged back then are still strong to this day. I still spend as much time there as possible with family and friend's sharing the place that we call home, as my parents age it has been my desire that these properties will remain in the family for future

Staff Recommendation	generations to enjoy, I myself had visions of retiring at the Upper Selwyn huts when my time came. a place of peace, calm and fond memories. Comment:
Point Number	123.2 Category Questionnaire > Licence term options Question: Do you have any other feedback on licence terms? Yes The Selwyn District Council has not given any valid reason that justifies a non-renewable license, in turn I find none of the above options acceptable. All independent evidence and reports, including Jacobs Consultancy, have not supported a non-renewable licence. We seek a licence term of 30 years with the rights of renewal for further terms of 30 years. As the Council issue License's under the ROLD Act and there is no time limit in this Act. The Reserves Act provides for leases and licence's to be issued for terms of up to 33 years with or without a right of renewal The council have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognizing the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future. at a time where people need stability and a place to call home in the face of rising costs and limited property availability why would you not give them the peace of mind that they have somewhere safe to exist.

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	123.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No I do not foresee any of these issues happening to a level the council are assuming, the council has a duty of care to repair infrastructure and keeping community's safe and accessible. As per the Selwyn District Councils' own remit, their priority is the safety and wellbeing of the community. Therefore, the council would be required to find permanent, suitable accommodation for the entire community should they become displaced due to the area becoming unsafe to live in or too expensive to maintain The Hurunui District Council have been proactive in this area, securing land for at risk residents to have access to if the time comes and they need to relocate due to environmental reasons they have a place available and the opportunity to invest in a future supported by their council. If there was a significant event requiring the community to relocate, a community led decision on anything that affects us, including collaboration with and		

empowerment of our community, as we did for 116 years pre 2011 before the Council took over from the Committee.

Comment:

The above triggers are to me, unsuitable, suggesting that the USH settlement is frequently affected by floodwaters.

This has **NEVER** happened in my 44 years of belonging to the community. even in my father's **73** years at the USH. I have seen many "flood" events and the huts remain unaffected

1, We do not consider access being cut off for 24 hours a valid reason to warrant retreat.

We would like to be treated the same as if access to any other area of Selwyn is cut off.

2, USH are not the only users of Days Road. This road should be maintained as the main access to the lake. Users include but not limited to Search and rescue, USH, LSH, the farmhouse, DOC, ECAN and users of the boat ramp to the lake. Destruction of this road is not a reason for USH to be permanently retreated.

The Council has a responsibility of maintaining this road and this should not affect USH's license to occupy.

I reference the following also

Jacob's report 7/3/25 concluded:

- i. "a triggers-based approach is not recommended at this stage."
- ii. "The risk to USH from flooding is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years."
- iii. "The available climate change and flooding information does not seem to support the need to retreat in the next 15-30 years".
- iv. "Environment triggers and thresholds require more scientific investigation and clear explanation and rationale for the community".

Comment:

Any additional event will be unknown at this stage as there may be discussions or agreements between party's/people outside the knowledge of the USH community.

Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	123.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Where possible homes may be relocated, reducing the burden on the owners and the council of demolition. this should be an option for those with property's that are on pile type foundations.		
Staff Recommendation	It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	123.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other Comment: upon signing the 30 year renewable lease My mother's home was issued a Code Compliance Certificate 5/02/13. No other building work has taken place since this date. There are rental properties within our USH community with tenants who are renting substandard properties, The properties do not meet healthy homes standards as required by law I believe this needs to be addressed. Unfortunately to the detriment of our USH community, several property speculators have found our settlement, buying and renting out multiple substandard properties. Building inspections should be carried out to give the Selwyn District Council a baseline of the condition of our home.		

Staff Recommendation	With this baseline the Selwyn District Council will be able to move forward with supporting owners to bring their homes and properties up to a healthy home's standard.
	This needs to be done through the lens of helping and enabling the people of our community rather than a means to terminate anyone's right to stay in their dwelling.
	Question: Do you think the checklist covers the right things? Not sure
	This is Entirely dependent on what issues were identified. USH residents should expect transparency, honest and full support to attend to or rectify any issues. And make properties healthy safe and fit for habitation.
	Work with owners and allow time where possible to rectify and or make good the changes as required. The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making. Council also acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	124	Submitter:	Tracey MacLeod
Documents:	Future Deed of Licence for Upp		
Point Number	124.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Resident interested in fairness & balance		
Staff Recommendation			

Point Number	124.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: First, I want to acknowledge the stress this must be putting on those living permanently at the Huts. Second, it is still not clear to me what is the underlying issue here? The Aqualink report suggests inundation is unlikely before 2080? Other areas of Selwyn have flooded in recent rain events, blocking road access, damaging roads and flooding homes. Not Upper Selwyn Huts. In fairness, if flood events are driving this, are SDC looking to rid itself of the cost/responsibility because they can under the Licence framework, where they cannot move the homes from more flood prone parts of our region? I have yet to read a compelling rebuttal of the USH legal advice on the newly appearing term 'finite' It's difficult to have a view on length of Licence when full costings of Selwyn-wide impact have not been undertaken - at first glance this appears the wrong way round. SDC has had a lot of time to prepare costings. The recent Council meeting on this issue and the whooly responses on costings, do not fill me with confidence. Leaving aside inundation, which cannot be driving this decision (Aqualinc) and costs not calculated yet - what is driving this decision? I've heard Licence + Rates + Bond calculations ranging from \$3000 to 7000 per year. I am of the view that Licence holders and immediate family only, should be Licence holders with no right to sublet or rent out the huts. I cannot help but finish by noting that Developers in Selwyn appear to get better treatment from our Council than ratepayers, including USH people		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		

The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number

124.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with? Yes **Question:** Are there any additional events that you think should be considered? No I would expect well before one of these events occurred, a full costing of these eventualities would already be modelled? **Comment:**

Again, no costing is available to measure these event impacts against. So 'too expensive to maintain' is vague at best. Compared to other parts of Selwyn where roads or bridges have been impacted, how often have any of these events happened at USH?

The Aqualinc modelling suggests USH will not be the only areas in trouble by 2080?

Comment:**Staff
Recommendation**

It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.

Point Number

124.4

Category

Questionnaire > Bond
requirements

Question: Are there any situations where you think the bond requirement should not apply? No **Question:** Do you have any

	other feedback or suggestions on the inclusion of a bond? No Comment: As long as the bond is VERY clear from the outset about what exact land condition the Council is referring to and it is reasonable. Do you mean the cost of dismantly all structures on the land?		
Staff Recommendation	It is acknowledged your submission provides constructive suggestions. These ideas will be considered as part of the decision-making process.		
Point Number	124.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised I am aware of a number of properties in Selwyn, on land area of over 1000m2 , where at construction a connected (to main house or garaging) area was plumbed and wired for a kitchen but did not install to evade the development contribution required by the Council. Following issuance of CCC a kitchen was added. Few of these properties, to my knowledge, are revisited by SDC inspectors. Properties without pools or specified items requiring inspection get inspected so why would these properties? Whatever you apply to USH must be equally applied and implemented across all properties in Selwyn and that sounds very expensive. Question: Do you think the checklist covers the right things? Not sure The same level and depth of communication any home iwner in SDC receives if there is a transgression. Advance notice, reasonable chance to rectify and that whichever person at SDC they speak to, and when, supplies them with consisten and accurate advice. Comment: Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	125	Submitter: Leslie McAuley

Documents:		<u>Future Deed of Licence for Upp</u>	
Point Number	125.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Selwyn ratepayer Comment:			
Staff Recommendation			
Point Number	125.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes * 30 year licence with rights of renewal for further terms of 30 years conditional on triggers is a fair term given the lack of reasons justifying a non-renewable licence. * No reason given that justifies a non-renewable licence. * Council commissioned reports do not support the next licence being non-renewable. * Before a non-renewable term is agreed community need to be given evidence of risk and the opportunity to mitigate that risk. * A decision for a non-renewable licence should be community led not forced upon the community. *administering a local purpose reserve comes with obligations which the council isn't meeting			
Staff Recommendation			
Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.			
Point Number	125.3	Category	Questionnaire > Environmental events for early licence end

	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Upper Selwyn Huts wants to be treated like everyone else in the district. * Upper Selwyn Huts should be given the chance to mitigate any proven risks before trigger points are decided * examples 1 & 2 are not appropriate to make someone homeless and they are vague. * being cut off for 24 is not an issue and the road should be maintained regardless as there are many users of this road other than Upper Selwyn Huts. It is an access to the lake. Comment: # Significant heritage values that should be protected # current affordable housing shortage # Upper Selwyn Huts is unique and should be recognised as an asset # you don't understand why the Council is forcing this decision # without a justifiable reason for non-renewable the community and their supporters will continue to challenge the Council wasting time and money on both sides. # Council should be finding ways to help the settlement and community stay. Comment: Upper Selwyn Huts has not been flooded in 130 years		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	125.4	Category	Questionnaire > Bond requirements
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The bond has not been needed before and with no justifiable reason for a non-renewable licence a bond is not needed now		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	125.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Selwyn Hut owners should be treated like any other ratepayer in the region. This is these people's homes and memories. Why is this even happening?		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	126	Submitter:	Grant and Jillian Bonniface
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan; 2021 photo immediately above t		
Point Number	126.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Our family has been associated with the Huts for around 100 years having started with our Grandparents and relations in the 1920's, with a hut built in the 1940's and a current hut purchased by our parents in 1958. On the farming side of our family, we also directly owned the farm ("Riversmere") on both sides of Days Road immediately adjacent to the huts including the riverbed and lake flat for over 100 years. Our family has been involved in the community for a very long period including serving on the Springston South Domain Board and Hut Owners Association.		
Staff Recommendation			

Point Number	126.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes We have not selected a licence term. We believe the lease should have a long term (30 years) and rights of renewal. Explanation The USH is a community on the Selwyn River away from the shores of Te Waihora Lake Ellesmere that has for over 120 years evolved to the community that exists today which is a combination of recreational users and permanent residents. This mix has changed over time as rules for occupation have changed under various entities vested with looking after the community but the heart of the community has not changed. Prior to the SDC, governing bodies including the Springston South Domain Board and the Selwyn Hut Owners Association who were there to manage the activities of the Reserve for the betterment of the Hut Owners with a contemplation of the USH continuing in existence in perpetuity for the benefit of the hut owners, preserving the community. These organisations never contemplated any finite term and in my view it is the Council's responsibility and obligation both morally and under a duty of care, and under law to support the long term existence of the huts as a "Hut Settlement" ensuring its continued use, enjoyment and preservation. Council have installed a sewerage system which has a long life resolving waste water issues. In reading the opinion by Clare Lenihan dated 20 June 2025, there appears to be no reason why licenses cannot be granted for a period of 30 years with ongoing rights of renewal subject perhaps to environmental considerations where the Huts become uninhabitable. These would need to be well thought out and understood. It is also noted that SDC have received advice from the Jacobs Report and Aqualinc that there is no pressing risk to the hut settlement from climate change related issues in the next 30 or so years. The increase in risk is slow over the next 50 years and is by no means certain and no greater than other parts of the District. Ultimately, Council needs to be working for this community to meet its obligations as to "how we can ensure the Huts existence for the long term, not why we can't", the same obligation as Council has across other communities and residents of its District.		

Staff Recommendation	To conclude: Residents seek a licence term of 30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed).		
	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	126.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes We are not experts in this area and should not expected to propose environmental events that would create some form of retreat. All events are different and need a sensitive well considered approach. Comment:		
	These triggers highlighted are somewhat spurious and are not appropriate and look like they have been created to give reasons for early termination.		
	1. Flooding that cuts of access twice in a year is not that big an issue and is managed by resident self-evacuation. It must be noted that over the last few years events, and in fact across its history, floods have occurred that have flooded the road through bank overtopping in the low part of the bank above the Huts but this has only prevented access for a brief time (a few days) with water disbursing relatively quickly through to the Lake allowing access to the huts. In 2021 access was achieved by Army 4 wheel drive vehicles. 2. It is very unlikely that the road would be damaged so that there is no prolonged lack of access and occupation. The road has been there for well over 120 years and while water level has prevented access in the short term, the road has not been impassible due to <u>water flow damage to the road itself</u> in that time. Even in 1951, extensive flooding occurred across the Canterbury region and in the area did not make the farms or huts inaccessible for an extended period or cause damage to the road or the huts. Flood waters with		

	sufficient velocity to damage the road would likely cause far more significant damage upstream in other parts of the district ie Dunsandel, SH1 Road and Rail bridges, and would have overtopped the bank up river to south of the Selwyn River flowing towards the lake. See attached photo showing Days Rd shortly after a flood event in 2021. Water disbursed and access was regained. 3. In relation to earthquakes, the Hut community has been through earthquakes Greendale 2010, Christchurch 2011 that did not block the road, nor cause issues that are different from an earthquake anywhere else in the Selwyn District. In fact Darfeild is probably at much higher risk. People are resilient and manage through the events that are highlighted in this question and these are the same for all the communities that exist within the Selwyn District and beyond.		
Staff Recommendation	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	126.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: We can't see that a bond is appropriate. There has not been one in place in the Huts' existence and under a renewable licence is not required. Unclear as to what a bond might achieve and what level is meaningful \$1000, \$1000, ?. Any bond assuming that the hut owners have sufficient funds at this juncture would need to be held in trust for the specific hut owner and be invested for the benefit of the hut owner. This would need to be appropriately administered including annual interest payments and resident withholding tax payments. Issues such of refunds on sale would need to be dealt with and how they might be keep would need independent clarity. It may be appropriate that a reinstatement provision that obligates the hut owners to reinstate is included within the licence which is agreed to by the hut owner but this needs to be clearly defined and worked through.		

Staff Recommendation	Bonds are likely a financial burden to Hut owners given the nature of the residents and their financial position. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is also acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	126.5	Category	Questionnaire > Building condition inspection programme
	Question: Do you think the checklist covers the right things? No Comment: Hut owners would like to be treated as any other resident in the Selwyn District. Is the Council going to inspect all houses over 80 years old in the district for some form of compliance based on the Assessment schedule? These are homes that derive their heritage from recreational Huts constructed over a very long period of time in different ways. The current owners use them on the basis of how they have been constructed and accept them and maintain them and inhabit them on that basis. We are happy to have a once only external inspection to establish general condition and location features (although lot boundaries will be difficult to establish in a lot of cases. We seriously question the ability of Council inspectors to provide appropriate assessments in a way that is other than rules and definition based and assumes the lowest degrees of risk to Council. There is no stormwater system in the Huts so all stormwater is discharged to ground. Underfloor ventilation is how it is and cannot be changed so should not be considered. Agree that Huts should be kept in a tidy condition and be maintained in such condition. ie rubbish, unkept lawns and shrubbery, visible inoperative cars or trailers etc.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition		

inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.

Council also acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	127	Submitter:	Maria Carter
Documents:	Future Deed of Licence for Upp		
Point Number	127.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area		
	Comment:		
Point Number	127.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No		
	Comment:		
Point Number	127.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation		Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Comment: Council acknowledges there are no comments	
Point Number	127.4	Category	Questionnaire > Bond requirements
Staff Recommendation		Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Council acknowledges there are no comments	
Point Number	127.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation		Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No replacement and interim accommodation The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.	

Submitter Number:	128	Submitter:	Susan Rogers for Selwyn Hut Owners' Association Inc
Organisation:	Selwyn Hut Owners' Association Inc		
Documents:	Future Deed of Licence for Upp; 20250720 - Selwyn Huts Owners'; 20250620 - Barrister Opinion -		
Point Number	128.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Comment: The Selwyn Huts Owners' Association represents 94% of the homeowners of the Upper Selwyn Huts		
	Point Number	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes Other: Residents seek a Licence term of 30 years with rights of renewal for further terms of 30 years, subject to environmental triggers (specific triggers to be agreed). Our preferred option is based on our Barrister's legal opinion 20 June 2025 (attached) which states the Council is not bound by a non-renewable Licence, that the Council needs to consider their obligations as administrator of a local purpose reserve for the purpose of hut settlement, which includes the community, as well as its specific historic values. The Council is failing to meet their obligations as the administrator of this local purpose reserve and in addition there is clear and extensive evidence they have actively sought ways to end the settlement's occupancy since at least 2017. The Council has not given any reason to justify a non-renewable Licence and is ignoring all the reasons for the next Licence to be renewable. <i>Why can't we have a renewable Licence?</i> <i>Please note - the Selwyn Huts Owners' Association Inc represents 94% of the homeowners of Upper Selwyn Huts.</i> The following will expand on the above summary under the following headings: 1. The Council is not bound by any Non-Renewable Term 2. The Council's Obligations as Administrator of a Local Purpose Reserve for the Purpose of Hut Settlement 3. How The Council Are Not Meeting Their Legal Obligations 4. There Are No Reasons Justifying a Non-Renewable Licence 5. Other Reasons the Next Licence Should be Renewable			

1. **The Council is not bound by any Non-Renewable Term**

Barrister Clare Lenihan's Opinion 20 June 2025 (attached):

"54 (i) Council is not bound by any finite Licence term under the ROLD Act or the Reserves Act;

54 (ii) The Reserves Act indicates a Licence for more than one term of 33 years can be granted, with no specific end date;

54 (iii) Council is not bound by its 2019 Resolution to only consider a finite term"

Why is the Council's legal team advising Councillors that the next Licence must be non-renewable?

2. **The Council's Obligations as Administrator of a Local Purpose Reserve for the Purpose of Hut Settlement**

Barrister Clare Lenihan's Opinion 20 June 2025 (attached):

"48. The Minister of Conservation appoints a local authority to control and manage a reserve "for better carrying out the purpose of any reserve", **for the particular purpose for which it was classified.**

49. The functions of administering bodies include to **ensure the use, enjoyment, development, maintenance, protection and preservation as the case may require, of the reserve for the purpose for which it is classified.**"

"51. Summary: Given the purpose of the reserve is a "hut settlement", and given the Council must ensure use and enjoyment of the reserve for the purpose for which it has been classified, in the absence of justifiable reasons to grant a shorter or finite term, the Council should grant a Licence for a term consistent with the continued existence of the hut settlement."

"44. Section 23(2) of the Reserves Act provides that having regard to the specific local purpose for which the reserve is classified, each reserve shall be managed so that where there are...**historic features present, those features shall be managed and protected to the extent compatible with the primary purpose of the reserve.**"

“54 (vii) Council must consider the dual purposes of the LGA 2002 and recognise the diversity of the Upper Selwyn Huts community and **promote the social, economic and cultural well-being of that community both now and for the future**

54 (viii) Given the reserve purpose is “hut settlement”, and in accordance with the broader purposes of the Local Government Act 2002, **in the absence of justifiable reasons to grant a shorter or finite term, Council should grant a Licence for a term consistent with the continued existence of the hut settlement”**

M.P. Andy Foster (ex Wellington Mayor) Email to Sam Broughton; Sharon Mason & Tim Harris 5/3/25:
“This community is not wealthy, and some of its members are vulnerable in their circumstances. **Councils have a duty of care under the Local Government Act”**.

Selwyn District Council – USH Councillors Workshop Notes
Publicly Excluded 5/3/25:

Guiding Principles and Assumptions
“Ensuring that no one is made homeless”

Public Consultation and Decision Making in Local Government: Application of Administrative Law
(oag.parliament.nz):

“Procedural fairness requires...the interested parties must receive a **“fair hearing”**

“Predetermination. A decision in the consultative process could be challenged if a decision maker has predetermined the question on which comment was sought”

3. **How The Council Are Not Meeting Their Legal Obligations**

As per above, the Minister of Conservation appoints a local authority to control and manage a reserve “for better carrying out the purpose of any reserve”, **for the particular purpose for which it was classified**, and the functions of administering bodies include to **ensure the use, enjoyment, development, maintenance, protection and preservation**

as the case may require, of the reserve for the purpose for which it is classified.

There is clear evidence from 2017 that Selwyn District Council has not only failed to meet these obligations but has actively sought multiple ways and reasons to terminate the occupancy of the Upper Selwyn Huts from this Local Purpose Reserve as follows:

- **2017 SDC fails to ensure the use and enjoyment of, and to protect and preserve the classified purpose of the reserve** by seeking a legal opinion on ability to end USH occupancy.

Buddle Findlay legal opinion to SDC:

“You have asked for our views on the following matters:

(a) The feasibility of refusing to renew the Licences”...

- **2019, 8 May Council Meeting – SDC fails to ensure the use and enjoyment of, and to protect and preserve the classified purpose of the reserve** by passing a resolution to make future Licences short term and ultimately finite:
 - 2018 Council Commissioned report “Upper Selwyn Huts Community Strategy Development Draft Working Proposal” by Development Matters recommends:
 - “for the Council to give certainty and transparency for Licence holders, the council will grant a Licence for a five-year period from 30 June 2020 and five subsequent renewals of five-year periods. The subsequent renewals will be determined by both the life of the wastewater consent and the ongoing impact of climate change”.
 - Councillors ignore these recommendations and under the **low significance** classification (and therefore no formal community consultation) and **publicly excluded meeting**, Council pass the resolution that hut **Licences and subsequent renewals are short term and ultimately for a finite period.**

- **2019 SDC fails to recognise and protect the historic significance** of the USH by blocking the USH Heritage List Application:
 - 4 March 2019 Heritage New Zealand Pouhere Taonga (HNZPT) receives Upper Selwyn Huts application for entry on the New Zealand Heritage List/Rarangi Korero Historic Places and Historic Areas.
 - 7 March 2019 SDC receives legal opinion from Buddle Findlay which states:
 - “we would not find it particularly surprising if there was expert support of there being heritage values of some kind in at least some of the Huts, or the area as a whole, given it’s history. Notably the Huts were apparently established in 1895, which in itself could potentially mean they have relevance as an “archaeological site” for the purposes of the Act (ie being associated with human activity before 1900).”
 - “If part or all of the Huts were to be entered on the Statutory List as a historic area, the most notable consequence would be that HNZPT could then “make recommendations to [the Council] as to the appropriate measures that [the Council] should take to assist in the conservation and protection of the historic area”, to which the Council must “have particular regard”.
 - 8 May 2019 SDC under the low significance classification (and therefore no formal community consultation) and publicly excluded meeting, pass the resolution that hut Licences and subsequent renewals are short term and ultimately for a finite period.
 - 12 June 2019 SDC writes to HNZPT informing them of the 8 May 2019 Council Resolution that “hut Licences and subsequent renewals are short term and ultimately for a finite period”.
 - 5 August 2019 HNZPT writes to Council and USH declining USH application for entry on the NZ Heritage List based on the Council’s 8 May 2019 resolution.
 - 24 April 2024 Selwyn Huts Owners’ Association’s Barrister Clare Lenihan wrote to the Association questioning whether HNZPT could decline this application on the grounds that it did.

- **2023 SDC fails to meet administrator's obligations** by attempting to transfer its administering functions and obligations of the Local Purpose Reserve to the Department of Conservation:
 - 14 June 2023 Buddle Findlay, on behalf of SDC, writes to DOC stating:
 - The reserve is surplus to its requirements and should be returned to the Crown
 - The Crown, DOC or an alternative administering body will be best place to manage the Reserve and the existing Hut Settlement
 - 18 September 2023 DOC replies:
 - "Given the local nature of the Reserve revoking the Council's appointment would not be for the "better carrying out the purpose of the Reserve".
 - "The Council remains best placed to manage the Reserves local purposes"
 - "There is no evidence that any other agency including iwi would be better placed to manage the Reserve for its current purposes."

- **2024 (March) SDC fails to ensure the use and enjoyment of, and to protect and preserve the classified purpose of the reserve and fails to promote the social, economic and cultural well-being of the community** by:
 - Classifying the future occupancy of USH as low significance, ensuring any future strategy is not community led.
 - Presents USH with a 174-page document 2 working days before the Council votes on the next Licence to occupy being a maximum of 15 years finite with no consultation.

- **2024-2025 SDC fails to ensure the use and enjoyment of, and to protect and preserve the classified purpose of the reserve and fails to promote the social, economic and cultural well-being of the community** by attempting to justify a non-renewable Licence based on an ever-changing list of reasons and not being interested in alternative opinions or solutions (see Number "4. There are No Reasons Justifying a Non-Renewable Licence" below).

- 2025 (May-June) SDC **fails quality and fair consultation with USH by predetermining the Licence term outcome:**
 - Question 1. Licence Term Options of the Future Deed of Licence Consultation document only provides non-renewable options and does not include an “Other” box. This incorrectly implies non-renewable are the only Licence options and predetermining the consultation outcome.
 - Selwyn Huts Owners’ Association requests that any consultation summary includes the total submissions that prefer “Other” Licence terms options, which include any submission that didn’t have a box ticked but included comments; as well as any submission that had a box ticked but included comments for the term to be renewable or similar.

Why hasn’t the Council described USH as a “Local Purpose Reserve, for the purpose of hut settlement” anywhere in the consultation document or in any media releases?

Are the Council aware of their legal obligations as an administrator of a Local Purpose Reserve?

Why has the Council predetermined a non-renewable Licence since 2017 and refused to carry out community led engagement?

Why has the Council not recognised or moved to protect USH’s significant heritage values since Buddle Findlay identified these in 2019?

4. **There Are No Reasons Justifying a Non-Renewable Licence**

Since 2019 and particularly since March 2024, the Council has provided USH with an ever-evolving list of reasons for a non-renewable Licence. As some reasons are disproved, new reasons are provided. The USH community does not

have a current list of Council reasons justifying a non-renewable Licence.

The question has always been, and remains, why should the next Licence be non-renewable for the first time in 130 years?

Collating multiple documents, we believe the following are the Council's remaining justifications:

- Lake levels rising due to the lake not being opened
 - It was suggested on 5 March 2025 publicly excluded Councillor workshop that this trigger should be removed due to the unlikelihood of this scenario.
- Wider community tensions
 - What is meant by "wider community tension?"
 - It is the Councils' role to manage community tensions. We believe the Council are creating community tensions about Upper Selwyn Huts by their media releases with their exaggerated narratives that the USH community are costing ratepayers money and that we are constantly at risk from extreme weather events, neither of which are true.
- Concerns about evacuations and road access being cut off during extreme weather events
 - USH has never flooded in 130 years.
 - The USH community is proactive with monitoring river levels, listening to Civil Defence warnings, and self-evacuating when the road access is due to be cut off which is by design to release the pressure of the river at high levels.
 - USH would like to be treated the same as everyone else in the Selwyn District when road access is cut off.

- Rising ground water and flood risks
 - Council commissioned Aqualinc report December 2024 concluded that based on their modelling, **USH will not be vulnerable to lake level rises or rising ground water until at least late in the century.** These conclusions do not support the next 30 year Licence being non-renewable.
 - Council commissioned Jacobs Report March 2025 concluded the available climate change and flooding information does not seem to support the need for retreat in the next 15-30 years.
 - Risk to the stop banks during high river levels has not been confirmed.
 - USH are working with ECAN to establish if there are areas of risk at extreme river levels.
 - **USH are not aware of any concerns raised by ECAN about the stop bank at the settlement.**
 - USH community believes the opposite stop bank is lower than the stop bank at the settlement and is more at risk.
 - ECAN has a plan to lower the opposite bank further downstream to release extreme pressure reducing risk further upstream.
 - **Further scientific data is required before concluding the stop banks at the USH settlement is at risk.**

- Legal Constraints
 - have adjusted their preferred Licence term option to fall within the constraints of SDC's internal legal team's advice to Councillors 21 May 2025 as follows:
 - 33 years is the limit for a Licence term when applying the Reserves Act 1977 and the next Licence needs to fit within that timeframe.
 - When applying good Local Government Act decision making principles, an infinite term on a Licence should apply.

For these two reasons, we have adjusted our preferred Licence term option from "open ended, with triggers" to "30 years with rights of renewal for further terms of 30 years, subject to environmental triggers (specific triggers to be agreed).

- SDC internal legal team have refused to respond to our Barrister's legal opinion and our LGOIMA before

the end of this consultation period denying USH the opportunity to counter their advice to Councillors.

We have requested the statutory interpretation for SDC's internal legal advice to Councillors several times as follows but have been denied this information each time:

- Clare Lenihan phone call with Julie Hands. Julie refused to give details.
- Email to SDC requesting response to our Barrister's opinion. SDC refuses to reply before the end of the current consultation period.
- LGOIMA response refused before the end of the consultation period.

For these reasons, legal constraints should not be used to justify a non-renewable Licence in September 2025.

- Duty of Care
 - USH believes Buddle Findlay's advice to SDC overstates SDC's Duty of Care obligations as SDC is not a landlord of our homes, but rather administrators of the land only.
 - USH requires more time to obtain legal advice on SDC's Duty of Care in relation to being an administrator of the local purpose reserve.
 - SDCs known Duty of Care concerns:
 - Fire Risk - USH have been working with Fire and Emergency New Zealand (FENZ) who have subsequently contacted SDC. FENZ do not appear to be any more concerned about our homes compared to others in the district. They have given us some general advice which all homeowners would receive, which we are happy to share with the Council during any lot inspections.
 - Insanitary Buildings - there is no reason why USH residents should be treated differently from any other house in the Selwyn District in relation to insanitary buildings.

Why can't we have a 30 year renewable Licence?

Why has the Council continually shifted the goal posts since 2017?

Why has the Council ignored the recommendations of both the Council commissioned Aqualinc and Jacobs reports and continue to push for a non-renewable licence?

Why hasn't the Council's legal team given us the legislative details of their advice to Councillors despite our LGOIMA, request for a response to Barristers opinion and phone call from the Barrister?

5. Other Reasons the Next Licence Should be Renewable

- The Council as administrators of a local purpose reserve have legal obligations which they are failing to meet.
- In the absence of reasons to grant a shorter or finite term, Council should grant Licences for a term consistent with the continued existence of the hut settlement.
- No reason provided by the Council so far justifies a non-renewable Licence.
- Councils own commissioned scientific and consultant reports do not support a non-renewable Licence.
- USH has never flooded in 130 years.
- Heritage. SDC needs to consider the specific historic values of the reserve and community (Barrister opinion attached).

- USH has commissioned a Statement of Significance from historians Underground Overground Archaeology (UOA) (which will be provided to you before the Oral Submissions) which concludes that The Upper Selwyn Huts is an archaeological site and the place also contains significant heritage values. UOA recommends:
 - That the huts remain on their current site;
 - That the Upper Selwyn Huts are added to HNZPT's List/Rarangi Korero as a historic area;
 - That the Upper Selwyn Huts are added to Selwyn District Council's District Plan heritage schedule.
 - UOA also notes that HNZPT is opposed to the demolition of historic buildings, except for cases where it is unavoidable due to the structure being beyond repair. Demolition is viewed as inconsistent with sustainable management of resources and as an irreversible removal of cultural heritage that is often regretted in the future.

- 130 years of Licence renewals precedent (Barrister's opinion attached).

- Expectation of permanency - from 2015 the Licence contains the word **permanent**. It is in the current Licence 5 times (Barrister's opinion attached). Half of the houses have changed ownership since 2015, with the understanding that permanent means long term occupancy.

- There is a current housing shortage and also limited availability of low cost housing, especially in Selwyn. The housing in USH should be protected for this reason for as long as it is safe to do so.

- The USH is a unique community, and "a very special and welcoming place, both its built character and its strong sense of community. I would have hoped that Selwyn District Council could see Upper Selwyn Huts as being a special asset for as long as possible." (MP Andy Foster email to SDC 7/3/2025).

- Security of tenure is a basic human right. The USH residents have not experienced this right for 10 years. They deserve to live in their homes in peace, privacy and comfort with less stress and more certainty.
- USH community does not understand nor agree with the reasons behind a non-renewable Licence.
- USH will continue to challenge SDC if a non-renewable Licence is voted in without justification.

With all the reasons supporting a renewable Licence, and no reasons given that justify a non-renewable Licence, why can't the next Licence be renewable?

Summary/In Conclusion

Selwyn Huts Owners' Association does not agree with any of the three Licence term options provided as they are all non-renewable.

SDC as administrators of a local purpose reserve for the purpose of hut settlement, have legal obligations when administering the reserve. Selwyn Huts Owners' Association does not believe SDC are meeting those obligations. In fact there is compelling evidence that SDC have been actively seeking ways to remove the community since 2017.

There are no reasons provided that justify a non-renewable Licence, however there are many reasons why the next Licence should be renewable.

For these reasons, the residents seek a Licence term of 30 years with rights of renewal for further terms of 30 years, subject to environmental triggers (specific triggers to be agreed) as recommended by our Barrister.

Staff Recommendation

Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options

beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number

128.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes **Question:** Are there any additional events that you think should be considered? Yes

- In the event of a serious environmental event, the next step would be a discussion with the community leading to a collaborative decision on the way forward.

This community deserves to be treated in the same manner as any other community in the Selwyn District. Forcing their retreat before any significant risk has been identified or any major event has occurred without justification is not acceptable.

Comment:

- The Council commissioned reports from Aqualinc and ECan which contributed to the conclusion of the Jacob's report 7/3/25 (also commissioned by Council):
 -
 - "a triggers-based approach is not recommended at this stage."
 - "The risk to USH from flooding is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years."
 - "The available climate change and flooding information does not seem to support the need to retreat in the next 15-30 years."

- “Environment triggers and thresholds require more scientific investigation and clear explanation and rationale for the community.”

No further research has been carried out in this area and presented to the community, so it is unclear where the events listed in the consultation document have come from?

- Reference to environmental events leading to an early Licence end should only relate to a significant event which has caused serious damage to homes and people or a risk of a significant event that cannot be mitigated.

If this resulted in confirmation from an independent body that the USH is permanently uninhabitable, a Licence end date could be mutually agreed upon.

Comment:

- **In relation to environmental events, we would like to be treated the same as everyone else in the district.**

To the best of our knowledge, no mitigation solutions have been investigated by the Council. Mitigation options should be explored thoroughly before confirming events that will trigger retreat. Specific triggers provided here are inappropriate, vague and open to different interpretation. This gives the Council power to terminate Licences unnecessarily.

- The Civil Defence warning system is very effective and the community is also very organised with self-monitoring which enables them to manage their own evacuations if required.
- Flooding of road access is not a reason to warrant retreat.
- USH are not the only users of Days Rd. This road is used by Lower Selwyn Huts; the Ngai Tahu farm house; ECan; users of the lake and the boat ramp; as well as the neighbouring

	farmers. We believe the Council has a responsibility to maintain this road and this should not affect our future occupancy. Damage to the road is not a reason for USH to be permanently retreated. • This community is motivated and willing to work with the Council to research any mitigation options. This should happen before any triggers are decided upon.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	128.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: • A bond hasn't been required in 130 years. We are requesting a renewable Licence and in line with precedents set in the past, a bond should not be required. • This is an additional cost to residents at a time when all costs are increasing, possibly significantly.		
Staff Recommendation	It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is also acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the		

context of both local and wider district-level practices as part of any decision-making.

Point Number

128.5

Category

Questionnaire > Building
condition inspection
programme

- Buildings should only be inspected when a complaint is made regarding an individual house.
- The USH should be treated like everyone else in the district.
- Pending a legal opinion on the Council's duty of care and the Council's rights to inspect, we are awaiting confirmation as to whether a settlement-wide inspection is lawful.

Question: Do you think the checklist covers the right things? No

- If there is a problem with the lot, a mutually agreed timeframe to remediate without punitive consequences.
- Support and advice from Council would be helpful if there are any issues.
- Any issues with an inspection should NOT be a reason to terminate a Licence.
- **Ensuring that no one is made homeless is one of the Council's own guiding principles and assumptions.**

PLEASE NOTE - A PDF VERSION OF THIS SUBMISSION HAS BEEN ATTACHED IF THERE ARE ANY FORMATTING ISSUES WITH THE VOLUME OF THIS SUBMISSION.

Comment:

- This should be a lot inspection only and should not include the buildings as the Council are not landlords of our buildings.
- The Building Condition – External section should be removed in its entirety.

Comment: Only when SDC receives a complaint

**Staff
Recommendation**

The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised and concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Finally, the Council acknowledges the Selwyn Huts' Owners Association submission as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report. Council has carried out its consultation in accordance with its obligations under the Local Government Act 2002. Council has responded to LGOIMA requests during the consultation process and where information has been withheld this has been in accordance with the right to do so under the Act including because that information is subject to legal professional

privilege. Your comments are noted and these matters, along with all other feedback received, will be read by councillors as part of the deliberations process.

Submitter Number:	129	Submitter:	Zoran Rakovic
Documents:	Future Deed of Licence for Upp; Selwyn Huts submission by Zora		
Point Number	129.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: Concerned ratepayer		
Point Number	129.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes			
To: Selwyn District Council			
Re: Submission on Future Deed of Licence – Upper Selwyn Huts			
From: Zoran Rakovic			
Date: 20 July 2025			
Submission: The Council’s Proposed Deed of Licence Fails the Test of Community Wellbeing			
I write in strong opposition to the tone and structure of the proposed new Deed of Licence (DOL) for the Upper Selwyn Huts community. While the Council claims it is seeking “certainty and clarity,” the proposed terms do not reflect balance, compassion, or respect for the lived reality of residents—many of whom are long-term, low-income, self-reliant citizens who simply wish to live quietly and sustainably without dependence on Council or state assistance. The Council frames this as a technical and environmental matter. In reality, it is a political and ethical one. The proposed DOL does not promote community wellbeing as defined under section 10(1)(b) of the Local Government Act 2002, which requires councils to			

enable “the social, economic, environmental, and cultural wellbeing of communities, in the present and for the future.”

Instead, what Council offers is a highly conditional, fragile form of tenancy cloaked in procedural language, with the following core defects:

1. Arbitrary Termination Timeline

Council proposes a fixed final date of 30 June 2039, after which no further renewals will be permitted—regardless of compliance, structural integrity, environmental improvements, or resident cooperation. This arbitrary cut-off functions less like a stewardship agreement and more like a slow eviction notice, imposed without due consideration of individual merit or community resilience.

2. Overreach and Surveillance

The proposed inspection regime, while superficially about safety, introduces bureaucratic micromanagement into private lives. Council may inspect, report, demand costly remedial work, and terminate licences for non-compliance—all without any guarantee of support, equity of application, or independent dispute resolution.

3. Financial Burdens Without Ownership

Residents are required to:

- Pay an annual licence fee (subject to yearly increases),
- Contribute to the wastewater pipeline installation (30% share),
- Pay targeted wastewater rates,
- Pay bonds for eventual site remediation,
- Fund repairs to infrastructure they do not own,
- Bear risk of forfeiture of their own dwellings without compensation.

Yet they hold no security of tenure, no equity, no title, and are explicitly barred from registering any legal interest in the land.

4. Disregard for Social and Economic Wellbeing

The Council asserts that the proposed DOL offers “clarity”—but for whom? For the Council, certainly. For residents, it offers a future of escalating costs, institutional surveillance, and ultimate dispossession. These are not abstract risks. They are already being experienced by residents trying to understand how they are to pay for infrastructure they didn’t request and will never own.

This is a community that, by its very nature, should be celebrated. It is a living model of low-cost, low-impact housing. These are citizens asking only to remain in their humble homes, taking responsibility for their own lives, living within their means, and managing their own

risks. They are not asking for subsidies—they are asking to be treated with dignity.

Council should instead be using the flexibility of the LGA to explore alternative tenure models, or to extend perpetual licences subject to compliance and viability, rather than pre-announcing the death of this settlement. This rigid stance conflicts with the Act's wellbeing purpose and appears engineered to gradually eliminate the community while shielding the Council from responsibility.

Recommendations:

1. **Remove the 2039 final termination date** and allow rolling renewals subject to resident compliance, environmental feasibility, and public interest.
2. **Replace discretionary termination clauses** with a fair, transparent, and independent dispute resolution mechanism.
3. **Reduce or restructure financial obligations**, especially the wastewater levy, which disproportionately burdens residents who have minimal impact on Council infrastructure compared to urban households.
4. **Affirm the social and cultural value** of the Upper Selwyn Huts community and explore creative pathways to support it as an example of alternative living, self-reliance, and minimal environmental impact.

If Council continues down its current path, it will not be remembered as the protector of Te Waihora or upholder of public safety. It will be remembered as the institution that oversaw the dismantling of a peaceful, resilient community—not because it had to, but because it could.

Please let this submission serve as both a protest and an invitation: to do better, to think bigger, and to act in genuine partnership with the people who have built their lives here not out of wealth, but out of will.

Yours sincerely,
Zoran Rakovic
Zoran.rakovic@act.org.nz
021 285 1229

Point Number	129.3	Category	Questionnaire > Environmental events for early licence end

Question: Are there any of the proposed events you disagree with?
Yes **Question:** Are there any additional events that you think should be considered? Yes

To: Selwyn District Council
Re: Submission on Future Deed of Licence – Upper Selwyn Huts
From: Zoran Rakovic
Date: 20 July 2025

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The Council frames this as a technical and environmental matter. In reality, it is a political and ethical one. The proposed DOL does not promote community wellbeing as defined under **section 10(1)(b) of the Local Government Act 2002**, which requires councils to enable “the social, economic, environmental, and cultural wellbeing of communities, in the present and for the future.”

Instead, what Council offers is a highly conditional, fragile form of tenancy cloaked in procedural language, with the following core defects:

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Council proposes a fixed final date of 30 June 2039, after which no further renewals will be permitted—regardless of compliance, structural integrity, environmental improvements, or resident cooperation. This arbitrary cut-off functions less like a stewardship agreement and more like a slow eviction notice, imposed without due consideration of individual merit or community resilience.

2. Overreach and Surveillance

The proposed inspection regime, while superficially about safety, introduces bureaucratic micromanagement into private lives. Council may inspect, report, demand costly remedial work, and terminate licences for non-compliance—all without any guarantee of support, equity of application, or independent dispute resolution.

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Residents are required to:

- Pay an annual licence fee (subject to yearly increases),
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- Fund repairs to infrastructure they do not own,
- Bear risk of forfeiture of their own dwellings without compensation.

Yet they hold no security of tenure, no equity, no title, and are explicitly barred from registering any legal interest in the land.

4. Disregard for Social and Economic Wellbeing

The Council asserts that the proposed DOL offers "clarity"—but for whom? For the Council, certainly. For residents, it offers a future of escalating costs, institutional surveillance, and ultimate dispossession. These are not abstract risks. They are already being experienced by residents trying to understand how they are to pay for infrastructure they didn't request and will never own.

This is a community that, by its very nature, should be celebrated. It is a living model of low-cost, low-impact housing. These are citizens asking only to remain in their humble homes, taking responsibility for their own lives, living within their means, and managing their own risks. They are not asking for subsidies—they are asking to be treated with dignity.

Council should instead be using the flexibility of the LGA to explore alternative tenure models, or to extend perpetual licences subject to compliance and viability, rather than pre-announcing the death of this settlement. This rigid stance conflicts with the Act's wellbeing purpose and appears engineered to gradually eliminate the community while shielding the Council from responsibility.

Recommendations:

1. **Remove the 2039 final termination date** and allow rolling renewals subject to resident compliance, environmental feasibility, and public interest.
2. **Replace discretionary termination clauses** with a fair, transparent, and independent dispute resolution mechanism.
3. **Reduce or restructure financial obligations**, especially the wastewater levy, which disproportionately burdens residents who have minimal impact on Council infrastructure compared to urban households.

4. **Affirm the social and cultural value** of the Upper Selwyn Huts community and explore creative pathways to support it as an example of alternative living, self-reliance, and minimal environmental impact.

If Council continues down its current path, it will not be remembered as the protector of Te Waihora or upholder of public safety. It will be remembered as the institution that oversaw the dismantling of a peaceful, resilient community—not because it had to, but because it could.

Please let this submission serve as both a protest and an invitation: to do better, to think bigger, and to act in genuine partnership with the people who have built their lives here not out of wealth, but out of will.

Yours sincerely,
Zoran Rakovic
Zoran.rakovic@act.org.nz
021 285 1229

Comment:

To: Selwyn District Council
Re: Submission on Future Deed of Licence – Upper Selwyn Huts
From: Zoran Rakovic
Date: 20 July 2025

Submission: The Council's Proposed Deed of Licence Fails the Test of Community Wellbeing

I write in strong opposition to the tone and structure of the proposed new Deed of Licence (DOL) for the Upper Selwyn Huts community. While the Council claims it is seeking “certainty and clarity,” the proposed terms do not reflect balance, compassion, or respect for the lived reality of residents—many of whom are long-term, low-income, self-reliant citizens who simply wish to live quietly and sustainably without dependence on Council or state assistance.

The Council frames this as a technical and environmental matter. In reality, it is a political and ethical one. The proposed DOL does not promote community wellbeing as defined under **section 10(1)(b) of the Local Government Act 2002**, which requires councils to enable “the social, economic, environmental, and cultural wellbeing of communities, in the present and for the future.”

Instead, what Council offers is a highly conditional, fragile form of tenancy cloaked in procedural language, with the following core defects:

1. Arbitrary Termination Timeline

Council proposes a fixed final date of 30 June 2039, after which no further renewals will be permitted—regardless of compliance, structural integrity, environmental improvements, or resident cooperation. This arbitrary cut-off functions less like a stewardship agreement and more like a slow eviction notice, imposed without due consideration of individual merit or community resilience.

2. Overreach and Surveillance

The proposed inspection regime, while superficially about safety, introduces bureaucratic micromanagement into private lives. Council may inspect, report, demand costly remedial work, and terminate licences for non-compliance—all without any guarantee of support, equity of application, or independent dispute resolution.

3. Financial Burdens Without Ownership

Residents are required to:

- Pay an annual licence fee (subject to yearly increases),
- Contribute to the wastewater pipeline installation (30% share),
- Pay targeted wastewater rates,
- Pay bonds for eventual site remediation,
- Fund repairs to infrastructure they do not own,
- Bear risk of forfeiture of their own dwellings without compensation.

Yet they hold no security of tenure, no equity, no title, and are explicitly barred from registering any legal interest in the land.

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Council should instead be using the flexibility of the LGA to explore alternative tenure models, or to extend perpetual licences subject to compliance and viability, rather than pre-announcing the death of this settlement. This rigid stance conflicts with the Act's wellbeing purpose and appears engineered to gradually eliminate the community while shielding the Council from responsibility.

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Please let this submission serve as both a protest and an invitation: to do better, to think bigger, and to act in genuine partnership with

	the people who have built their lives here not out of wealth, but out of will. Yours sincerely, Zoran Rakovic Zoran.rakovic@act.org.nz 021 285 1229
Staff Recommendation	Thank you for your submission. Council acknowledges a number of detailed points regarding the proposed Deed of Licence, including concerns about the fixed termination date of 2039, inspection and compliance provisions, financial implications, and the broader impact on community wellbeing. Your suggestions regarding alternative models and dispute resolution processes are noted. These matters, along with all other feedback received, will be read by councillors as part of the deliberations process.

Submitter Number:	130	Submitter:	Nadine Fea
Documents:	Future Deed of Licence for Upp		
Point Number	130.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area i have family and friends in this area Comment:		
Staff Recommendation			
Point Number	130.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes there isnt any vaiid reason why the 30 years has not renewable on it		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		

Point Number	130.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No to taken in to account what exoerts say regarding the event Comment: this should be discussed at the tine of an event not pushed on the community at this time by the council, there hasnt been any flooding here for years! To take any of the above actions there should be a meeting of exoerts in the area as well as the residents Comment:		
Staff Recommendation	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	130.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: a bond has not been needed before and should not be needed now		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	130.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised It's not right to subject residents to these inspections, how would you like this to happen to you in your own home		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	131	Submitter:	Roxanne Fea
Documents:	Future Deed of Licence for Upp		
Point Number	131.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: General community member		
Point Number	131.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes I have not ticked any box as all of these options determine a finite timeframe without flexibility for the residents. I have read the Council's reports and statements, and none in my view either reflect the significant historical and social importance of this community and village that spans over 100 years or more critically provide a reasonable or consistent reason for terminating their lease agreements. If some term must be made, for due diligence or whatever, then as long as possible - say 30 years with the right to renew. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	131.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No I would expect that any of these supposed events and resultant actions - remedial or risk management - would be included in the Council's resource and community / social plannings as part of its mandate to look after and serve its communities. I would want Selwyn District Council to treat these residents with the same respect, honesty and obligations as for any other resident within the local government area. Comment: This		

	again seems unfair and somewhat spurious. The proposed threats as outlined above would be the case for residents all across Canterbury, and indeed Aotearoa. Flooding that cuts off a community for 24 hours plus is not unusual, nor can it not be planned for as no doubt the Upper Selwyn Huts residents have done for many, many years. Has the road ever been so badly damaged that it has been rendered unusable? Given the road not only serves residents but also access to the lake, maintenance of the road surely remains the responsibility of the local government authority. Comment:		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	131.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The validity of a bond for remediation is questionable moreover, given the overarching lack of clear & compelling reasoning for the lease termination given by Selwyn District Council. Comment: As someone who has worked in New Zealand local government I find the idea of a bond for the residents, surprising, unnecessary and somewhat insulting. The phrase "remediation responsibilities" here further requires a definition and more details as it is unclear to what it refers.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		

Point Number	131.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Not appropriate or applicable Again, having worked in local government in NZ I am surprised by this proposal. I question the ethics and even the legality of any local government authority requesting inspections of provide residences. I would expect in line with SDC's narrative on environmental threats that arguably site or environmental inspections would make more sense but building inspections as a strategy is a rather abhorrent and draconian proposal. Question: Do you think the checklist covers the right things? No Comment: As above, I do not support building inspections on ethical grounds.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	132	Submitter :	Michael Glynn
Documents:	Future Deed of Licence for Upp; Hut 70 Upper Selwyn Huts		
Point Number	132.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	132.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes All independent evidence and reports have not supported a non-renewable licence. The 'options' above fail to address this fact, being merely of the councils own concoction. The council having		

	failed to find any need for their options are totally operating in a legalistic framework to suit themselves - and others? Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	132.3	Category	Questionnaire > Environmental events for early licence end
Comments:	In the first instance the council would do well to address its own Jacobs report. Mitigation options or solutions should be explored before considering events that will trigger retreat. Specific triggers listed are inappropriate, vague and open to different interpretations. Reference to environmental events leading to an early licence end should only be along the lines of a significant event causing serious damage to homes and people or a risk of a significant event that cannot be mitigated. If this resulted in confirmation from an independent body, without an agenda, that the USH is permanently uninhabitable, a licence end date could then be discussed. As an aside one might imagine that Emergency Services in the vicinity of Te Waihora might - in the event of the biblical flooding that the council seems to envisage - have waterborne transport/access - an ARK perhaps.		
Staff Recommendation	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the		

	proposed events will be taken into careful consideration before any decisions are made. It is also acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	132.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Obviously the council have not established any direct evidence for removal but are instead hiding behind legalistic bombast, therefore a bond is moot. The residents by and large cannot afford to lend the council money for no interest Q.E.D! Comment: ALL		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	132.5	Category	Questionnaire > Building condition inspection programme
	I am not aware that the council has a general policy to inspect older housing throughout their district. This being so it is unjust that a small section of the residents in the district are proposed to have their property treated in this way.		

Our Hut #70 was purchased from Mr Gebbie of Gebbie's Pass on the 4th of March 1921 by my grandmother Agnes Jane Harris. Her husband Arthur George Harris was a keen trout fisherman. Upon my grandmother's death in 1959 the hut passed to my mother Joyce Glynn – my father John Warren Glynn was also a keen fisherman. About 1967, after my mother's death, he requested to become one of the 12 permanent residents at the Upper Selwyn Huts but was declined. Upon his death in 1990 the hut passed to my brother, sister and myself, the current owners. Our occupation of the hut has always been in accord with the rules concerning residency prevailing at the time.

When the Selwyn District Council took over the administration of the Reserve [1989] it seems such rules fell into abeyance.

This was exacerbated following the earthquakes in 2010/11 and an increasing number of huts became permanent dwellings. Throughout this period the Selwyn District Council did not appear to establish any policy regarding permanent residence at the Upper Selwyn Huts.

The Council attempted to 'tidy this up' in 2015 by approaching the Crown to change the classification of the part of the reserve occupied by the huts from a Recreation to a Local Purpose Reserve – Hut Settlement.

The increased number of residents subsequently added to the load on the wastewater system for which it had not been designed. Along with the fact that the plant effectively discharged into the Te Waihora system this necessitated the recent upgrade.

THE PRESENT

In the Mahaanui Iwi Plan 2013 Whanau contend that "Te Waihora has little protection from the effects of land use on its margins hence the aspiration of manawhenua to be joint consenting authority for the catchment. Activities on the margins of the lake such as grazing, sewage discharge, and run-off have effects on lake health through direct environmental impact, and because they influence the lake level management. For example, **the location of lake margin communities compromises the ability to raise lake levels and manage for fishery values.** The protection of these communities is given priority over and above the tribal property right over the lake bed. The Te Waihora Management Board refers to this as a 'superimposed priority to keep these settlements dry'.

The Council has been contending that there are flooding risks associated with climate change at the Upper Selwyn Huts (in spite of their own Jacob's Report concluding "a triggers-based approach is not recommended at this stage".;

- i. "The risk to USH from flooding is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years."
- ii. "The available climate change and flooding information does not seem to support the need to retreat in the next 15-30 years".

"Environment triggers and thresholds require more scientific investigation and clear explanation and rationale for the community".

At no point that am I aware of did the Council convey to the community that there would conceivably be a combined effect of the above – an effect that would also need to be indicated to all property owners on the lake margin.

In this respect the huts are established on what is now the flood-plain of the Waikirikiri above which are three ox-bow lakes (on the Mcleod property, corner Pannetts and Days Rd) On the other side of Pannetts Rd was a stand of native trees suggesting that too was slightly higher ground. The land had been built up by the river prior to the establishment of stop banks. The huts are on relatively higher ground.

It seems to be the case that the distinction between the lake bed per se and the lake flood plain has never been established. While not critical to overall management of the region it is critical to the future status of the Upper Selwyn Huts.

Michael Warren Glynn 20 July 2025

Staff Recommendation

The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Thank you for your supporting document outlining the historical background of your family's connection to the Upper Selwyn Huts and your observations on permanent residency, reserve classification, and wastewater infrastructure. Council acknowledges your concerns regarding lake margin management, flood risk assessments, and environmental information, including reference to the Jacobs Report and the Mahaanui Iwi Management Plan. These points have been noted alongside other feedback as part of Council's deliberations.

Submitter Number:	133	Submitter:	Sean Rooney
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan		
Point Number	133.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area A resident of Selwyn that has been asked by you, the Council, to provide my feedback to inform the new Deed of Licence for the Upper Selwyn Huts community. Comment:		
Point Number	133.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes A non-renewable licence term has not yet been legally justified by the Council, therefore the preferred option is a <i>“30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed)”</i>. (Barrister Clare Lenihan) Comment: None of the three options are acceptable because they are all non-renewable terms. The Council has not provided any reasons to justify a non-renewable licence, and independent evidence and reports do not support one. I have a major concern about the way these questions have been phrased and how they mislead the submitter into answering the question that supports the Council's agenda. I am also annoyed that you cannot not have a tick. This will skew the results. If one were cynical one would probably say this was your intent.		

Staff Recommendation	Questions should be objective and free from bias or loaded language. This is particularly true for this question (Licence Term Options), where only non-renewable options have been included, implying those are the only options. I strongly object to the way questions are presented in this “consultation”. "Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references Council’s legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made. Concerns about the question structure are also noted. While every effort was made to design clear and relevant questions, it’s important to note that responses to these questions were optional, and submitters were free to express their views in the open comment sections."
Point Number	133.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes The community are not experts in managed retreat and therefore should not be expected to propose environmental events that would warrant retreat, especially considering that these events may be used as a baseline for other Selwyn residents. Comment: The Jacob’s report instigated by the Council identified that environmental triggers and thresholds require more scientific investigation and clear explanation and rationale. Comment:

1. **Flooding affecting access:** Access being cut off for a period of 24 hours is not a valid reason to warrant the retreat of a community. It would not happen anywhere else in the district.
2. **Destruction of road cutting off vehicle access:** The Upper Selwyn Huts residents are not the only users of Days Road. Other users include Lower Selwyn Huts, DOC, ECAN and other users.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.

It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.

Point Number

133.4

Category

Questionnaire > Bond requirements

Question: Are there any situations where you think the bond requirement should not apply? Yes **Question:** Do you have any other feedback or suggestions on the inclusion of a bond? Yes

Considering that a licence is not bound by any finite term, requiring a bond would be unreasonable for a prolonged period of time.

Would there be a mechanism for paying accrued interest? Repayment once a certain threshold had been met?

Comment:

A bond hasn't been required up until now, so why?

**Staff
Recommendation**

Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.

It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.

Point Number	133.5	Category	Questionnaire > Building condition inspection programme
	None of the above options are preferred. I am not aware of any other residents in the Selwyn being required to have their properties inspected at regular intervals by the Council. Is this requirement even legal? Question: Do you think the checklist covers the right things? No Considering the Council's actions up until now, can the Upper Selwyn Huts homeowners even trust the Council? The Council should be making every effort to keep people in their homes given the current housing shortage and lack of social housing. "Ensuring that no one is made homeless" is one of the Council's guiding principles and assumptions. Comment: No, I do not think this checklist covers the right things. It is pervasive and possibly illegal.		
Staff Recommendation	The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.		

Submitter Number:	134	Submitter:	Gabrielle OBrien
Documents:	Future Deed of Licence for Upp		
Point Number	134.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			

Point Number	134.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes I would prefer not to make a submission under the current lack of confidence in SDC and the walk-out, including the deputy mayor. I would prefer to wait for the election of a new un-biased council Comment: I would prefer a 30 year term with the option to renew/extend after 30 years		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached.		
Point Number	134.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No We do not live in a nanny state. Its should be up to home owners to research risks and take appropriate action Comment: There are many homes in the Selwyn district which are more seriously affected than the USH. Are those new residents being treated the same way that you are treating USH residents? If not, why not? Comment:		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	134.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I disagree with the notion of a Bond. We are ratepayers		

	and want to be treated the same as all other ratepayers, none of whom are being asked to pay a Bond		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	134.5	Category	Questionnaire > Building condition inspection programme
	Is SDC planning to inspect every home in the District? We built our home in 2006 in good faith, getting a Pim, Lim and complied with all the Building regs. Complaints have been ignored by council in the past, leaving me with no confidence in the procedure Question: Do you think the checklist covers the right things? No grants for improvement I do not agree in principle with the suggested inspection procedure Comment: No inspection. I believe that this is an infringement of citizens private rights Comment: Never. Why are inspections deemed necessary?		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	135	Submitter: Andrew Bowring
Documents:	Future Deed of Licence for Upp	

Point Number	135.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:			
Staff Recommendation			
Point Number	135.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes			
I am taking the advice from our Barrister Clare Lenihan's which is as follows			
Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed) as recommended by our Barrister, Clare Lenihan 20 June 2025.			
Clare Lenihan's Opinion concludes:			
Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.			
Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite.			
Other Reasons to Grant a renewable licence:			
The Council has not provided any reasons to date that justifies a non renewable licence. All independent evidence and reports do not support a non renewable licence.			

Staff Recommendation	The following are the previous and current reasons that SDC has used for a non renewable licence, followed by our counter point of view. ECAN/Aqualinc confirmed climate change is not an issue. Wastewater issue has been resolved. Details of cultural reasons have not been provided. Duty of Care – is not a reason to terminate a local purpose reserve licence to occupy. Duty of Care is a legal obligation not to be contracted out of. Repair of the sewer reticulation system. This was listed as SDCs responsibility in Tim's March 2024 report. SDC has a legal obligation to repair and maintain this. o Stop bank at USH overtopping. There is no evidence of where the river will overtop. We believe it will overtop the opposite bank before it does here, but we have asked ECAN for this information. Wider Selwyn community tensions. We believe these have been artificially fueled by SDC press releases. Concerns over evacuations. Self evacuations are well managed by the community. Being cut off for a few days does not concern our residents. We should be treated like any other area of Selwyn that gets cut off. A 30 year term is preferred for a renewable licence: This process has been incredibly taxing and detrimental to all, 30 years will finally give us security of tenure, a basic human right. 30 years will minimise ratepayer funds being used for licence renewals. A non renewable licence term as not yet been legally justified by the Council, therefore preferred option is a "30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed)". (Barrister Clare Lenihan) Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The

	Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.
Point Number	135.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No The same thing we have been asking for, community led decision making on anything that affects us, including collaboration with and empowerment of our community, as we did for 116 years pre 2011 before the Council took over from the Committee. Without Council offering relocation or compensation consistent with international standard practice of managed retreat, the community has a very high threshold for risk making a trigger-based approach difficult to agree on. The USH are not experts in managed retreat and therefore should not be expected to propose environmental events that would warrant retreat, especially considering that these events may be used as a baseline for other Selwyn residents. Jacob's report 7/3/25 concluded: i. "a triggers-based approach is not recommended at this stage."; ii. "The risk to USH from flooding is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years." iii. "The available climate change and flooding information does not seem to support the need to retreat in the next 15-30 years". iv. "Environment triggers and thresholds require more scientific investigation and clear explanation and rationale for the community". Comment:

We do not consider access being cut off for 24 hours a valid reason to warrant retreat.

We would like to be treated the same as if access to any other area of Selwyn is cut off.

The Council has not provided any criteria (such as water level) that warrant a decision of access being unsafe/cut off. Civil Defence have stated to us that their teams will always “look at different methods to gain access if required”.

USH are not the only users of Days Road. This road should be maintained as the main access to the lake. Users include USH, LSH, the farm house, DoC, ECAN and users of the boat ramp to the lake. Destruction of this road is not a reason for USH to be permanently retreated.

Closing a rural road is not a simple process as it involves an application to the Minister of Lands and consultation. We believe the Council has a responsibility of maintaining this road and this should not affect USH's licence to occupy.

Mitigation options should be explored before considering events that will trigger retreat. Specific triggers provided are inappropriate, vague and open to different interpretation. This gives the Council power to terminate licences unnecessarily.

Comment: As identified by the Council's own Jacob's report, environmental triggers and thresholds require more scientific investigation and clear explanation and rationale for the community. This has not yet been completed.

Reference to environmental events leading to an early licence end should only be along the lines of a significant event causing serious damage to homes and people or a risk of a significant event that cannot be mitigated. If this resulted in confirmation from an independent body, without an agenda, that the USH is permanently uninhabitable a licence end date could be mutually agreed upon.

**Staff
Recommendation**

Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.

Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.			
Point Number	135.4	Category	Questionnaire > Bond requirements
Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Additional cost to residents at a time when our costs are increasing, possibly significantly. Hasn't been required for 130 years, why now? Bond details have not been included. eg. how much, paid over what period, what does the bond cover etc. We are requesting a renewable licence therefore a bond should not be required.			
Staff Recommendation	It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	135.5	Category	Questionnaire > Building condition inspection programme
None of the options provided are preferred. We'd like to be treated the same as everyone else in the district. Inspect only when you would other properties in Selwyn. External inspection only.			

Staff Recommendation	Pending a legal opinion on the Council's duty of care and the Council's rights to inspect, we are unsure whether a settlement wide inspection is lawful. The Council have repeatedly talked about a baseline inspection; this should only happen once. Question: Do you think the checklist covers the right things? No Mutually agreed time to remediate without punitive consequences. Open two way communication during the remediation period. Support and advice from Council would be helpful if there are any issues. Comment: More details and measurements of what is being checked and what the consequences would be if any of these items are failed. Failing any items in the inspection checklist should not lead to licence termination. "External weathertightness – roof and walls – sound, durable, weatherproof, and maintained". This item is too broad and subjective. Community is concerned that failing items in the inspection checklist will lead to unnecessary and intrusive internal house inspections. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	136	Submitter:	Susan Rogers
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan		
Point Number	136.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	136.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes I don't agree with any of the above terms. I want a 30 year term with a right of renewal for another 30 years, subject to agreed triggers. I have attached our Barrister's amended legal opinion in support of this. It is clear in the Reserves Act that Licences can be renewed. Why are you only offering non renewable terms? The Licence has the word 'permanent' in it 5 times - see attached Barrister's opinion so we have an expectation of being able to continue to live here. A guiding principle at the March 2025 public excluded meeting was that no one should be made homeless and here we are giving feedback on a document that proposes that. Why did you ignore your guiding principle? SDC has spent money on a 'consultation' process and here we are more or less back in the same place as we were in March 2024 - it appears the decision has been predetermined and our feedback not listened to at all. The next Council is going to be very different and we feel that major decision should not be made until after the elections. We feel that a decision to remove our community is a major decision. The SDC is required to manage a reserve "for better carrying out the purpose of any reserve" for the purpose for which it was classified and to protect and preserve the reserve for the purpose		

Staff Recommendation	for the purpose for which it was classified. The SDC is doing the reverse of this by trying to remove our community. SDC should also be trying to protect this reserve due to its historical significance of which you are aware. The Buddle Findlay letter (7th March, 2019) states: “we would not find it particularly surprising if there was expert support of there being heritage values of some kind in at least some of the Huts, or the area as a whole, given it’s history. Notably the Huts were apparently established in 1895, which in itself could potentially mean they have relevance as an “archaeological site” for the purposes of the Act (ie being associated with human activity before 1900” We will also shortly have a Statement of Significance from historians Underground Overground Archaeology (UOA) (attached) which concludes that The Upper Selwyn Huts is an archaeological site and the place also contains significant heritage values. Their recommendations are: • That the huts remain on their current site; • That the Upper Selwyn Huts are added to HNZPT’s List/Rarangi Korero as a historic area; • That the Upper Selwyn Huts are added to Selwyn District Council’s District Plan heritage schedule.		
	SDC has been trying to find ways to remove us since at least 2017 and each time the suggested problem with us being here has been addressed. What is the current reason? Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land’s designation and Council’s associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	136.3	Category	Questionnaire > Environmental events for early licence end

Question: Are there any of the proposed events you disagree with? Yes **Question:** Are there any additional events that you think should be considered? No

If there was a serious flooding event, we should be treated as other communities (e.g. Doyleston's recent flooding) are. There should be a conversation with the community to decide what is next. We should not be forced out of our homes in advance of any possible significant event. That is mismanaged retreat.

Comment:

The road being cut off is not an issue. Emergency vehicles would not need to get through as Civile Defence at the Council and the team at the Huts work together and in a major flood event we would have time to evacuate as we monitor the river data and liase with Council's Civil Defence staff. Should there be an unexpected flood and the road cut off with people here then a number of people have four-wheel drive vehicles so someone would be able to get out to get help in a medical emergency. A number of locals have offered their trucks and tractors to help.

Days Rd is the access way to the Lake, the Lower Huts, the Ngai Tahu farmhouse, the Selwyn Huts and a number of farms - I understand that at the Council meeting it was said that this would not be a trigger as the road would be repaired. I don't believe SDC would not repair this road.

If there was serious harm caused by a flooding event then that would be a question for that time. There would be questions to ask at the time - would it mean that the Council did not advise of the risk at the time? Was there advise given to evacuate and someone didn't follow it? If it was either of those 2 questions why would that mean everyone had to lose their home?

As per the Jacob's report, the risk to USH from flooding is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years.

Comment: As per the Jacob's report, it is too soon to discuss triggers and more research needs to be done on this. Triggers also need to be decided in true consultation/collaboration with the community and also any possible mitigation factors need to be considered.

**Staff
Recommendation**

Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	136.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Why is a bond needed? A bond has never been required in all the years we have been here. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	136.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Our buildings should only be inspected when a complaint is made regarding an individual house. We should be treated as the rest of the district. Advice has been received from other Councils that inspections of privately owned homes can only occur with cause – not a blanket inspection. In view of this, we are now waiting for a legal opinion on the inspections. Question: Do you think the checklist covers the right things? No If a problem is found then a clear explanation of the concern given and also a reasonable time frame to fix. I have spoken to an owner here who was subject to an inspection by the Council. SDC paid for a skip to take things but then he was billed apparently \$5,000 for subsequent skips. He had to repay that to the Council which caused him significant financial strife. He felt he had no choice but to agree with that when other solutions could have been found. Another owner had his house red stickered because the Council had poor record keeping and had no record of a permit he had. This should not happen. If a complaint is made about a property or a problem found with the lot, the owner should be		

Staff Recommendation	encouraged to have community support when dealing with staff and when looking for ways to remedy problems. Comment: If there is an inspection, it should only be of the section and not the exterior or the interior of the houses. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	137	Submitter: Kate Pollock
Documents:	Future Deed of Licence for Upp	
Point Number	137.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area close friend living at selwyn Huts Staff Recommendation
Point Number	137.2	Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do

you have any other feedback on licence terms? No **Comment:** *

30 year licence with rights of renewal for further terms of 30 years conditional on triggers is a fair term given the lack of reasons justifying a non-renewable licence.

* No reason given that justifies a non-renewable licence.

* Council commissioned reports do not support the next licence being non-renewable.

* Before a non-renewable term is agreed community need to be given evidence of risk and the opportunity to mitigate that risk.

* A decision for a non-renewable licence should be community led not forced upon the community.

*administering a local purpose reserve comes with obligations which the council isn't meeting.

* There are many reasons to justify a renewable licence:

USH never flooded in 130 years

Significant heritage values that should be protected

current affordable housing shortage

USH is unique and should be recognised as an asset

you don't understand why the Council or forcing this decision

without a justifiable reason for non-renewable the community and their supporters will continue to challenge the Council wasting time and money on both sides.

Council should be finding ways to help the settlement and community stay.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number	137.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes * USH wants to be treated like everyone else in the district. * USH should be given the chance to mitigate any proven risks before trigger points are decided * examples 1 & 2 are not appropriate to make someone homeless and they are vague. * being cut off for 24 is not an issue and the road should be maintained regardless as there are many users of this road other than USH. It is an excess to the lake. Comment: * USH wants to be treated like everyone else in the district. * USH should be given the chance to mitigate any proven risks before trigger points are decided * examples 1 & 2 are not appropriate to make someone homeless and they are vague. * being cut off for 24 is not an issue and the road should be maintained regardless as there are many users of this road other than USH. It is an excess to the lake.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	137.4	Category	Questionnaire > Bond requirements
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The bond has not been needed before and with no justifiable reason for a non-renewable licence a bond is not needed now		

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	137.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure USH should be treated like everyone else in the district which is when a genuine complaint is received by the Council. * is a settlement wide inspection program even lawful? * you probably don't need to go into any more than that as this should also be community led.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	138	Submitter:	Chris Rossiter
Documents:	Future Deed of Licence for Upp		
Point Number	138.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		

Staff Recommendation			
Point Number	138.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes None of the above options are acceptable or even legal. The Reserve on which the Upper Selwyn Huts stand is gazetted "Special Purpose Reserve, Hut Settlement". As such, SDC has a moral and legal obligation to protect and enhance the reserve for that stated purpose. There has been no reason supplied for a finite term. I refer you to Claire Lenihan's opinion dated 20 June 2025. Specifically, points 37 through 43.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	138.3	Category	Questionnaire > Environmental events for early licence end
Comments:	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: The above reasons are arbitrary and open to abuse by Council staff. As a matter of fact, in my 22 years of residence at the Upper Selwyn Huts, Road access down Days' Rd has only been cut off twice by flooding. The idea of the road being left unrepaired after any event is laughable as road access is a core Council responsibility.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		

Point Number	138.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes This would be the only settlement in the Selwyn district to have a bond for removal clause. It is therefore discriminatory in the extreme! Comment: My house was a new build 15 years ago and still has a sale for removal value. Additionally, there is no legally justifiable reason to enforce it's removal.		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	138.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Not at all Again, this would be the only community in New Zealand to require such an intrusive process. Totally discriminatory! There should be no such inspection. There should be no such inspection.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		
Submitter Number:	139	Submitter:	Kerry Glynn
Documents:	Future Deed of Licence for Upp		

Point Number	139.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Staff Recommendation			
Point Number	139.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes		
	As per the Owners Association there is no justification in making non-renewable licence and this is contrary to the intent of keeping a Huts Settlement as required by, I think, the Reserves Act. In the absence of any publicly shared/stated reason the historical precedent of the last 130 years should be preserved. If there's a reason then it should be consulted on to verify it and response agreed by the two parties. .		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	139.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Consultation - not a consideration - A REQUIREMENT. Comment: The council commissioned consultation by Jacobs and part of that consultation regarded this question. Reports from that process by ECAN and Aqualinc found NO reason for triggers at this time. That was recorded in the final Jacobs Report. You can't pick and choose the results of what you commissioned. Comment: As per above NO TRIGGERS. If anything		

Staff Recommendation	changes that's an opportunity for discussion by the parties. We are not unreasonable people - we just don't like being ignored.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	139.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes There should NOT BE A BOND. No reason for such exists unless the council intends to force issues through licence terms which would be unreasonable. Further the council has allowed building on the sites without constraint such as any bond. They have facilitated the creation of larger and higher cost removal without requirement of a bond. Additionally the council allowing permanent residence has created an asset value and expectation of permanency. No bond should be required for an ongoing hut community. Comment: There should not be a bond. No bond has been required for 130 years. The introduction of a bond is bad faith as it foresees a removal which should NOT be required in this licence. No issues have arisen within the community that would precipitate such a requirement.		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	139.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never These properties are the private ownership of people. The council has no right to enter any property for any inspection. No justification of this is given / stated. Question: Do you think the checklist covers the right things? No Not applicable. There should NOT be an inspection. Normal SDC operations would apply I assume. Not applicable. There should NOT be an inspection. Comment: There should NOT be any inspection. Perhaps if the council had done their job on their controlled land this would not be an issue they feel necessary to progress.		

Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Submitter Number:	140	Submitter:	Lucy King
Documents:	Future Deed of Licence for Upp		
Point Number	140.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area			
My family has always fished in the area so aware of the environment and councils involved and limited council accountability.			
I think it has ramifications for all owners on leasehold land and on council rated land when council should manage the eel exit. Let locals decide if they no longer want to live there.			
Staff Recommendation			
Point Number	140.2	Category	Questionnaire > Licence term options
Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment:			
The longer option of 10 yearly review and right of renewal ie secure property rights has been removed by Selwyn DC. Huts that are pre 1895 do not need to be removed but are historic. It sets a bad precedent for all humble property owners and family groups.			

	We remember Dudley Creek. We watch Westport and Kapiti Coast similar council overreach. Power misuse.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	140.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Property rights. Residents employ the council, not the other way around. This looks like those with lawyers against those with limited funds, using rates to pay lawyers to fight ratepayers. Comment: These events are too easily manufactured by failure to do maintenance tasks as done in the past. No vehicle access for 2 days is an extremely low bar. Again let those that are local decide local things. Remote location can be a good thing despite inconveniences at times. Geo engineering has caused flooding for example overseas.		
Staff Recommendation	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	140.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: This presumes council will succeed in sending away our people. Who will make money if this happens? Follow the money and make the right choice.		
Staff Recommendation	It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		

Point Number	140.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised More loading people up with costs. Only if it was raised by a resident should these apply at all. This is adding to the fear factor. Stop when council has shown no loyalty to NZers.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	141	Submitter:	Joel Laurance
Documents:	Future Deed of Licence for Upp		
Point Number	141.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area My grandfather used to live there Comment:		
Staff Recommendation			
Point Number	141.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)		
	Question: Do you have any other feedback on licence terms? Yes I am aware that the council has tried to press a Code of Conduct onto the community members of the Selwyn Huts - this is also in my view discriminatory and i believe it is in breach of their human rights - they should be subject to the same rules as all other property owners in Selwyn District and nothing more Comment: None if these options are acceptable - there should absolutely be an option for renewal as I do not believe it is ok to kick people out of there homes just because there MIGHT be a risk being posed from		

	climate change - all options you present above are discriminatory. I select 30 years RENEWABLE!		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	141.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Party of treatment should be the first consideration : i.e. decisions should be made with regards to any and all affected Selwyn district residents in the same way Comment: No conditions should be included in the Selwyn Huts Deed of Licence that would not pertain to any other property owners in the Selwyn District - these residents deserve to have their right and need to reside respected to the same degree as anyone in Selwyn because as per the Treaty of Waitangi every New Zealander should have a place to stand and their attachments to their land should be respected : EVEN if they pay a lease on the land Comment: As stated, considerations should reflect those which residents of the wider district are subject to - no more and no less		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	141.4	Category	Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Leave the licence's renewable, and leave residents therefore in a position where they are able to get insurance on their homes as per other New Zealanders, and let the cover from natural disasters be negotiated between property owners, government, and insurance companies just like that which occurs and has occurred for other emergencies such as the christchurch earthquake - a bond is totally, and absolutely unjustified Comment: A bond requirement should definitely NOT apply in ANY circumstance as these properties were in existence long before the current owners were born: the establishment of this community is therefore not their responsibility. Further, a bond would equate to a form of unjustified disadvantage as it would financially disadvantage community members and present as an anomaly, with it currently not being something that communities in NZ are being required to pay even if they are in areas likely to be adversely affected by climate change It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	141.5	Category	Questionnaire > Building condition inspection programme
Question: How often do you think building inspections should occur? Other. Comment: no more or less than would occur for any other home owner in the Selwyn District There is no reason to have different inspection rules than that which is been applied to other homes in the district of similar age - if the council chooses to apply different rules to Selwyn Huts residents, they are once again discriminating - and against community members who contribute just as valuably to the community as any others : especially with the community been made up of families who live and shop locally. Question: Do you think the checklist covers the right things? No These questions dont make any sense, they are unacceptable - targeting- bullying; you are basically asking how people from a small section of the Selwyn district should be treated differently to other people residing in the Selwyn District district, and in what ways they should be treated differently. This is really not ok, your council is supposed to help not harm the people in its community Again, no checks that would be additional to that which any other property owner of the wider Selwyn district would be subjected to are justified Comment: The checklist is full of items which other property owners of homes in Selwyn District would not expect to be inspected for - it is not needed at all and is also discriminatory			

Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	142	Submitter:	Chris Lee
Documents:	Future Deed of Licence for Upp		
Point Number	142.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:			
Staff Recommendation			
Point Number	142.2	Category	Questionnaire > Licence term options
Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)			
Question: Do you have any other feedback on licence terms? Yes			
My partner and I Gabi Obrien prefer a licence that is not limited. We invested and built to the latest expected standards as were current back in 2006,no hint of the current restrictions trying to be imposed were given			
No reason given by SDC as to the demise of dwelling there appear plausibile and valid			
Comment: Chose this only because our preferred option of an unlimited licence is not offered ,and feel like others that it should have been allowed.			

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	142.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No As we met your asks when building then any eviction or leaving of the site based on your new reasoning should be met with full compensation We had our building erected to the standards you asked for.If you knew the above mentioned were possible they should have been stated at the time. I also understand buildings set lower than ours have since been allowed between the sea and Lincoln. Have owners of these these homes also been informed of these possibilities and been given similar possible deadlines It seems Selwyn Upper Huts are being especially targetted ...Why?		
Staff Recommendation	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	142.4	Category	Questionnaire > Bond requirements

	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Do not even ask for one. It is an insult and shows SDC as being heartless SDC have no reason to ask for such a bond after making us jump through hoops to meet their building requirements They should instead be offering full compensation.		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	142.5	Category	Questionnaire > Building condition inspection programme
	To meet the same conditions imposed throughout Selwyn District. If you consider us a doecial csse then you should not have allowed us to build there. Question: Do you think the checklist covers the right things? No Improvement grants and full supprt. No Comment: Selwyn Huts as a whole should not have to meet specialist inspection . Council have been begligent and never acted on complaints made from us before within the huts		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	143	Submitter:	Margaret lynne Lowery
Documents:	Future Deed of Licence for Upp		

Point Number	143.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area local support of it staying as is in our community		
Staff Recommendation			
Point Number	143.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment: these are homes people brought when they could afford them. The land is used and looked after housing family's and single people who need there homes and Wong be able to afford to get another on the market at what they have .		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made.		
Point Number	143.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No build a bridge over the problems to solve them Comment: Comment:		
Staff Recommendation	The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		

Point Number	143.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	143.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	144	Submitter:	Judith Smart
Documents:	Future Deed of Licence for Upp		
Point Number	144.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Comments:	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I am not an owner but my family have a long history at the Huts. My great grandmother owned in the early days, my grandparents and my parents. A number of my relatives also owned and some lived there full time while others used their house as a bach. I spent a lot of my time there with my children over the years. I still have family members who own and holiday there.		
Staff Recommendation			

Point Number	144.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes I choose none of the above – the Licence should run for 30 years and should be able to be renewed subject to environmental triggers. These triggers should be agreed with the community and as your consultant said, there needs to be more research. The reason for trying to evict the people at the Selwyn Huts seems to shift - began with sea level rise then fire safety and so on. As each reason was challenged and found wanting, the reasons seem to shift. This feels like either a vendetta against the owners or else the real reason for removing them is being concealed. This vendetta is a cost to the ratepayers (including the owners at the Huts) and a huge cost to the owners both financially and emotionally. The Council has unlimited resources while the owners don't. In publicising the cost it would seem you are trying to turn the wider community against them as the rate rise is already a huge concern to people and no doubt this cost will be added to the rates. There is a huge power imbalance here – you hold all the power and while pretending to have offered consultation, really the outcome has been predetermined from the start. Last year the longest term offered was 30 years and this year the same. How was that consultation if you didn't listen? You also seem to be trying to rush this through before the elections. A new Council should be dealing with this as they are the ones who will continue the process. The Council has embraced biculturalism and rightly so. This also means celebrating and holding on to Pakeha history and Pakeha historical sites. As pointed out in the Buddle Finlay letter of March 2019: “we would not find it particularly surprising if there was expert support of there being heritage values of some kind in at least some of the Huts, or the area as a whole, given it's history. Notably the Huts were apparently established in 1895, which in itself could potentially mean they have relevance as an “archaeological site” for the purposes of the Act (ie being associated with human activity before 1900).” “If part or all of the Huts were to be entered on the Statutory List as a historic area, the most notable consequence would be that		

	HNZPT could then “make recommendations to [the Council] as to the appropriate measures that [the Council] should take to assist in the conservation and protection of the historic area”, to which the Council must “have particular regard”.		
	Following tikanga means observing a basic tenement of this: he tangata, he tangata, he tangata – the people, the people, the people.		
	The Council are entrusted with care of their ratepayers and residents, not making threats against their homes.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land’s designation and Council’s associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
	The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
	The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.		
	It is also acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	144.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No If the settlement flooded and there was injury or death we would be wanting answers as to why you didn't warn them of what was coming. This is also something to be decided with the community at the time Comment: There has been no history of flooding at the Selwyn Huts and Mark Mitchell stated on TV that he thought the residents seemed to have a good understanding of how to keep themselves safe from any potential river rise. There needs to be more research on triggers according to the report by Monique Eade and it should be done in consultation with the community and I mean real consultation. You are not going to close an important road that serves more than the Selwyn Huts. It is ridiculous to suggest that they should become homeless if the road is closed twice a year – your Civil Defence people would have alerted them to potential flooding and they would have gone before this happens. I don't believe the SDC would refuse to repair an important road that gives access to a number of people, not just the people at the Huts Comment: SDC paid for a consultants to look at this and the outcome was that it is too soon to decide on triggers - more research is needed. It was also said that the Huts are at no more risk than anyone for flooding. What about considering mitigation? Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.
	Point Number 144.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: No bond. Why have a bond? It has never been needed before

Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	144.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Council should not target an entire community for house inspections. Inspections should be based on complaints. I have heard you want to do a 'baseline' inspection as unless there are permits held for work done, you have no records of the buildings. In Selwyn there are many old houses, farm cottages and workers huts which may or may not be of a high standard and you may not have records of those buildings but you are not proposing to inspect those. Singling out an entire community sounds like persecution to me. Question: Do you think the checklist covers the right things? No If there is a problem then making sure the owner understands what the problem is and how it can be fixed. Give them reasonable time to do that As above Comment: I can understand if the Council want to inspect the sections as they administer the Licences but nothing more unless there is a complaint.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	145	Submitter:	Nigel Powell
Documents:	Future Deed of Licence for Upp		

Point Number	145.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Staff Recommendation			
Point Number	145.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes I don't believe that owners should be limited at all and that it should be open ended with a caveat that it depends on whether climate change has actually gotten to the point that things are too bad or if not, life at the huts can go on indefinitely. This is to protect the historically significant huts and the area where many of us grew up. And with housing security being a big issue at present I believe the council should also be concerned about the wellbeing of those who face being kicked out of their homes. Comment: It gives residents more certainty to go about their lives		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	145.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No		
	I don't think that the destruction of the access road is a valid reason to evict people... the council has a duty to repair roads. The West Coast and other councils do this all the time. Even Marlborough are		

Staff Recommendation	doing a better job of keeping access to communities open. Why not you? And emergency services don't always access communities via the road.... they have boats! They use them in Auckland and other places when necessary, why not Selwyn? I also think the phrase "too expensive to maintain" is too ambiguous and needs to have a far great clarity around it. How much are we talking? It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	145.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes It seems like the council are trying to push people out who obviously can't afford to pay the costs you are suggesting. Shouldn't the council be more concerned with helping those that need it rather than covering the district with pretty new homes of people with money to burn? Comment: I don't think it is right for people to have to pay to demolish their own home and even then, with no clarity on how much they are going to have to pay. Staff Recommendation It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	145.5 Category Questionnaire > Building condition inspection programme

	Question: How often do you think building inspections should occur? Other. Comment: Should be treated the same as everywhere else in the district
	Hut owners shouldn't be treated different to others in the district. Old homes won't meet modern building standards but are you going around and looking at all the old farmsteads or houses around Ellesmere? I think not. This is just another invasion of privacy and way of trying to push people out.
	Question: Do you think the checklist covers the right things? No All they can give. What a stupid question. Why wouldn't you support them and be in close communication? This should be the same as when you find issues anywhere else in the district, not a special case. I can't believe you are even considering such. Mr Broughton should be looking after his own community instead of racing around the country trying to be a perfect example to others when he isn't. Comment: The checklist is too vague and open to interpretation. Is this acceptable to use all over the district? It needs to be clear as to exactly what is being said, not a load of waffle
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.
	The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

Submitter Number:	146	Submitter: Craig Trusler
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan	
Point Number	146.1	Category Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:	

Point Number	146.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes We want a 30 year Licence with the right to renew for another 30 years subject to agreed environmental triggers. This is because of the legal advice our community received from our Barrister in June of this year (attached). This says that you need to consider your obligations as administrators of this reserve (both the community and preserving the history). SDC has been trying since at least 2017 to find ways to remove us and keep trying to find new reasons for this. We haven't been given the current reason so I am asking why are you doing this? SDC agreed last year to a period of consultation but we haven't been heard. The term of 30 years with no right of renewal is essentially the same as the 30 year finite term offered last year. True consultation would have had a box for me to tick that offered a renewable outcome. You have wasted time and money on consultants and community meetings and ignored what was said.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is also acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		

Point Number	146.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes If people were killed or injured in some kind of an event then the conversation about the future should be held then. Comment: I disagree with all of these. No road access for 24 hours doesn't matter as we would be gone by the time that happens if your Civil defence people are doing their job. If it happened and we were given no warning by you then in an emergency we have a number of 4 wheel drives and friendly neighbours also with tractors who could help. SDC would need to repair the road if it was damaged as it is access for a number of people, not just us. It is also the road to the lake.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	146.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: There is no need for a bond		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	146.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Treat us the same as the rest of the district and only act on a complaint Question: Do you think the checklist covers the right things? No Clear communication and encouraging owners to have a friend with them during the section inspection as above Comment: Should only cover tidiness of the sections		

Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council also acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.

Submitter Number:	147	Submitter:	Cleve Prescott
Documents:	Future Deed of Licence for Upp		
Point Number	147.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area		
Staff Recommendation	Comment:		
Point Number	147.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years)		
	Question: Do you have any other feedback on licence terms? Yes settle this so the family's can continue with life as we know it. Stress free.		
	Comment: family's stability		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper		

Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.			
Point Number	147.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No support the residents as the rest of Selwyn ratepayers Comment: flooding is not an event till 2082 if at all. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	147.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Council acknowledges there are no comments		
Point Number	147.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Every 2 years Question: Do you think the checklist covers the right things? Not sure the same support afforded any Selwyn residents the same as any other tenant covered by the current law at the time. The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed		

to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	148	Submitter:	Cushla Moorhead
Documents:	Future Deed of Licence for Upp		
Point Number	148.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I lived opposite the Selwyn Huts on a farm until I married and I still have family on that land whom I visit regularly. I spent a lot of my childhood and teenage years playing over at the Huts and had lots of friends there. The Huts people came over to the farm to get milk when I was young. We had a strong connection with the Huts people and the situation. I have followed with interest all news from there.		
Point Number	148.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: That gives the owners some certainty but I think it should be renewable as who knows what it will be like then. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	148.3	Category	Questionnaire > Environmental events for early licence end

	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes I think anything needs to be considered at the time. No one knows what is going to happen in the future. That is a guessing game and using fear to control people. Make the decisions when it is necessary Comment: Renewal after thirty years. Those huts have been there for that long and why terminate after thirty years? Comment: Living by a river is a risk that the people there take because they love living there. Lots of areas are cut off for short periods of time and I don't think that is a reason for the licence to be cancelled		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	148.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: As the huts have been there for many years why are the present owners responsible for what people have done in the past? Do any other areas have this requirement?		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	148.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Yes I would expect a friendly discussion first and time to fix whatever and further action taken if necessary.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	149	Submitter:	Andrew Jackson
Documents:	Future Deed of Licence for Upp		
Point Number	149.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area		
	Stop trying to make a problem out of nothing and let them live their lives.		
Staff Recommendation			
Point Number	149.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes		
	Why have a term, leave them alone		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	149.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment:		

Staff Recommendation	Sounds like a tool to try and get them out in the future. It is acknowledged your submission expresses concerns about process and the Council takes this seriously. This consultation is part of a transparent process to gather feedback before decisions are made. Council remains committed to engaging openly and respectfully with the community.		
Point Number	149.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: I guess you need a bond only if you are trying to push them out.		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	149.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: When a new building is built Question: Do you think the checklist covers the right things? No		
Staff Recommendation	The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.		

Submitter Number:	150	Submitter:	Barbara Bowring
Documents:	Future Deed of Licence for Upp		
Point Number	150.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
	Point Number	150.2	Category Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes None of the 3 options are acceptable to me. Residents are seeking a license term of 30 years with the right of renewal for a further term of 30 years, subject to environmental triggers that have yet to be agreed on. The Council has not provided any reason to date that justifies a non renewable licence. All independent evidence and reports have not supported a non renewable licence. The Council's legal obligation is the role of administrator of a local purpose reserve for the purpose of a hut settlement. The council have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. The council has a legal obligation to protect the huts historic values, recognising the community diversity, promoting the social, economic and cultural well being of the community both now and into the future. The council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 and the Reserve Act 1977. The council is also not bound by their 2019 resolution that hut licences are short term and finite.		
	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.		

Point Number	150.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes A community led decision on anything that effects us, including collaboration with empowerment of our community as we did for 116 years pre 2011 before the council took over from the committee. Comment: As identified by the council's own Jacob's report, environmental triggers and threshold require more scientific investigation and clear and explanation to the community and this has not yet been completed. Reference to environmental events leading to an early licence end should only be along the lines of a significant event causing serious damage to homes and people and needs to be confirmed by an independent body, with out an agenda, that the huts are permanently uninhabitable and a license end date should be mutually agreeded on. Comment: I do not consider access being cut off for 24 hours a valid reason to warrant retreat. The council has not provided any criteria such as water level, that warrants a decision of access being unsafe or cut off. Civil Defense have stated to us that their teams will always look at different methods to gain access if required. The huts are not the only users of Days Road. This road needs to be maintained as a main access to the lake. Destruction of this road is not a reason for the huts to be permanently retreated. The council has the responsibility of maintaining this road and should not effect the huts license to occupy. Closing a rural road is not a simple process as it involves an application to the Minister of Lands and consultation.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	150.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Bond details have not been included eg how much, paid over what		

Staff Recommendation	period, what does the bond cover, who is going to be in charge of the bond so it is not used for other purposes. Interest from bond money needs to be returned to the residents. Comment: Additional cost to residents at a time when costs are increasing significantly. Hasn't been required for 139 years so why now? Requesting a renewable license therefore a bond should not be required. Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.
Point Number	150.5 Category Questionnaire > Building condition inspection programme Question: How often do you think building inspections should occur? Other. Comment: None of the options are preferred Like to be treated the same as everyone else in the district and only inspect when you would other properties in Selwyn. Pending a legal opinion on Councils duty of care and the councils right to inspect I am unsure whether a settlement wide inspection is lawful. Question: Do you think the checklist covers the right things? No Mutually agreed time to remediate without punitive consequences. Support and advice from council about issues with open two way communication. Need to use the 1947 Buliding Act To have support person on the day of inspection.

Staff Recommendation	The council should be making every effort to keep people in their homes given the current housing shortage and lack of social housing.
	Ensuring that no one is made homeless is one of the councils guiding principles and assumptions. 5/3/25 SDC workshop notes
	Comment:
	More details and measurements of what is being checked and what are the consequences would be if any of these items failed and failing any items on the checklist should not lead to termination of licence.
	Concerned that failing items on the inspection list will lead to unnecessary and intrusive internal house inspections.
	Need to use the 1947 Bulding Act
	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations
	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	151	Submitter:	Caroline Blann
Documents:	Future Deed of Licence for Upp		
Point Number	151.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: I have an interest in councils behaving correctly to their constituents		

Staff Recommendation			
Point Number	151.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes stop playing god with peoples lives Let these people be Comment: you have no right to get rid of the huts		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	151.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No talk to the locals. They have all the answers Comment: I have been in flooded situations more than once & the last 2 times there was no access for 10 days. We just made the most of it. People are more resilient than you are giving credit for. Comment:		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	151.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment:		

	where are these people meant to get a bond from. I guess you are expecting winz to pay it. From 1 government to another. Doesn't make sense		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	151.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised There should be no need to enter a person's property. Question: Do you think the checklist covers the right things? Not sure there should be 14 days notice given to do an inspection if you need to do one at all why can't it be like a tenancy. 14 days to rectify anything on both the owner & the council.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	152	Submitter:	Bruce Blake
Documents:	Future Deed of Licence for Upp		
Point Number	152.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I am putting in this submission even though I don't live there I feel a connection with the Selwyn Huts as over the years a number of family members have owned/holidayed and lived there. A number still do today.		

Staff Recommendation			
Point Number	152.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes I completely disagree with the options for the Licence – they should be able to have a 30 year Licence that can be renewed. The so called triggers should be something that you work on with the owners. I don't understand why you are trying to close down this village and make all those who live there homeless. The Councillors who vote for this should be ashamed of themselves. You have been trying for a number of years to wipe this community from Selwyn and each time you find a reason, a solution appears so then you find another reason. I have spoken to family members and others at the Huts and they cannot tell me what the current reason is. Why do you want to close this community down and make them all homeless? This should also not be voted on now but held over until after the elections.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached.		
Point Number	152.3	Category	Questionnaire > Environmental events for early licence end

	Question: Are there any of the proposed events you disagree with? Yes Talk to the community and work with them Completely disagree with all of them. You have a report that says it is too early to talk about triggers and that more research is needed on them. Why pay for this report and then ignore it? That is a waste of ratepayers money. How is the road being closed for 24 hours or longer a problem? The Council knows if a flood is coming and can tell everyone to evacuate. Of course you are going to fix the road as it is not just used by the people at the Huts – in fact I heard that at the Council meeting the Councillors said this would not be a trigger. If something serious happens then that is the time to talk about whether there is a future there or not.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	152.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes why a bond - never been needed in the past Comment: No bond		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	152.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Treat them like everyone else and only inspect if someone reports a problem. This seems to me like bullying. You wouldn't do this anywhere else. When I read this it makes me think that you own the homes in which case you could inspect but they own their own homes Question: Do you think the checklist covers the right things? No clear communication and being reasonable see above Comment: Only the land		

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	153	Submitter:	Chels F
Documents:	Future Deed of Licence for Upp		
Point Number	153.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: I don't want anyone getting kicked out of their homes		
Staff Recommendation			
Point Number	153.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)		
	Question: Do you have any other feedback on licence terms? No		
	Comment: no need to kick people out of their homes...		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		

Point Number	153.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No not upto the council Comment: its peoples own risk none should be forced out of their home		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	153.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: all		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	153.5	Category	Questionnaire > Building condition inspection programme
	Question: Do you think the checklist covers the right things? Not sure Comment:		
Staff Recommendation	Council acknowledges there are no comments		

Submitter Number:	154	Submitter :	Kirrily Fea
Documents:	Future Deed of Licence for Upp; Barrister Opinion - C Lenihan ; Kirrily Fea SDC Submission on		

Point Number	154.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder			
Staff Recommendation			
Point Number	154.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes Please see the attached pdf as my full submission including my full answer to Question 1 as this online form did not accept my submission in full.			
Kirrily Fea SDC Consultation Submission (21 July 2025) <i>For the full details of this submission refer to Selwyn Huts' Owners Association submission 20/07/25 which I have summarised here in parts and further expanded in other parts. The variations from the Association's submission are highlighted in grey.</i> <i>I have also attached a copy of this submission in case the formatting does not transfer to the online form.</i> Question 1: Licence Term Options Council is seeking feedback on three different options for how long future Licences should last. Please select your preferred Licence term from the options below. - Fixed term of 5 years No renewal. - A single fixed term of 30 years No renewal. - Rotating 10-year terms with the ability to renew, up to a maximum of 30 years total (i.e. 10 + 10 + 10 years). Other: Considering SDC's legal advice presented at the Council meeting 21/5/25 and applying the Reserves Act 1977 in relation to the term of the Licence, I request a Licence term of 30 years with rights of renewal for further terms of 30 years, subject to environmental triggers (specific triggers to be agreed) as recommended by our Barrister Clare Lenihan. Please explain the reason for your selection: SDC's legal advice presented at the Council's meeting 21/5/25 stated: - SDC is granting the Licence term under the Reserves Act 1977, and "Our recommendation is would be almost all leases and licences have a term. We don't believe having good Local Government Act decision making principles it would be open to you to make a decision even under your discretion to put an infinite term on a licence". Both 1 & 2 above relate to our original preferred licence term of open ended with triggers. Since the Reserves Act 1977 allows for renewable terms (see legal opinion attached), to fit within SDC's legal team's advice given at this meeting, our Barrister has changed her recommended licence term from open ended with triggers to 30 years with rights of renewal for further terms of 30 years, subject to environmental triggers (specific triggers to be agreed). This opinion also states the Council is not bound by a non-renewable Licence, that the Council needs to consider their obligations as administrator of a local purpose reserve for the purpose of hut settlement, which includes the community, as well as its specific historic values. In my opinion the Council is failing to meet their obligations as the administrator of this local purpose reserve and in addition there is clear and extensive evidence they have actively sought ways to end the settlement's occupancy since at least 2017. The Council has not given any reason to justify a non-renewable Licence and is ignoring all the reasons for the next Licence to be renewable.			

Do you have any other feedback? Yes No. Please add your comments:

Similar to the Selwyn Huts Owners' Association submission (differences highlighted in grey):

The following will expand on the above summary under the following headings:

1. The Council is not bound by any Non-Renewable Term
2. The Council's Obligations as Administrator of a Local Purpose Reserve for the Purpose of Hut Settlement
3. How The Council Are Not Meeting Their Legal Obligations
4. There Are No Reasons Justifying a Non-Renewable Licence
5. Other Reasons the Next Licence Should be Renewable

1. The Council is not bound by any Non-Renewable Term

Barrister Clare Lenihan's Opinion 20 June 2025 (attached):

"54 (i) Council is not bound by any finite Licence term under the ROLD Act or the Reserves Act;

54 (ii) The Reserves Act indicates a Licence for more than one term of 33 years can be granted, with no specific end date;

54 (iii) Council is not bound by its 2019 Resolution to only consider a finite term"

2. The Council's Obligations as Administrator of a Local Purpose Reserve for the Purpose of Hut Settlement

Barrister Clare Lenihan's Opinion 20 June 2025 (attached):

"48. The Minister of Conservation appoints a local authority to control and manage a reserve "for better carrying out the purpose of any reserve", **for the particular purpose for which it was classified.**

49. The functions of administering bodies include to **ensure the use, enjoyment, development, maintenance, protection and preservation as the case may require, of the reserve for the purpose for which it is classified.**"

"51. Summary: Given the purpose of the reserve is a "hut settlement", and given the Council must ensure use and enjoyment of the reserve for the purpose for which it has been classified, in the absence of justifiable reasons to grant a shorter or finite term, the Council should grant a Licence for a term consistent with the continued existence of the hut settlement."

"44. Section 23(2) of the Reserves Act provides that having regard to the specific local purpose for which the reserve is classified, each reserve shall be managed so that where there are... **historic features present, those features shall be managed and protected to the extent compatible with the primary purpose of the reserve.**"

"54 (vii) Council must consider the dual purposes of the LGA 2002 and recognise the diversity of the Upper Selwyn Huts community and **promote the social, economic and cultural well-being of that community both now and for the future**

54 (viii) Given the reserve purpose is "hut settlement", and in accordance with the broader purposes of the Local Government Act 2002, **in the absence of justifiable reasons to grant a shorter or finite term, Council should grant a Licence for a term consistent with the continued existence of the hut settlement"**

3. How The Council Are Not Meeting Their Legal Obligations

There is clear evidence from 2017 that Selwyn District Council has not only failed to meet the legal obligations of an administrator of a Local Purpose Reserve but has actively sought multiple ways and reasons to terminate the hut settlement occupancy.

As summarised from the Selwyn Huts Owners' Association

- 2017 SDC seeks legal advice on the feasibility of refusing to renew the Licences.
- 2019
 - Under low significance and therefore no community consultation Council passes resolution that future Licences are now short term and ultimately for a finite period and in doing so ignoring council commissioned Development Matters recommendations.
 - SDC receives confirmation from Buddle Findlay that USH is probably an archaeological site and therefore potentially has heritage values and this would have consequences should USH achieve Heritage Listing.
 - SDC uses short term and ultimately finite resolution to block USH's Heritage NZ Pouhere Taonga application for entry on the Heritage List.
- 2023 SDC request to DOC to transfer the administration of USH is refused.
- 2024 SDC classifies the future occupancy of USH as low significance, ensuring any future strategy is not community led and present USH with a 174-page document 2 working days before the Council votes on the next Licence to occupy being a maximum of 15 years finite with no consultation.
- 2024-2025 SDC attempts to justify a non-renewable Licence based on an ever-changing list of reasons and not being interested in alternative opinions or solutions (see Number "4. There are No Reasons Justifying a Non-Renewable Licence" below).
- 2025 SDC fails to consult with USH in a quality and fair manner by:
 - Attempting to predetermine the licence term outcome by only presenting three non-renewable Licence term options and not including an "Other" box option significantly limiting feedback options.
 - Many owners have asked me "do we have to tick a box". Many will as they have been told by others that if they don't it will mean their submission won't count. They will tick a box but then put in the comments they do not agree. This will mean any summary data will be misleading
 - People from the wider community who support the USH right to stay will similarly tick the best option assuming they are making the best choice for us, not realising there are other options. Once again meaning the summary data will be misleading.

- For this reason we ask the Council to summarise the data by adding in an "other" box and separating out anyone who either hasn't ticked a box but included comments, or has ticked a box but then altered their answer in the comments.

- o Stating USH are on the shores of the lake which isn't true
- o Referring to our homes as huts
- o Implying that the document has been shaped by independently facilitated sessions when these recommendations are been completely ignored
- o Stating the reserve is public reserve without mentioning the Local Purpose Reserve classification which is a material omission.
- o Stating that the balance of this document considers many things but excludes the administrator's legal obligations when managing a Local Purpose Reserve.
- o Stating the reasons for the non-renewable Licence terms are environmental impacts and protection; equity for all ratepayers and long term sustainability when there is no evidence supporting these claims.
- o Classifying the significance level to moderate ensuring community led decision making will be limited.
- o Justifying the moderate significance classification to Councilors on 21/5/25 by explaining this wouldn't go out to the wider public, then advertising the submission process to the public the next week.

4. There Are No Reasons Justifying a Non-Renewable Licence

Since 2019 and particularly since March 2024, the Council has provided USH with an ever-evolving list of reasons for a non-renewable Licence. As some reasons are disproved, new reasons are provided. The USH community does not have a current list of Council reasons justifying a non-renewable Licence.

The question has always been, and remains, why should the next Licence be non-renewable for the first time in 130 years?

Collating multiple documents, we believe the following are the Council's remaining justifications:

- Lake levels rising due to the lake not being opened
 - o It was suggested on 5 March 2025 publicly excluded Councilor workshop that this trigger should be removed due to the unlikelihood of this scenario.
- Wider community tensions
 - o What is meant by "wider community tension?"
 - o It is the Council's role to manage community tensions. We believe the Council are creating community tensions about Upper Selwyn Huts by their media releases with their exaggerated narratives that the USH community are costing ratepayers money and that we are constantly at risk from extreme weather events, neither of which are true.
- Concerns about evacuations and road access being cut off during extreme weather events
 - o USH has never flooded in 130 years.

- The USH community is proactive with monitoring river levels, listening to Civil Defence warnings, and self-evacuating when the road access is due to be cut off which is by design to release the pressure of the river at high levels.
- USH would like to be treated the same as everyone else in the Selwyn District when road access is cut off.

- Rising ground water and flood risks

- Council commissioned Aqualinc report December 2024 concluded that based on their modelling, **USH will not be vulnerable to lake level rises or rising ground water until at least late in the century.** These conclusions do not support the next 30-year Licence being non-renewable.
- Council commissioned Jacobs Report March 2025 concluded the available climate change and flooding information does not seem to support the need for retreat in the next 15-30 years.
- Risk to the stop banks during high river levels has not been confirmed.
 - USH are working with ECAN to establish if there are areas of risk at extreme river levels.
 - **USH are not aware of any concerns raised by ECAN about the stop bank at the settlement.**
 - USH community believes the opposite stop bank is lower than the stop bank at the settlement and is more at risk.
 - ECAN has a plan to lower the opposite bank further downstream to release extreme pressure reducing risk further upstream.
 - **Further scientific data is required before concluding the stop banks at the USH settlement is at risk.**

- Legal Constraints

- USH residents have adjusted their preferred Licence term option to fall within the constraints of SDC's internal legal team's advice to Councillors 21 May 2025 as follows:
 - 33 years is the limit for a Licence term when applying the Reserves Act 1977 and the next Licence needs to fit within that timeframe.
 - When applying good Local Government Act decision making principles, an infinite term on a Licence should apply.

For these two reasons, we have adjusted our preferred Licence term option from "open ended, with triggers" to "30 years with rights of renewal for further terms of 30 years, subject to environmental triggers (specific triggers to be agreed).

- SDC internal legal team have refused to respond to our Barrister's legal opinion and our LGOIMA before the end of this consultation period denying USH the opportunity to counter their advice to Councillors.

We have requested the statutory interpretation for SDC's internal legal advice to Councillors several times as follows but have been denied this information each time:

- Clare Lenihan phone call with Julie Hands. Julie refused to give details.
- Email to SDC requesting response to our Barrister's opinion. SDC refuses to reply before the end of the current consultation period.
- LGOIMA response refused before the end of the consultation period.

For these reasons, legal constraints should not be used to justify a non-renewable Licence in September 2025.

- **Duty of Care**
 - USH believes Buddle Findlay's advice to SDC overstates SDC's Duty of Care obligations as SDC is not a landlord of our homes, but rather administrators of the land only.
 - USH requires more time to obtain legal advice on SDC's Duty of Care in relation to being an administrator of the local purpose reserve.
 - SDC's known Duty of Care concerns:
 - Fire Risk - USH have been working with Fire and Emergency New Zealand (FENZ) who have subsequently contacted SDC. FENZ do not appear to be any more concerned about our homes compared to others in the district. They have given us some general advice which all homeowners would receive, which we are happy to share with the Council during any lot inspections.
 - Insanitary Buildings - there is no reason why USH residents should be treated differently from any other house in the Selwyn District in relation to insanitary buildings.

None of the above reasons SDC are using justifies the next Licence to Occupy being non-renewable, and no Council commissioned reports support this. The question has always been, and remains, why should the next Licence be non-renewable for the first time in 130 years?

5. Other Reasons the Next Licence Should be Renewable

- The Council as administrators of a local purpose reserve have legal obligations which they are failing to meet.
- In the absence of reasons to grant a shorter or finite term, Council should grant Licences for a term consistent with the continued existence of the hut settlement.
- No reason provided by the Council so far justifies a non-renewable Licence.
- Council's own commissioned scientific and consultant reports do not support a non-renewable Licence.
- USH has never flooded in 130 years.
- Heritage. SDC needs to consider the specific historic values of the reserve and community (Barrister opinion attached).
- USH has commissioned a Statement of Significance from historians Underground Overground Archaeology (UOA) (which will be provided to you before the Oral Submissions) which concludes that The Upper Selwyn Huts is an archaeological site and the place also contains significant heritage values. UOA recommends:
 - That the huts remain on their current site;

- That the Upper Selwyn Huts are added to HNZPT's List/Rārangi Korero as an historic area;
 - That the Upper Selwyn Huts are added to Selwyn District Council's District Plan heritage schedule.
 - UOA also notes that HNZPT is opposed to the demolition of historic buildings, except for cases where it is unavoidable due to the structure being beyond repair. Demolition is viewed as inconsistent with sustainable management of resources and as an irreversible removal of cultural heritage that is often regretted in the future.
- 130 years of Licence renewals precedent (Barrister's opinion attached).
 - Expectation of permanency - from 2015 the Licence contains the word **permanent**. It is in the current Licence 5 times (Barrister's opinion attached). Half of the houses have changed ownership since 2015, with the understanding that permanent means long term occupancy.
 - There is a current housing shortage and also limited availability of low cost housing, especially in Selwyn. The housing in USH should be protected for this reason for as long as it is safe to do so.
 - The USH is a unique community, and "a very special and welcoming place, both its built character and its strong sense of community. I would have hoped that Selwyn District Council could see Upper Selwyn Huts as being a special asset for as long as possible," (MP Andy Foster email to SDC 7/3/2025).
 - Security of tenure is a basic human right. The USH residents have not experienced this right for 10 years. They deserve to live in their homes in peace, privacy and comfort with less stress and more certainty.
 - USH community does not understand nor agree with the reasons behind a non-renewable Licence.
 - USH will continue to challenge SDC if a non-renewable Licence is voted in without justification. This will continue to waste Council's, ratepayers and USH's time and money as this decision is not based on fair representation.

With all the reasons supporting a renewable Licence, and no reasons given that justify a non-renewable Licence, there is no reason why the next Licence can't be renewable conditional on environmental triggers.

Summary/In Conclusion

I do not agree with any of the three Licence term options provided as they are all non-renewable.

SDC as administrators of a local purpose reserve for the purpose of hut settlement, have legal obligations when administering the reserve. It is clear that SDC are not meeting those obligations. In fact there is compelling evidence that SDC have been actively seeking ways to remove the community since 2017.

There are no reasons provided that justify a non-renewable Licence, however there are many reasons why the next Licence should be renewable.

For these reasons, I am seeking a Licence term of 30 years with rights of renewal for further terms of 30 years, subject to environmental triggers (specific triggers to be agreed) as recommended by our Barrister.

I'd like to end my submission on Question 1 with this statement:

For whatever unknown reason SDC has been actively seeking out ways to terminate our Licence to Occupy since at least 2017. No reasons so far provided to the USH community justifies the disestablishment of an entire Selwyn Township and the destruction of a historically significant area which will eventually require the reclassification of this Local Purpose Reserve. If a non-renewable Licence term is voted on in September 2025, USH will continue to challenge this decision legally, further wasting everyone's time and money, and keeping SDC's decision making processes under public scrutiny. For those of you who are leaving this year, is this really the legacy you want to put your name to in your final vote as a Councillor? This decision has a significant impact and will be remembered.

Question 2: Environmental Events for Early Licence End

Council's priority is the safety and wellbeing of people in the community. Therefore, Council is proposing to include a new condition in the Deed of Licence that would result in a Licence term ending earlier than expected if serious environmental events, like flooding or land movement, make the area unsafe to live in or too expensive to maintain. In some cases, it also might not be possible or affordable to rebuild roads or other infrastructure if they are badly damaged after a significant event.

We are asking for your feedback on three possible events where this could happen.

1. Flooding affecting access: Flooding that cuts off vehicle access to the huts for more than 24 hours, twice in a 12-month period. "Cut off vehicle access" means where emergency services cannot reach the area.
2. Destruction of road cutting off vehicle access: A natural event that causes sufficient damage that vehicle access to the settlement is cut off.
3. Serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within the settlement.

Are there any of the proposed events you disagree with? Yes/No

Yes

Please explain your reason:

- In relation to environmental events, we would like to be treated the same as everyone else in the district.
- To the best of our knowledge, no mitigation solutions have been investigated by the Council. Mitigation options should be explored thoroughly before confirming events that will trigger retreat. Specific triggers provided here are inappropriate, vague and open to different interpretation. This gives the Council power to terminate Licences unnecessarily.
- The Civil Defence warning system is very effective and the community is also very organised with self-monitoring which enables them to manage their own evacuations if required.
- Flooding of road access is not a reason to warrant retreat.
- USH are not the only users of Days Rd. This road is used by Lower Selwyn Huts; the Ngai Tahu farm house; ECan; users of the lake and the boat ramp; as well as the neighbouring farmers. We believe the Council has a responsibility to maintain this road and this should not affect our future occupancy. Damage to the road is not a reason for USH to be permanently retreated.
- This community is motivated and willing to work with the Council to research any mitigation options. This should happen before any triggers are decided upon.

Are there any additional events that you think should be considered? Yes/No

Yes

Please add your comments:

- The Council commissioned reports from Aqualinc and ECan which contributed to the conclusion of the Jacob's report 7/3/25 (also commissioned by Council):
 - "a triggers-based approach is not recommended at this stage."
 - "The risk to USH from flooding is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years."
 - "The available climate change and flooding information does not seem to support the need to retreat in the next 15-30 years."
 - "Environment triggers and thresholds require more scientific investigation and clear explanation and rationale for the community."

No further research has been carried out in this area and presented to the community, so it is unclear where the events listed in the consultation document have come from?

- Reference to environmental events leading to an early Licence end should only relate to a significant event which has caused serious damage to homes and people or a risk of a significant event that cannot be mitigated.
If this resulted in confirmation from an independent body that the USH is permanently uninhabitable, a Licence end date could be mutually agreed upon.

If one of these events were to happen, what would you want Council to consider when deciding what happens next?

Please add your comments:

- In the event of a serious environmental event, the next step would be a discussion with the community leading to a collaborative decision on the way forward.
- Without relocation or compensation being offered by either the Council or Central Government, as would be consistent with international standard practice for managed retreat, the community has a very high threshold for risk making trigger-based approach difficult to agree on. Compensation should be offered across NZ for managed retreat to ensure Council's only retreat when absolutely necessary and do not use climate events as a reason to follow a predetermined agenda.

This community deserves to be treated in the same manner as any other community in the Selwyn District. Forcing their retreat before any significant risk has been identified or any major event has occurred without justification is not acceptable.

Question 3: Bond Requirements

Council is considering introducing a bond to contribute towards remediation responsibilities at the end of a Licence term. This means the bond will only be used for returning the site to what it was before the hut was built.

Are there any situations where you think the bond requirement should not apply? Yes/No

Yes

Please add your comments:

- A bond hasn't been required in 130 years. We are requesting a renewable Licence and in line with precedents set in the past, a bond should not be required.
- This is an additional cost to residents at a time when all costs are increasing, possibly significantly.

Do you have any other feedback or suggestions on the inclusion of a bond? Yes/No

No

Please add your comments:

Question 4: Building Condition Inspection Programme

Council is proposing to implement condition inspections with the new Deed of Licence. We are seeking feedback on the details of these inspections. Please review the condition checklist in Appendix A on the back page and provide your feedback to the following questions:

How often do you think condition inspections should occur?

- Every year
- Every 2 years
- Every 3-5 years
- Only when there's a complaint or issue raised
- Other

Other: Only when an inspection is required in any other part of the Selwyn District.

Please add your comments:

- Buildings should only be inspected at the same time as any other house in Selwyn would be inspected.
- The USH should be treated like everyone else in the district.
- Pending a legal opinion on the Council's duty of care and the Council's rights to inspect, we are awaiting confirmation as to whether a settlement-wide inspection is lawful.

Do you think the checklist covers the right things?

Yes/No/Not Sure

No

Please specify what you would change:

- This should be a lot inspection only and should not include the buildings as the Council are not landlords of our buildings.
- The Building Condition – External section should be removed in its entirety.
- The title of the inspection checklist should be changed from "Upper Selwyn Huts – Hut Condition Inspection" to "Upper Selwyn Huts – Lot Inspection".

If issues are identified during the inspection, what kind of support or communication would you expect from Council?

Please add your comments:

- If there is a problem with the lot, a mutually agreed timeframe to remediate without punitive consequences.
- Support and advice from Council would be helpful if there are any issues.
- The Council should be making every effort to keep people in their homes given the current affordable housing shortage and lack of social housing.

Do you have any other feedback about how inspections should be carried out, or how any issues found during inspections should be handled?

Please add your comments:

- Home owners should be encouraged to have a support person with them at the time of any inspection to protect their wellbeing.
- Any issues with an inspection should NOT be a reason to terminate a Licence.
- Ensuring that no one is made homeless is one of the Council's own guiding principles and assumptions.

Staff Recommendation

Thank you for taking the time to put in a submission. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council

has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.

It is also acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.

Point Number

154.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes **Question:** Are there any additional events that you think should be considered? Yes

- In the event of a serious environmental event, the next step would be a discussion with the community leading to a collaborative decision on the way forward.
- Without relocation or compensation being offered by either the Council or Central Government, as would be consistent with international standard practice for managed retreat, the community has a very high threshold for risk making trigger-based approach difficult to agree on. Compensation should be offered across NZ for managed retreat to ensure Council's only retreat when absolutely necessary and do not use climate events as a reason to follow a predetermined agenda.

This community deserves to be treated in the same manner as any other community in the Selwyn District. Forcing their retreat before any significant risk has been identified

or any major event has occurred without justification is not acceptable.

Comment:

- The Council commissioned reports from Aqualinc and ECan which contributed to the conclusion of the Jacob's report 7/3/25 (also commissioned by Council):

- "a triggers-based approach is not recommended at this stage."
- "The risk to USH from flooding is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years."
- "The available climate change and flooding information does not seem to support the need to retreat in the next 15-30 years."
- "Environment triggers and thresholds require more scientific investigation and clear explanation and rationale for the community."

No further research has been carried out in this area and presented to the community, so it is unclear where the events listed in the consultation document have come from?

- Reference to environmental events leading to an early Licence end should only relate to a significant event which has caused serious damage to homes and people or a risk of a significant event that cannot be mitigated.

If this resulted in confirmation from an independent body that the USH is permanently uninhabitable, a Licence end date could be mutually agreed upon.

Comment:

- **In relation to environmental events, we would like to be treated the same as everyone else in the district.**
- To the best of our knowledge, no mitigation solutions have been investigated by the Council. Mitigation options should

	be explored thoroughly before confirming events that will trigger retreat. Specific triggers provided here are inappropriate, vague and open to different interpretation. This gives the Council power to terminate Licences unnecessarily. • The Civil Defence warning system is very effective and the community is also very organised with self-monitoring which enables them to manage their own evacuations if required. • Flooding of road access is not a reason to warrant retreat. • USH are not the only users of Days Rd. This road is used by Lower Selwyn Huts; the Ngai Tahu farm house; ECan; users of the lake and the boat ramp; as well as the neighbouring farmers. We believe the Council has a responsibility to maintain this road and this should not affect our future occupancy. Damage to the road is not a reason for USH to be permanently retreated. • This community is motivated and willing to work with the Council to research any mitigation options. This should happen before any triggers are decided upon.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	154.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment:		

- A bond hasn't been required in 130 years. We are requesting a renewable Licence and in line with precedents set in the past, a bond should not be required.
- This is an additional cost to residents at a time when all costs are increasing, possibly significantly.

Staff Recommendation

It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.

It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.

Point Number

154.5

Category

Questionnaire > Building condition inspection programme

Question: How often do you think building inspections should occur? Other. **Comment:** Other: Only when an inspection is required in any other part of the Selwyn District.

- Buildings should only be inspected at the same time as any other house in Selwyn would be inspected.
- The USH should be treated like everyone else in the district.
- Pending a legal opinion on the Council's duty of care and the Council's rights to inspect, we are awaiting confirmation as to whether a settlement-wide inspection is lawful.

Question: Do you think the checklist covers the right things? No

- If there is a problem with the lot, a mutually agreed timeframe to remediate without punitive consequences.

- Support and advice from Council would be helpful if there are any issues.
- The Council should be making every effort to keep people in their homes given the current affordable housing shortage and lack of social housing.
- Home owners should be encouraged to have a support person with them at the time of any inspection to protect their wellbeing.
- Any issues with an inspection should NOT be a reason to terminate a Licence.
- **Ensuring that no one is made homeless is one of the Council's own guiding principles and assumptions.**

Comment:

- This should be a lot inspection only and should not include the buildings as the Council are not landlords of our buildings.
- The Building Condition – External section should be removed in its entirety.
- The title of the inspection checklist should be changed from "Upper Selwyn Huts – Hut Condition Inspection" to "Upper Selwyn Huts – **Lot** Inspection".

**Staff
Recommendation**

The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition

inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Finally, the Council acknowledges your submission as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report. Your comments are noted and these matters, along with all other feedback received, will be considered alongside all other submissions as part of the deliberations process.

Submitter Number:	155	Submitter:	Joshua Moot
Documents:	Future Deed of Licence for Upp		
Point Number	155.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area I am a member of the Greenpark Foodbank, which serves the upper Selwyn Huts area. Through this work, I've come to know many of the residents and their personal stories. The reality of living with the constant uncertainty of homelessness is heart-wrenching. On top of this, the overwhelming financial burden of having to pay to destroy their own homes adds an unimaginable level of devastation to their lives.		
Point Number	155.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Comment: Many of the residents of the Selwyn Huts are in their senior years, with the Huts serving as a sanctuary from the bustle of city life. For many, it has been a place of comfort and personal solace, chosen for deeply individual reasons. With a single fixed term of 30 years,		

	nearly all of these residents would see the end of their tenure here as they approach the end of their lives. Introducing a non-transfer clause into the licences would ensure a gradual, non-disruptive transition—a humane and dignified way of phasing out occupancy without creating the distress of forced removal. By implementing this "sinking lid" policy, the community would avoid the risk of new residents moving in under circumstances that are not sustainable, while also respecting the wishes and stability of those who have made the Huts their home. This approach acknowledges the deep attachment that residents have to their homes, while offering a clear and fair framework that ensures their dignity is maintained. Such a strategy offers both fairness and compassion, striking a balance between the needs of the current residents and the long-term sustainability of the community.		
Staff Recommendation	Thank you for taking the time to put in a submission. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	155.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: The road in question is prone to flooding and is a poorly constructed clay and shingle accessway. Despite recent attempts at repairs, which have been substandard at best, the road has already become heavily rutted. Additionally, the lake requires constant management to prevent flooding issues. When the lake isn't opened at the correct times, it's almost inevitable that the road will flood. Evicting people due to improper water management would seem not only unjust but also disingenuous. As someone with Dutch heritage, I can confidently say that water management is the real issue here, not the settlement itself. Another important point is that most residents evacuate promptly when water levels begin to rise, and they fully comply with Civil Defence's evacuation orders. Therefore, to evict people on the grounds that emergency vehicles cannot service the huts feels somewhat manufactured, given that the residents are proactive in evacuating when necessary. Comment:		

Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	155.4	Category	Questionnaire > Bond requirements
Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Introducing a bond requirement would effectively amount to eviction for many of the current residents, as the majority simply cannot afford it. While to some, the Selwyn Huts may appear as rundown structures, to those who live there, they are not just shelters—they are <i>homes</i>. For many, these huts represent a sense of independence, security, and belonging, a place where they've built their lives and memories over the years. The prospect of being priced out by a bond is not merely an inconvenience; it would be an unbearable burden, stripping away their sanctuary and disrupting the delicate balance of their lives in their later years. It's essential to recognize that for these residents, the huts are far more than a physical space—they are a cornerstone of their well-being. Any policy that introduces financial barriers like a bond would effectively disregard the emotional and practical realities these residents face. A decision to impose such a bond would be a harsh and insensitive one, one that fails to acknowledge the profound attachment and dependence these individuals have on their homes. Comment: None of the residents in the Upper Huts area are of significant financial means. Adding a substantial bond to their lease requirements would likely make it impossible for most, if not all, to pay. When these residents purchased their homes, they were, or at least should have been, made aware of the risks involved. However, for the majority, the idea that they would one day be required to pay to destroy their own homes would have never crossed their minds. Given that the huts have stood since the 1800s, it was not an unreasonable assumption to believe they could continue living there. In my strong opinion, it is inhumane to not only ask residents to vacate the homes they've called their own for so long but also to demand that they bear the cost of destroying those homes.			

Staff Recommendation	It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	155.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised If the Council wishes to conduct what effectively amounts to an audit on the properties, it should do so with careful consideration, and only in response to a legitimate complaint or issue that warrants such an action. Auditing properties without cause would not only be an unnecessary intrusion but would also be an unjustified use of ratepayers' money. Investigations or enforcement actions should only be initiated when there is a clearly defined concern of significant importance—one that justifies the expenditure of public funds. The Council must remain focused on maintaining a fair and balanced approach, ensuring that any action it takes is in line with the principle of proportionality. Property audits should not be used as a blanket or routine measure, but as a targeted response to genuine issues that affect the safety, health, or well-being of the community. Only by adhering to this standard can the Council maintain trust and demonstrate responsible stewardship of public resources. Question: Do you think the checklist covers the right things? No The Council has a responsibility to provide clear, transparent, and considerate communication to these often-vulnerable residents. It's essential that their concerns are not only heard but actively addressed with the same level of attention and respect given to any other ratepayer. These residents, many of whom may be facing significant challenges in their later years, deserve no less than full respect for their rights and dignity. Furthermore, given the complexity of the issues at hand, many of these residents would greatly benefit from advocacy support. Whether navigating bureaucratic processes or understanding their rights, advocacy services would ensure they are not left to navigate these challenges alone. The Council must recognize the unique position these residents are in and ensure that they have access to the resources and support needed to make informed decisions about their futures. This commitment to fair treatment and support		

Staff Recommendation	will not only protect the welfare of the residents but also build stronger, more empathetic community relationships. Inspections, if necessary, should be carried out with the utmost sensitivity, respecting the privacy of individuals in their own homes. Residents should be given sufficient notice to prepare for the inspection, and a clear scope of what will be assessed should be communicated in advance. Comment: Audits should be limited to a defined scope as set-out by a complaint. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council thanks submitters who have proposed constructive responses when issues are identified. The importance of respectful communication, support mechanisms, and fairness has been clearly expressed and will be factored into any potential inspection process.

Submitter Number:	156	Submitter:	John Cooke
Documents:	Future Deed of Licence for Upp		
Point Number	156.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Family and friends live there Comment:		
Point Number	156.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment: there is no higher risk here than 90 percent of homes in Canterbury		

Staff Recommendation	Thank you for taking the time to put in a submission. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.		
Point Number	156.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No the same consideration it would provide to anyone in their rateable area. No discrimination. Comment: emergency services must provide services to adjacent farms and other properties so why is this any different. Are the farmers being told to move?		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	156.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: your actions require them to move. Your responsibility.		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	156.5	Category	Questionnaire > Building condition inspection programme

Comments:	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised you are discriminating with any other requirements. Question: Do you think the checklist covers the right things? Not sure if the issue is historic it should overlook unless a safety issue
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Submitter Number:	157	Submitter:	Sandra Lagrosse
Documents:	Submission #157 - Sandra Lagro		
Point Number	157.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Council is seeking feedback on three different options Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	157.2	Category	Questionnaire > Licence term options
	I do struggle with the knowledge that my children will be left with my debt. The thought of losing my home causes me utter grief. I do not understand why this has come to this. I've maintained my house to a high standard & was able to find a job as a local school bus driver, making loads of new friends in the area. For my 6 Grandchildren coming out for visits & holidays was a joy. They got to experience good old fashioned fun. Tree huts, gala days, swimming, fishing ect. Question: Do you have any other feedback on licence terms? Yes Comment: I would like to see a 30 year term with a right of renewal. This has been my home for 28 years. It has been a safe & caring community & one that my children & grandchildren have so many precious memories.		

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations. It is acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made.		
Point Number	157.3	Category	Questionnaire > Environmental events for early licence end
Staff Recommendation	We would be for warned as before in the past. We have a great team of folk on civil defence, who have always come to make sure I was okay & prepared for any major events. Comment: This could apply to any area of the Selwyn district. We have a team of civil defence workers. Comment: In my tenure, I've never experienced flooding, & when it did at one time it was due to a breach in the bank at the farmers place up the road. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	157.4	Category	Questionnaire > Bond requirements
Comments:	Would this money collected be held in a trust with the SDC?		

	There would be too many loopholes in this proposal.		
	How much would the bond be?		
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: My home was originally the Springston South Cricket pavilion, which was from the reserve. So I've no idea what the site was like.		
Staff Recommendation	It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	157.5	Category	Questionnaire > Building condition inspection programme
Comments:	Treat my home like any other ratepayer in the district. They do not require inspections. No Inspections, but I feel if anything all homes should be required to install smoke alarms. Should be compulsory.		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	158	Submitter :	Kate Johnson
Documents:	Submission #158 - Kate Johnson		
Point Number	158.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	I have lived at The Upper Selwyn Huts since 2019, buying my home in 2020. It is an amazing place to live. Since coming here I have made some truly wonderful friends. It would be heartbreaking and a huge loss to lose all we have here, because, at the Upper Selwyn Huts, we are a close knit community living on a local purpose reserve for the purpose of hut settlement, which includes the notion of community. Just like any community, we are a group of people, all		

just wanting to live a quiet, normal, happy life. We have young families, middle aged people and quite a few retirees. Some are here for financial reasons, some for the lifestyle, some for family, some for all of those reasons. There are a lot here with long family connections. We also all look out for each other. Any one of us could walk down the street and ask for help from nearly anyone, and they would offer that help willingly. A few vulnerable residents live here for that reason. They would not cope living in housing estates in the city, where no-one knows anyone, with high crime rates etc. They feel safe here. A lot here have long historic family connections. **But**, regardless of why we are here it would be sad to see this all taken away unnecessarily, especially with a nationwide housing crisis. We live here mortgage free and the thought of having to demolish our homes, with no compensation, remove ourselves and go somewhere else, paying huge rent costs is extremely daunting. I for one can't afford to do this.

It feels derogatory when the councillors refer to our HOMES as huts. I know they are classed as huts, but they are our HOMES.

The Upper Selwyn Huts consultation documents are quite biased, inaccurate and misleading, just like quite a bit of information, the SDC spread about us in inaccurate Press releases, therefore, I have chosen not to tick some of the boxes that could give SDC ammunition against us. I want all councillors to be given all the facts ... **accurate, honest and true facts**, with enough time to read and digest all the information, so they can make accurate informed decisions on our licence and our lives. I would like SDC to reconsider making the decisions on our Deed of Licence until after the upcoming elections, as the whole council seems to be in complete disarray with so many choosing not to stand again for the next term. I feel it would be very biased.

I also don't think you should be using unpaid rates and licence fees as a reason to evict us. Why should a few disadvantage many? I agree these should have been paid on time, but as a business you should have been following up on these a long time before now. That is your own error and I feel it is wrong to have published these arrears. Surely this information is between the council and the particular rate payers.

Everyone in the community should be treated with dignity, respect and care. We are constituents and rate payers of the Selwyn District and should be treated accordingly and not be put at an unjustified disadvantage. This whole process of getting our new Deed Of Licence has made a lot in our community anxious, distressed, vulnerable and worn out. **Question:** What is your connection or interest to Upper Selwyn Huts? I am a licence holder

**Staff
Recommendation**

Point Number	Category	Questionnaire > Licence term options
158.2		
Comments are in my letter		
I want to refer to our barristers report. This is our Barristers legal opinion and cannot be disregarded. The SDC have been sent a copy of this so there should be no need for me to cover it all again, but I have included some points. Barrister Clare Lenihan's opinion, dated 20th June 2025: Residents seek a licence term of 30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed). Her opinion also states that the Selwyn District Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. You have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purpose. There are also legal obligations to protect the historic values, recognise our communities diversity, promote social, economic and cultural well-being of it's community, both now and in the future. The council can issue licences under the ROLD act 1924 with no time limit. Council is not bound by any finite licence term and can grant a licence for more than 1 term of 33 years under the Reserves Act 1977. You are also not bound by your 2019 resolution that hut licenses are short term and ultimately finite. You, SDC, have not provided any reasons, to date, that justifies a non-renewable licence. All independent evidence and reports do NOT support a non-renewable term. The ECAN/ Aqualinc report confirmed climate change is not going to be an issue for many years. You have resolved our Wastewater problem. Our Stop Bank does NOT overtop at our settlement.. it breaks it's banks higher up than us. This sometimes causes Days Road to flood but we are all well prepared should this happen. Tension from the wider community regarding expenses, that you say, we have caused, has been created by you from extremely biased Press releases ... You really need to have true and correct facts before releasing these. Concerns over evacuations are very well managed by our Civil Defence team, of which I am a member. Question: Do you have any other feedback on licence terms? Yes Comment:		

I am not ticking any box.

Please read my attached letter.

I am choosing not to tick any of the three options as none are acceptable, all being non-renewable or finite terms.

Have you, SDC, thought, that by giving us a renewable term, residents would be far more willing to address issues with their homes and make improvements. You made it possible for permanent residency .. it is extremely bad management to try and revoke this after so many people have spent life savings buying their homes here, thinking it was going to be long term. There has been absolutely NO communication as to why you want us gone and what you intend to use the Reserve for .. especially after installing a multi-million dollar sewerage system, expecting us to pay for our part of it. This whole thing is extremely distressing for residents, causing a lot of anxiety about the cost of demolishing our homes, with NO compensation, in an already existing housing crisis. WHERE DO WE ALL GO???????

**Staff
Recommendation**

Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.

It is also acknowledged your submission expresses concerns around the financial impact of any decision. These considerations will be weighed carefully alongside environmental, legal, and district-wide factors before any final decision is made.

Point Number	158.3	Category	Questionnaire > Environmental events for early licence end
	See my letter		
	What we have been asking for ... Allow our community to make decisions for ourselves on anything that affects us, involving us and giving us back the opportunity to self manage and administer, as we did for 116 years, pre 2011, when you took over from our committee. We are not experts in managed retreat, so why are you expecting us to propose environmental events that would warrant retreat. SOC could then use these events as a baseline for other Selwyn residents. Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: See my letter Comment: I disagree with all 3. Please see my reasons in my letter I Googled whether it is legal to evict a leasehold community due to flooding and this is what it said .. While flooding can create challenging situations, evicting a leasehold community solely due to flooding is generally not permitted. Landlords must follow proper procedures and consider the extent of the damage before taking action. In New Zealand it is generally not legal to evict a leasehold community simply because of flooding. While flooding can lead to uninhabitable conditions, the law prioritises tenant rights and landlords to follow specific procedures. Landlords may be able to end a tenancy if the property is severely damaged, but this requires proper notice and consideration of the extent of the damage. 1 Flooding affecting access: I do NOT consider having access cut off for 24 hours twice in a 12 month period a valid reason, on any basis, to warrant retreat. We deserve the same treatment as any other area in the district that has lost access. We get plenty of warning regarding potential flooding		

events and are very well prepared. Our very capable Civil Defence team here will look into arranging other methods to gain access should that be required in an emergency. Generally utes and other higher vehicles can still get through.

2 Destruction of Road cutting of Vehicle Access:

This can NOT be a reason for permanent retreat.

Upper Huts residents are not the only users of Days Rd. SDC has got a responsibility to maintain Days Rd for access to the lake, Lower Selwyn Huts residents, farmers, DOC, ECAN, fishermen, duckshooters and many rowing teams. Days Rd is a disgrace to the district anyway. It is quite a narrow road, with many dangerous potholes.

There is nowhere to go to avoid them if there is oncoming traffic. The occasional patchups, not repairs, don't last either.

3 Serious Harm Caused By a Flood Event:

Should someone have the misfortune to be injured in an event here, we have a very capable Civil Defence team here, of which I am a member. Some of us have completed First Aid courses and continue to keep these by doing refresher courses, so feel we are capable and competent to deal with these situations. Should anyone require medical attention we would make arrangements to make this happen. We are also involved with Selwyn Gets Ready, who are there to help in an emergency.

As stated in options 1 and 2 above, this is still not a valid reason to retreat a community. Options to alleviate and lighten these triggers must be investigated. The SDC triggers are inappropriate and open to interpretation, which gives you the power to unnecessarily terminate licences. You, the SDC have identified through your Jacobs Report, that environmental triggers and thresholds require a lot more scientific research and explanation. So far, this has not been completed.

I feel that if an independent body, without an agenda, confirmed there was serious risk to homes and people from a major event, making the Upper Hut settlement permanently uninhabitable, then a licence end date could be mutually agreed on.

Staff Recommendation

Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.

Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.

	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	158.4	Category	Questionnaire > Bond requirements
	See my letter		
	I disagree with paying a bond. Paying a bond is going to add an additional cost to our licence fee and rates cost, which is increasing exorbitantly. I feel there needs to be a complete rates review to bring our rates into line. SOC have devalued our homes making it difficult to sell them for a reasonable price, so why are we expected to pay increasing rates on much less value. As we are asking for a renewable licence the bond should not even be considered. A bond hasn't ever been required before, so why are you introducing this now. You have given us no costs, what period of time it is to be paid over or exactly what it covers. As it could be for quite a period of time, why should SDC be acquiring all this money when it could be staying in my account, for me to be responsible for myself, should the time arise. It seems like a revenue gathering tactic. Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: There should not be a Bond. Please see my letter		
Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		

Point Number	158.5	Category	Questionnaire > Building condition inspection programme
Question: How often do you think building inspections should occur? Other. Comment: Only a lot inspection, if anything. Please see my letter Question: Do you think the checklist covers the right things? No Comment: If an inspection at all - An external lot inspection only. Please see my letter I am ticking Other box Who will be doing these inspections?? Will there be a team of qualified people, or a group looking for excuses to get rid of us. None of the options are preferred. Why can't we be treated like everyone else in the district and only inspect when you would other properties. This should be done once and only be an external lot inspection, if at all. Is it even legal to do a community wide inspection? We need proof that it is. You make us feel like we have no rights whatsoever. It is becoming very distressing for a lot of the residents here. You need to think about your Duty of Care for our well being. Yes, but for a Lot Inspection only, providing the inspectors are qualified with no agenda to go looking for issues to make things more difficult and costly than they already are. In Conclusion We ask that you let us be, to get on to live our lives in the peace and tranquility of this local purpose reserve for the purpose of hut settlement. I would expect a mutually agreed and respectful time frame to rectify issues. Open and honest communication between parties. Support and advice from the council. .. Emotional and medical support, accommodation help should this be required. I would expect the council do NOT use these issues to terminate licences. Comments are in my letter			

Upper Selwyn Huts Future Deed of Licence
Kate Johnson
[REDACTED]

My Submission

I have lived at The Upper Selwyn Huts since 2019, buying my home in 2020. It is an amazing place to live. Since coming here I have made some truly wonderful friends. It would be heartbreaking and a huge loss to lose all we have here, because, at the Upper Selwyn Huts, we are a close knit community living on a local purpose reserve for the purpose of hut settlement, which includes the notion of community. Just like any community, we are a group of people, all just wanting to live a quiet, normal, happy life. We have young families, middle aged people and quite a few retirees. Some are here for financial reasons, some for the lifestyle, some for family, some for all of those reasons. There are a lot here with long family connections. We also all look out for each other. Any one of us could walk down the street and ask for help from nearly anyone, and they would offer that help willingly. A few vulnerable residents live here for that reason. They would not cope living in housing estates in the city, where no-one knows anyone, with high crime rates etc. They feel safe here. A lot here have long historic family connections. But, regardless of why we are here it would be sad to see this all taken away unnecessarily, especially with a nationwide housing crisis. We live here mortgage free and the thought of having to demolish our homes, with no compensation, remove ourselves and go somewhere else, paying huge rent costs is extremely daunting. I for one can't afford to do this. It feels derogatory when the councillors refer to our HOMES as huts. I know they are classed as huts, but they are our HOMES.

The Upper Selwyn Huts consultation documents are quite biased, inaccurate and misleading, just like quite a bit of information, the SDC spread about us in inaccurate Press releases, therefore, I have chosen not to tick some of the boxes that could give SDC ammunition against us. I want all councillors to be given all the facts... **accurate, honest and true facts**, with enough time to read and digest all the information, so they can make accurate informed decisions on our licence and our lives. I would like SDC to reconsider making the decisions on our Deed of Licence until after the upcoming elections, as the whole council seems to be in complete disarray with so many choosing not to stand again for the next term. I feel it would be very biased. I also don't think you should be using unpaid rates and licence fees as a reason to evict us. Why should a few disadvantage many? I agree these should have been paid on time, but as a business you should have been following up on these a long time before now. That is your own error and I feel it is wrong to have published these arrears. Surely this information is between the council and the particular rate payers. Everyone in the community should be treated with dignity, respect and care. We are constituents and rate payers of the Selwyn District and should be treated accordingly and not be put at an unjustified disadvantage. This whole process of getting our new Deed Of Licence has made a lot in our community anxious, distressed, vulnerable and worn out.

Question 1: Licence Term Options

I am choosing not to tick any of the three options as none are acceptable, all being non-renewable or finite terms.

Have you, SDC, thought, that by giving us a renewable term, residents would be far more willing to address issues with their homes and make improvements. You made it possible for permanent residency.. it is extremely bad management to try and revoke this after so many people have spent life savings buying their homes here, thinking it was going to be long term. There has been absolutely NO communication as to why you want us gone and what you intend to use the Reserve for..especially after installing a multi-million dollar sewerage system, expecting us to pay for our part of it. This whole thing is extremely distressing for residents, causing a lot of anxiety about the cost of demolishing our homes, with NO compensation, in an already existing housing crisis. WHERE DO WE ALL GO??????

I want to refer to our barristers report. This is our Barristers legal opinion and cannot be disregarded. The SDC have been sent a copy of this so there should be no need for me to cover it all again, but I have included some points.

Barrister Clare Lenihan's opinion, dated 20th June 2025:

Residents seek a licence term of 30 years with rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed).

Her opinion also states that the Selwyn District Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. You have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purpose. There are also legal obligations to protect the historic values, recognise our communities diversity, promote social, economic and cultural well-being of it's community, both now and in the future.

The council can issue licences under the ROLD act 1924 with no time limit. Council is not bound by any finite licence term and can grant a licence for more than 1 term of 33 years under the Reserves Act 1977. You are also not bound by your 2019 resolution that hut licenses are short term and ultimately finite.

You, SDC, have not provided any reasons, to date, that justifies a non-renewable licence. All independent evidence and reports do NOT support a non-renewable term.

The ECAN/Aqualinc report confirmed climate change is not going to be an issue for many years.

You have resolved our Wastewater problem.

Our Stop Bank does NOT overtop at our settlement.. it breaks it's banks higher up than us. This sometimes causes Days Road to flood but we are all well prepared should this happen.

Tension from the wider community regarding expenses, that you say, we have caused, has been created by you from extremely biased Press releases... You really need to have true and correct facts before releasing these.

Concerns over evacuations are very well managed by our Civil Defence team, of which I am a member.

If one of these events were to happen I would expect the SDC to do:

What we have been asking for...

Allow our community to make decisions for ourselves on anything that affects us, involving us and giving us back the opportunity to self manage and administer, as we did for 116 years, pre 2011, when you took over from our committee.

We are not experts in managed retreat, so why are you expecting us to propose environmental events that would warrant retreat. SDC could then use these events as a baseline for other Selwyn residents.

Question 3 Bond requirements

I disagree with paying a bond.

Paying a bond is going to add an additional cost to our licence fee and rates cost, which is increasing exorbitantly. I feel there needs to be a complete rates review to bring our rates into line. SDC have devalued our homes making it difficult to sell them for a reasonable price, so why are we expected to pay increasing rates on much less value.

As we are asking for a renewable licence the bond should not even be considered. A bond hasn't ever been required before, so why are you introducing this now. You have given us no costs, what period of time it is to be paid over or exactly what it covers. As it could be for quite a period of time, why should SDC be acquiring all this money when it could be staying in my account, for me to be responsible for myself, should the time arise. It seems like a **revenue gathering tactic**.

Question 4 Building Condition Inspection Programme

I am ticking **Other** box

Who will be doing these inspections?? Will there be a team of qualified people, or a group looking for excuses to get rid of us.

None of the options are preferred. Why can't we be treated like everyone else in the district and only inspect when you would other properties. This should be done once and only be an **external lot inspection**, if at all. Is it even legal to do a community wide inspection? We need proof that it is. You make us feel like we have no rights whatsoever. It is becoming very distressing for a lot of the residents here. You need to think about your Duty of Care for our well being.

Do you think the checklist covers the right things.

Yes, but for a **Lot inspection only**, providing the inspectors are qualified with no agenda to go looking for issues to make things more difficult and costly than they already are.

If issues are identified during inspections what kind of support or communication would you expect from the Council

I would expect a mutually agreed and respectful time frame to rectify issues. Open and honest communication between parties.

Question 2: Environmental Events for Early Licence End

I Googled whether it is legal to evict a leasehold community due to flooding and this is what it said..

While flooding can create challenging situations, evicting a leasehold community solely due to flooding is generally not permitted. Landlords must follow proper procedures and consider the extent of the damage before taking action.

In New Zealand it is generally not legal to evict a leasehold community simply because of flooding. While flooding can lead to uninhabitable conditions, the law prioritises tenant rights and landlords to follow specific procedures. Landlords may be able to end a tenancy if the property is severely damaged, but this requires proper notice and consideration of the extent of the damage.

1 Flooding affecting access:

I do NOT consider having access cut off for 24 hours twice in a 12 month period a valid reason, on any basis, to warrant retreat. We deserve the same treatment as any other area in the district that has lost access. We get plenty of warning regarding potential flooding events and are very well prepared. Our very capable Civil Defence team here will look into arranging other methods to gain access should that be required in an emergency. Generally utes and other higher vehicles can still get through.

2 Destruction of Road cutting of Vehicle Access:

This can NOT be a reason for permanent retreat.

Upper Huts residents are not the only users of Days Rd. SDC has got a responsibility to maintain Days Rd for access to the lake, Lower Selwyn Huts residents, farmers, DOC, ECAN, fishermen, duckshooters and many rowing teams. Days Rd is a diegrate to the district anyway. It is quite a narrow road, with many dangerous potholes. There is nowhere to go to avoid them if there is oncoming traffic. The occasional patchups, not repairs, don't last either.

3 Serious Harm Caused By a Flood Event:

Should someone have the misfortune to be injured in an event here, we have a very capable Civil Defence team here, of which I am a member. Some of us have completed First Aid courses and continue to keep these by doing refresher courses, so feel we are capable and competent to deal with these situations. Should anyone require medical attention we would make arrangements to make this happen. We are also involved with Selwyn Gets Ready, who are there to help in an emergency. As stated in options 1 and 2 above, this is still not a valid reason to retreat a community. Options to alleviate and lighten these triggers must be investigated. The SDC triggers are inappropriate and open to interpretation, which gives you the power to unnecessarily terminate licences. You, the SDC, have identified through your Jacobs Report, that environmental triggers and thresholds require a lot more scientific research and explanation. So far, this has not been completed. I feel that if an independent body, without an agenda, confirmed there was serious risk to homes and people from a major event, making the Upper Hut settlement permanently uninhabitable, then a licence end date could be mutually agreed on.

Support and advice from the council... Emotional and medical support, accommodation help should this be required.
I would expect the council do NOT use these issues to terminate licences.

In Conclusion

1. We ask that you let us be, to get on to live our lives in the peace and tranquility of this local purpose reserve for the purpose of hut settlement.

Staff Recommendation	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Submitter Number:	159	Submitter:	Blanche Fryer
Documents:	Submission #159 - Blanche Frye		
Point Number	159.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	159.2	Category	Questionnaire > Licence term options
	The new Sewerage System and Aqualink / ECan's reports give USH's a much longer possibility of licence. The USH's is gazetted as a 'local purpose Hut Settlement'. That means its a community of people, of which have found a home, invested in, and found a place to settle. We should be supported the same as all communities in Selwyn District are, and valadated by being included in district wide rateing for water infrastructure, as said by Mayor Sam B in Selyn Times 9th July 2025 Question: Do you have any other feedback on licence terms? Yes Comment:		

Staff Recommendation	None of the Above I request a 'rolling term' of 30 year term with a 'Renewable' option for 30 year (subject to environmental trigger points to be agreed) Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.
Point Number	159.3 Category Questionnaire > Environmental events for early licence end I would expect the Council to treat the USK's as it treats all its citizens, rate payers, licence / lease holders. In minor events, repair minor road damage repair access. If a major environmental disaster occurred it would effect alot of the Selwyn District and we would face that with the support from civil defence Community, Council and Govt, family and insurance for those who have it. If the huts are redeamable or not - it would be a decision made at that point. Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Only if a significant event causing serious damage, that cannot be mitigated. We lost our house in the Chch earthquakes due to rockfall and redzoned. The Huts were our safe place for the next 3 years. Comment:

Staff Recommendation	If any of the Council's submission scenarios were given to any other settlement in NZ as reasons not to allow people to live ... the place would be uninhabited! There would be no coastal cities, towns or settlement, no riverside or valley settlement. So far in 130 years, the USH's have had no flooding, no loss of life, no road washouts. There needs to be relevant 'Trigger Points' as a significant event causing serious damage that cannot be mitigated. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	159.4	Category	Questionnaire > Bond requirements
	If you sell your Dwelling, do you get a refund from the council of your bond?		
	How much is the bond?		
	What does it cover?		
	Comment:		
	We have not needed a bond in the last 130 yrs!		
	The SDC is proposing to add yet more of a burden of debt onto a community of significantly lower income, single people and families (Re - Census and Jacobs report)		
	The USH's pay to the SDC a Licence + Rates.		

	Now SDC proposes + New Sewerage Costs (30% of ?) + Waste water + Bond \$5,000 + Cost of repairs (if needed) or red sticker		
Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fariness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	159.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised There are several dwellings that are a bit basic and run down. The Council has a long history of not intervening when repeatedly asked to enforce licence rules on multiple vehicles, neglect, hoarding, parking on riverbank etc etc. This often causes conflict between residence. I would expect good advice! Question - Are inspections legal? Question: Do you think the checklist covers the right things? Not sure Comment: Many dwellings are historical and reflect the building code of the past - but are still quite livable, being warm, dry and lots of charm.		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	160	Submitter:	Duncan Robertson
Documents:	Future Deed of Licence for Upp		

Point Number	160.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	160.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes None of the above. My partner and I completely disagree with what you have offered us. It is clear that the consultation was a waste of time. Why would my partner and myself agree to losing our house? I think we all want the same as our barrister suggested in her legal opinion (attached) - the Licence should run for 30 years and should be able to be renewed subject to agreed environmental triggers. Why are you trying to remove us from here? You have given us a number of reasons since you first started to try but we still don't know what the reason is now. I read that when the Councillors met in March this year, the report they were given said that no one should be made homeless. If you vote for any of the options given, you will make most of the community homeless. We also think the vote should happen after the elections as the new Council will have to keep working on this and we will continue to fight.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council		

	remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached.		
Point Number	160.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No talk to us Comment: Read your own reports – it is too early to use triggers and you need to do more research on them. Whatever triggers are decided, they should be decided with us. The ones you have listed are not a reason to evict us. Road closed for flooding – not a problem as we would be gone. Road damaged – fix the road as others use it. Serious injury or death – that is something to decide in the future because surely it depends on what happened. If someone was killed or injured in an earthquake for example that should not be a reason to evict everyone else.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	160.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: no bond needed		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	160.5	Category	Questionnaire > Building condition inspection programme

Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Why? You only do this everywhere else if someone contacts the Council to complain so why on earth would you do this here? We own our homes/baches – they are not rentals Question: Do you think the checklist covers the right things? No Comment: not the buildings The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	161	Submitter: Tala Laurance
Documents:	Future Deed of Licence for Upp	
Point Number	161.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Spent alot of time there as a child Comment:
Staff Recommendation		
Point Number	161.2	Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes Other councils managing council hazard areas or retreat processes—such as Christchurch City Council (Southshore, Brooklands), or Wellington Regional Council (Eastbourne)—have not imposed such rigid, time-limited occupancy models on existing

Staff Recommendation	leaseholders. Selwyn Council is unjustified in their actions that propose non-renewal. Comment: I am selecting 30 years by oppose the proposed non-renewable licence model - i.e. are NOT selecting non-renewal. It introduces uncertainty and hardship for Upper Selwyn Huts residents, many of whom have strong generational ties to the area. While I acknowledge that environmental risk must be considered, this approach feels punitive when compared with the treatment of other at-risk communities in Aotearoa New Zealand.		
	Local Government Act 2002 (s.14) requires councils to act fairly, transparently, and to take account of the diversity of their communities. A blanket non-renewal clause may breach the spirit of this requirement.		
	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
	The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.		
Point Number	161.3	Category	Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No I would want Council to take a fair, case-by-case approach based on up-to-date hazard assessments, engineering

	advice, and consultation with affected residents. Council must also consider how it responds to similar events elsewhere in the district — including whether permanent property owners in other flood-prone or isolated areas are allowed to rebuild or remain. Residents at Upper Selwyn Huts should not be disadvantaged simply because they are on Council-managed land. Equal treatment is essential. Comment: I disagree with all three triggers being used as automatic conditions to terminate licences early. These same conditions could affect many communities across Selwyn — such as in Coes Ford, Tai Tapu, or Leeston — yet no such licence termination policies are proposed there. It is unfair to single out Upper Selwyn Huts residents for treatment not applied to others. Safety decisions should be based on consistent district-wide hazard planning, not selective policies. Comment: No — I believe environmental risk should be managed fairly across all properties in the district through civil defence planning, infrastructure management, and building consents, not through selective licence conditions. The risks listed already apply to many areas in Selwyn and should not be used solely to justify terminating Upper Selwyn Huts licences.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	161.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The proposed bond sets a dangerous precedent. There is no comparable requirement elsewhere in New Zealand for homeowners or leaseholders to pay for hypothetical future removal of homes due to hazard risk or land tenure — particularly not retroactively. Council has not demonstrated why this specific group of residents should bear costs no one else in the district (or country) faces. It may breach Section 14 of the Local Government Act 2002, which requires councils to act transparently, fairly, and in ways that		

	promote the social, economic, and cultural wellbeing of communities. Introducing a bond with no historical precedent or legal mandate could be open to challenge. Comment: This bond should not apply at all. No other residential property owners in New Zealand are required to pay a bond for the future removal of homes they legally purchased, especially when there was no prior disclosure that such a cost would exist. These huts have existed in some cases since the late 1800s, and current owners acquired them in good faith under the understanding that their occupation was lawful and permanent unless otherwise stated. Applying a bond now is retroactive and unfair, and may breach the principles of natural justice under New Zealand administrative law.		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is also acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	161.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised No regular inspection regime should be imposed on Upper Selwyn Huts residents. Selwyn District Council's own policy — the Dangerous, Affected & Insanitary Buildings (DAIB) Policy — does not require routine inspections for other residential buildings in the district, regardless of age or hazard risk. Inspections are only triggered by a specific concern, complaint, or incident. This principle should apply equally here. Creating a more intrusive inspection regime only for this community is inconsistent, inequitable, and risks breaching the Local Government Act 2002, which requires consistent and fair treatment of all residents. Question: Do you think the checklist covers the right things? No I would expect Council to: Communicate clearly and in writing, with reference to relevant legal		

obligations (e.g. the Building Act 2004, DAIB Policy, or licence agreement),

Allow reasonable timeframes to address non-urgent issues, offer technical support, especially given that many huts are historic and built with now-uncommon materials or methods,

Provide consistency with how other Selwyn ratepayers and property owners are treated when building issues are identified.

Any enforcement must be fair, and not disproportionately harsh due to the licence-holder status of residents. Council must not use inspections as a way to escalate evictions or drive a managed retreat strategy. Any inspection regime needs to be legally grounded and equally applied.

According to the DAIB Policy, Selwyn District Council does not proactively inspect other buildings unless a complaint or risk is identified. Therefore, any unique inspection scheme for this community is unjustified and creates a precedent of unequal treatment.

Residents should be protected by the same rights and processes afforded to all other residents in the district — including the right to fair notice, due process, and case-by-case consideration under law.

Comment: checklist appears to be a bespoke compliance tool aimed solely at Upper Selwyn Huts. There's no equivalent used for other old, relocated, or unconsented buildings in the district.

If Selwyn District Council believes a checklist like this is necessary for health and safety, it should be applied to all buildings of similar age or risk, not just to licence-holders.

As it stands, the checklist seems like an enforcement mechanism rather than a support tool, and that undermines trust in Council's intentions.

**Staff
Recommendation**

The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific

responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

The Council also acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

Submitter Number:	162	Submitter:	Graeme Young
Documents:	Future Deed of Licence for Upp		
Point Number	162.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	162.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes None of the above. Other: 30 year licence term, with 30 year renewals. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	162.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: I disagree with all of them. None are reasons to end term of licence. Comment: It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	162.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I do not agree with a bond. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	162.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Other. Comment: Never We are not tenants of our own homes therefore there is no reason for building inspections. Question: Do you think the checklist covers the right things? No The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	163	Submitter:	Erin Smyth
Documents:	Future Deed of Licence for Upp		
Point Number	163.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:
Point Number	163.2
	Category Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes
	I am taking the advice from our Barrister Clare Lenihan's which is as follows
	Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed) as recommended by our Barrister, Clare Lenihan 20 June 2025.
	Clare Lenihan's Opinion concludes:
	Legal Obligations
	: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.
	Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite.
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options

beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number	163.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No The same thing we have been asking for, community led decision making on anything that affects us, including collaboration with and empowerment of our community. Comment: We do not consider access being cut off for 24 hours a valid reason to warrant retreat. We would like to be treated the same as if access to any other area of Selwyn is cut off. The Council has not provided any criteria (such as water level) that warrant a decision of access being unsafe/cut off. Civil Defence have stated to us that their teams will always "look at different methods to gain access if required". USH are not the only users of Days Road. This road should be maintained as the main access to the lake. Users include USH, LSH, the farm house, DoC, ECAN and users of the boat ramp to the lake. Destruction of this road is not a reason for USH to be permanently retreated. Closing a rural road is not a simple process as it involves an application to the Minister of Lands and consultation. We believe the Council has a responsibility of maintaining this road and this should not affect USH's licence to occupy. Comment: As identified by the Council's own Jacob's report, environmental triggers and thresholds require more scientific investigation and clear explanation and rationale for the community. This has not yet been completed.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		

It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.			
Point Number	163.4	Category	Questionnaire > Bond requirements
Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No			
Staff Recommendation			
Point Number	163.5	Category	Questionnaire > Building condition inspection programme
Question: Do you think the checklist covers the right things? No Mutually agreed time to remediate without punitive consequences. Open two way communication during the remediation period. Comment: More details and measurements of what is being checked and what the consequences would be if any of these items are failed. Failing any items in the inspection checklist should not lead to licence termination. "External weathertightness – roof and walls – sound, durable, weatherproof, and maintained". This item is too broad and subjective. Community is concerned that failing items in the inspection checklist will lead to unnecessary and intrusive internal house inspections.			
Staff Recommendation	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations		
The Council acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.			

Submitter Number:	164	Submitter:	Bruce Thomson

Documents:		<u>Future Deed of Licence for Upp; Submission #164 - Bruce Thomso</u>	
Point Number	164.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder			
Staff Recommendation			
Point Number	164.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes			
		The Selwyn District Council has not given any valid reason that justifies a non renewable licence. All independent evidence and reports, including Jacobs Consultancy, have not supported a non-renewable licence. As per attached Legal Advice, June 2025, I as a Resident I seek a licence term of 30 years with the rights of renewal for further terms of 30 years. Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future. The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite. Council priority is the safety and wellbeing of people in the community. I am a lifetime licence holder. In fact I have held licences for two properties over my lifetime, 7 Spackman Avenue and more lately 101 Billens Avenue this was built by my late father in 1949. My extended family spent their holidays at the Selwyn, and fished and hunted for ducks and geese in the surrounding marshes.	

	Many stories of escapades have emerged in liaisons with the Warren, Boniface, Fairbairn, Novice, Timbrell, Stempa, Duckworth and many other families over the years. I am growing old now but the memories still flood back to me as my kids and my grandkids and their hangers-on enjoy the place and benefit from its calmness and drugfree lifestyles. Readers of this submission can confidently rely on the fact that I am certain that a unique aura settles over all once they have shared the Selwyn experience.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.		
Point Number	164.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes If the area were to become too unsafe to inhabit, the council would be responsible for reinstating the site, returning dwellings and belongings to licence holders as the lot had not been abandoned nor deliberately left in poor condition. As per the Selwyn District Councils' own remit, their priority is the safety and wellbeing of the community. Comment: Tidal surge or Tsunami			

	1. Status quo – Council to repair road – there is a lot of activity around this access. 2. Status quo – Council to repair 3. Status quo – Council to repair infrastructure The Selwyn District Council's own Jacob's report, dated March 2025, recognised that anticipated impacts from climate related hazards were not as significant as previously thought and require more investigation. This has not yet been undertaken. The above triggers are to me, unsuitable, suggesting that the USH settlement is frequently affected by floodwaters. This has never happened in my 73 years of belonging to the community. The above triggers are also very vague and therefore open to many different interpretations and may give the Selwyn District Council power to terminate licences arbitrarily. Environmental events leading to an early licence termination would only be justified if a significant event causing serious damage to homes, property, people and the community occurred.		
Staff Recommendation	It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies. It is also acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	164.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: A bond should not apply at all. It is unjust and unfair to consider applying a bond to pay to demolish our homes. The majority of us are retiree's or generational hut owners who choose to live or spend time at the USH as a lifestyle choice, belonging to a community of support and common ideals.		

Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	164.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: At the signing of the 30 year renewable lease There are rental properties within our USH community with tenants who are renting substandard properties. The properties do not meet healthy homes standards as required by law. The council has been lax in allowing landlords and property owners to benefit from these substandard homes. Unfortunately to the detriment of our USH community, several property speculators have found our settlement, buying and renting out multiple substandard properties. Building inspections should be carried out to give the Selwyn District Council a baseline of the condition of our home. With this baseline the Selwyn District Council will be able to move forward with supporting owners to bring their homes and properties up to a healthy homes standard. This needs to be done through the lens of helping and enabling the people of our community rather than a means to terminate anyones right to stay in their dwelling. Question: Do you think the checklist covers the right things? Not sure Entirely dependant on what issues were identified. USH residents should expect transparency, honest and full support to attend to or rectify any issues. Comment: Owners need to be notified with an appropriate lead time, of inspection date to be mutually agreed. Properties need to be assessed as fit to inhabit and separate assessment tool needs to be developed for the purposes of assessing rental properties at the USH.		
Staff Recommendation	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations		

The Council appreciates the submitter's constructive suggestions. Feedback in support of a clearly scoped and fair approach will be carefully considered during deliberations and decision-making.			
Point Number	164.6	Category	Questionnaire > Connection to Upper Selwyn Huts
I am a lifetime licence holder. In fact I have held licences for two properties over my lifetime, 7 Spackman Avenue and more lately 101 Billens Avenue. My extended family spent their holidays at the Selwyn, and fished and hunted for ducks and geese in the surrounding marshes. Many stories of escapades have emerged in liaisons with the Warren, Boniface, Fairbairn, Novice, Timbrell, Stempa, Duckworth and many other families over the years. I am growing old now but the memories still flood back to me as my kids and my grandkids and their hangers-on enjoy the place and benefit from its calmness and drugfree lifestyles. Readers of this submission can confidently rely on the fact that I am certain that a unique aura settles over all once they have shared the Selwyn experience. Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder			
Staff Recommendation			
Point Number	164.7	Category	Questionnaire > Licence term options
Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite. Council's priority is the safety and wellbeing of people in the community. Therefore, Council is proposing to include a new condition in the Deed of Licence that would result in a licence term ending earlier than expected if serious environmental events, like flooding or land area unsafe to live in or too expensive to maintain. In some cases, it movement, make the also might not be possible or			

affordable to rebuild roads or other infrastructure if they are badly damaged after a significant event.

Question: Do you have any other feedback on licence terms? Yes

Comment:

None of the proposed terms are acceptable to me as they are all finite terms.

I prefer people to come into the settlement after having a look around and making their minds up on what they find, rather than being told what to expect. Should they wish to ask they will find out the Selwyn Huts has never been flooded even prior to the installation of the Stop Banks.

Thomson, None of the 3 above are acceptable

The Selwyn District Council has not given any valid reason that justifies a non renewable licence. All independent evidence and reports, including Jacobs Consultancy, have not supported a non-renewable licence. As per attached Legal Advice, June 2025, I as a Resident I seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed). Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.

**Staff
Recommendation**

Council notes the submitter added to their original submission which has been merged under submitter number 164.

The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is also It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number	164.8	Category	Questionnaire > Environmental events for early licence end
	If one of these events were to happen, what would you want Council to consider when deciding what happens next? If the area were to become too unsafe to inhabit, the council would be responsible for reinstating the site, returning dwellings and belongings to licence holders as the lot had not been abandoned nor deliberately left in poor condition. As per the Selwyn District Councils' own remit, their priority is the safety and wellbeing of the community. Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Are there any additional events that you think should be considered? Please add your comments: Tidal surge or Tsunami Comment: We're asking for your feedback on three possible events where this could happen. 1. Flooding affecting access: Flooding cuts off vehicle access to the huts for more than 24 hours, twice in a 12-month period Status quo – Council to repair road – there is a lot of activity around this access. 2. Destruction of road cutting off vehicle access: A natural event that causes sufficient damage that vehicle access to the settlement is cut off* Status quo – Council to repair 3. Serious harm caused by a flood event. Status quo – Council to repair infrastructure Cut off vehicle access means where emergency services cannot reach the area. Are there any of the proposed events you disagree with?		

	Yes		
	Please explain your reason:		
	The Selwyn District Council's own Jacob's report, dated March 2025, recognised that anticipated impacts from climate related hazards were not as significant as previously thought and require more investigation. This has not yet been undertaken. The above triggers are to me, unsuitable, suggesting that the USH settlement is frequently affected by floodwaters. This has never happened in my 73 years of belonging to the community. The above triggers are also very vague and therefore open to many different interpretations and may give the Selwyn District Council power to terminate licences arbitrarily. Environmental events leading to an early licence termination would only be justified if a significant event causing serious damage to homes, property, people and the community occurred.		
Staff Recommendation	It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	164.9	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment:		
	Councils Bond Idea		
	Council is considering introducing a bond to contribute towards the remediation responsibilities at the end of a licence term. This means the bond will only be used for returning the site to what it was before the hut was built. Are there any situations where you think the bond requirement should not apply?		
	A bond should not apply at all. It is unjust and unfair to consider applying a bond to pay to demolish our homes. The majority of us are retiree's or generational hut owners who choose to live or spend time at the USH as a lifestyle choice, belonging to a community of support and common ideals.		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		

Point Number	164.10	Category	Questionnaire > Building condition inspection programme
	Building Condition assessment Council is proposing to implement building condition inspections with the new Deed of Licence. We are seeking feedback on the details of these inspections. You can see a copy of the Building Condition Inspection Checklist here. Please review the checklist and provide your feedback to the following questions. How often do you think building inspections should occur? to provide a baseline Please your comment My home was issued a Code Compliance Certificate 5/02/13. No other building work has taken place since this date. There are rental properties within our USH community with tenants who are renting substandard properties. The properties do not meet healthy homes standards as required by law. The council has been lax in allowing landlords and property owners to benefit from these substandard homes. Unfortunately to the detriment of our USH community, several 'property speculators' have found our settlement, buying and renting out multiple substandard properties. Building inspections should be carried out to give the Selwyn District Council a baseline of the condition of our home. With this baseline the Selwyn District Council will be able to move forward with supporting owners to bring their homes and properties up to a healthy homes standard. This needs to be done through the lens of helping and enabling the people of our community rather than a means to terminate anyone's right to stay in their dwelling. Do you think the checklist covers the right things? Please specify what you would change If issues are identified during the inspection, what kind of support or communication would you expect from Council? Entirely dependant on what issues were identified. USH residents should expect transparency, honest and full support to attend to or rectify any issues. Do you have any other feedback about how inspections should be carried out, or how any issues found during inspections should be handled?		

Staff Recommendation	Owners need to be satisfied that the building they are offering for rental or sale complies with the prevailing building codes
	Owners need to be notified with an appropriate lead time, of inspection date to be mutually agreed. Properties need to be assessed as fit to inhabit and separate assessment tool needs to be developed for the purposes of assessing rental properties at the USH.
	Name Barrister Opinion - C Lenihan to SDC ?for Resident submissions? 20 June 2025.pdf Future Deed of Licence for Upper Selwyn Huts Bruce Thomson
	With an appropriate lead time, of inspection date to be mutually agreed Properties need to be assessed as fit to inhabit and separate assessment tool needs to be developed for the purposes of assessing rental properties at the USH. Name Barrister Opinion - C Lenihan to SDC ?for
	Resident submissions 29 June 2025.pdf Future Deed of Licence for Upper Selwyn Huts from Thomson, Bruce
	Comment: Do you think the checklist covers the right things? Please specify what you would change If issues are identified during the inspection, what kind of support or communication would you expect from Council?
	Entirely dependant on what issues were identified. USH residents should expect transparency, honest and full support to attend to or rectify any issues.
	The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations.

Submitter Number:	165	Submitter: Susanne, Janice and John Antill
Documents:	Future Deed of Licence for Upp	

Point Number	165.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Comment: We support the residents at Upper Selwyn Huts		
Point Number	165.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes The new Deeds of Licence at Selwyn Huts should be renewable and open ended. Residents should not be evicted and forced to leave. They need security of tenure. Both reports the Selwyn District Council commissioned last year concluded the settlement would not be affected by rising groundwater and lake levels for thirty years or even later in the century. This threat of eviction is reminiscent of forced evictions and displacement of the crofters in Scotland in the 1880s. Crofters had few legal rights and landowners were seeking to maximise profits. This lead to the displacement of communities. We belong to Ngai Tahu and believe the residents at Selwyn Huts should stay permanently. Comment: The new Deeds of Licence at Selwyn Huts should be renewable and open ended. Residents should not be evicted and forced to leave. They need security of tenure. Both reports the Selwyn District Council commissioned last year concluded the settlement would not be affected by rising		

	groundwater and lake levels for thirty years or even later in the century. This threat of eviction is reminiscent of forced evictions and displacement of the crofters in Scotland in the 1880s. Crofters had few legal rights and landowners were seeking to maximise profits. This lead to the displacement of communities. We belong to Ngai Tahu and believe the residents at Selwyn Huts should stay permanently.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.		
Point Number	165.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: The new Deeds of Licence at Selwyn Huts should be renewable and open ended. Residents should not be evicted and forced to leave. They need security of tenure. Both reports the Selwyn District Council commissioned last year concluded the settlement would not be affected by rising groundwater and lake levels for thirty years or even later in the century. This threat of eviction is reminiscent of forced evictions and displacement of the crofters in Scotland in the 1880s. Crofters had		

Staff Recommendation	few legal rights and landowners were seeking to maximise profits. This lead to the displacement of communities. We belong to Ngai Tahu and believe the residents at Selwyn Huts should stay permanently. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. The Council acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made
Point Number	165.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes The new Deeds of Licence at Selwyn Huts should be renewable and open ended. Residents should not be evicted and forced to leave. They need security of tenure. Both reports the Selwyn District Council commissioned last year concluded the settlement would not be affected by rising groundwater and lake levels for thirty years or even later in the century. This threat of eviction is reminiscent of forced evictions and displacement of the crofters in Scotland in the 1880s. Crofters had few legal rights and landowners were seeking to maximise profits. This lead to the displacement of communities. We belong to Ngai Tahu and believe the residents at Selwyn Huts should stay permanently. Comment: The new Deeds of Licence at Selwyn Huts should be renewable and open ended.

	Residents should not be evicted and forced to leave. They need security of tenure. Both reports the Selwyn District Council commissioned last year concluded the settlement would not be affected by rising groundwater and lake levels for thirty years or even later in the century. This threat of eviction is reminiscent of forced evictions and displacement of the crofters in Scotland in the 1880s. Crofters had few legal rights and landowners were seeking to maximise profits. This led to the displacement of communities. We belong to Ngai Tahu and believe the residents at Selwyn Huts should stay permanently.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	165.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	166	Submitter:	Daniel Te Ngaru
Documents:	Future Deed of Licence for Upp		
Point Number	166.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts Comment:
Point Number	166.2 Category Questionnaire > Licence term options Question: Do you have any other feedback on licence terms? Yes Ko Selwyn Huts toku turangawaewae. This place is not just our home, it's where we belong. Where I had planned to grow old and one day pass on our whare to my son so he too can stand strong among the community that raised him. 5 years is a death sentence, 30 years is a slow erasure. You aren't just getting rid of houses, you're killing a beautiful community and a way of life that is all too hard to find these days. You don't even understand what you're destroying, and I pray that you never know this grief. I would not wish this emotional turmoil you've inflicted on us upon my worst enemy. Please reconsider - let us stay beyond the 30 years if it's still safe to be here. You have the power to make this happen. Refer to the Selwyn Huts Owners' Association's submission and letter from Clare Lenihan
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council also recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.

Point Number	166.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No The impact to the community, the effect on our wellbeing and where we will all go. Comment: 1 & 2 are not acceptable or reasonable. It just feels like another excuse to try to kick us out. Even the Jacobs report said it's too early to be talking about triggers. Refer to the Association's submission Comment: Not at this stage, but yes potentially in the future if it looked like other events may pose a serious threat, but mitigation options should also be considered		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	166.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: A bond shouldn't be required. It never has been in the past, and we disagree with the finite decision so disagree with having to pay a bond, especially when all our fees are set to increase and the cost of living is sky rocketing. Is this another way to try to push people out?		
Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	166.5	Category	Questionnaire > Building condition inspection programme
	The Council has shattered all trust. We are stressed, angry and exhausted by the threat of unjust eviction and the thought of		

Staff Recommendation	inspectors weaponising compliance. We've seen it happen already, a home wrongfully red stickered and a resident put through a stressful experience Question: Do you think the checklist covers the right things? No Whatever support Council is able to offer! It should not result in a termination of licence. If a genuine safety concern is found then the Council should work with the home owner to rectify the issue. Refer to the Association's submission Comment: The list feels vague and open to interpretation. It feels like it's being used as a weapon against us. Comment: Only when the SDC receives a legitimate complaint The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations The Council also acknowledges the submitter's concerns on the details of the proposed condition inspection checklist. All feedback will be considered in refining or developing any inspection approach.

Submitter Number:	167	Submitter:	Suzanne Allen
Documents:	Submission #167 - Suzanne All		
Point Number	167.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation			
Point Number	167.2	Category	Questionnaire > Licence term options

	Be open & transparent as to why YOU want us gone!! We do <u>NO</u> harm, pay our way, but for some reason we irritate you OR you have something in a long term plan that you expect the new council to follow through with <u>PLEASE SHARE THIS INFO!!</u> Question: Do you have any other feedback on licence terms? Yes Comment: There is absolutely no reason to put any finite date on licence. Nothing feasible or believable has every been stated to us. Our Barrister has countered every thing you have put forward.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	167.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Only serious harm event, but evacuation would have happened well before that as the committee is very proactive when it comes to resident welfare. Comment: Yes 1 & 2. "Cut of vehicle access". Look at the rest of the country. No termination!! 4 wheel drives can get through and always have. Road damage is your responsibility. As you would to any community be supportive, empathetic, assist in every way you are legally bound to do and look at "how this happened" Consult with community (and I mean listen) and find a way forward.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		

Point Number	167.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: NO WAY! NEVER! Why should you get interest on our money for something you have not even given us any info on. SDC has stated we are to leave a cleared site. When asked what this would look like, Tim said Pre Settlement. What does that look like? No trees, no lighting, no playground, no tennis court, toilets, sheds?? Long grass, native bushes etc. Show photos. Don't try to bill me later when you can't so what it looked like 130 years ago.		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	167.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: There is nothing that makes any sense. A waste of paer, time & expense. Just talk with us, listen, put forward "<u>fact based</u>" points. Comment: No way should we be any different from any other ratepayer SDC only administers the licence for the lot not the "building"! A no brainer!!! You would only <u>ASK</u> to inspect a home if a complaint was made like all other ratepayers are treated. <u>Then</u> communicate, assist & a decent time frame.		

Staff Recommendation	A no brainer!!! You would only <u>ASK</u> to inspect a home if a complaint was made like all other ratepayers are treated. <u>Then</u> communicate, assist & a decent time frame. Comment: as above The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	168	Submitter:	Anne Curtis
Documents:	Submission #168 - Anne Curtis		
Point Number	168.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	168.2	Category	Questionnaire > Licence term options
Staff Recommendation	Question: Do you have any other feedback on licence terms? Yes Comment: I do not agree with the above options. Residents seek a licence term of 30 years, with the rights of Renewal, for further terms of 30 years.		

Staff Recommendation	YES THIS IS MY HOME! Our legal opinion suggests you can issue a licence that's renewable, and you have a legal obligation as administrator to protect and to maintain this Special Purpose Reserve for "Hut Settlement"! Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is also acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.
Point Number Staff Recommendation	168.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: refer to the Jacobs report. Re Triggers. Comment: This has never happened ... and if Flooding happened treat us the same as the DISTRICT. In a Disaster. Everyone in the Wider District (including us) should be treated the same. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	168.4 Category Questionnaire > Bond requirements If Council want this Land ... They should PAY! Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: There should be NO! BOND.

Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	168.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment: Inspect every building in Selwyn - NOT just us. and the "LOT" only. A decent time frame to rectify, and support Comment: No		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.		

Submitter Number:	169	Submitter:	John Ferguson
Documents:	Future Deed of Licence for Upp		
Point Number	169.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: Reside in Motukarara which also has potential flooding issues		
Staff Recommendation			

Point Number	169.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes If the sewage scheme has a life of 50 years, the licence should be for the same period.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	169.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Disagree with 1 & 2. Only 3 is relevant. Comment:		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	169.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: Not all residents may be able to afford a bond		
Staff Recommendation	It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	169.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised		

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Submitter Number:	170	Submitter:	Karipa Tau-Wehi
Documents:	Future Deed of Licence for Upp		
Point Number	170.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts		
	Comment:		
Staff Recommendation			
Point Number	170.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)		
	Question: Do you have any other feedback on licence terms? Yes		
	These are people's homes and people's lives. Most of the councillors won't be standing again, it doesn't seem very fair to rush this process and make decisions that will affect us for the rest of our lives when you won't be around to face the music		
	Comment: I accidentally ticked the single fixed term and it won't let me untick the box. I don't think any of these are fair or reasonable options. We should be allowed to stay longer, give us a renewable term. Refer to Clare Lenihan's letter and the association's submission for legal details		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached.		

Point Number	170.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No That we have put everything into our homes, we don't have anywhere else to go. We have used our life savings to settle here, this is home Comment: the first 2 options don't seem reasonable at all. road access being temporarily blocked is NOT a reason to erase an entire village!! Comment: your own report states that it is too early to be discussing triggers		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. The Council also acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		
Point Number	170.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes This just seems like a form of intimidation and another way to try to push people out by raising the cost Comment: I don't think it's right to make people pay a bond for the demolition of their own home. How much are they even expected to pay?		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		

Point Number	170.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Never, unless there was genuine reason to think something was unsafe. Seems like an invasion of privacy and more intimidation tactics Question: Do you think the checklist covers the right things? No As much support as can be given!! I don't think the inspections should be carried out. It seems like bullying. noone should lose their home or get hit with fines Comment: Some of the things on the list seem pretty vague and could be open to interpretation. I think that would make anyone nervous		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	171	Submitter:	Cara Zdrenca
Documents:	Future Deed of Licence for Upp		
Point Number	171.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts		
Staff Recommendation			
Point Number	171.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes My whanau's roots in Selwyn Huts go 6 generations deep. This isn't just where I live, 4 walls and a roof. This is where I grew up, where I got married, where my son was born, where he took his first steps and where I always believed I would grow old. When you say 30		

	years you see a number on a page, I see the year I'm supposed to retire. That should be my time to breathe, to finally rest in the home and community I've poured my life into. Instead, your decision will force me to demolish my home that I love and watch my community be destroyed. This place, our homes, memories and people should be celebrated as living history, not condemned by cold calculation and treated as disposable. You have the power to save this beautiful place that we all love so much. Please reconsider an option to renew the licence if it's still safe to live here in 30 years time. There is no legal block. Please refer to the Selwyn Hut Owners' Association's submission and Clare Lenihan's letter		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	171.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Consider the fact that this is our home and our homes are everything Comment: I don't think 1 or 2 are reasonable at all. 3 is reasonable, but when there is no support and nowhere for us to go, our threshold will be high, as the alternative is homelessness Comment: Not yet, as per the Jacob's report, it's too early to be talking about triggers so I'm unsure why this is being consulted on		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. The Council also acknowledges the emotional and wellbeing impacts raised by the submitter. This consultation process is intended to support decisions that offer greater long-term clarity and certainty. All feedback will be carefully considered before any decisions are made		

Point Number	171.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I don't agree with the finite term, therefore do not agree with the bond. It feels like all these every one of these topics is just another way to try to get rid of us. Even if we did have to go at some stage, I would rather hold my own money in a savings account that will generate interest. I'm a financially independent adult, I can manage my own money		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	171.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Only when Council receive a valid complaint No other areas in the district are subject to targeted inspections. It's an invasion of our privacy and actually quite insulting and degrading. The trust is broken, you have put us through hell, so how are we supposed to have faith in this process? Question: Do you think the checklist covers the right things? No All the support Council is able to offer. This should in no way lead to termination of a licence and people should be given adequate time to resolve any legitimate concerns I don't think they should be carried out unless there was a specific concern. Council should work with the owners to help resolve any safety concerns found and not use it as a tool to evict people and terminate licences Comment: I disagree with all of it, unless there is a specific concern that needs to be addressed		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific		

responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	172	Submitter:	Eden Warner
Documents:	Future Deed of Licence for Upp		
Point Number	172.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	172.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal)		
	Question: Do you have any other feedback on licence terms? Yes Remove the 'no renewal'		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		

Point Number	172.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: A lot of places are much more worse off in the case of flooding, we know the river and as a community monitor any potential risks		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	172.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	172.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure Comment::		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	173	Submitter:	Nikau Te Ngaru

Documents:		<u>Future Deed of Licence for Upp</u>	
Point Number	173.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts			
Staff Recommendation			
Point Number	173.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes My name is Nikau and i am 7 and my home is Selwyn Huts. Please don't take my home away. This is where I have always lived. My friends are here and my family. i want to stay here when i'm older			
Staff Recommendation Thank you for taking the time to tell us how important Upper Selwyn Huts is to you and that you wish to stay there when you're older. This is noted and Council will be taking all submissions into consideration when it meets to discuss the consultation.			
Point Number	173.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No find us somewhere to go Comment: if floods block the road they will go away so that doesn't make sense. and if the roads get damaged then you have to fix them Comment: its safe here			
Staff Recommendation Thank you for sharing your thoughts about flooding and road access, and that you feel safe at Upper Selwyn Huts. Your comments have been noted, and Council will take them into account, alongside all other feedback, before any decisions are made.			
Point Number	173.4	Category	Questionnaire > Bond requirements

Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: my mum and papa already are worrying about money. that doesnt seem fair to pay money to pull your own house down Thank you for sharing your views that it doesn't seem fair to pay a bond. Your comments have been noted, and Council will take them into account, alongside all other feedback, before any decisions are made.		
Point Number	173.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: never. i dont think this is fair Question: Do you think the checklist covers the right things? No i dont know what some of these things mean. our houses are safe there is nothing wrong with them Comment: I dont know Comment: i dont know		
Staff Recommendation	Thank you for telling us that you don't think inspections are fair. Your comments have been noted, and Council will take them into account, along with all other feedback, before making any decisions.		

Submitter Number:	174	Submitter:	Colin Giddens
Documents:	Submission #174 - Colin Gidde		
Point Number	174.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Supporting the residents Rowing - boating - fishing Conservation Supporting people Stopping the council practicing savagery on the poor people. Comment: 1/2 a licence holder		

I am not a licence holder but live at the Upper Selwyn Huts			
Staff Recommendation			
Point Number	174.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes Comment: Don't waste ratepayers money, listen to the rate payers, no Ngai Tahu - Mayor interference Required is answers to unresolved questions, before there any reason the mayor has the people of the Huts as part of his hate agenda. Mayors water plan rate payers pay for the sewerage, boot out the locals and then it will end up in the hand of Ngai Tahu			
Staff Recommendation			
Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.			
Point Number	174.3	Category	Questionnaire > Environmental events for early licence end
Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Invest in out falls (clean the drainage system and stop choking the rivers over the whole district. Comment: Councils lack of knowledge of the area Comment: Definitely not Just have a look at anything the council interferes with. There are enough more than capable people, shovel ready			

Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	174.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Bond is a blonde joke. Use money you waste on your bad management. Strongly tell you to halt this process, until after the local body elections. The community has no trust in the mayor or the council		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	174.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: If required we now have private permitting & inspection services. No building control Question: Do you think the checklist covers the right things? No Comment: Use your so called building control as record keeping service only Comment: The main issues are not with buildings its the millions council wastes Stay out of it, no more lies meet your KPIs - CEO		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.		

Submitter Number:	175	Submitter :	Robby Hyde
Documents:	Submission #175 - Robby Hyde		
Point Number	175.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
	Comment:		
Point Number	175.2	Category	Questionnaire > Licence term options
Comments in letter			
Question: Do you have any other feedback on licence terms? Yes			
Comment:			
I am not ticking any box.			
Please read my letter			
Licence term options			
I am NOT ticking any box			
Our Barrister, Clare Lenihan states in her legal opinion, dated 20th June 2025 that:			
Residents seek a licence term of 30 years with a right for renewal for further terms of 30 years subject to environmental triggers { specific triggers to agreed}			
SDC has been sent a copy of this report so I don't feel I need to cover it all. All of you should have read it and not disregard it			
The reasons SDC have given us for retreat are not justified for a non-renewable licence.			
Independent evidence and reports do not support a non-renewable term.			
The stop bank here prevents us from flooding. When the river bursts it banks further up, Days Rd sometimes becomes flooded, but is generally not impassable to utes or bigger vehicles. The residents here are well prepared for an event like this and can manage for a number of days. The Civil Defence team here keep everyone well informed as well.			

Staff Recommendation	Knowing what your plan for this reserve is, would be interesting as well. You have been asked and asked for a reason with no answers. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.		
Point Number	175.3	Category	Questionnaire > Environmental events for early licence end
	Comments in my letter Question: Are there any of the proposed events you disagree with? Yes All 3. Read my letter Question: Are there any additional events that you think should be considered? No Comment: Comments in my letter Comment: Flooding affecting access Flooding, preventing access for 24 hours twice in a 12 month period, is not a reason to terminate licences. Everyone here gets plenty of warning of an expected rain event and is well prepared. Days Road is not used only by The Upper Selwyn Huts residents. You have got an obligation to keep access open for DOC, Ecan, Lower Selwyn Huts residents, farmers, fishermen, and many others who use this road. Serious harm caused by a flood event: This is still not a valid reason to terminate licences. Ways of mitigating these triggers should be being investigated. The Jacobs report states that environmental triggers and thresholds require		

	more scientific research and investigation. If an independent body confirmed there was serious risk to homes and people from a major event, making the Upper Selwyn Huts settlement permanently uninhabitable, then an end date could be mutually agreed on. Should someone be unlucky enough to suffer serious harm from an event, we have got a very capable civil defence team here, with first aid knowledge and emergency management skills so they would be able to make decisions regarding the injured person or persons, and would arrange help. We aren't experts on managed retreat, so why do you expect us to come up with issues that would require retreat. You could possibly use these issues against us.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	175.4	Category	Questionnaire > Bond requirements
	Read my letter		
	Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Read my letter		
	I disagree with paying a bond. We are asking for a renewable licence so why would I pay a bond to remove my home. Also what would it cover, how long for ? I'll keep my money in my own bank and be responsible for myself.		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
	It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	175.5	Category	Questionnaire > Building condition inspection programme

Comments:

Question: How often do you think building inspections should occur? Other. **Comment:** No Inspections. Read my letter

Comments in my letter

I would expect them not to use this against anyone or as an excuse to terminate a licence.

Mutually agreed and decent time frame to rectify issues.

Be upfront and honest with communication.

Give support, help and advice. Some people might require emotional and mental health support.

Comments in my letter

I moved to The Upper Selwyn Huts to be closer my family and enjoy the laid back lifestyle and community. I was never told that there was going to be a finite term put on our licences, and neither have any of the others who bought after me. This has been a big indiscretion on your part. You have given us no reasonable reasons to terminate our licences, all your reasons so far have been proved wrong, also you have given us no information on what you will be using this local purpose reserve, for the purpose of hut settlement, which includes the notion of community, for. It seems very unjustified to terminate our licences in a national housing crisis. Many of the residents are not in a

financial position to go anywhere else and will not cope with the expense, distress and upheaval of all this. We all support one another here, which would not happen in a city. Why put in the new multi-million dollar sewerage system, expect us to pay for our part of it. with absolutely no information of costings, only to kick us out. **Have you not got a conscience about the welfare of this community.**

Your consultation documents are quite ambiguous and seem to be designed to make us chose an option that is definitely not ideal, so I am not ticking any boxes. The SDC councillors need to be kept honestly and accurately informed of all details concerning our consultation process, before making any decisions, and as so many of them are not standing for re-election this year, is it it fair on us for them to be making decisions regarding our lives. This consultation needs to be held off until a new council is elected

As rate payers we deserve the dignity of being treated as such and need to be kept honestly informed of dealings concerning us.

You, The Selwyn District Council, have got a lot to answer for with regard to this consultation along with a lot of other district wide issues.

Question: Do you think the checklist covers the right things? No
Comment:

Read my letter

Yes, providing it is only an external lot inspection, done by qualified inspectors.

Comment: Other box. None of the options are preferred.
 Would you be employing an independent team of qualified people to do this? I do not agree at all if it's not. If so it should be an **external lot inspection only**.

Deed of Licence Submission 2025
 Robby Hyde

I moved to The Upper Selwyn Huts to be closer my family and enjoy the laid back lifestyle and community. I was never told that there was going to be a finite term put on our licences, and neither have any of the others who bought after me. This has been a big indiscretion on your part. You have given us no reasonable reasons to terminate our licences, all your reasons so far have been proved wrong, also you have given us no information on what you will be using this local purpose reserve, for the purpose of hut settlement, which includes the notion of community, for. It seems very unjustified to terminate our licences in a national housing crisis. Many of the residents are not in a financial position to go anywhere else and will not cope with the expense, distress and upheaval of all this. We all support one another here, which would not happen in a city. Why put in the new multi-million dollar sewerage system, expect us to pay for our part of it...with absolutely no information of costings, only to kick us out. **Have you not got a conscience about the welfare of this community.**

Your consultation documents are quite ambiguous and seem to be designed to make us chose an option that is definitely not ideal, so I am not ticking any boxes. The SDC councillors need to be kept honestly and accurately informed of all details concerning our consultation process, before making any decisions, and as so many of them are not standing for re-election this year, is it fair on us for them to be making decisions regarding our lives. This consultation needs to be held off until a new council is elected.

As rate payers we deserve the dignity of being treated as such and need to be kept honestly informed of dealings concerning us.

Question 1: Environmental Events for Early Licence End

Licence term options

I am NOT ticking any box

Our Barrister, Clare Lenihan states in her legal opinion, dated 20th June 2025 that:

Residents seek a licence term of 30 years with a right for renewal for further terms of 30 years subject to environmental triggers (specific triggers to agreed)

SDC has been sent a copy of this report so I don't feel I need to cover it all. All of you should have read it and not disregard it

The reasons SDC have given us for retreat are not justified for a non-renewable licence.

Independent evidence and reports do not support a non-renewable term.

The stop bank here prevents us from flooding. When the river bursts it banks further up, Days Rd sometimes becomes flooded, but is generally not impassable to cars or bigger vehicles. The residents here are well prepared for an event like this and can manage for a number of days. The Civil Defence team here keep everyone well informed as well.

Knowing what your plan for this reserve is, would be interesting as well. You have been asked and asked for a reason with no answers.

Flooding affecting access

Flooding, preventing access for 24 hours twice in a 12 month period, is not a reason to terminate licences.

Everyone here gets plenty of warning of an expected rain event and is well prepared.

Days Road is not used only by The Upper Selwyn Huts residents. You have got an obligation to keep access open for DOC, Ecan, Lower Selwyn Huts residents, farmers, fishermen, and many others who use this road.

Serious harm caused by a flood event:

This is still not a valid reason to terminate licences. Ways of mitigating these triggers should be

being investigated. The Jacobs report states that environmental triggers and thresholds require more scientific research and investigation.

If an independent body confirmed there was serious risk to homes and people from a major event, making the Upper Selwyn Huts settlement permanently uninhabitable, then an end date could be mutually agreed on.

Should someone be unlucky enough to suffer serious harm from an event, we have got a very capable civil defence team here, with first aid knowledge and emergency management skills so they would be able to make decisions regarding the injured person or persons, and would arrange help. We aren't experts on managed retreat, so why do you expect us to come up with issues that would require retreat. You could possibly use these issues against us.

Question 3: Bond requirements:

I disagree with paying a bond.

We are asking for a renewable licence so why would I pay a bond to remove my home.

Also what would it cover, how long for ?

I'll keep my money in my own bank and be responsible for myself.

Question 4: Building Inspection Programme:

Other box. None of the options are preferred.

Would you be employing an independent team of qualified people to do this? I do not agree at all if it's not. If so it should be an external lot inspection only.

Do you think the checklist covers the right things

Yes, providing it is only an external lot inspection, done by qualified inspectors.

If issues were identified during inspections what kind of support or communication would you expect from the council?

I would expect them not to use this against anyone or as an excuse to terminate a licence.

Mutually agreed and decent time frame to rectify issues.

Be upfront and honest with communication.

Give support, help and advice. Some people might require emotional and mental health support.

You, The Selwyn District Council, have got a lot to answer for with regard to this consultation along with a lot of other district wide issues.

**Staff
Recommendation**

The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

**Submitter
Number:**

176

Submitter:

Mark Tyler

Documents:

[Submission #176 - Mark Tyler](#)

Point Number

176.1

Category

Questionnaire >
Connection to Upper
Selwyn Huts

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Until such an event happens if ever. Do what you do with all Selwyn district area. Comment: No 1 and No 2. All manageable. No 3. Has not happened in 100 years		
	Do what you do for the rest of Selwyn district		
	Lincoln developments are worse off than us.		
	This problem of flooding is more of a problem in your newly developed Lincoln!!		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
	Point Number	176.4	Category Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: When someone cannot afford a bond. It could be paid off. Once we get 33 years +		
Staff Recommendation	Or I will pull down own hut		
	Comment: I can pull down own hut if need be after 33 plus years.		
	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
	Point Number	176.5	Category Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised: ONLY EXTERNAL. Be considerate of cost + timeframe to fix. Consider age of cottages. And age of occupant. Plenty of notice and time to		

Staff Recommendation	repair. Cost can be an issue. Distrust is an issue as well. Distrust with this. Your decision making so far has created this. Question: Do you think the checklist covers the right things? Not sure Comment: Only External. Can't answer as lot of distrust. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Submitter Number:	177	Submitter: Chris Tyler
Documents:	Submission #177 - Chris Tyler	
Point Number	177.1	Category Questionnaire > Connection to Upper Selwyn Huts Your CEO destroyed Westport have you hired her to do the same here. Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Relatives living here
Staff Recommendation		
Point Number	177.2	Category Questionnaire > Licence term options
Staff Recommendation	You have held these people at ransom far too long. When there are so many homeless you are treading on dangerous waters. You should of had this sorted years ago. Comment: My reason is to see my relatives have a roof and asset until their dying days. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.	

Point Number	177.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Treat as you do all flooding new developments in Lincoln Comment: Treat these homes as you would the wider Selwyn District. Comment: Do what you do for wider district council. The flooding new developments		
Staff Recommendation	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	177.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? No Comment: I will deal with this in my own time and when we have answers. Comment: Distrust - your CEO destroyed Westport is she here to destroy us		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	177.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. So much distrust how can this be answered Question: Do you think the checklist covers the right things? Not sure Comment: Until we have an outcome. I can't answer this Comment: Within reasonable reason plus check the wider SDC. Check wider SDC		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	178	Submitter:	Susanne Royds
Documents:	Submission #178 - Susanne Royd		
Point Number	178.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	178.2	Category	Questionnaire > Licence term options
	Comment: I would like to see a 30 year term, with right to renew for a further 30 years - subject to environmental triggers		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	178.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No		
Staff Recommendation	Council acknowledges there are no comments		

Point Number	178.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Comment: I would like to know the average cost of a bond & over what period would it be paid. Why are Council now wanting a bond & not previously required. It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	178.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Other. Comment: I don't believe houses need any inspection, unless a complaint has been made. Why inspect houses at all? As the 'lot' is not owned but leased by Hut / House Owner, the Council should only be permitted to inspect the Lot. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	179	Submitter:	Wendy Elizabeth Moreland
Documents:	Submission #179 - Wendy Elizab		
Point Number	179.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		

Staff Recommendation			
Point Number	179.2	Category	Questionnaire > Licence term options
	Definitely a 30 year term with the right of renewal. Question: Do you have any other feedback on licence terms? Yes Comment: Infinite Term I have not ticked any above boxes as these do not cover the full options as discussed at the SDC meeting on 20/05/2025. Needs to be open ended and renewable.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	179.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: Days Road is not only used by hut residents. It is a public road which needs to be maintained by SDC like all roads in the wider Selwyn District. Comment: These above events are not reason to terminate the license. We should be treated the same as all in the Selwyn District. Keep civil defense well informed as to residents safety as all in the wider Selwyn district. The USH has NEVER been flooded! The settlement has an active neighbourhood watch!		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		

Point Number	179.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: This has never been required in the past! Why now?? This is a feeble attempt at revenue gathering by the SDC. We already have added costs due to the pipeline therefore this is unfair!!		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	179.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: SDC is responsible for the land only not the dwellings!! Comment: If there is a health & safety concern for the residents or general public this should be addressed. No need for further inspection as each leaseholder should be responsible for their premises. This needs to be enforced by SDC! As you are the caretakers of the land you need to enforce this		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	180	Submitter:	Shodie Milne
Documents:	Submission #180 - Shodie Miln		
Point Number	180.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment:		
Point Number	180.2	Category	Questionnaire > Licence term options
Staff Recommendation	I believe the occupants of the hut are able to make their own choices regarding their and others safety. Comment: I don't agree with any term other than ongoing perminate residencecy Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	180.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: Many roads in NZ are blocked due to natural event multiple times in1 year without evictions. Comment: Continue Notification of future weather event are predicted		

Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	180.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: I don't see any reason to pay a bond for their own belongings to another party		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	180.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: Never unless there is a safety issue that is brought to the attention of the SDC Question: Do you think the checklist covers the right things? No Comment: the list appears to be tailored for the unreasonable eviction of Selwyn Huts residents A list of issues and Action needed and reasonable time given to address Comment: Notice of inspections 3 months prior to the inspection		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations		

Submitter Number: 181
Submitter: Craig Pauling for Environment Canterbury Regional Council
Organisation: Environment Canterbury Regional Council
Documents: [Submission #181 - Craig Paulin](#)

Point Number 181.1
Category Questionnaire > Licence term options



21 July 2025

Selwyn District Council
Freepost 104 653
PO Box 90
Rolleston 7643

huts@selwyn.govt.nz

Tēnā koutou,

Canterbury Regional Council (Environment Canterbury) submission: Future Deed of Licence for Upper Selwyn Huts

Thank you for the opportunity to provide comment on the Future Deed of Licence for Upper Selwyn Huts consultation. Please find the Canterbury Regional Council (Environment Canterbury)'s submission attached.

Our submission is reflective of our responsibilities as a regional council around resilience to flooding and flood protection measures, as well as a Co-Governance partner for Te Waihora.

We look forward to more opportunities to engage on this in the future.

For all enquiries please contact:

AnaCapri Mauro

Strategy Advisor – Climate Change and Community Resilience

Email: anacapri.mauro@ecan.govt.nz

Ngā mihi nā

A handwritten signature in blue ink, appearing to read 'C. Pauling'.

Craig Pauling
Chair, Environment Canterbury



Canterbury Regional Council (Environment Canterbury) submission on Future Deed of Licence for Upper Selwyn Huts

1. Thank you for the opportunity to provide feedback on the Future Deed of Licence for Upper Selwyn Huts consultation document. As a Co-Governance partner of Te Waihora/Lake Ellesmere and the body responsible for providing flood resilience and protection measures, the telemetry network, and hazard science information, our work at the Canterbury Regional Council is closely linked to the outcome of this consultation.

General Comments

2. We acknowledge the importance of providing certainty and clarity for the future as the goal of this consultation, and recognise the importance of this for Licence holders, Council, and the wider community. As we look toward a future with a higher risk of larger flooding events, more frequent flooding like we saw in April/May 2025, and rising sea levels further increasing inundation from Te Waihora, the need for community-centred adaptation planning grows. We cannot ignore the role climate change plays in hazard exposure at Upper Selwyn Huts, and other hut settlements, and the uncertainty that this generates.
3. In the wake of changing and developing central government direction on climate change adaptation and natural hazard management, we find the questions being posed in this document timely. However, there is still much uncertainty around the roles and responsibilities of district and regional councils in this space. We expect greater clarity on this from central government's upcoming Adaptation Framework and are further working towards supporting councils to have adaptation conversations with their communities as an action in the Canterbury Climate Partnership Plan, of which Selwyn District Council is a partner. Our submission reflects our understanding of adaptation best practice and our experience in flood resilience and protection measures.
4. The Canterbury Regional Council strives to be a strong Tiriti partner of excellence to Ngāi Tahu. However, we do not represent mana whenua. Any comments in this submission on Tiriti partnership matters, including Co-Governance of Te Waihora, represent the Council's view only. Neither local rūnanga nor Te Rūnanga o Ngāi Tahu were involved in the drafting of this submission. For this reason, we strongly recommend direct engagement with Tiriti partners in any decisions regarding adaptation and Te Waihora. It is unclear to what extent Selwyn District Council has engaged with local rūnanga on these issues.
5. The bulk of our feedback will be focused on the *Licence term options* and *Environmental events for early licence end* aspects of the document. We view these questions to be connected, especially when viewed through the lens of dynamic adaptive policy pathways and will discuss them as such.



Local adaptation planning and license terms

6. The Canterbury Regional Council supports local decision making: the people affected by a decision should have a voice in what to do about it. We also support that those expected to pay for adaptation be given a voice in decision making. A community ecosystem is wider than just rate payers and voters (for example renters, migrants, and groups which have been marginalised by traditional politics), and we support a process and funding mechanism that enables all those who belong to a community to have a voice in adaptation decisions for that community. A highly top-down directive approach to adaptation planning, including managed relocation, undermines the relationship between central government, local government, mana whenua and communities as partners in our climate change response.
7. The Canterbury Regional Council supports risk-based decision-making and notes that how Selwyn District Council (SDC) used evidence and information to support their options has not been presented as part of this consultation. The consultation document outlines a basic adaptation approach, though with no discussion of what happens at the end of the 5-, 10-, or 30-year periods. We seek clarity on if the intent is to retreat from Upper Selwyn Huts, or if the intent is to retreat and relocate; how these term limits were decided; and what other adaptation options besides retreat have been considered based on the available evidence. This clarity will be crucial for us as providers of flood resilience measures, especially as we review the Waikirikiri/Selwyn River Control Scheme.
8. In order to avoid a top-down directive approach to adaptation, we recommend using Dynamic Adaptive Policy Pathways (DAPP) to help navigate the uncertainty of climate-driven hazards and involve the community in adaptation planning. Hurunui District Council is employing this approach for Amberley Beach, which identifies a preferred course of action to help guide future investment decisions and a set of signals and triggers to monitor and respond to change in a proactive, rather than reactive, manner. This flexible approach to adaptation policy can help everyone involved - including the impacted and wider community, councils, mana whenua, and other stakeholders - have clarity and certainty for any decisions that they need to make. This is particularly relevant for us for flood protection asset management decisions, as the signals and triggers used in this type of planning approach could feed back into the Canterbury Regional Council's scheme maintenance decisions. Considerations for licence terms and events that may prematurely end these terms could additionally be factored into an adaptive pathway, rather than as a direct mechanism for retreat.
9. We further wish to stress that any adaptation pathway must recognise not only the intrinsic link between people and our environment, but the inherent value of nature. All decisions in relation to community adaptation and relocation should consider environmental outcomes and need to avoid further degradation of the natural landscape. In the context of Te Waihora, we support the Co-Governance principle of



a thriving lake ecosystem (restoration of mauri) and recognise that the presence of significant infrastructure right on the edge of the lake will make this more difficult. Instances such as this, where there are potentially competing priorities between the natural and built environment, illustrate the need to ensure that any adaptation system is holistic, not exclusively focused on threat to life and infrastructure.

Risk-based decision-making

10. Risk assessments are a key piece of evidence needed to inform when and where adaptation actions will be needed. They should include ground truthing with local experiences, assessment of risks to the natural environment, and mātauranga Māori to ensure that the evidence used for adaptation planning is as accurate as can be given the inherent uncertainty involved in the subject matter. We would expect that an up-to-date risk assessment is used to determine both the licence term options and the environmental events for early licence end, however we are unclear how SDC's risk assessments have fed into the 2039 deadline or the options for new licence terms.
11. As a part of a DAPP process, risk assessments could be reviewed over regular intervals (e.g., at 3-5 yearly intervals) to consider how the climate is changing in real time and express consequences for Upper Selwyn Huts. The assessed consequences, which could include risk to life, infrastructure, buildings, the natural environment and flood response personnel, can further feed into the signals (early warning) and triggers (decision points) of a dynamic adaptation plan.
12. While triggers are included as a part of this consultation, we wish to emphasise that signals are an important component to accompany decision points, as they provide a greater lead time for communities. We caution that a trigger such as the first environmental event proposed, regarding two flooding events affecting access in a twelve-month period, would potentially be setting the leases up to fail from the start. Without a signal to pre-empt the trigger it risks creating an abrupt and disruptive change for residents. Signals and triggers should be deeply rooted in the best available evidence.
13. The consultation document presents serious environmental events as triggers for ending licence terms early. We caution that if flooding makes the area unsafe to live in or too expensive to maintain, adaptation responses should be more proactive in nature than risking putting community members and emergency services at risk, as put forward in the consultation document. We agree that safety and maintenance costs should be a part of the decision of terminating a licence early and strongly suggest that this needs to be jointly defined with SDC and the community.
14. Relatedly, our understanding is that entry to and egress from Upper Selwyn Huts during flooding events is a primary concern. We agree with the consultation document that flooding impacting settlement access should be an important consideration and have interest in being involved in ongoing conversations



regarding how to factor this into adaptation planning, especially considering our role with Civil Defence Emergency Management (CDEM) and ensuring the safety of response operations.

15. Finally, the Waikirikiri River Control Scheme review has begun, which is a key tool for managing flood risk to properties and settlements on the flood plains of the Waikirikiri. The results of this will be able to further inform any risk-based decision-making that needs to happen at Upper Selwyn Huts and is critical to understanding practical options for the community, including what needs to be done, at what cost, and who pays, especially given the limited ratepayer base.
16. As works in the upper catchment can impact flood flows in the lower Selwyn, it is important to think holistically about the scheme and not disadvantage those targeted rate payers at the bottom of the catchment. A part of the scheme review will include asset condition assessments, which will represent a potential cost to the Canterbury Regional Council which could ultimately be passed on to the Selwyn community. We are keen to understand how any additional asset management costs will be shared and how this may vary based on the different license terms proposed. We have already worked with Selwyn District Council on a targeted district-wide rate to fund flood and river resilience work in the district, which has strong links to the result of this consultation.

Bond requirements and building condition inspection programme

17. We support the introduction of a bond to contribute toward remediation responsibilities at the end of the license term. We have concerns around potential contamination in soil, such as lead, asbestos, and arsenic, and the risks that they can pose to human and environmental health. We are also concerned that land can be contaminated if dwellings are demolished without proper oversight and risk mitigation action by a proper licenced professional.
18. This bond may be a good way to ensure that there is money that can be used for investigation and remediation at the end of a licence term. We wish to stress the potentially high costs of investigation and possible remediation and strongly suggest that the bond is sufficient to cover the associated costs, such that potential remediation is carried out in line with best practice and does not cause additional exposure to the land. We note that the potentially high costs associated with wastewater services and pipeline installation on top of a bond for remediation responsibilities may encroach on what residents are able to pay, based on their socio-economic status.
19. The building condition inspection programme is outside of the scope of responsibilities for the regional council.



Conclusion

20. The Canterbury Regional Council recognises the complexity of the situation at Upper Selwyn Huts and the challenge of operating without strong national direction in a dynamic environment.
21. We would like to reiterate our support for applying the Dynamic Adaptive Policy Pathways approach to this work, in partnership with rūnanga, the community, and other stakeholders, to provide the desired certainty and clarity to the future of Upper Selwyn Huts. We encourage exploring the range of adaptation options including, but not limited to, retreat and relocation as a part of this pathway development.
22. We further emphasise the importance of taking a risk-based approach that balances mātauranga Māori, robust science, technical expertise, and local knowledge. Risks posed to our CDEM colleagues and other response operations in the event of a flood should also be seriously considered as a part of this approach.
23. Finally, we strongly value being a Co-Governance partner and stress that any decisions being made around Te Waihora maintain the principles of collaboration and sustainable management with all co-governance partners.
24. We look forward to collaborating with SDC as this adaptation work progresses.

Staff Recommendation

The Council acknowledges the submission received regarding the Upper Selwyn Huts and appreciates the time and effort invested in its preparation. We recognise that this contribution reflects the considered input of a range of relevant staff, drawing on their expertise and knowledge, as well as referral to relevant documents, research findings and reports.

This level of engagement is valued by the Council, and the submission will be given thoughtful consideration. Relevant technical staff will pay particular attention to how the feedback and reference materials inform the Council's deliberations and the development of recommendations.

Submitter Number:	182	Submitter:	Michael McLintock
Documents:	Submission #182 - Michael McL		
Point Number	182.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts			
Comment:			

Staff Recommendation			
Point Number	182.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Comment: I don't like any of your three options We should be able to stay in our home's not have to have the worry of being homeless in any amount of time. There is many residents that have mental and health issues that will not find houseing easily		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made. The Council acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	182.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? No Comment: I believe this is a public road with any of the following events taken care of by council, like anywhere else in NZ Comment: Public saftey, in 35 years I have lived here, the water has never been close to affecting huts, and I beleive we are no different to any other remote settlement regarding those matters		
Staff Recommendation	It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation		

	infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	182.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No		
Staff Recommendation	Council acknowledges there are no comments		
Point Number	182.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? No Comment: Like everywhere else in Selwyn, NZ. Should I come and inspect your house every year? Come on ...		
	Comment: the up most ... they should not be carried out at all, unless deemed fire risk		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	183	Submitter:	Paul Clarke
Documents:	Submission #183 - Paul Clarke		

Point Number	183.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	183.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (crossed out 'no renewal'). Although I accept it may become impossible to remain @ USH, until sea levels reach critical levels I see no reason not to renew. Question: Do you have any other feedback on licence terms? Yes Comment:		
	I understand the council has a duty of care to the safety of the residents - however if the land was sold or transferred to residents that duty of care would become ours. We could then pay rates like everyone else and the road could become private maintained by residents if necessary		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	183.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Yes 1 and 2. Question: Are there any additional events that you think should be considered? No Comment: If option 3 were to happen we would want proof that option 3 was the cause and reasonable time to clear our site		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback		

	will be taken into consideration during deliberations and final decision-making.		
Point Number	183.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Until it is seen as likely that the huts will need to be vacated, I see no reason for a bond. I council enforces our removal the council should pay for it. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	183.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: This could be an exterior only inspection, I dont need the council to tell me how to keep the inside thanks Question: Do you think the checklist covers the right things? No Comment: Dont think we need the council telling us if our huts that have been for along time are safe Comment: Dont agree with council having any thing to do with huts unless it poses a health and safety issue to others. Comment: If we are going to be forced to leave I dont think the council should be making us spend money on fixing our homes. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	184	Submitter:	Catherine Dillimore
Documents:	Submission #184 - Catherine Di		

Point Number	184.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Staff Recommendation			
Point Number	184.2	Category	Questionnaire > Licence term options
	We request a 30 year renewable licence term, supported by our Barrister.		
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes Comment:		
	Rolling 10-year terms renewable with the ability to renew.		
	Our Barrister (for USHOA) has determined that a finite term has not been justified. We are entitled to a renewable licence according to current laws.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	184.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No		

Staff Recommendation	Comment:		
	It is not a council road. It is a public road which must be maintained. It provides access for many non-residential parties as well.		
	Comment: Use a helicopter to evacuate if necessary. Army is local and should be well equipped in an emergency if the SDC is not able to do so. Also civil defence.		
	Comment: Safety of residents and emergency services personnel as would be the case on any access road in the Selwyn district.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
	It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
	Point Number	184.4	Category Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: If the rest of residences in the Selwyn district have a bond applied to their properties also.		
Staff Recommendation	Comment: Bond must be applied to all properties, district wide. If none for the others, then none for our community.		
	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
	Point Number	184.5	Category Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Same rules as apply for every residence in the Selwyn district.		

Staff Recommendation	Question: Do you think the checklist covers the right things? Not sure Comment: Apply inspection programme to all residences district wide across Selwyn. Comment: Exactly the same as applied to any residence across the Selwyn district. Comment: Exactly the same as applied to any residence across the Selwyn district. The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	185	Submitter:	Adelaide Edith White
Documents:	Submission #185 - Adelaide Edi		
Point Number	185.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Point Number	185.2	Category	Questionnaire > Licence term options
Comment: none			
Question: Do you have any other feedback on licence terms? Yes			
Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years. Subject to environmental triggers (Specific triggers to be agreed).			

Staff Recommendation	Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future. Licence Term: The Council is not bound by any finite licence term and can grant a licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.		
	Point Number 185.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: Councils Jacobs report identified Environmental triggers & thresholds. REQUIRE - More specific investigation & a CLEAR EXPLANATION & RATIONALE for the community is needed. Reference to environmental events leading to an early licence end should <u>ONLY</u> be along the lines of a SIGNIFICANT EVENT! which causes serious damage to homes & people, <u>OR</u> a Risk of a SIGNIFICANT Event that cannot be mitigated! If this resulted in Confirmation from an INDEPENDENT BODY, without an <u>agenda</u>. That in the case the Upper Selwyn Huts is		

	Permanently uninhabitable and ONLY THEN a licence end date COULD BE DISCUSSED. <u>REFER</u> to Clair Lenihan's legal opinion <u>20.6.25</u>. Mitigation Options or solutions SHOULD BE Explored before considering events that will trigger retreat. Specific triggers listed are <u>INAPPROPRIATE</u>, VAGUE & Open to different interpretations. This gives the Council Power to Terminate Licences unnecessarily!		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	185.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: WHY NOW? Hasn't been required for 130 Years!! Residents Cost are increasing Why give us more Costs!! we can't afford Bond details have not been included. How much Paid over what Period? What does Bond cover?		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		

Point Number	185.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. None of the options are preferred. We would like to be treated like everyone else in Selwyn District unless a complaint has been made. Question: Do you think the checklist covers the right things? No Comment: Inspection should ONLY be of the Lot. Comment: The SDC have repeatedly talked about a baseline inspection this should happen ONCE! Support and advice from the Council would be helpful if there are any issues needing attention and a realistic time frame for repairs is ESSENTIAL		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	186	Submitter:	Charles Dillimore
Documents:	Submission #186 - Charles Dill		
Point Number	186.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Staff Recommendation			
Point Number	186.2	Category	Questionnaire > Licence term options

Staff Recommendation	Residents seek a licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers which have yet to be agreed upon. The Council is not bound by its 2019 resolution because of the HOLD Act 1924 and Reserves Act 1977 Question: Do you have any other feedback on licence terms? Yes Comment: The council's role is to administer the local purpose reserve for hut settlement which includes the notion of community, preserving its historical value, social economic and cultural well-being Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council recognises the long-standing community and strong generational ties to the settlement. Feedback from all submitters will be taken into consideration during Council deliberations.
Point Number	186.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: The Council is using the Jacobs Report the triggers and thresholds require more scientific investigation as well as a clear and concise rationale for the community. Question: Are there any additional events that you think should be considered? Yes Comment: I hope the option to remove people or cancel their right to occupy apply to all locations and people with in the Selwyn District and not just to the Upper Selwyn Huts. Comment: It should be up to the Police or Civil Defence hierarchy to determine whether we need to be evacuated, not some vague notion held by the council. The current mayor should not blatantly lie to the media to state that the Upper Selwyn huts has been evacuated when it hasn't in the last 130 years.

Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	186.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Why is the bond required now. Shouldn't the cost of demolition be included in any home insurance policy? How do we know what our current site looked like 130 years ago. Do we remove trees shrubs etc. How do we get our money back if the hut is burnt down or removed by a tornado?		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	186.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: Inspections should be external only. Will the Selwyn district council ask any other home owner / occupier to enter their homes for a look - no I don't think so. We want consistency. Question: Do you think the checklist covers the right things? No Comment: again, external inspections only. We hope they use the 1947 Building Act. Comment:		

Staff Recommendation	helpful support and advice
	A reasonable time frame to rectify any issues raised. The right of a support person - a tradesman etc.
	Comment: We would feel a advance warning of an inspection should be agreed upon and not a surprise visit with the sole means of looking to end our lease.
	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.
	Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	187	Submitter:	Peter Claydon
Documents:	Submission #187 - Peter Clayd		
Point Number	187.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	187.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No Comment: None of 3 options are acceptable. All being non renewable. Residents seek 30 yrs term with right of renewal. Subject to enviro triggers recommended by barrister Clare Lenisha 20.6.2025		

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	187.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes. Comment: I do not consider access being cut off for 24 hours a valid reason to warrant retreat. Question: Are there any additional events that you think should be considered? Yes Comment: We would like to be treated the same as if access to any other area of Selwyn is cut off. Comment: Collaboration with the community and empowerment to allow us to make decisions that affect us, as we did for 116 years pre 2011 before council took over from the committee		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	187.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes. Comment: We are requesting renewable licence so a bond should not be required. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Additional cost to residents are increasing significantly. Use money for home improvement and maintenance.		

Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	187.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Pending a legal opinion on the councils duty of care and the councils rights to inspect. We are unsure if a settlement inspection is lawful Question: Do you think the checklist covers the right things? No Comment: Failing any items in inspection checklist should not lead to a house being red stickered nor licence termination Comment: Mutually agreed time to remediate without punitive consequences		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations		

Submitter Number:	188	Submitter:	Pamela Tyler
Documents:	Submission #188 - Pamela Tyler ; Submission #188 - Pamela Tyler		
Point Number	188.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Staff Recommendation			

Point Number	188.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? Yes Comment: (note submitter has crossed out no renewal of the above selection) Our Barrister has legally advised us/ you/me why! Again-You can grant licence for more than 33yrs Under Reserve's Act 1977. Local purpose Reserve for purpose of Hut Settlement. Been ignored Still. Duty of Care is not a reason to terminate a Reserve Licence to Occupy. Ecan Climate Change, Sewer System SDC legally must maintain The Lake isn't just about us. If apply's to the wider District everyone. Evacuation: -I'm a Civil Defense member of 11yrs. I feel used as an example. When no need to have called Response Team only a heavy rain. Our Team was on alert with Response team yet they came out. No road closure. I believe Sue Jenkins left Emergency Management knowing the truth of what & how you are treating us. She had Empathy & couldn't lie. Don't understand why you are making my life miserable & uncertain. Trying to find every excuse you can find on just me/us I feel robbed & unstable because of these emotional threats.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	188.3	Category	Questionnaire > Environmental events for early licence end

Comments:	Question: Are there any of the proposed events you disagree with? Yes Question: Are there any additional events that you think should be considered? Yes Comment: I would have thought after recent flooding events in the district that were cut off ie Little River cut off this doesn't effect us. We have a good Civil Defense team engaging! Comment: Don't understand why you are making my life miserable & uncertain. Trying to find every excuse you can find on just me/us. I feel robbed and unstable because of these emotional threats. Comment: Like you to act on our behalf same as you do anywhere else in the Selwyn District. Sick of repeating over & over. Have excellent Civil Defense Team also a lot of Community people engaging when these events happen!
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
Point Number	188.4
Staff Recommendation	Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Until we know if we require a Bond I will answer question then. If it came to it, I will deal with my own properties to be cleared if need be! Comment: Never been required why now?? Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.

Point Number	188.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Please be considerate of costs & timeframes to do the work if need be. External only. Question: Do you think the checklist covers the right things? No Comment: As have no idea with all these threats and manipulated tactics its impossible for me to know where I will go with this. Comment: I would expect to be treated just like everyone else in the district that pays Rates. Comment: You make decisions on me / us. Hopefully you will be considerate with your goal setting procedures		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	189	Submitter:	Michael Pretorius
Documents:	Submission #189 - Michael Pret		
Point Number	189.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am not a licence holder but I live at Upper Selwyn Huts		
Staff Recommendation			
Point Number	189.2	Category	Questionnaire > Licence term options

Staff Recommendation	Question: Do you have any other feedback on licence terms? No Comment: Continued occupancy with no end date unless nature makes it happen Thank you for taking the time to put in a submission. It is acknowledged your submission does not support a non-renewable or finite licence term. As an administrator of Crown-owned land, the Council has a responsibility to ensure that the land is used appropriately and in a way that benefits both the local community and the wider district. In making any decision, the Council must also be fair to all Selwyn district ratepayers and consider what is realistic and responsible over the medium to long term. Council decisions are guided by the principles of good decision making under the Local Government Act 2002, including acting reasonably, transparently, and in accordance with the principles of good decision making. All feedback received through this consultation will be carefully considered before any final decisions are made.		
Point Number	189.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: 1 & 2 Question: Are there any additional events that you think should be considered? No Comment: do what you do for all other homeowners		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	189.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: We won't pay you in advance as we need our money. No one else pays. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Why do we have to pay a bond & why do we have to leave.		

Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
Point Number	189.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: You can't inspect other homes unless a complaint is made. Question: Do you think the checklist covers the right things? No Comment: Everything is just stupid other than a disaster Comment: Everything possible and time to put right		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	190	Submitter:	Michael O'Neill
Documents:	Submission #190 - Michael O'Ne		
Point Number	190.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	My neighbour has a hut in the Selwyn huts Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area		
Staff Recommendation			

Point Number	190.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? No Comment: Residents seek a licence term of 30 years with the right of renewal for a further term of 30 years with renewal		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	190.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: As identified by the Councils own report environmental events need more investigation. Comment: Safety needs to be the main priorities for the residents.		
Staff Recommendation	Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	190.4	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Comment:		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	191	Submitter:	Averil Southward
Documents:	Submission #191 - Averil Sout		

Point Number	191.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Family & friends own homes @ USH Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area		
Staff Recommendation			
Point Number	191.2	Category	Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Comment: None of these - my choice - a fixed term of 30 years with the right of renewal for further terms of 30 years subject to environmental triggers (triggers to be agreed).		
	Comment: The "Future Deed of Licence" for U.S.H. as presented by the S.D.C. is an attempt to mislead the general public & leaseholders into believing they have ONLY the 3 options listed in the questions. Not so - as explained in my selection above.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
	It is also acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	191.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Comment: #1. One standard for one community! Discrimination. #2. Discrimination. #3. Discrimination. Comment: That they be treated as all other areas of SDC is / will be treated. All of Canterbury is a flood plain. The USH leaseholders have been permitted permanent residency since 2010/11. The SDC has spent \$\$\$ on facilities & allowed building consents - leading homeowners to believe they could stay forever. (Time to let them be.) It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.
	Point Number 191.4 Category Questionnaire > Bond requirements Question: Are there any situations where you think the bond requirement should not apply? No Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: This is total discrimination - are SDC next going to charge the farmers / home owners on every riverbank in Selwyn a bond for their leasehold properties? Comment: SDC are attempting to make a precedence for the U.S.H. This is not acceptable. Staff Recommendation It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.

Point Number	191.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every 3-5 years Comment: Complaints / issues should be treated as SDC do for any other area Comment: Full communication & total transparency.		
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	192	Submitter :	Daniel Johnson
Documents:	Submission #192 - Daniel John		
Point Number	192.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Submitting to help my mother & other Upper Selwyn Huts residents with my 2 siblings.		
Staff Recommendation			
Point Number	192.2	Category	Questionnaire > Licence term options
Comments:	Question: Do you have any other feedback on licence terms? Yes Comment: I am not ticking any box. Please refer to Barrister Clare Lenihan's legal report. Also please read attached letter Question: Do you have any other feedback on licence terms? Yes Comment:		

Please read attached letter

Submission for Upper Selwyn Huts future Deed of Licence

Daniel Johnson
[REDACTED]
[REDACTED]

Lauren Fitzgerald
[REDACTED]
[REDACTED]

Anna O'Toole
[REDACTED]
[REDACTED]

Our mother, Kate Johnson, lives at [REDACTED] Upper Selwyn Huts. She has lived there for the last 6 years. She loves living there and has made a new life for herself there. She has become quite stressed and anxious since her battle with the Selwyn District Council over the new Deed of Licence. We all looked into the circumstances of the huts licence before she bought there, in 2020, to make sure she wasn't going to lose her money. We were quite satisfied with the conditions at the time. There was no indication that the licence terms were going to be made finite. On visiting her there, we have realised there are quite a number there, in the same position as her, people who have invested their hard earned money into something they thought was going to be sellable, only to find out now that you, the Selwyn District Council, want to take that all away from them all. How unfair is that on everyone? Our mum bought there, so she could be mortgage free and not have to worry about paying the huge rents that landlords are asking now. The threat of having to do this, along with the worry of having to demolish her home with no compensation, has contributed to her stress as well.

Mum is part of the Civil Defence team at the Huts and makes a huge effort for the community when there is an emergency. She has got her First Aid certificate and keeps that up by doing the refresher courses. As part of the Civil Defence, she is also quite involved in the Selwyn Gets Ready. In times of flooding events, which don't actually happen at the Huts, she is very involved with the team there, checking the river levels, checking on all the residents, keeping them all informed and helping with any vulnerable people and keeping in touch with the Emergency Operations teams in the rest of the Selwyn District.

Question 1

The residents at the Huts employed a barrister, Clare Lenihan, at their expense, to help fight for their cause. Her legal opinion, dated 20th June 2025, states that Residents seek a licence term of 30 years with a right of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed).

Mum said you, the SIDC, have received a copy of this report so we are not going to cover everything in it. You must have all read it and cannot ignore it.

Your reasons to retreat the community have all been disproved. The sewerage problem has been solved by installing a new multi-million dollar scheme, the climate change reason has been disproved, and is not going to be an issue for many years. The community arranged for the local Lincoln fire brigade to come out and have a look around the settlement, when your next excuse was that the community would all burn down in the case of a fire. The fire officers assured them, that was no more likely to happen at the Huts than anywhere else.

Question 2

With regard to flooding:

Surely the community has been through enough of these events and get enough warning to be well

prepared. The flooding of Days Road would not be an issue for 2 days, usually larger vehicles can still get in and out of the settlement. This surely cannot be used as a reason for retreat. Mum says, if anyone should be injured in an event, there are a number on the Civil Defence team with First Aid certificates that can help, and if an injured person should need medical help the team would organise help to get the person out. So far, this has not happened, and cannot be used as a reason for retreat.

Question 3 Bond requirements

Why are you expecting the community to pay a bond to demolish their homes when they are asking for a renewable licence.

With their homes made valueless by your tactics and the unreasonable hike in rates, a bond is just an added cost.

Question 4 Inspections

We find this quite derogatory... how would the rest of the district feel about having an inspection of their homes and property... how would you feel???

If you were to implement inspections it should be lot inspections only and must be done by qualified inspectors. Is this even legal???

Checklist

The checklist should only be for external lot inspection done by qualified independent inspectors. If any issues were to be found, we would expect the council to be open and agreeable to giving residents a reasonable time frame to remedy said issues. Be fair and honest and not use these issues to terminate licences.

Summary

We feel the Selwyn District Council is unjustifiably persecuting The Upper Selwyn Huts, looking for every avenue to get rid of them. You have given no factual reasons for wanting to retreat the community or what you are wanting the reserve for... you talk about being honest and open with the community, but we can see no proof of this. It seems that the whole council is in disarray, seeing how many present councillors are standing down before the next election, so therefore, we propose that your decision on the new Deed of Licence should be postponed until a new council is elected. We feel there should be some accountability for the decisions made. All we want for Mum is for the Council to grant a renewable licence so she can continue living where she is happy and comfortable for many years to come.

Staff Recommendation

Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number

192.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes All 3 - reasons in attached letter

Staff Recommendation	Question: Are there any additional events that you think should be considered? No Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	192.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: There should be no bond. Answer in letter attached. Comment: Wipe it Revenue gathering		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	192.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Comments in attached letter Question: Do you think the checklist covers the right things? No Comment: This should be only for external lot inspection. If at all. Is this legal? Comment: With dignity & respect. Comments in letter		

Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	194	Submitter:	Leigh Rossiter
Documents:	Submission #194 - Leigh Rossit		
Point Number	194.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment: To Selwyn District Council I don't know you, your family or where you live but I do know where you work. You don't know me my family or where I work but you do know where I live. MY home is permanent your job is temporary with the majority of you resigning how is it you still have the power to vote. Especially a couple of out going Councillors who are widely known to have an			

unhealthy hate towards us (USH) and have been publicly heard calling us "feral" and saying "they have to go".

And be honest what is the real reason / motive behind this wanting to shut a whole community down and if you're not 100% sure of the reason then how on earth can you vote on this (and if you do know can you please let us know).

SDC you should be proud having a 130 year old established settlement in the District. A vehicle that is an iconic part of Selwyn / Canterbury and New Zealand's history that still has ongoing traditions like the yearly gala dating back to 1912, owners family connections to USH for the past 103 years. We are an asset to the Selwyn Council as a historic and cultural area that deserves to be preserved.

Yet you SDC underhandedly sabotaged our application to Heritage NZ for the settlement to be recognised on the Heritage list (2019).

Our community is incredibly unique, special and vital to the social health of the region.

17 years ago (2008) my husband and I entered into a signed contract with Selwyn District Council. "Demolition of dwelling and new Domestic Dwelling."

Copy attached
Intended life "indefinite but not less than 50 years".

After living at the huts for 5 years and deciding this was our forever place we chose to invest and build confident of the longevity at the huts.

We built here for a number of reasons, my husbands family, connection for the last 53 years, the warm and friendly established community vibe, a lifestyle with fishing , hunting and boating on our doorstep and not living in the rate race of town.

This has been a hard emotional and expensive fight for a number of years for us to stay in our warm cosy forever home with no rational reasons as to why you are trying to put us out on the street with no asset to sell and no compensation.

You are expecting my husband and I in our 60's to start again, after having worked hard, establishing our roots and getting ourselves into a position to go into a comfortable retirement. But by my reckoning we still have at least another 33 years to go on our contract with SDC.

We have not pursued this at present as we are part of this community and working on the fight with you (SDC) as a team.

Interesting timeline facts of USH:

1888 - WH Spackman built a fishing box
1891 Reports of huts and medding lodge being erected

1892 WH Spackman published first book on trout fishing in NZ
1895 Area surveyed and gazetted as reserve 3048
1900 First identified image of a Upper Selwyn Huts
1912 First Gala Day
1918 Automobile Ass (AA) has a monster picnic at the huts for influenza workers 600 attended.
1924 List of Hut licences recorded 95 hut owners
1927 Duke of York fishes on the Selwyn River
1927 Septic tank installed (sewerage system) we had flushing toilets before Leeston

1940s Settlement includes a shop and tearooms
1950-1970 Telegraph office in settlement
2015 Surveyed as section 1 and section 2 set aside "For the purpose of a hut settlement".

Staff Recommendation

Point Number	Category	Questionnaire > Licence term options
194.2		Question: Do you have any other feedback on licence terms? Yes Comment: None of the 3 options are acceptable, all being non renewable terms or finite terms. This is a biased, inaccurate and misleading consultation document. Please refer to our Barrister Clare Lenihan updated opinion dated 20 June 2025. You will find a full copy attached to:- Owners Association Submission. "Residents Seek a Licence term of 30 years with the rights of renewal for further terms of 30 years subject to environmental triggers (specific triggers to e agreed)" Also please see my letter (2 pages). Attached regards our signed contract with SDC with regards to when we built.

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. It is also acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	194.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes. Comment: 1/ Cut off for 25hrs is not a valid reason to warrant a retreat. In 2017 when we had overspill. River at 700 cumecs the Army could get in in unimogs. Question: Are there any additional events that you think should be considered? Yes Comment: 2/ USH Are not the only users of this road it is a main access to the lake. Users include USH, LSH, DOC, ECAN, The Farm House. You SDC have a responsibility of maintaing this road. 3/ Clutching at straws. Comment: Same thing we have been asking for, community led decision making on anything that affects us, including collaboration with and empowerment of our community, as we did for 116 years pre 2011, before the Council took over from the Committee.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		

Point Number	194.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: This is once more a type of money grab, it has not been a requirement for the last 130 yrs why now? And no bond details given i.e. how much, over how long and what does it cover. Comment: See above		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	194.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: None of the options are "preferred" please treat us the same as everyone else in the District. Question: Do you think the checklist covers the right things? No Comment: Should not happen is this going to be another "Money Grab" and put more financial stain on us? Comment: Should not happen Comment: Should not happen. This should not be a reason to terminate a licence		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific		

responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations.

Finally, thank you for your supporting documents and Project Information Memorandum. Council acknowledges the personal context you have shared, as well as the additional material provided. This information will be considered alongside all other submissions as part of the consultation process.

Submitter Number:	195	Submitter :	Lauren Fitzgerald
Documents:	Submission #195 - Lauren Fitzg ; Submission #195 - Lauren Fitzg		
Point Number	195.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: My mother lives there I am submitting with my 2 siblings			
Staff Recommendation			
Point Number	195.2	Category	Questionnaire > Licence term options
Comment:			
Not ticking any box. All are unacceptable.			
Please read attached letter.			
Question: Do you have any other feedback on licence terms? Yes			
Please read attached letter.			

Submission for Upper Selwyn Huts future Deed of Licence

Daniel Johnson
[REDACTED]
[REDACTED]

Lauren Fitzgerald
[REDACTED]
[REDACTED]

Anna O'Toole
[REDACTED]
[REDACTED]

Our mother, Kate Johnson, lives at [REDACTED] Upper Selwyn Huts. She has lived there for the last 6 years. She loves living there and has made a new life for herself there. She has become quite stressed and anxious since her battle with the Selwyn District Council over the new Deed of Licence. We all looked into the circumstances of the huts licence before she bought there, in 2020, to make sure she wasn't going to lose her money. We were quite satisfied with the conditions at the time. There was no indication that the licence terms were going to be made finite. On visiting her there, we have realised there are quite a number there, in the same position as her, people who have invested their hard earned money into something they thought was going to be sellable, only to find out now that you, the Selwyn District Council, want to take that all away from them all. How unfair is that on everyone? Our mum bought there, so she could be mortgage free and not have to worry about paying the huge rents that landlords are asking now. The threat of having to do this, along with the worry of having to demolish her home with no compensation, has contributed to her stress as well.

Mum is part of the Civil Defence team at the Huts and makes a huge effort for the community when there is an emergency. She has got her First Aid certificate and keeps that up by doing the refresher courses. As part of the Civil Defence, she is also quite involved in the Selwyn Gets Ready. In times of flooding events, which don't actually happen at the Huts, she is very involved with the team there, checking the river levels, checking on all the residents, keeping them all informed and helping with any vulnerable people and keeping in touch with the Emergency Operations teams in the rest of the Selwyn District.

Question 1

The residents at the Huts employed a barrister, Clare Lenihan, at their expense, to help fight for their cause. Her legal opinion, dated 20th June 2025, states that Residents seek a licence term of 30 years with a right of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed).

Mum said you, the SIDC, have received a copy of this report so we are not going to cover everything in it. You must have all read it and cannot ignore it.

Your reasons to retreat the community have all been disproved. The sewerage problem has been solved by installing a new multi-million dollar scheme, the climate change reason has been disproved, and is not going to be an issue for many years. The community arranged for the local Lincoln fire brigade to come out and have a look around the settlement, when your next excuse was that the community would all burn down in the case of a fire. The fire officers assured them, that was no more likely to happen at the Huts than anywhere else.

Question 2

With regard to flooding:

Surely the community has been through enough of these events and get enough warning to be well

prepared. The flooding of Days Road would not be an issue for 2 days, usually larger vehicles can still get in and out of the settlement. This surely cannot be used as a reason for retreat. Mum says, if anyone should be injured in an event, there are a number on the Civil Defence team with First Aid certificates that can help, and if an injured person should need medical help the team would organise help to get the person out. So far, this has not happened, and cannot be used as a reason for retreat.

Question 3 Bond requirements

Why are you expecting the community to pay a bond to demolish their homes when they are asking for a renewable licence.

With their homes made valueless by your tactics and the unreasonable hike in rates, a bond is just an added cost.

Question 4 Inspections

We find this quite derogatory... how would the rest of the district feel about having an inspection of their homes and property... how would you feel???

If you were to implement inspections it should be lot inspections only and must be done by qualified inspectors. Is this even legal???

Checklist

The checklist should only be for external lot inspection done by qualified independent inspectors. If any issues were to be found, we would expect the council to be open and agreeable to giving residents a reasonable time frame to remedy said issues. Be fair and honest and not use these issues to terminate licences.

Summary

We feel the Selwyn District Council is unjustifiably persecuting The Upper Selwyn Huts, looking for every avenue to get rid of them. You have given no factual reasons for wanting to retreat the community or what you are wanting the reserve for... you talk about being honest and open with the community, but we can see no proof of this. It seems that the whole council is in disarray, seeing how many present councillors are standing down before the next election, so therefore, we propose that your decision on the new Deed of Licence should be postponed until a new council is elected. We feel there should be some accountability for the decisions made. All we want for Mum is for the Council to grant a renewable licence so she can continue living where she is happy and comfortable for many years to come.

Staff Recommendation

Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number

195.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes Comment:

All 3			
Reason explained in attached letter.			
Staff Recommendation	Question: Are there any additional events that you think should be considered? No Comment: Comments in attached letter		
	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
Point Number	195.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: NO BOND AT ALL		
	Comments in attached letter		
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes		
	Please read letter		
Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations.		
	It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	195.5	Category	Questionnaire > Building condition inspection programme
Question: How often do you think building inspections should occur? Other. Comment: In my opinion NO Inspections. If so, only EXTERNAL LOT INSPECTIONS. Please read letter			

Staff Recommendation	Question: Do you think the checklist covers the right things? No
	Comment: There should only be external lot inspections if any inspections are even legal. Read letter.
	Comment: Comments in attached letter
	Comment: Comments in letter
	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	196	Submitter :	Anna O'Toole
Documents:	Submission #196 - Anna O'Toole		
Point Number	196.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Submitting with my 2 siblings to help my mothers fight as she lives here.		

Staff Recommendation

Point Number 196.2 **Category** Questionnaire > Licence term options

Comment:

I am not ticking any box. Please read attached letter

Question: Do you have any other feedback on licence terms? Yes

Comment: Please read attached letter.

Submission for Upper Selwyn Huts future Deed of Licence

Daniel Johnson

Lauren Fitzgerald

Anna O'Toole

Our mother, Kate Johnson, lives at [REDACTED] Upper Selwyn Huts. She has lived there for the last 6 years. She loves living there and has made a new life for herself there. She has become quite stressed and anxious since her battle with the Selwyn District Council over the new Deed of Licence. We all looked into the circumstances of the huts licence before she bought there, in 2020, to make sure she wasn't going to lose her money. We were quite satisfied with the conditions at the time. There was no indication that the licence terms were going to be made finite. On visiting her there, we have realised there are quite a number there, in the same position as her, people who have invested their hard earned money into something they thought was going to be sellable, only to find out now that you, the Selwyn District Council, want to take that all away from them all. How unfair is that on everyone? Our mum bought there, so she could be mortgage free and not have to worry about paying the huge rents that landlords are asking now. The threat of having to do this, along with the worry of having to demolish her home with no compensation, has contributed to her stress as well.

Mum is part of the Civil Defence team at the Huts and makes a huge effort for the community when there is an emergency. She has got her First Aid certificate and keeps that up by doing the refresher courses. As part of the Civil Defence, she is also quite involved in the Selwyn Gets Ready. In times of flooding events, which don't actually happen at the Huts, she is very involved with the team there, checking the river levels, checking on all the residents, keeping them all informed and helping with any vulnerable people and keeping in touch with the Emergency Operations teams in the rest of the Selwyn District.

Question 1

The residents at the Huts employed a barrister, Clare Lenihan, at their expense, to help fight for their cause. Her legal opinion, dated 20th June 2025, states that Residents seek a licence term of 30 years with a right of renewal for further terms of 30 years subject to environmental triggers (specific triggers to be agreed).

Mum said you, the SDC, have received a copy of this report so we are not going to cover everything in it. You must have all read it and cannot ignore it.

Your reasons to retreat the community have all been disproved. The sewerage problem has been solved by installing a new multi-million dollar scheme, the climate change reason has been disproved, and is not going to be an issue for many years. The community arranged for the local Lincoln fire brigade to come out and have a look around the settlement, when your next excuse was that the community would all burn down in the case of a fire. The fire officers assured them, that was no more likely to happen at the Huts than anywhere else.

Question 2

With regard to flooding:

Surely the community has been through enough of these events and get enough warning to be well

prepared. The flooding of Days Road would not be an issue for 2 days, usually larger vehicles can still get in and out of the settlement. This surely cannot be used as a reason for retreat. Mum says, if anyone should be injured in an event, there are a number on the Civil Defence team with First Aid certificates that can help, and if an injured person should need medical help the team would organise help to get the person out. So far, this has not happened, and cannot be used as a reason for retreat.

Question 3 Bond requirements

Why are you expecting the community to pay a bond to demolish their homes when they are asking for a renewable licence.

With their homes made valueless by your tactics and the unreasonable hike in rates, a bond is just an added cost.

Question 4 Inspections

We find this quite derogatory... how would the rest of the district feel about having an inspection of their homes and property... how would you feel???

If you were to implement inspections it should be lot inspections only and must be done by qualified inspectors. Is this even legal???

Checklist

The checklist should only be for external lot inspection done by qualified independent inspectors. If any issues were to be found, we would expect the council to be open and agreeable to giving residents a reasonable time frame to remedy said issues. Be fair and honest and not use these issues to terminate licences.

Summary

We feel the Selwyn District Council is unjustifiably persecuting The Upper Selwyn Huts, looking for every avenue to get rid of them. You have given no factual reasons for wanting to retreat the community or what you are wanting the reserve for... you talk about being honest and open with the community, but we can see no proof of this. It seems that the whole council is in disarray, seeing how many present councillors are standing down before the next election, so therefore, we propose that your decision on the new Deed of Licence should be postponed until a new council is elected. We feel there should be some accountability for the decisions made. All we want for Mum is for the Council to grant a renewable licence so she can continue living where she is happy and comfortable for many years to come.

Staff Recommendation

Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number

196.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes **Comment:** All 3. - Reasons are explained in our letter.

Staff Recommendation	Question: Are there any additional events that you think should be considered? No Comment: Comments in letter. You will probably use any ideas against the community. Comment: Comments in our letter Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.		
	Point Number	196.4	Category Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: There should NOT BE A BOND. Comments in letter Comment: Comments in letter		
	Staff Recommendation	It is acknowledged your submission opposes the concept of a bond. All views, including those opposing any form of bond, will be taken into consideration at deliberations. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.	
Point Number	196.5	Category	Questionnaire > Building condition inspection programme
Question: How often do you think building inspections should occur? Other. Comment: No inspections - Treat people fairly. Please read letter.			

Staff Recommendation	Question: Do you think the checklist covers the right things? No Comment: If there are to be inspections they should only be for external lot inspections. Please read letter. Comment: Fairly, with dignity by qualified inspectors only. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Council acknowledges concerns regarding the timing of the decision and the upcoming local government elections. The current Council remains committed to fair and informed decision-making, with all feedback carefully considered before a final decision is reached. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	197	Submitter: Puamiria Parata-Goodall for Taumutu Rūnanga Limited
Organisation:	Taumutu Runanga Limited	
Documents:	Submission #197 - Puamiria Pa	
Point Number	197.1	Category Questionnaire > Licence term options
Comments:		



Taumutu
Rūnanga Limited

Taumutu Rūnanga Limited
75 Main South Road, Riccarton
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Imera: taumutu@ngaitahu.iwi.nz

21st July 2025

To: Denise Kidd, Executive Director – Community Services and Facilities
Selwyn District Council

Tēnā koe Denise,

Submission on Upper Selwyn Huts Licence Terms and Conditions

Taumutu Rūnanga Limited welcomes the opportunity to submit on the Upper Selwyn Huts licence review. We do so in our capacity as the mandated entity of Ngāi Te Ruahikihiki ki Taumutu, with enduring responsibilities as kaitiaki of Te Waihora and its surrounding landscape.

This submission builds on our prior input to the Department of Conservation's review of Lower Selwyn Huts and our work alongside Te Rūnanga o Ngāi Tahu on managed retreat at Greenpark Sands. While each case presents unique considerations, the principle remains consistent; licensing decisions must consider the shared environmental realities faced at Te Waihora and reflect the collective responsibility to restore and protect the lake for current and future generations.

Te Waihora: A Living Taonga under Pressure

Te Waihora is more than a lake, it is a cultural and ecological taonga, Te Kete Ika o Rākauhauū. The Joint Management Plan (2005) affirms a shared Crown–iwi vision to:

"Rejuvenate the mauri and life-supporting capacity of Te Waihora... managed in an integrated manner for mahinga kai, conservation and other purposes."

Generations of drainage, artificial openings, and intensified land use have degraded water quality, collapsed wetland margins, and undermined mahinga kai. These impacts are well-documented and evidenced in hazard mapping, ecological reports, and cultural health assessments, all pointing to the urgent need for hydrological repair.

Ngāi Te Ruahikihiki ki Taumutu has publicly stated its aspiration to restore a healthier standing level for Te Waihora. We see this as essential to achieving ecological recovery, protecting cultural relationships with the lake, and improving climate resilience.

However, the appropriate future lake level must be determined through a robust, co-governed process. We are currently initiating a research programme with partners to guide this work, grounded in science, mātauranga, operational data, and engagement.

We encourage Council to take a precautionary, risk-based approach that does not pre-empt this process or commit to outcomes which may later prove incompatible.



Taumutu
Rūnanga Limited

Taumutu Rūnanga Limited
75 Main South Road, Riccarton
Christchurch, 8042
Waea: 03 371 2660
Imera: taumutu@ngaitahu.iwi.nz

Licence Term and Conditions

We strongly support:

Option A: A fixed 5-year, non-renewable term.

This creates a clear transition window, and provides certainty to residents.

We also support the inclusion of the following provisions:

- **Environmental Triggers.** Licence termination clauses should be paired with environmental or infrastructure-based thresholds, including for example, the 2029 expiry of CRC102813 (or resulting material changes to this consent), relevant hazard zoning changes, or sustained failure or increased costs of essential infrastructure and access.
- **Bond Requirement.** A secured bond is considered necessary to ensure full site remediation at lease end is appropriately funded without burdening ratepayers or diverting limited environmental funds.
- **Inspections.** Regular inspections should assess not only structural safety but also flood exposure, contamination risk, and environmental impact. This supports Council's duty of care and ensures appropriate living conditions are maintained.

Final Comments

This submission reflects our commitment to the intergenerational wellbeing of Te Waihora and those who live near it. Council has an opportunity to lead with integrity by setting clear limits, enabling a just transition, and upholding restoration goals.

As mana whenua and a Treaty partner, we ask that this submission be afforded appropriate weight and consideration.

We welcome further engagement and invite Council to contact our Tumu Whakarae (Chief Executive), Cory Neale, at cory.neale@ngaitahu.iwi.nz.

Nāku iti nei, nā

Puamiria Parata-Goodall
Chair
Taumutu Rūnanga Limited

Staff Recommendation

The Council acknowledges the submission received regarding the Upper Selwyn Huts and appreciates the time and effort invested in its preparation. We recognise that this contribution reflects the considered input of a range of relevant staff, drawing on their expertise and knowledge, as well as referral to relevant documents, research findings and reports.

This level of engagement is valued by the Council, and the submission will be given thoughtful consideration. Relevant technical staff will pay particular attention to how the feedback and reference materials inform the Council's deliberations and the development of recommendations.

Submitter Number:	198	Submitter:	Vicki Glynn
Documents:	Submission #198 - Vicki Glynn		
Point Number	198.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	I have long been a fisherperson on the Selwyn River Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Staff Recommendation			
Point Number	198.2	Category	Questionnaire > Licence term options
	I do not consider that Council has been clear and transparent with its reasons for terminating licences. Question: Do you have any other feedback on licence terms? Yes Comment:		
	None of the above. Please refer to Barrister Clare Lenihan's Opinion dated 20 June 25.		
	I do not support these options. I believe the Huts should be allowed to continue as previously with long term licencing for future generations.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		

Point Number	198.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: 1./2. Most/many areas of NZ could be considered susceptible to these occurrences as we have seen lately. 3. What is the basis for this expectation? Question: Are there any additional events that you think should be considered? Yes Comment: The Council's own Jacobs Report suggested further scientific investigation and a clear rationale for the community is needed. This has not been done. Comment: Council has an obligation to treat all residents/rate payers equally. I feel Selwyn Huts households are being treated specifically different to other households - I would like to see all households treated equally.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	198.4	Category	Questionnaire > Bond requirements
Comments:	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Why introduce something that is not required of other ratepayers -why just the Selwyn Huts? (And after 130 years!!) Why is a bond needed for this specific group of ratepayers? Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: I feel imposition of a bond is a very unfair action by a Council determined to drive residents out of their homes.		
Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the		

	context of both local and wider district-level practices as part of any decision-making.		
	It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	198.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: No other houses in the Councils area are subjected to this invasive inspection programme. Again the S.H. are being targeted. Question: Do you think the checklist covers the right things? No Comment: Make inspections random for all ratepayers and don't just target one settlement. Comment: Inspections (if implemented) must treat all home owners fairly and equally, right across the district & only on a complaint.		
Staff Recommendation	The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.		

Submitter Number:	199	Submitter:	Jeremy Meiklejohn
Documents:	Submission #199 - Jeremy Meikl		
Point Number	199.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		

Staff Recommendation	
Point Number	199.2 Category Questionnaire > Licence term options
	Question: Do you have any other feedback on licence terms? Yes Comment:
	Support is for a 30-year licence with the right of renewal for another 30 years, subject to safety and environmental review.
	There is no legal requirement for hut licences to be non-renewable.
	The 2019 Council resolution was never publicly disclosed, never included in LIMs or Deeds, and has no binding legal authority.
	This land remains designated as a Local Purpose Reserve for hut settlement, a status that hasn't changed.
	Under the ROLD Act 1924, there is no time limit on licences.
	The Reserves Act 1977 allows for terms of up to 33 years, with or without renewal. Council has the legal ability to grant a renewable licence and should do so.
	Why when there is a housing shortage do you want to make more people homeless? It doesn't make sense.
	Also since your councils 2019 decision to put an end date in place, over 50% of the homes have had transfers of licences. How have you allowed that to happen, knowing full well that any potential buyer is effectively walking into a sinking ship with next to no chance of recovering any value from their asset?
	This is purely disgusting .. Refer to Clare Lenihan's legal opinion dated 20th June 2025
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.
	It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind.

Comments from all submitters will be taken into consideration during Council deliberations and decision-making.		
Point Number	199.3	Category Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Please refer to attached paper.	
	Question: Are there any additional events that you think should be considered? No Comment: Please refer to attached paper.	
	Triggers for early licence termination must be based on independent, tested science, not subjective thresholds.	
	No licence should be ended unless, There's a serious event that directly endangers safety, A qualified, independent expert confirms the site is permanently unsafe, and no form of mitigation is possible.	
	Anything less sets a dangerous precedent and undermines trust in the process.	
	I Dont agree with any of these options, as these questions could apply for any community within the district. So why apply it only here???	
	What would your council do if any of these circumstances happend to any other part of the district????	
	Why are the Selwyn Huts treated differently???	
	Why cant residents be treated fairly and with the same respect as the rest of the residents within the district???	
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.	
	It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.	
	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to	

	acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	199.4	Category	Questionnaire > Bond requirements
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Please refer to attached paper There is no justification for introducing a bond now after 130 years without one. No cost estimate, timeline, or explanation of how it would work has been provided. This is not consultation, it's an undeveloped idea floated with no supporting structure. Introducing a financial burden in the middle of a housing and cost-of-living crisis is unreasonable. Until full details are provided, this proposal should be taken off the table. Bond seems very unreasonable considering the above mentioned. This is something that possibly should have been taken into consideration along time ago. So to make the residents have to pay for this seems unreasonable.		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	199.5	Category	Questionnaire > Building condition inspection programme
	Please refer to attached paper		

Question: Do you think the checklist covers the right things? No

Comment: Please refer to attached paper

A one-time, fair baseline inspection may be reasonable, But only external. We own our own homes so you should not need to enter our homes.

But routine, unjustified inspections are not.

This is a residential community, not a council-owned asset list.

If there's no complaint, there should be no inspection.

If an inspection does take place, a support person must be allowed.

Inspections must not be used to pressure, penalise, or remove residents.

Council's principle of "ensuring no one is made homeless" should be clearly reflected in how this policy is implemented, not just in documents.

Inspections should only take place after a complaint has been raised, prior to this there should be no justifiable reason for this to happen. Does this happen anywhere else within the district without justification.

Final Note:

This is a formal written submission. I wish to speak at the hearing, either in person or via video link.

This process must reflect transparency, not agenda. The legal tools to offer long-term, secure tenure already exist.

What's lacking isn't law, it's political will.

The community deserves a process grounded in fact, fairness, and accountability.

I believe that if the shoe was on the other foot and this was happening to any of you or your family members or loved ones you would all be digging your feet in and asking for real true answer, transparency and honesty because thats only fair, and we all have the right to be treated with dignity and respect.

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Submitter Number:	200	Submitter:	Cécile Tait
Documents:	Submission #200 - Cécile Tait		
Point Number	200.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder			
Comment:			
Staff Recommendation			
Point Number	200.2	Category	Questionnaire > Licence term options
I understood I was on a one-hundred-year renewable lease when I bought my hut in 1998, so if there was an "other" box, I would tick "100 YEARS WITH RIGHT OF RENEWAL".			
There is NO time limit for licences the Selwyn District Council can grant under the ROLD ACT 1924. The minimum term that is acceptable to me is a 33-year licence with right of renewal.			
Why Is the council ignoring NZ law when it doesn't suit your purposes?			
Question: Do you have any other feedback on licence terms? Yes			
Comment:			

Please see Barrister's Opinion below (Clare Lenihan)

- Legal Obligations: Council's role is administrator of a local purpose reserve for the purpose of hut settlement which includes the notion of community. They have legal obligations to protect and preserve this local purpose reserve and ensure it is used and-enjoyed for hut settlement purposes. Other legal obligations also include protecting its historic values; recognising the community's diversity; and promoting the social, economic and cultural well-being of its community, both now and into the future.
- Licence Term: The Council is not bound by any finite licence term and can grant licence for more than one term of 33 years under the ROLD Act 1924 or the Reserves Act 1977. They are also not bound by their 2019 resolution that hut licences are short term and ultimately finite.

**Staff
Recommendation**

Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making.

Point Number

200.3

Category

Questionnaire >
Environmental events for
early licence end

Question: Are there any of the proposed events you disagree with?
Yes. **Comment:** All of them

1. No road access for over a week wouldn't be a problem for me.
2. If road access was cut off permanently, I would just walk out and hitch to Lincoln when I needed to.
3. One person injuring themselves can happen at any time and shouldn't adversely affect the rest of us with eviction

Question: Are there any additional events that you think should be considered? No

	Comment: I'd like the council to consider fixing any damage, so life can return to normal at Selwyn Huts.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission supports Council's responsibility for maintaining roading, or flood mitigation infrastructure. Any decisions must be guided by a long-term view of what is both practical and feasible in terms of mitigation strategies.		
Point Number	200.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: I disagree with any bond, as I feel there should be a long term, renewable licence, which renders it unnecessary.		
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: There has never been a bond requirement since 1895		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	200.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: NEVER re inspections - the Selwyn District Council is NOT my landlord. I own my home. It is on Crown Land, not council-owned land. I know of nowhere in NZ where someone's own home can be inspected. I don't even want the lot inspected. Most of it can be seen from the road either side.		
	I feel this is just the council searching for reasons to evict people. I spent my life savings on this home to live in for the rest of my life, and I am now on the Invalid's Benefit. Most people don't have anywhere else to go.		
	Comment: The council can request an inspection from each landowner if a complaint is raised. Selwyn Huts has been fine since		

Staff Recommendation	1895 with no inspections. We need to be treated the same as everyone else in the district. The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. The Council acknowledges the submitter's concerns. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations

Submitter Number:	201	Submitter :	Phillipa Fraser
Documents:	Submission #201 - Phillipa Fra		
Point Number	201.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
	Comment:		
Point Number	201.2	Category	Questionnaire > Licence term options
Question: Do you have any other feedback on licence terms? Yes			
Comment:			
Please see attached paper			

	I support a 30-year licence with the right to renew for another 30 years if it remains safe to live in. There is no law that stops Council from doing that. The 2019 'finite' decision wasn't law, wasn't disclosed, and has no legal weight. That truth matters because people made life decisions without ever being told otherwise. This is not temporary to us. We live here. We raised our children here. People bought homes in good faith. To rewrite their future now isn't policy. It's rewriting the rules after the game's begun. This land is legally a Local Purpose Reserve for hut settlement. That designation hasn't changed. There is no clause in the ROLD Act or reserves act forcing an expiry. The law allows renewals. Council can grant them. If Council values housing protection, then here's the moment to show that's real, not strategic. Refer to Clare Lenihan's legal opinion, dated 20 June 2025.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making. It is acknowledged your submission references the land's designation and Council's associated legal responsibilities. The Upper Selwyn Huts settlement is located on Crown-owned reserve land. Council has a responsibility to administer this land appropriately and to act with the wider public interest in mind. Comments from all submitters will be taken into consideration during Council deliberations and decision-making. The Council also acknowledges the emotional impact that uncertainty can have. This consultation and the following decision-making process aims to provide greater clarity and certainty for licence holders, Upper Selwyn Huts residents, the Council and the wider community. All feedback will be taken into consideration before a final decision is made.		
Point Number	201.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Please see attached paper. Council's environmental trigger examples are vague, lightly worded, and open to misuse. Even its own consultant report admits more detail is needed. If there's ever a serious event that makes the area truly unsafe, then of course people should be protected. But the threshold must be		

Staff Recommendation	high, confirmed by a qualified, independent expert, when no mitigation is possible. Anything less becomes a loophole. People don't deserve to live with that hanging over their heads. This isn't just about staying safe. It's about how 'unsafe' gets defined. Who gets to decide and why. Comment: Please see attached paper Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. It is acknowledged your submission expresses concerns around the clarity of the proposed environmental events. Feedback on the proposed events will be taken into careful consideration before any decisions are made.
Point Number	201.4 Category Questionnaire > Bond requirements Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Please see attached paper A bond has never been required here. Council is now suddenly suggesting one with no information, no consultation, no stated amount, no purpose, and no detail. It simply says residents might have to pay for something that has not been explained. That is not protection. It is pressure. It's like being told you may have to leave, but first you'll need to pay for the possibility. Would any councillor agree to that if it were their own home? If Council intends to introduce a bond, it must be explained clearly and publicly. That means stating the purpose, the process, and the numbers. Until then, it feels like a financial tactic to quietly make it harder for people to stay.
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.

Point Number	201.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Other. Comment: Please see attached paper Question: Do you think the checklist covers the right things? No Comment: Please see attached paper Council is proposing inspections on residents' homes. For what reason? These are homes. No one else in the surrounding district is being asked to accept this kind of monitoring, so why should this community? There is no clear explanation of how these inspections would work, how often they would happen, or what would trigger them. If there is a genuine issue, then it should be addressed directly. But introducing inspections without that feels more like a tactic to push people out. Being watched in your own home is not protection. It is control. If that's the approach being taken, it needs to be named for what it is. Comment: Please see attached paper Final Note This is a formal submission. I request to speak at the hearing in person or via video link. Council has the legal ability to grant renewable licences. The ROLD Act places no limit. The Reserves Act allows terms up to 33 years, with or without renewal. There is no legislative block. We are not asking for special treatment. We are asking for honesty. For housing protection to mean something. For strategy to stop reshaping people's futures. This is a community that has done everything asked of them. Still, it's not enough. If leadership stands for anything at all, let it stand for that truth now. Respectfully, Phillipa Fraser		

TO: Mayor Sam Broughton, CEO Sharon Mason, and Selwyn District Councillors

I used to think leadership meant having all the answers. But after living through what's been done to the Upper Selwyn Huts community, I see it differently now.

Real leadership isn't polished press releases, staged consultation, or controlled messaging. It isn't hiding behind process while people are left confused, unheard, or misled. Leadership means showing up, especially when it's uncomfortable. It means listening to people who aren't polished, who don't speak in formal language, who've been left out of the conversation. It means transparency even when it costs you. It means fairness when it's inconvenient.

What I've seen in this process, from the way the 2019 decision was buried, to the one-sided consultation materials, to the silence when legitimate questions are raised, doesn't match the values I was taught to respect.

You want to know what leadership looks like? It isn't sitting in chambers while communities are reshaped behind closed doors. It isn't cutting people out because they don't fit the narrative.

Leadership has come from the people on the ground, the ones pulling together information, hosting BBQs so neighbours can feel heard, reading the reports, chasing the law, writing submissions, answering questions, and facing the emotional toll of this mess.

It hasn't come from a media department. It hasn't come from selective appearances or behind-the-scenes decisions. It hasn't come from those in the highest-paid positions who still haven't walked the full track of what this process has done to people.

You've made choices with lasting consequences. Some of you will be leaving your roles shortly. This Community will still be here, carrying the weight of it. If integrity, fairness, and transparency mean anything to you, now is the time to show it.

This isn't a speech. It isn't a PR campaign. It's a mirror.

Because if leadership isn't grounded in truth, it's just theatre. People are done clapping for the performance.

To be honest, if this vote goes ahead it will Say Everything.
It will say Council deliberately withheld the 2019 decision.
It will say consultation was a cover, not a conversation.
It will say the options were shaped to look fair while locking people into an ending that had already been decided.
It will say this was Never about safety, cost, or fairness. It was about Control.
It will Prove that Leadership here isn't about truth. It is about ticking boxes, protecting image, and hoping people stay quiet.
This vote would Confirm that Public Trust is Optional. That people are disposable. That facts don't matter when the narrative is already decided.
If that's not the truth behind this process, then prove it.
Don't vote on a future you never gave people a real say in.

For My Family, For Our Home
For The Truth.

Phillipa Fraser

21.7.25

**Staff
Recommendation**

The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices.

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations.

Finally, thank you for your letter. Your comments regarding leadership, transparency, and the consultation process are noted. We acknowledge your concerns about how past decisions have been communicated, the structure of the current proposal, and the broader impact on community confidence and wellbeing. Your submission will be considered alongside all others as part of Council's deliberations.

Submitter Number:	202	Submitter:	Georgia Yurjevic
Documents:	Submission #202 - Georgia Yuri		
Point Number	202.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Point Number	202.2	Category	Questionnaire > Licence term options
Staff Recommendation	Please see attached paper Question: Do you have any other feedback on licence terms? Yes Comment: Please see attached paper I've grown up in this community. It's not just where I live, it's where I've learned, where I've made memories, and where I feel safe. This place isn't temporary to me. Thirty years makes sense, and if it's still safe after that, we should absolutely be allowed to stay longer. The idea that homes here come with a countdown is stressful and unfair, especially when no one told people about it when they moved in. Families came here to build a future. Thank you for your submission. We appreciate you taking the time to share your thoughts and experiences. Your comments about growing up in the Upper Selwyn Huts community, the importance of having a safe and stable home, your views on the proposed licence term and its impact on families has been noted.		

Point Number	202.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: Please see attached paper Question: Are there any additional events that you think should be considered? No Comment: Please see attached paper If something major happened, like a flood that made it permanently unsafe, then yes, people might have to leave. But only if that's confirmed by an independent expert, and only if there's truly no way to fix it. It shouldn't be based on what someone thinks might happen one day. That's not how you treat people who have lived here for years. If it's safe to live here, we should be allowed to. Comment: Please see attached paper		
Staff Recommendation	Thank you for your comments on the importance of independent assessment and clear evidence of environmental events. Your view that decisions should be based on actual risk, and that long-term residents should be treated fairly, has been noted.		
Point Number	202.4	Category	Questionnaire > Bond requirements
	Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Please see attached paper Why would my mum have to pay money in case her home gets taken away? That is paying for your own removal and we're expected to do it without even knowing what it covers or how much it is. It's not fair. It's not clear. It puts pressure on families who are already worried. It doesn't protect us. It just makes us feel more unsure, like we're being pushed out before anything's even happened.		
Staff Recommendation	Thank you for sharing your thoughts on the proposed bond and how this will impact your family. Your views about it being unfair is noted. Council will consider all feedback as part of the consultation process.		
Point Number	202.5	Category	Questionnaire > Building condition inspection programme

Please see attached paper

Question: Do you think the checklist covers the right things? No

Comment: Please see attached paper

I don't know anyone else my age in Lincoln, Leeston, or anywhere else in the wider district who has Council turning up to inspect their homes, so why are they trying to force them on us?

These are our homes, bought and paid for, just like anyone else's. No one else has to agree to regular inspections just to live where they live. It feels like we're being treated differently, like they're looking for reasons to make us leave. We're not agreeing to be monitored. That's not support. It's not respectful. And it's not lawful.

We don't agree to that. This is our home, not something temporary or less-than. You wouldn't do that to other neighbourhoods, so why us?

Like we have to prove over and over again that we're allowed to live here. That's not how anyone should be made to feel in their own house. Being watched isn't support. It just adds more stress.

Comment: Please see attached paper

Comment: Please see attached paper

Final Note

I'm 13. I'm not an adult, but I understand what this feels like. This is where I live. I walk to the river. I bike to my friends' houses. I know every shortcut, every neighbour. It's not just a location, it's my life.

Instead of feeling secure, I keep hearing that this place might not be ours for long. Not because of something we've done, but because someone wants to call it temporary. That's hard to hear when you're a kid.

Please think about what this really means for the people who call this place home. It's more than a policy. It's our lives.

Georgia Yurjevic
Age 13
Upper Selwyn Huts Resident

This submission speaks from lived experience. While it doesn't reference the legal details, the concern raised in

Staff Recommendation	Question 4: Inspections is valid. This clause has been introduced by Council, it is not a legal obligation. The submission raises a fair and accurate concern. Please refer to Clare Lenihan's legal opinion dated 20th June 2025. Council acknowledges your comments about fairness and what your home means to you, along with your concerns about the proposed inspection rules. These will be considered alongside all other feedback when the Council meets to discuss the consultation. Finally, thank you for sharing your personal experience of living at Upper Selwyn Huts. You've described clearly what your home and community mean to you, and how the uncertainty around the future of the settlement is affecting you. Your comments have been noted and will be considered, along with all other feedback, before any decisions are made.

Submitter Number:	203	Submitter: Stella Yurjevic
Documents:	Submission #203 - Stella Yurje	
Point Number	203.1	Category Questionnaire > Connection to Upper Selwyn Huts Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:
Staff Recommendation		
Point Number	203.2	Category Questionnaire > Licence term options Please see attached paper Question: Do you have any other feedback on licence terms? Yes Comment: Please see attached paper I live here. This is my home. It shouldn't have an end date like milk in the fridge.

Staff Recommendation	Thirty years makes sense - and if it's still safe after that, we should be allowed to stay longer. If Council can give us that, then why wouldn't they? People don't buy homes thinking they'll be kicked out. That's not how home works. This place is real. It matters to us. Thank you for sharing your thoughts about your home at Upper Selwyn Huts. We understand that you want to feel safe and know that you can stay as long as it's safe to do so. Your feelings about the importance of having a lasting home have been noted.
Point Number	203.3 Category Questionnaire > Environmental events for early licence end Question: Are there any of the proposed events you disagree with? Yes Comment: Please see attached paper Question: Are there any additional events that you think should be considered? No Comment: Please see attached paper If something huge and dangerous happened - like a flood that breaks everything and can't be fixed - then yes, people might need to leave. But only if someone independent and smart says it's not safe and there's no way to make it safe again. You don't just guess and take people's homes away. That's not fair. Staff Recommendation Your comments about the importance of basing major decisions on clear facts and expert advice are acknowledged, and your views on fairness have been noted
Point Number	203.4 Category Questionnaire > Bond requirements Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Please see attached paper Is this so my mum pays money for her own house to be taken away? Why would she do that? And how much is it? What's it even for? It's really confusing. No one's explained anything. Staff Recommendation Thank you for sharing your thoughts on the potential bond. Council will read your concerns as part of this consultation process.

Point Number	203.5	Category	Questionnaire > Building condition inspection programme
	Please see attached paper		
	Question: Do you think the checklist covers the right things? No		
	Comment: Please see attached paper		
	I don't think it's normal to have people checking your house just because of where you live. None of my friends in Leeston or Lincoln have to deal with that. It makes me feel like we're being picked on. This is our home. We live here properly. We don't need strangers coming to look around or check up on us. It doesn't feel kind. It feels like they don't trust us - and that makes it not feel like home.		
	Comment: Please see attached paper		
	Comment: Please see attached paper		
	Final Note		
	I'm 11 years old, and I already know when something's unfair. This isn't just some hut. It's my home. I ride my bike here. I know every corner. I know my neighbours. I feel safe here.		
	Don't take away what makes this place feel like ours.		
	Stella Yurjevic Age 11 Upper Selwyn Huts Resident		
	This submission speaks from lived experience.		
	While it doesn't reference the legal details, the concern raised in Question 4: Inspections is valid.		
	This clause has been introduced by Council, it is not a legal obligation.		
	The submission raises a fair and accurate concern.		

Staff Recommendation	Please refer to Clare Lenihan's legal opinion dated 20th June 2025. Thank you for sharing how you feel about inspections. Your feelings about fairness, trust and what makes a home feel safe have been noted. Council will take all submissions into considerations before making any final decisions. Finally, thank you for sharing how much your home at Upper Selwyn Huts means to you and how it makes you feel safe and connected. We understand that the uncertainty is difficult, especially for young people who call this place home. Your comments have been noted, and Council will consider them alongside all other feedback before making any decisions.

Submitter Number:	204	Submitter: Patrick John Cooper
Documents:	Submission #204 - Patrick John	
Point Number	204.1	Category Questionnaire > Connection to Upper Selwyn Huts Neighbouring property Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Staff Recommendation
Point Number	204.2	Category Questionnaire > Licence term options Question: Please select your preferred licence term from the options below. A single fixed term of 30 years (no renewal) Question: Do you have any other feedback on licence terms? No Comment: Right to renewal Staff Recommendation Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.

Point Number	204.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? No Question: Are there any additional events that you think should be considered? No Comment: Consult an independent party		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission provides constructive solution recommendations. Exploring alternative ideas and approaches is a key purpose of consultation, and these suggestions will be carefully considered before any decision is made.		
Point Number	204.4	Category	Questionnaire > Bond requirements
	Comment: More information needed		
Staff Recommendation	Thank you for taking the time to put in a submission. It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.		
Point Number	204.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised Question: Do you think the checklist covers the right things? Not sure		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.		

Submitter Number:	205	Submitter:	Ian and Sharon Ovenden
Documents:	Submission #205 - Ian and Shar		

Point Number	205.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Comment: We have friends who live there as a bach holder / licence holder and we visit from time to time.		
Staff Recommendation			
Point Number	205.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? Yes Comment: But see below		
	We don't believe any of the above 3 options are sufficient as they all place a 30 year finite limit. All these options should be reviewed with a view to longer occupancy. (unless new scientific to other evidence comes to light). We believe a better option would be a licence term of 30 years with the right of renewal for a further term of 30 years, subject to environmental triggers (with specific triggers to be agreed).		
	There appears to be no good reason why occupancy should not extend beyond 30 years unless new information comes to light.		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	The Council recognises that environmental needs and conditions may evolve over time. This consultation is about reaching decisions to provide certainty for licence holders and allowing Council to respond appropriately to changing environmental conditions over time. Council remains committed to open communication and collaboration with the community on all environmental issues. All feedback received through this consultation will be carefully considered before any decisions are made.		
Point Number	205.3	Category	Questionnaire > Environmental events for early licence end

Staff Recommendation	Question: Are there any of the proposed events you disagree with? Yes Comment: This should only be if a SIGNIFICANT EVENT causing serious damage to homes and people or a risk of such that cannot be mitigated.		
	Question: Are there any additional events that you think should be considered? Yes Comment: Any assessment of the above should be by an independent body, without an agenda and only if the area is permanently uninhabitable should any licence end date apply.		
	Comment: Council should treat residents / licence holders with the same degree of assistance as any other ratepayers. Thank you for taking the time to put in a submission. Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	<table border="0"> <tr> <td data-bbox="511 976 836 1081">205.4</td><td data-bbox="836 976 1390 1081">Category Questionnaire > Bond requirements</td></tr> </table> Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: If cost of collection and retention is excessive. BUT any bond should be affordable and reasonable and the money should be invested and any interest earned returned to the licence holder. Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: BUT Why is a bond now required when it has not been required for over 100 years? The red tape involved in collecting the bond and administering any money / investment would probably make this unworkable!! Staff Recommendation It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making. It is also acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps.	205.4	Category Questionnaire > Bond requirements
205.4	Category Questionnaire > Bond requirements		

Point Number	205.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: Residents / licence holders should be treated like any other person living in Selwyn District. Question: Do you think the checklist covers the right things? No Comment: Should be external inspection only. Comment: Householders should have a support person present during any inspection. The inspection should not be a reason to terminate a licence. Comment: Householders / licence holders should be given reasonable time to carry out any repairs needed. We need to keep people in their homes NOT create more homeless		
Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Should condition inspections be introduced, the Council is committed to working with residents in a respectful and supportive way. All feedback will be carefully considered as part of Council deliberations		

Submitter Number:	206	Submitter:	Robert Thomson
Documents:	Submission #206 - Robert Thom		
Point Number	206.1	Category	Questionnaire > Connection to Upper Selwyn Huts

Staff Recommendation		Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder	
Point Number	206.2	Category	Questionnaire > Licence term options
	Seek a licence term of 30 years		
	Corrupt question!		
	This document is a sham and is totally illegal and will be tested in Law		
	Question: Do you have any other feedback on licence terms? Yes		
	Comment: See attached document from Clare Lenihan Barristers		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
	It is acknowledged your submission expresses concerns about the consultation process. This consultation builds on earlier engagement and councillor workshops focused on the Deed of Licence terms and conditions. It is a genuine opportunity for people to have their say, and Council remains committed to a transparent process where all feedback will be carefully considered before any decisions are made.		
Point Number	206.3	Category	Questionnaire > Environmental events for early licence end
	Comment: Bullshit, are you going to close Doyeston down for flooding and Leeston		
	Comment: Selwyn Huts have never flooded. So what is your problem. It is on a flood plane and water from the Selwyn River will dissapate across flat land and will not effect the condition of any road. Unlike Leeston & Doyeston		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		

	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	206.4	Category	Questionnaire > Bond requirements
Staff Recommendation	Comment: If the council decide to remove the settlement / subdivision they will be paying Not the residents. Thank you for taking the time to put in a submission. It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	206.5	Category	Questionnaire > Building condition inspection programme
Staff Recommendation	Loaded Questions! The will be no inspections unless every property in the Selwyn district is on the same program Comment: (Included copy of checklist and wrote on it) If applicable & all residents owners in the Selwyn District The Council acknowledges the submitter's opposition to condition inspections. As the administrator of Crown-owned land, the Council has a duty of care to uphold modern health and safety practices. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Council acknowledges the submission of Ms Lenihan's opinion as part of the consultation process. All submissions will be carefully reviewed as part of the consultation process. Council's legal position will be included as part of its deliberations report.		

Submitter Number:	207	Submitter:	Sheila Chappell
Documents:	Submission #207 - Sheila Chap		
Point Number	207.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	I am making this submission on proposed changes to the Upper Selwyn Huts Licence Agreement as a citizen of New Zealand and long-time resident of the South Island. I have visited the Canterbury area and Selwyn District many times throughout my life, both personally and professionally, and feel strongly that the residents of the Upper Selwyn Huts deserve fair, equitable, and lawful treatment under all local and national frameworks. I submit on the issues raised in Council's consultation documents as follows.		
Point Number	207.2	Category	Questionnaire > Licence term options
Staff Recommendation	Comment: 1. Licence term and early termination conditions I strongly oppose the proposed non-renewable licence terms and early termination clauses. Many huts date back to the 1800s and have been maintained over generations. Current owners purchased these dwellings in good faith and with no indication that their occupancy would be time-limited. Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		

Point Number	207.3	Category	Questionnaire > Bond requirements
	Comment:		
	2. Bond requirement		
	I oppose the introduction of a bond to fund the future removal of huts. There is no precedent in New Zealand for charging current land users for the speculative dismantling of historic dwellings, particularly when those dwellings were purchased without any disclosure of such obligations.		
	Imposing this financial burden retroactively appears not only unfair but potentially unlawful. The Council should manage any future land remediation needs through appropriate infrastructure or district planning, not by targeting a specific, longstanding community.		
Staff Recommendation	It is acknowledged your submission expresses some concerns. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
	It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	207.4	Category	Questionnaire > Environmental events for early licence end
	Comment:		
	The use of specific environmental triggers, such as flooding or road access loss, as grounds for early termination is unjust. Other residents of Selwyn also live in flood-prone areas, yet are not subject to such unique and punitive conditions. This creates unequal treatment which is inconsistent with the Local Government Act 2002, which requires decisions to be consistent, transparent, and equitable across the district.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
	Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to		

acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.

Point Number

207.5

Category

Questionnaire >
Building condition
inspection
programme

Comment:

3. Building condition inspections

I oppose scheduled or routine building inspections unless prompted by a complaint or clear evidence of a risk. Council's Dangerous, Affected and Insanitary Buildings (DAIB) Policy confirms that inspections elsewhere in the district are only initiated in response to such concerns, not based on building age or location.

To introduce proactive inspections specifically for the Upper Selwyn Huts is inconsistent with this policy and creates a double standard. If Council believes inspections are necessary, they must apply equally across the district to all homes of comparable age or hazard exposure.

4. Legislative and legal framework

Council's proposals must align with the following legal obligations.

- Reserves Act 1977: Allows Council to issue licences on reserve land but requires those terms to be reasonable and proportionate, with Ministerial consent.
- Local Government Act 2002: Requires local authorities to act in an open, fair, and accountable manner, serving the wellbeing of all communities while avoiding unjust treatment of any single group.
- Building Act 2004: Establishes rules for building safety but does not support site-specific regimes unless risk is proven.
- Resource Management Act 1991: Requires regional consistency in hazard and infrastructure planning, not reactive or isolated policies for specific communities.

5. Human rights and anti-discrimination protections

Council must also consider its obligations under the New Zealand Bill of Rights Act 1990 and the Human Rights Act 1993. Section 19 of the Bill of Rights guarantees freedom from discrimination. The

Human Rights Act prohibits indirect discrimination, including situations where neutral policies disproportionately burden a particular group.

Residents of the Upper Selwyn Huts are predominantly older, lower-income, or part of long-established communities. Applying restrictions to them that are not applied to similarly exposed communities elsewhere in Selwyn could constitute indirect discrimination. These measures must be demonstrably justified and not disproportionate.

6. Fairness, equity and historic preservation

The combined effect of the proposed policies — including non-renewable licensing, early exit triggers, bond payments, and building inspections — represents a targeted disadvantage that is not supported by consistent district planning or statutory obligation. This settlement has existed for generations and represents personal history, community resilience, and part of Selwyn's identity.

I respectfully request that Council:

- Maintain renewable licences for existing hut dwellers
- Abandon the retrospective bond requirement
- Apply inspection and hazard policies uniformly across the district
- Engage with the Upper Selwyn Huts community in a spirit of respect and partnership

Thank you for considering this submission.

Staff Recommendation

The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices.

Finally, thank you for your supporting information. Council will consider all submissions as part of the deliberations process.

Submitter Number:	208	Submitter:	Claire Laurance
Documents:	Submission #208 - Claire Laura		
Point Number	208.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Staff Recommendation	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Point Number	208.2	Category	Questionnaire > Licence term options
From: [REDACTED] To: Selwyn Huts Admins Subject: Submission - Upper Selwyn Huts Licence Consultation Date: Monday, 21 July 2025 4:59:07 PM Some people who received this message don't often get email from claurance10@gmail.com. Learn why this is important Tēnā koutou, My name is Claire Laurance, and I am currently a licence holder of a hut at Upper Selwyn Huts, which I inherited after the passing of my father. I am submitting this response to the Council's proposed licence changes. I did not build or buy the hut. I took it on as a matter of family responsibility when my father died of cancer — a commitment none of my more financially secure siblings were willing to make. I have raised two children alone while working as a qualified engineer, and I now live with a chronic heart condition that has been seriously worsened by the stress this consultation has caused. Council presents these proposals as part of a "duty of care," but in reality, they are actively causing harm. I am experiencing ongoing anxiety, health deterioration, and uncertainty about my children's only stable home — a place they know not as a "hut," but as their home and community. Council must understand that this process, and the way it has been implemented, is doing damage — not providing safety. These are the key points of my submission: 1. The "duty of care" claim is causing harm, not preventing it: The proposals have directly affected my physical and mental wellbeing. As others in the community have also publicly stated, the stress of losing our homes or being made to fund their removal is deeply traumatic. This is not care. This is coercion, and it is affecting lives. 2. Discrimination and unfair treatment of hut residents: The proposals — including bonds, early licence termination, and proactive inspections — are not being applied to any other Selwyn residents, even those in flood-prone or similarly exposed areas. This treatment is unfair and likely breaches both the Bill of Rights Act 1990 and the Human Rights Act 1993, as it disproportionately burdens people like me: lower-income, single parents, and those with inherited dwellings. 3. No prior disclosure or informed agreement: At the time I inherited this property, there was no indication that I would be subject to new, expensive, or limiting conditions. The bond, the non-renewable licence proposal, and the threat of forced removal all represent retrospective policy that I could not have known			

about or planned for.

4. Legal and procedural inconsistencies

Council's proposals appear to contradict several statutes and policies:

Local Government Act 2002 – requiring consistency, fairness, and community wellbeing

Reserves Act 1977 – requiring licence conditions to be reasonable and Minister-approved

Building Act 2004 – inspections are for buildings with identified safety risks, and not designed to be used punitively against whole communities

5. Human rights implications

This process has had disproportionate impact on financially vulnerable, elderly, and chronically ill people in our community. These outcomes are in direct conflict with New Zealand's human rights obligations and principles of equity and care.

I request to be heard at the public hearing

I would appreciate the opportunity to speak directly to the Council about the effects this consultation is having on real people. Please confirm my request to speak and advise of the hearing process.

I ask that Council seriously reconsider these proposals and instead:

Remove the bond proposal entirely

Retain renewable licences for existing residents

Apply hazard and inspection rules equally across the Selwyn District

Stop treating this historic, close-knit community as an exception to be managed out

This process has already done harm. Please do not let it do worse.

Ngā mihi nui,
Claire Laurance

**Staff
Recommendation**

Thank you for your submission and supporting comments. We acknowledge the personal impacts you have described, including concerns around wellbeing, fairness, and the effect of the proposed changes on residents in the Upper Selwyn Huts community. Your views on legal consistency, human rights, and equitable treatment across the district have been noted.

**Submitter
Number:**

209

**Submitter
:**

Rodney & Kathleen (Kit)
Power

Documents:

[Submission #209 - Rodney & Kat](#)

Point Number	209.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder Comment:		
Staff Recommendation			
Point Number	209.2	Category	Questionnaire > Licence term options
	A single term of 30 years. Can be renewed. We have selected this option as we feel to pay for the 30% sewer connections and add ons over a shorter period of time & repairs to pipe work existing around our settlement, unsustainable to most residents. Question: Do you have any other feedback on licence terms? Yes Comment: We were happy to Contribute to the pipeline, but it is more that the pipeline there are add ons as well. Also I can not sign a License and agree to pay something that we don't even know the costs of ????		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	209.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: If we get a particularly bad weather bomb, like is happening all over county all areas we are going to be cut off, doesn't mean the dwellings flood. We have excellent Civil defence team, that work well. Comment: I would like to know what the Council are doing to prepare for events beyond ones control. Where you are going to home displaced people. You cannot keep making it someone elses responsibility. This is a Issue all over the country and it is going to come back and bite.		

Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making. Council decisions are made with the whole district in mind. While each community faces unique challenges, Council is committed to acting fairly and consistently, taking into account specific responsibilities associated with administering Crown-owned land.		
Point Number	209.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Comment: Depends very much on how you intend to collect this contribution. Lump sum? over time Question: Do you have any other feedback or suggestions on the inclusion of a bond? Yes Comment: Maybe it would be better to collect bond to be paid back when forced to Leave, a lot of people don't have enough to feed themselves. Let alone having savings for bond rent etc elsewhere. (Not your Problem never is)		
Staff Recommendation	It is acknowledged your submission requests more clarity around the purpose, use, and administration of a potential bond. These concerns will inform any future development or communication. All feedback will be considered as Council determines next steps. It is also acknowledged your submission has concerns about affordability and financial hardship. These factors will be considered carefully in assessing the appropriateness and structure of any proposed bond.		
Point Number	209.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Only when there's a complaint or issue raised. Comment: I think an Issue with sections overgrown, hording vehicles ect things that can be a fire danger need addressing. If a Heath Issue that occured medically to residents. (Rats ect.) Question: Do you think the checklist covers the right things? Not sure Comment: Some things yes. external checks not a problem. you need to be able to check this.		

Comment: We as a Community have bought Issues to you in the past that need addressing and nothing has been done.

Comment: With Common Sense Please

Red + Kit (Kathleen) Peacock [REDACTED]

To the people and the Council Members working in Selwyn. I am writing this letter to go with Submission as I think all of you need to reflect on what is happening here. So many half truths and information glossed over, as an owner of a dwelling at the Selwyn Hut Village since July 2000, never once have our rates or Licence fee been late and always been paid in full. During our time Red has been on the Committee, we have been in the Civil defence for a while as co ordinators. I like to think we worked with the council during the Earthquakes, helping those that needed to move from their homes in wider Christchurch also when flooding has occurred at lower Selwyn huts. I can only hope we were of some assistance. Also working along some really lovely people keeping a social club going and with a lot of help our New Year Gala for the Community. In 2008 we were well aware of the need to do something about resource consent on our sewer and we wished then to go onto the wider selwyn Rate and start paying yearly in our rates to build up money already paid ^{to the council} so this had happened we would have contributed a considerable amount of the costs now incurred. Many a time we thought something was happening, but what really was happening it had been decided to have us all leave. The original licence I signed, was very simple and you were vetted before you could buy a dwelling, as to your suitability. If you paid your Licence rates, kept the place in good repair and grounds tidy, didn't cause any disturbances. Your Licence then issued yearly would roll over for another five years there were three different rates of payment as some people only there holiday time, some could stay nine months of the year but had to leave for three months consecutively. There were 12 dwellings that could be permanently resided in, if you wished to be considered for this you went on a waiting list after you had owned your property for five years. We did this and where the last people to be granted perminate ~~residence~~ residency. After the the Earthquakes things changed as people needed places to stay and there dwellings out here became perminate homes to a lot.

The Licence ~~the~~ new is a far cry from what I signed pages and pages of stupidity and conditions.

I challenge you all to go out to the Selwyn Hut Village and mingle a lot of information the wider Selwyns district has been given is not accurate, and has been proven to be wrong.

Why do you want our homes? there is a lot more here than we are being told.

I look at this Consultation document and shake my head. Our place was originally bought in by traction engine and dumped on the ground. The floor was added then on the ground. Over time before we bought things had been added altered improved.

Our home today is dry, no mold, no issues as we have kept up with the maintenance on our home.

Pl. 73 & 52 we should be able to sell what we have and now move on with our lives, with all this going backwards and forwards there is no certainty for anyone people bought places at good money just months before it came to light about the finite clause sneaky added in 2019. Why was it not apparent when transfers of licences were done. We have some beautiful families & children out here that enjoy a freedom other children don't get. Community Gardens and people share and look after one another, you actually know your neighbour.

I can only say what goes around comes around. at the end of the day we all have to be able to sleep at night.

Kedrick Pauer, Selwyn

Staff Recommendation

The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised.

Finally, Thank you for your submission and accompanying letter. Council acknowledges your long-standing connection to the Upper Selwyn Huts community and your contributions during emergency events and through community initiatives. Your reflections on the original licence arrangements, changes over time, and the impacts of the current proposals, particularly around certainty, fairness, and community wellbeing have been noted. This information will be read by councillors alongside all other submissions as part of the deliberations process.

Submitter Number:	210	Submitter:	Samuel Modée
Documents:	Submission #210 - Samuel Modée		
Point Number	210.1	Category	Questionnaire > Connection to Upper Selwyn Huts
Question: What is your connection or interest to Upper Selwyn Huts? I have an interest in the area Comment: Dear Councillors, I am writing to submit my views on the proposed changes to the Upper Selwyn Huts Licence Agreement. While I am a Swedish citizen and do not currently live in New Zealand, I have a strong personal connection to this area through my fiancée, who owns one of the huts. She has lived there on and off over the years, and the hut was previously owned by her father, so it holds deep family significance for us. I have visited the area myself and understand how important this community is to the people who call it home.			
Staff Recommendation			
Point Number	210.2	Category	Questionnaire > Licence term options
Comment: I am concerned about the fairness of the proposed changes and would like to comment on several key issues: 1. <i>Licence terms and termination conditions</i> I am strongly opposed to making the licences non-renewable and adding early termination clauses. Many of these huts have been in families for generations, with people buying them in good faith believing they had secure rights. The proposed environmental triggers for early termination, like flooding or road access problems, create unfair treatment since other Selwyn residents in similar areas don't face these restrictions.			

Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		
Point Number	210.3	Category	Questionnaire > Bond requirements
	Comment: 2. <i>Bond payments</i> I object to requiring hut owners to pay a bond for future removal costs. This seems unprecedented and unfair - introducing this requirement after people already own their properties appears both unjust and possibly illegal. The Council should handle future land management through normal planning processes, not by targeting this one community.		
Staff Recommendation	It is acknowledged your submission expresses some concerns about equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	210.4	Category	Questionnaire > Environmental events for early licence end
	No comments		
Staff Recommendation			
Point Number	210.5	Category	Questionnaire > Building condition inspection programme
	Comment: 3. <i>Building inspections</i> I don't support routine building inspections unless there are actual complaints or clear safety concerns. Creating a special inspection regime only for the Upper Selwyn Huts is inconsistent with the Council's own policy elsewhere in the district and seems		

discriminatory. If such inspections are needed, they should apply equally to all older homes in similar situations

4. Legal concerns

The proposed changes appear to conflict with several important laws: the Reserves Act requires reasonable licence terms, the Local Government Act requires fair treatment of all communities, the Building Act doesn't support location-specific rules without proven risks, and the Resource Management Act requires consistent regional planning rather than targeted policies for specific communities.

5. Discrimination issues

I'm also concerned these proposals may violate anti-discrimination laws under the New Zealand Bill of Rights Act and Human Rights Act. The hut community includes many older people, those on lower incomes, and families with long ties to the area. Applying restrictions to them that don't apply to similar communities elsewhere could be indirect discrimination that isn't properly justified.

6. Overall fairness

When you look at all these proposed changes together - non-renewable licences, early termination triggers, bond payments, and special inspections - it creates a pattern of targeting one small community unfairly. This settlement has existed for generations and is an important part of both personal family histories and Selwyn's heritage.

I respectfully ask the Council to:

- Keep the current renewable licence system for existing hut owners
- Drop the bond requirement
- Apply building and hazard policies consistently across the whole district
- Work with the hut community as partners, not as problems to be solved

Thank you for taking the time to consider my submission.

Regards,

Samuel Modée

Staff Recommendation	The Council acknowledges the submitter's preference for inspections to occur only when specific issues or complaints are raised. Council decisions are made with the whole district in mind. While each community faces unique challenges, the Council is committed to fairness and consistency. In considering any condition inspections, Council will also take into account its specific responsibilities as administrator of Crown-owned land and ensure alignment with broader Council policies and practices. Finally, thank you for your supporting information. Council acknowledges your comments. All feedback will be taken into consideration for deliberations.

Submitter Number:	211	Submitter:	Johnson Tatana
Documents:	Submission #211 - Johnson Tata		
Point Number	211.1	Category	Questionnaire > Connection to Upper Selwyn Huts
	Question: What is your connection or interest to Upper Selwyn Huts? I am a licence holder		
Staff Recommendation			
Point Number	211.2	Category	Questionnaire > Licence term options
	Question: Please select your preferred licence term from the options below. Rolling 10-year terms (with the ability to renew, up to a maximum of 30 years total, i.e. 10 + 10 + 10 years) Question: Do you have any other feedback on licence terms? No Comment: Do not agree with maximum of 30 years		
Staff Recommendation	Thank you for taking the time to put in a submission. The Council acknowledges requests for alternative licence renewal options beyond those proposed. All feedback will be carefully considered during deliberations and final decision-making.		

Point Number	211.3	Category	Questionnaire > Environmental events for early licence end
	Question: Are there any of the proposed events you disagree with? Yes Comment: All no one can control weather events. Question: Are there any additional events that you think should be considered? No Comment: Act sensibly and accordingly with communication.		
Staff Recommendation	Your views on the proposed environmental events are acknowledged. All feedback will be taken into consideration during deliberations and final decision-making.		
Point Number	211.4	Category	Questionnaire > Bond requirements
	Question: Are there any situations where you think the bond requirement should not apply? Yes Question: Do you have any other feedback or suggestions on the inclusion of a bond? No Comment: When the entire Selwyn District agree to these terms		
Staff Recommendation	It is acknowledged your submission expresses some concerns around equity and fairness. These issues will be reviewed in the context of both local and wider district-level practices as part of any decision-making.		
Point Number	211.5	Category	Questionnaire > Building condition inspection programme
	Question: How often do you think building inspections should occur? Every 3-5 years Question: Do you think the checklist covers the right things? Not sure Comment: Civil communication		
Staff Recommendation	The Council notes the support for regular, time-based inspections where they are transparent and fair. All feedback will be reviewed during deliberations.		

Appendix C: Additional Information and Questions

During the hearing on submissions for the Upper Selwyn Huts consultation there were a number of questions by Councillors and community members. The hearings were not the forum where these matters could be addressed. This document aims to address some of these questions. Where questions were materially similar, they have been combined and answered under the same question.

Please note: The situation at Upper Selwyn Huts is evolving, and the responses provided reflect the information available as of 13 August 2025. As new details emerge or circumstances shift, some of the content here may be superseded or updated.

Councillor Questions and responses

What are the USH owners currently paying for in their dol, and license fee?

Licence holders pay \$1,389.00 (inclusive of GST) per annum payable quarterly in advance payable on 1 July, 1 October, 1 January and 1 April in each year. Currently, the licence fee does not cover the actual costs of the servicing the area, so the licence fee is being reviewed.

The breakdown of the current fee is:

Water supply	\$244
Sewer system	\$556
Sewer trucking costs*	\$103
Chlorination of water	\$34
Opening Account Deficit**	\$292
Total Cost	\$1,229
GST	\$160
Total Cost GST Incl.	\$1,389

*Sewer Trucking Costs are no longer relevant as the Ellesmere to Pines pipeline including USH is operational.

**This refers to the historical deficit between the licence fee charged and the true cost of the services, being recuperated over 15 years

In addition to the licence fee, licence holders pay rates. They pay for water and sewerage services through their licence fee and all other rates through their rates bill. Rates are variable per property depending on their capital value.

Now we have saved costs on pipeline have any savings been made on the portion going out to USH?

The amount paid by USH has decreased proportionally. Initial project estimates from February 2024 predicted that the total cost to USH for their portion of the Pipeline would be \$3,518,544. The actual cost once constructed was \$3,308,826, reflective of the overall project savings of \$9 million

A breakdown of the total cost to the USH community for the Pipeline is shown below, detailing how it would be paid off across different lengths of licence.

USH Portion of Ellesmere to Pines Pipeline	Total Attributable to USH	30% That Will be On-charged	Per Licence Holder (96 licences)
Cost	\$3,308,826	\$992,648	\$10,340

Breakdown of pipe contribution by licence term			
Cost contributing to	30 Years (Per Licence Holder)	10 Years (Per Licence Holder)	5 Years (Per Licence Holder)
Pipeline	\$10,340	\$10,340	\$10,340
Interest (4.37% - subject to change at Annual Plan & LTP)	\$8,413	\$2,644	\$1,394
Total (Over Licence Period)	\$18,754	\$12,984	\$11,734
Per Year	\$625	\$1,298	\$2,347

What is the calculation around the bond?

There is no calculation around the bond at this stage as it was not consulted on and the bond charged would depend on a number of variables, one of which being the licence term. Other factors include the cost of remediating the land (e.g. if foundations are left on the land, or the land has been contaminated) which Council officers will not know the true cost of until an assessment is done, likely at the time of licence end.

Can you give us the solid reasons and facts backing the reason for each option provided in the consultation document and wider discussions raised.

Licence term

Three options were presented as part of the consultation:

1. A fixed term of 5 years
2. A fixed term of 30 years
3. Rolling 10-year terms to a maximum of 30 years

Prior to commencing formal consultation, Councillor workshops involved discussions on a range of potential options for licence term. Options preferred by Councillors ranged from no further licence to a licence in perpetuity. Discussions showed in principle support leaning towards the option that suggested triggers with a medium-term duration. The duration discussed leaned towards terms around 20-30 years with transfer options being made clear prior to the end date to provide certainty for the community¹. It was acknowledged in these workshops that work needed to be done to clarify triggers.

The options for consultation reflect the ranges and terms discussed in the workshops and the reasonably practicable options are.

Additional non-exhaustive reasons for the options consulted on were:

5-year term

- Consistent with previous practise of issuing 5-year licence terms
- Provides immediate clarity to both council and community
- Consistent with other settlements around Te Waihora (Greenpark Huts and Lower Selwyn Huts)
- Gives a clear time to plan for managed retreat

Fixed term of 30 years

- Environmental conditions and weather conditions are inherently uncertain and unpredictable, particularly over large periods of time. A 30-year term allows for responsiveness to changing conditions at the end of that term.
- A 30-year term provides security for a generation and certainty of tenure for licence holders (with certainty of tenure making licences saleable)
- Significant infrastructure has a fixed life, and 30 years provides time for planning (and funding) in respect of renewal of critical infrastructure.
- A 30-year term gives plenty of time for council to work with the community around managed retreat options, and gives community time to make plans.

Rolling 10 year terms for maximum of 30 years

In addition to the reasons above under “fixed term of 30 years”:

- Incremental 10-year terms provide review points to adjust licence terms / respond to changing environmental circumstances
- 10 year licence terms align with Council’s long term planning cycles.
- 10 year renewals offer a longer renewal period than USH licences have provided, giving greater certainty of tenure than the existing 5 year licences.

Environmental events

¹ Minutes from Councillor workshop held on 5 March 2025

The Jacobs Report recommended a reactive event approach rather than a triggers-based strategy due to the community's high and varied tolerance for risk, the likelihood of shock events rather than gradual change, the slow increase in flood risk over time, and the inability of a triggers-based model to provide certainty for either the community or Council.

Following this advice, Council presented three reactive events as part of the consultation:

1. Flooding affecting access: Flooding that cuts off vehicle access to the huts for more than 24 hours, twice in a 12-month period*
2. Destruction of road cutting off vehicle access: A natural event that causes sufficient damage that vehicle access to the settlement is cut off*
3. Serious harm caused by a flood event: Any flooding event that causes serious injury or fatalities within the settlement

** Cut off vehicle access means where emergency services cannot reach the area.*

In addition, environmental conditions and weather conditions are inherently uncertain and unpredictable, particularly over large periods of time. Council does not know how environmental conditions may change, so having environmental events in place as triggers will help give certainty to Council and the community about when managed retreat will need to start. By having these triggers in place, it is intended to prevent serious harm to the residents by evacuating them before a serious weather event.

Bond

Existing DoL's includes remediation obligations on licence holders at the end of the term of the licence. If in the future licensees do not meet these obligations under the DoL the cost of remediation falls to Council. A bond is one way in which Council could manage the costs Council may be exposed to. The consultation sought feedback from submitters on this suggestion.

Building condition assessments

The intent of conducting a condition inspection was to establish a level of understanding and record of current state, enabling serious issues to be addressed, ensuring the basic requirements for habitation are present (i.e. not a consentable standard, but liveable without causing harm to health), and providing a record that could be used as a benchmark moving forward if complaints are received. As many of the homes at the USH settlement were built many years ago, Council does not have building condition records as it would for other homes in the district. An assessment would remedy that.

Does building inspections list still stand? Who determines what should remain on this list?

This is a decision for Council as part of this consultation process, including:

1. Whether condition inspections proceed, and
2. What items should remain on the list.

Is it even legal to have (building inspections) on the DoL?

It is open to Council to include building inspections under a DoL as the Reserves and other Lands Disposal and Public Bodies Empowering Act 1924 gives Council broad discretion in respect of terms and conditions of a licence. Whether Council includes inspections in a licence will depend on Council's assessment of what is appropriate as a good licensor.

When and why was the change made for SDC to become license administrator?

Selwyn District Council became the administrator in 2011. Council was not satisfied that the Springston South Reserve Management Committee was carrying out the functions associated with the operation of the reserve in a satisfactory manner and made the decision to discharge the committee. Concerns included allegations of favouritism, lack of progress to address water and sewage issues and concerns about the committee generally appearing at the centre of disputes rather than as facilitator of solutions (taken from Council's 2011 decision report on the Springston South Reserve Management Committee).

Why have we not informed buyers of the impending potential changes, and are we open to legal challenge on this?

Where a licence holder chooses to sell their licence (or someone agrees to purchase a licence) this is a private arrangement. The obligation is on the vendor to disclose appropriately and the purchaser to undertake due diligence in respect of the purchase. When Council is approached to consent to a licence transfer Council provides a copy of the licence (which includes the terms and is express as to the end date of that licence) and supports this with a Guide to Buying a hut. However, it is for a purchaser to ensure they understand the terms of the licence they are accepting under the DoL.

Every request to transfer a license is provided with a 'Guide to Buying a Hut at USH' and is directed to view the information available on the Council website.

The full Guide is at the bottom of this document.

LIM notes are updated but Officers note LIM notes evolve and will change with further updates following Council's decision on 17 September 2025.

What is the risk to us and / or residents on not accepting DoL conditions?

If a new DoL is not entered into the current licence will expire and the terms of the existing DoL will apply. Continued occupation would be contrary to the terms of the DoL and Council and Licensees would need to consider the terms of the licence and risks associated. Under those current terms a licensee must either yield up the hut and improvements or they will be deemed to be fixtures and vest in Council ownership.

What triggers are we clear on given we are basing much of this on risk?

There are three triggers which have been identified as part of this consultation. These are reactive triggers based on environmental events, rather than a gradual risk increase. The triggers consulted on are:

1. Flooding that cuts off vehicle access to the Huts for more than 24 hours, twice in a 12-month period. Cut off vehicle access means where emergency services cannot reach the area.
2. Destruction of road cutting off vehicle access. This means a natural event causes sufficient damage that vehicle access to the settlement is cut off.
3. Serious harm is caused by a flooding event. This means any flooding event that causes serious injury or fatalities within the settlement.

According to the Jacobs report, a triggers-based approach works best when there is a gradual increase in the risk to enable communities to avoid the community's thresholds being exceeded. In the case of Upper Selwyn Huts, the report identified a high tolerance for risk, and instead recommended a reactive approach given this tolerance.

The nature of the settlement and environmental conditions means a shock event is predicted to occur at the settlement in the next 50 – 100 years (Aqualink Report), however, weather events are inherently uncertain, so there is potential that an event may occur earlier.

In addition, over the next 50 years, it is likely the residents at the Upper Selwyn Huts settlement will change. With the change in people, the appetite for risk at the settlement may also change. Due to these reasons it is difficult to identify triggers outside of those consulted on due to the changing state of the area, the appetite for risk, the length of time for a predicted event and potential changes that would occur over that time period.

Will triggers be worked with and agreed upon with community?

Currently the triggers for consideration are:

1. Flooding that cuts off vehicle access to the Huts for more than 24 hours, twice in a 12-month period. Cut off vehicle access means where emergency services cannot reach the area.
2. Destruction of road cutting off vehicle access. This means a natural event causes sufficient damage that vehicle access to the settlement is cut off.
3. Serious harm is caused by a flooding event. This means any flooding event that causes serious injury or fatalities within the settlement.

Further triggers could be mutually agreed with the USH community upon renewal of the Deed of Licence, depending on which licence term Council chooses.

Why would this not be done prior to our decision on terms? Why was this not continued at present?

As part of this process, Council engaged Jacobs to support Council in engaging with the USH community. Jacobs ran engagement with the community over a period of 3 months (August – December 2024) during which climate-based triggers and other matters were discussed with the community. The feedback from the Jacobs report informed the triggers proposed in this consultation.

As part of the engagement with the community, Jacobs ran:

1. Four meetings with the Upper Selwyn Huts Residents Committee, each running for two + hours
2. Four Licence Holder Meetings attended between 22 – 40 people
3. Five drop-in sessions, each running for four – five hours and well attended with back-to-back attendance reported
4. A review of feedback sent to huts@selwyn.govt.nz inbox, including responses from 105 individual hut owners or occupiers.

Why did Jacob's recommend it's not suitable to discuss at present time.?

The Jacobs Report did not recommend a triggers-based approach because of four key factors. The four factors are:

1. *The community's threshold for risk is very high based on early discussion and likely to differ substantially across the settlement. People have suggested that they are ok with water going through their homes and that being able to evacuate was not a key driver. The ability to obtain insurance was also not important to everyone. **Triggers would therefore likely be reactive and occur after a significant event.***
2. *A triggers-based approach works best when there is a gradual increase in the risk to enable communities to avoid the community's thresholds being exceeded. In the case of Upper Selwyn Huts the triggers for retreat are likely to be in response to a shock event given the high tolerance for risk. **Reactive triggers for retreat can still be agreed upon.** In this case it might be agreed that if a house is destroyed by flood waters no building consent will be granted for a rebuild.*
3. *There is a risk to the Upper Selwyn Huts from flooding, but this risk is no greater than a lot of other areas in the district. The increase in risk is slow over the next 50 years and therefore the thresholds of the community are likely to change in this time given the likely change in demographics over this time.*
4. *A triggers-based approach is unlikely to meet the needs of both the community and the Council providing neither group the certainty they want.*

For these reasons, in the consultation Council has proposed a Reactive Approach instead of a gradual Triggers-Based Approach.

What is the difference between a Triggers-Based Approach and a Reactive Approach?

A triggers-based approach relies on the development of adaption thresholds, triggers, and signals. Adaptation thresholds describe the situation where the management approach is no longer delivering the desired outcome. The thresholds respond to community values, risk exposure and agreed levels of service. In short, how much risk a decision-maker or an affected party is willing to accept.

Triggers are the point at which a decision-maker needs to make a change. They allow time for a new option prior to the threshold being met.

Signals provide early warning that a trigger is approaching. They indicate that a decision-maker should start thinking about early engagement on the change.

Examples:

1. Signals: warnings of change – speed of erosion, increasing cost of preventative maintenance
2. Triggers: decision points – Two flood events occur with water depths of more than 0.15 metres in any 12-month period
3. Thresholds: unacceptable conditions based on community values water ponds for more than an agreed number of days at an agreed location, first dwelling unable to obtain flood insurance

A reactive approach has triggers for retreat in response to significant events. For example, the destruction of road cutting off vehicle access, or serious injury/fatalities within the settlement caused by a flood event.

what are the clear concerns over a small portion being rented?

Council officers note that some Licence holders hold multiple licences and understand their properties are rented to others. Some licence holders have up to 3 properties at the settlement, all under separate licences. The Jacobs report indicated there was an estimated 14 houses at the settlement which were rentals.

Officers does not know the circumstances surrounding these rentals.

but is concerned about the reserve being used to generate income, as this is not the purpose of the reserve, or the purpose for a licence being granted.

The desire to be a part of district wide rating was raised. My recollection of the decision not to include them in district wide rating was based on the fact that they do not own a freehold or leasehold interest in the land, it is a licence to occupy a reserve akin to a long-term caravan site licence at Glentunnel Domain. If this view is correct it seems to me that all costs payable by the hut owners should be included in an itemised hut licence fee invoice rather than the current mix and match approach. Can the Council position on rating be clarified, especially given the formation of Selwyn Water Limited. It may be pragmatic to include USH in the district rate to aid the simplification of Selwyn Water charging mechanisms.

Consultation on district wide rating is out of scope of this consultation and will be consulted on as part of the annual plan 2026/2027. Under the current licence fee model, water supply costs, sewerage costs, and the interest on the USH portion of Pines WWTP are all subject to change based on actual cost, annual or long-term plans, and the water CCO.

Inspections – there were numerous questions asking why or if these should occur. I was under the impression that as we are issuing licences to occupy, we were legally obliged to ensure that any building situated on the licenced land was at least to a minimum consentable standard. The residents appeared to be advancing the argument that the buildings had been historically approved when built and therefore require no further inspections. Can this question be clarified as to whether we are legally required to perform some form of inspection at each licence renewal or if the residents view should prevail.

The intent of conducting a condition inspection was to establish a level of understanding and record of current state, enabling serious issues to be addressed, ensuring the basic requirements for habitation are present (i.e. not a consentable standard, but liveable without causing harm to health), and providing a record that could be used as a benchmark moving forward if complaints are received.

Many of the submissions accepted inspection of the lot, but not the building, this appears to be largely due to a fear that council is using the inspection as a tool to end licences. At the workshop conducted with the community they were clear they were more comfortable with an external inspection only and this is why for the consultation document we removed the internal inspection components from the checklist.

It is open to Council to include building inspections under a DoL as the Reserves and other Lands Disposal and Public Bodies Empowering Act 1924 gives Council broad discretion in respect of terms and conditions of a licence. Whether Council includes inspections in a licence will depend on Council's assessment of what is appropriate as a good licensor.

The definition of 'special purpose reserve for hut settlement' was raised repeatedly. Is there a legislative definition of what a hut settlement is? For example, is it huts for temporary accommodation, huts of a certain design or standard, is there a difference between a hut and a house/permanent residence?

There is no legal definition we are aware of and Officers consider an ordinary meaning should apply. As additional context to interpretation, we note the settlement "on the ground" when the classification was made. Officers consider it can be assumed that the factual situation at that time would satisfy the "hut settlement" description, but that is not to say something more or less intensive would not also meet the definition.

I remain concerned that SDC may be exposed to residual risk re claims for compensation/relocation hence my question today re the appetite of residents to stay at USH at their own risk. Could/should there be an explicit acknowledgement in the licence that the licensor has identified potential risks to

long term future occupation of the USH and the licensee acknowledges the existence of these risks in taking up the licence to occupy

The current Deed of Licence (2015 version) includes the following clause about own risk:

“OWN RISK

The Licensee enters into this Licence on the understanding that because of its proximity to Te Waihora (Lake Ellesmere), the Reserve and the Lot may be subject to flooding from time to time.

The Licensee acknowledges and accepts all risks, and occupies the Lot at their own risk. The Licensor shall not be liable, and expressly excludes all liability, for any damage or injury caused howsoever to the Licensee or their invitees or to any property of the Licensee”.

What is the Why? – now that the sewerage issue is solved and independent consultants advise that the risk of climate change/sea level rise effects are unlikely in the near future do we have a ‘Why’ for not allowing continued occupation – our current position appears unsustainable.

This consultation is about the immediate continued occupation of the Upper Selwyn Huts settlement and the conditions of that continued occupation.

Over the last century, the length of licence terms at the settlement have varied, from originally licences being issued annually for occupation during the fishing season, and renewable at the discretion of the then relevant administrative body, to 5-year licence terms with occupancy limited to 9 months of the year. It has only been in the last 15 years that permanent occupancy (365 days a year) has been allowed for all licence holders.

This change in licence has meant licence holders have changed from some permanent residents and many recreational licence holders to mostly permanent residents and some recreational licence holders. This change has meant that Council has had to review the management of the settlement as the needs of the licence holders have changed, many of whom require greater certainty rather than rolling annual, or 5-year licence terms (renewed at the discretion of the administering body).

The purpose of this consultation is to give certainty to licence holders about their immediate continued occupation of the reserve.

In addition to the above, other relevant matters to the decision about the immediate continued occupation are:

- The risk of a flood event and risk to human life and homes
- Climate change and eventual managed retreat
- The amount of risk council is willing to accept
- The amount of risk licence holders are willing to accept

• Council’s limitations as administrator rather than owner of the land • What is reasonable in the circumstances given other similar communities (Greenpark Huts, Lower Selwyn Huts) • What is reasonable in terms of cost and investment in an area that will eventually be subject to a managed retreat • Concern about the condition of homes at the reserve and Council’s regulatory responsibilities • Concern about licence holders not meeting the terms of the deed of licence, particularly payment of the licence fee • Concern that the licence fee does not cover the actual costs of servicing the area
Triggers were mentioned and the discussion seemed to illustrate whilst initially appealing they had significant interpretation limitations. If a trigger is to be included perhaps it may be a more general parameter of “ a trigger shall be a risk which is unable to reasonably mitigated” for example long term groundwater rise permanently inundating or making uninhabitable the USH.
Council officers note this response and refer to the kā kōwhirika / kupu tūtohu options / recommendation section of the deliberations report. Council officers note that the triggers consulted on were: 1. Flooding that cuts off vehicle access to the Huts for more than 24 hours, twice in a 12-month period. Cut off vehicle access means where emergency services cannot reach the area. 2. Destruction of road cutting off vehicle access. This means a natural event causes sufficient damage that vehicle access to the settlement is cut off. 3. Serious harm is caused by a flooding event. This means any flooding event that causes serious injury or fatalities within the settlement. If Council wishes for additional triggers outside of those consulted on, or those that were received in submissions to be considered as part of a decision, this may require further consultation.
Certainty of tenure was a very clear theme. Do Aqualinc/Jacobs have advice as to a realistic review period for trigger assessment. For example, a 30 year licence, trigger reviewable every ten years until expiry of 30 years then rolling ten year licence extensions still subject to trigger assessments.
Neither report specifically addresses any proposed time to review their trigger assessment or findings. It is worth noting that future climate predictions are inherently uncertain. The predictions should be treated as approximate, and it is important to acknowledge the inherent uncertainties and associated limitations. The Aqualinc Report predicted that an area to the east of the USH will be inundated by high lake levels by 2050, and that by 2100 the Huts themselves would be vulnerable to inundation at high lake levels. These predictions should be taken into account if Council determines when triggers should be reviewed in the future.

Bond: obviously an unpopular option, but if this was put in place, is it feasible to offer a discount or exemption for homes identified as transportable on the licence (potentially following a inspection for HIAB-worthy structural integrity, which may need to be repeated every 10years or so).

This consultation is considering whether to introduce a bond. Any further conditions about a potential bond would be a decision for Council as part of the annual plan 2026/2027, subject to Council's decision in this consultation.

Officers note the following terms in the existing Deed of Licence which has been a factor in considering options for site remediation:

26.2 At the expiry or earlier determination of the Term, the Licensee must quietly yield up the hut and any improvements on the Lot in the same good and substantial repair and condition as they were in at the Commencement Date, fair wear and tear excepted.

26.3 The Licensor may direct that the hut and any improvements remaining on the Lot at the expiry, surrender or termination of this Licence, be removed by the Licensee at the Licensee's cost.

26.4 Where the Licensor does not make a direction under clause 0, the hut and any improvements remaining on the Lot at the expiry, surrender or termination of this Licence will be deemed to be fixtures and property in them will vest absolutely in the Licensor and the Licensor will not be liable to pay compensation to the Licensee for the hut and improvements.

26.5 Where the Licensee fails to comply with a direction under clause 0; then the Licensor may remove or destroy or otherwise dispose of anything otherwise remaining on the Lot, and recover the costs and expenses of their removal or destruction from the Licensee as a debt due to the Licensor.

Rating review 2026: can we confirm that USH rates (district-wide or otherwise) would be considered as part of this exercise, and - as mentioned by Grant - how this would interact with Selwyn Water Ltd.

The Upper Selwyn Hut's rates and licence fee will be reviewed with all other rates as part of the 2026 Annual Plan. Council Officers cannot comment on any interaction with Selwyn Water Ltd, as the Local Government (Water Services) Bill is yet to have its third reading.

Building inspections:

- a. Some submitted that inspections already happen, others that it used to. Do we have any records?
- b. For the "only if complaints received" option, would this fall to the "Dangerous & Insanitary" policy, or something else?
- c. In addition to Grant's question regarding residual risk, if a hut owner rejects the proposed building inspection, could this be noted somewhere in the licence? Excepting huts with building consent, such as the Rossiters' home.

Some submitted that inspections already happen, others that it used to. Do we have any records?

The Building Team only have records for when they have visited properties in relation to complaints or consent applications received. Council as the licensor has the rights to perform inspections however, there have not been many in the past. Typically, if the licensor saw an issue, they would refer it to the Building or Regulatory Compliance Teams.

For the "only if complaints received" option, would this fall to the "Dangerous & Insanitary" policy, or something else?

Depending on the complaint, it could fall into a range of issues, e.g. Litter Act, Hoarding, RMA non-compliance, illegal building work. If serious enough the complaint could fall under the Dangerous, Affected and Insanitary Buildings policy.

In addition to the question regarding residual risk, if a hut owner rejects the proposed building inspection, could this be noted somewhere in the licence? Excepting huts with building consent, such as the Rossiters' home.

The terms of the deed of licence are at the discretion of Council and it is for Council to determine whether inspections should be a condition of the licence.

As part of the licence, Council can add conditions about proposed building inspections (for example, the licensor has the right to inspect the property following appropriate notice), but the licence itself would not be an appropriate place to note that a licence holder rejects the conditions of the licence.

In the absence of a CRM (Customer Relationship Management System), Council would likely need to record these interactions in its existing system by logging a service request.

The current Deed of Licence (2015 version) includes the following clause about own risk:

"OWN RISK

The Licensee enters into this Licence on the understanding that because of its proximity to Te Waihora (Lake Ellesmere), the Reserve and the Lot may be subject to flooding from time to time.

The Licensee acknowledges and accepts all risks, and occupies the Lot at their own risk. The Licensor shall not be liable, and expressly excludes all liability, for any damage or injury caused howsoever to the Licensee or their invitees or to any property of the Licensee".

Transfer of licences: is the information pack and LIM details discussed previously now in place?

LIM notes are updated to reflect current circumstances in respect of USH. Officers note LIM notes evolve and will change with further updates following Council's decision on 17 September 2025.

Officers further note that the requesting a LIM (whether for a purchase of real estate or a licence) is not a legal requirement and therefore it is at a purchaser's discretion as to whether they order a LIM as part of their due diligence process.

In addition, every request to transfer a license is provided with a 'Guide to Buying a Hut at USH' and is directed to view the information available on the Council website. The full Guide is at the bottom of this document.

The deed of licence contains the following provision:

"OWN RISK

The Licensee enters into this Licence on the understanding that because of its proximity to Te Waihora (Lake Ellesmere), the Reserve and the Lot may be subject to flooding from time to time.

The Licensee acknowledges and accepts all risks, and occupies the Lot at their own risk. The Licensor shall not be liable, and expressly excludes all liability, for any damage or injury caused howsoever to the Licensee or their invitees or to any property of the Licensee".

Noting that the Register of Signed & Sealed Documents shows 3 huts changed hands in March/April 2025 - were these most recent licensees made fully aware of what's happening?

Council respects the privacy of individual purchasers and according considers it would be inappropriate to make comment on any specific transfer.

However, Officers take steps to ensure consents to transfer (which are signed by purchasers) expressly acknowledge the current licence arrangements.

Officers also note the sale of a licence is managed as private transaction between vendor and purchaser (the advertising and negotiation of a sale does not involve Council). As a result, Council identified a number of transfers where Council receives notice from a vendors or purchasers lawyer advising they have an unconditional agreement for sale and requesting consent to transfer (due diligence completed prior to any engagement with Council).

It's been raised before that profiting from reserve land (e.g. by renting out a home on licenced reserve land) may or may not be legal without a concession from DOC. Do we have a definitive answer for that?

To use public conservation land to run a business or activity you must get permission from DOC in the form of a concession. However, the hut settlement is not conservation land, and those restrictions do not apply.

Officers are aware profiting off reserve land is permitted where that activity is relevant to the purpose of the reserve (for example, a café on recreational reserve).

Special Purpose Reserve (Hut Settlement): when the USH residents' barrister last spoke to us, I asked her if she'd identified a legal definition for this. The answer was no, however there must be something

in the documentation submitted to DOC by SDC back when this was put into the purpose of the reserve. Can we find that?
There is no legal definition we are aware of, and Officers consider an ordinary meaning should apply. As additional context to interpretation, we note the settlement “on the ground” when the classification was made. Officers consider can be assumed that the factual situation at that time would satisfy the “hut settlement” description, but that is not to say something more or less intensive would not also meet the definition. In the time between hearings and deliberations Officers have been unable to locate the documentation provided to DOC at time of application of reserve classification.
Term of licence: any further comment on the disagreement between the Reserves Act and ROLD, particularly given comments like "our barrister trumps your solicitor"? Presumably a judge would be required in order to actually declare which is most appropriate.
Please refer to section 6, Legal Context, in the deliberations report.
Regarding Healthy Homes, since that's required by a different Act altogether, it would be good to confirm whether compliance is any of our business.
Healthy Homes applies as between a landlord and their tenant. Council’s role as licensor over the land does not trigger healthy homes obligations on Council.
We received a lot of requests for data-informed triggers, but that would require continuous monitoring and research at an unusual level for a TA. Can we realistically fund the requisite research needed to specify appropriate, "unmitigateable" triggers or a DAPP?
Any additional costs outside of current budgets for research would be subject to consultation and a decision as part of Council’s Long-Term Plan. Council may wish to consider whether the cost of this monitoring would be a district wide rate or targeted to the community. Officers note that ECAN as part of the Te Waihora Co-Governance group monitors water quality and levels.
Some actions within the Canterbury Climate Partnership Plan 2024-2027 could be helpful - an opinion on whether we can ensure USH is specifically on the list for study etc would be great. COR9403-CCPP-Document.pdf
The Canterbury Climate Partnership Plan is a combined effort between each of the 11 councils in Waitaha Canterbury. There are ten key climate actions and supporting sub-actions through which the councils can address the common threats posed to the respective districts by increased climate volatility in the future. Through collective action the plan intends to create a healthy environment, an equitable and inclusive

transition, prosperity, adapted and resilient communities, emissions reductions, and climate action leadership. The actions are:

1. Understanding climate risks and improving resilience
2. Emissions reduction
3. Adaption planning
4. Climate change education and advocacy to support communities
5. Supporting Papatipu Rūnanaga
6. Integrating climate change considerations into council processes
7. Climate funding and financing
8. Monitoring and evaluation
9. Implementation

Action 1 emphasises the need to enable communities to prepare for and adapt to climate change. Action 3 encourages the laying of a foundation for long-term adaption planning in Canterbury to ensure a consistent, coordinated and community-centric approach. Action 7 urges Councils to imbed climate resilience within their processes so that they can be effective within a changing climate and avoid maladaptation.

The Plan acknowledges that short-term local level action is challenging, but that that a pragmatic financial advantage is on offer through collective funding.

There is no specific list for study for the Plan, but decisions on USH could be made in line with the actions applicable to the circumstances.

Landbanking: can we discuss the feasibility of this (as a district-wide safety net for potential retreat communities - flood, fire, quake etc) in comparison to the Joint Housing Action Plan in terms of increasing social & affordable housing? [Joint Housing Action Plan : Greater Christchurch](#)

The Joint Housing Action Plan was created in response to the growing issue of housing stress withing the districts that comprise the Greater Christchurch Partnership. The first phase requires the identification of publicly-owned sites that would be suitable for development, identifying the mechanisms to enable this, investigation of inclusionary zones for housing across the districts, establishing affordable rental housing incentives, potentially expanding development contribution rebates to all councils, and monitoring and implementing the framework to track progress.

This Plan is not feasible to include the Upper Selwyn Huts in its scope. This is because the Huts exist on reserve land that is unable to be developed for means outside its designated purpose, and it can also be assumed that developing on land already identified to be at risk of environmental events would be ill-advisable for further development to house vulnerable members of the community.

If Council did consider Landbanking, it would likely need to occur in a place not affected by the same environmental risks as the Upper Selwyn huts, which likely is far more inland than the settlement. There

may be resistance to this from the community. Any decisions about Landbanking would be subject to Consultation and decision-making as part of long-term planning processes, and out of scope of this consultation.

Transfer of management responsibilities: the model for Kairaki Pines Beach in Waimakariri might be worth looking at. Generally speaking it looks a lot more like Rakaia Huts than USH in terms of lot size, but the history has some similarities and it is vulnerable to natural hazards. In addition, ownership was transferred from DOC to Te Tōhaka o Tūhaitara Trust in 2019, which then offered leases for vacant lots in 2024. ECan Cr Byrnes was the Trust's manager until 2023, so may have some useful info about the process. Here is the info sent to potential lessees: [Kairaki Beach Information](#)

The Kairaki Beach Settlement consists of sections transferred from the Crown to a Trust as part of the Waimakariri Residential Red Zone Recovery Plan. Lessees are able to purchase a lease at a rate of \$10,400 per year (\$866.66 per month/\$200 per week) and on their section they are able to install non-permanent dwellings, defined as any structure that could be readily removed from a site, including but not limited to caravans, removable holiday baches and garden sheds. There are Council requirements in place around Finished Floor Levels, height restrictions, and development contributions and rates. The intent of providing the Settlement is to allow a mixture of non-permanent structures that support the community's desire to return vibrancy to the area. Furthermore, the Trust also aims to generate revenue to fund their work in the recreation reserve lands, which includes coastal protection, restoration, and education.

NZ independent climate adaptation report: it would be handy to include a summary of what the reference group have recommended, to illustrate how central govt may seek to deal with adaptation challenges, timeframes etc. [Independent climate adaptation report released | Ministry for the Environment](#)

The Group made recommendations grouped under four areas, aligned with the four pillars of central government's national adaption framework: natural-hazard and risk information; decision making; Crown investment – risk reduction; and financial assistance for residential property owners. The expected there to be an establishment period of three – five years for the recommendations, with a transition period until 2045.

1. The group recommended that **natural-hazard and risk information** is made publicly available through accurate, nationally consistent, datasets and models. This information needs to be communicated in plain language through regular updates to buyers, owners, and occupiers.
2. Adaption planning should be at the forefront of council **decision-making** processes, with the details publicly available through both medium- and long-term plans. Hard decisions should be enabled by legislating to reduce liability risks for decision-makers and powers established so that central government can participate in local government adaption processes.
3. The **Crown** should contribute where doing so protects its assets and where broader national benefits can be realised, as well as taking a broad 'beneficiary pays' approach where those who

benefit from investments in risk reduction contribute to the cost. They also recommend providing funding for Māori initiatives and ensuring central government investment encourages and incentivises proactive risk reduction in decision-making. 4. Cease the linking of financial assistance to property values and no longer provide buyouts after the end of the transition period. Communicate if relocation is the most cost-effective option and provide an assistance model that declines overtime with flexibility towards prevail economic conditions. Also provide continued hardship support that is not connected to property values. Take a specific approach to whenua Māori and Māori cultural assets that acknowledges the enduring nature of the Treaty of Waitangi.
I think mana whenua stance needs to made explicit.
Officers acknowledge this comment and refer to kā kōrero a te huka kua pātahi ki kā whakatau views of those affected / consultation in the deliberations report and the submissions booklet which includes the submission from Te Taumutu Rūnanga.
Any archeological evidence surely is first inhabitants which strengthens mana whenua stance.
Council Officers note this response and confirm that a site of human activity that demonstrably existed before 1900 or is specifically gazetted under the Heritage New Zealand Pouhere Taonga Act 2014 would be subject to statutory protection from 'modification or destruction' under the same Act.
The council has made significant improvements to crown land. Council don't own the land.
Officers note this response and confirm that Council does not own the land; it is owned by the Crown and administered by Council. Officers also confirm that the settlement has over the years has had improvements made to it at the cost of Council.
Licensees receive services. Rubbish, Water, Roads, Reserve.
Officers note this response and confirm that licence holders receive rubbish, water, roading and reserve services through their licence fee payments and rates.
It could be feasible that at the conclusion of an agreed term (having paid down the debt of pipeline) council could lawfully cease to issue licenses, no longer be the administrator and leave everyone in peace as they request.
Although Council does not own the land it is the administering body in respect of the reserve. Accordingly, Council has responsibilities to administer the reserve in accordance with its obligations under relevant legislation.

Further information

Can the USH Settlement be designated as a heritage site and what are the implications of this?

The Underground Overground (UO) report dated September 2024 on behalf of the Selwyn Huts Owners' Association considered that the USH are an archaeological site and contain significant heritage values. Based on this, they made several recommendations:

1. that the USH remain on their current site,
2. that the USH are added to the HNZPT List/Rārangī Korero as a historic area,
3. that the USH are added to Selwyn District Council's District Plan heritage schedule.

In order to be entered on to the Heritage New Zealand Pouhere Taonga (HNZPT) List/Rārangī Korero, a nomination would need to be made to HNZPT with anyone able to nominate a potential heritage item. There are several categories of heritage item including historic areas, where there is a collection of multiple, related places (e.g. Lyttelton Township Historic Area). HNZPT would then consider the nomination against set criteria and prioritised against other nominations, as only a select number are chosen for progression onto the List. Consultation would then be undertaken with relevant parties, including Council. The HNZPT board would make the final determination on whether the proposed item is entered on to the List. A previous application to the List for the USH was declined in 2019 due to the issues and uncertainty with regards to sea level rise and stormwater management. Inclusion on the List however does not provide statutory protection – this can only be achieved through entry into the relevant district plan heritage schedule.

Inclusion of the USH in the Partially Operative District Plan would have to be through a private plan change under the Resource Management Act, the costs of which would need to be borne by the plan change proponent with no guarantee of success. A Council initiated plan change route is unlikely to be available as Central Government have indicated that an amendment to the Resource Management (Consenting and Other System Changes) Amendment Bill, likely soon to be passed by parliament, will restrict the scope of Council plan changes until the new planning system is in place. If a private plan change is received to schedule the USH as a 'heritage area', as opposed to scheduling individual items, the proposal would need to include new provisions in the historic heritage chapter of the plan as there are currently no heritage areas in the Selwyn District. The provisions would need to set out an appropriate protection framework for the USH, balancing the need to protect the historic heritage values with the ability for appropriate changes to be made within the heritage area. Council would then have to make the decision on whether to notify the private plan change for public submissions in the usual manner under Schedule 1 (Clause 25) RMA. Once the public notification period has finished, hearings may potentially be held which could utilise independent commissioners, Councillors or both. A substantive decision would then be required by Council on whether to adopt (in full or in part) the private plan change, where it becomes part of the district plan, or decline it. The opportunity then exists to appeal this decision to the Environment Court.

Whether the site is an archaeological site or not is a separate matter and falls to HNZPT under the Heritage New Zealand Pouhere Taonga Act 2014. A site of human activity that demonstrably existed before 1900 would be subject to statutory protection from 'modification or destruction' under the HNZPT Act, without

an archaeological authority from HNZPT first being granted. Buildings however have protection only from total demolition under the HNZPT Act. Furthermore, if the site existed only from 1900 onwards it would not receive automatic statutory protection, rather specific gazettal is needed under the HNZPT Act for it to be considered an archaeological site and these gazettal's are issued rarely.

Licence fee

Please note: Council officers cannot say for certain what the licence fee will be as matters which contribute to the licence fee are awaiting decision through this consultation process, or decision by other parties.

Residents pay an annual licence fee for the deed of licence. The current licence fee is \$1,389.00 per year. Council has agreed for this fee to remain unchanged until 30 June 2026. This licence fee is out of date and does not cover the actual costs of servicing the area. Below is a breakdown of what the new licence fee could look like if it reflected the true costs of USH, or true costs and district rates.

<i>Licence Fee if updated for FY25 true costs</i>	
Breakdown	Cost
Water Supply	\$1,323
Sewer System	\$321
Sewer Trucking Costs*	N/A
Chlorination of Water**	N/A
Opening Account Deficit***	\$592
Total Cost	\$2,236
GST	\$335
Total Cost Incl. GST	\$2,572

*Sewer Trucking Costs are no longer relevant as the Ellesmere to Pines pipeline including USH is operational.

**This is part of water supply costs.

***This refers to the historical deficit between the licence fee charged and the true cost of the services, being recuperated over 15 years. The above recalculation is for one year only but uses 15 years on the same basis as the prior licence fee.

Water supply costs

These are costs related to the supply of water to the area. Currently, the Upper Selwyn Huts pays \$244 for the supply of water. The true cost is \$1,323.

These calculations are based on Council's current provision and costs; however, this is likely to change with water supply to be managed by Selwyn Water Limited, Council's water CCO.

Council does not yet know how much water supply costs will be, or how it will be managed as the government has not yet released the Local Water Done Well legislation. As the act is yet to have its third reading, Council cannot say with any certainty what affect the CCO and the legislation will have on the licence fee for USH residents, other than it will likely be significantly higher than current charges to meet the actual costs of water supply to the area.

Additionally, licence holders pay \$34 for chlorination of water. This is now provided as part of the water supply to the area with the new pipeline and captured within the new water supply fee.

Sewerage costs

These are costs related to the taking of sewerage from the area. Currently, licence holders pay three separate sewer costs:

- \$556 for sewer costs
- \$103 for sewer trucking costs
- \$292 for inherited costs of sewer system

The new fee will cover the:

- Sewer costs
- A contribution to the cost of the Pines Wastewater Treatment Pipeline

As with water supply costs, Council does not yet know with certainty what actual sewer costs will be until the Local Water Done Well legislation is adopted.

Additional to the sewer costs, USH licence holders will also pay for the Wastewater pipeline. On 8 May 2019, the Council resolved that the wastewater pipeline would be fully funded by the USH Community. In March 2024, Council made a different decision that the USH community would contribute 30% towards the pipeline.

The 30% contribution was calculated based on the lifespan of the pipeline, and the length of time the community will benefit from it. The pipeline has an expected life of 100 years, and at the time of calculation, it was expected that licence holders would only benefit from the pipe for 30 years.

On 24 July 2024, Council agreed:

“that the payment of the USH Community portion of the Pines Wastewater Treatment Plant (WWTP) pipeline connection be suspended until the outcome of the consultation process is known and during that time the existing DOL fees apply.”

As Council resolved to suspend the USH Community payment towards the pipeline until after the consultation, Council is unable to determine what the licence fee contribution will be until a decision is made in the consultation.

Refuse

These costs relate to the collection and disposal of rubbish, recycling and other waste. The community receives these services but does not pay for it. The new licence fee will incorporate refuse services.

Licence term

The length of the licence term will determine the licence fee as some fixed costs will either be paid over shorter or longer spans of time.

As part of the new licence fee, Licence holders will need to pay to meet a deficit. The licence fee deficit is the result of the true costs of operating Upper Selwyn Huts services greatly outstripping the licence fee collected in the past. This is already part of the licence fee in the past and is recuperated to not pass these costs on to the district rate payer. The cost per year would depend on the period of the licence agreed upon.

As part of the consultation, Council was presented with three options for consideration: a five-year licence term, a 30 year licence term (10 + 10 + 10) and a 30-year licence term. The licence term Council chooses will determine the rate that Licence holders will need to pay deficit. The 30-year licence term give licence holders the most time to pay the deficit in licence fees. This means that the first increase of the licence fee to meet actual costs in 2026 will be lower, and as payments are staggered over 30 years, the licence fee will be lower.

As the length of the licence term shortens, the amount of time to pay off the deficit also shortens. This will increase the licence fee with the most expensive fee in the 5-year licence term.

This is the same for the Wastewater treatment plant pipeline connection to the USH. This is a fixed price USH licence holders will pay through their licence fees, and a 5-year licence term gives licence holders a shorter timeframe to pay this, increasing the overall licence fee.

In addition to these fees, connection pipes under the USH settlement are reaching end of life and will need to be replaced in the next 10 – 15 years. If Council chooses a licence term greater than 10 years, Council will need to consider whether to incorporate the cost of replacing these pipes into the licence fee.

History of Licence terms at the Settlement

The Upper Selwyn Huts was one of the only fishing reserves to be designated in New Zealand. From the 1870's – 1890's thousands of trout and salmon were released into the Selwyn River. The Selwyn Huts area became popular for recreational fishing, due to the high yield. Recreational fishermen established small fishing huts on the reserve, and eventually 5 acres on the reserve was set aside as a fishing settlement on 22 March 1895².

Initially licences to occupy the reserve were issued during the fishing season only³. At the time, an application to live at the reserve permanently was declined⁴.

From 1930, the area became more of a holiday and weekend destination. Licence holders visited their baches more often than the fishing season alone, and some stayed for long periods of time. Gradually over many years, the regulations managing licences on the reserve changed as licence holders increasingly were not recreational fishermen and women, and instead were people interested in the reserve for other reasons.

² George Singleton, Ellesmere: The Jewel in the Canterbury Crown, Chapter 39 Selwyn Huts at page 281.

³ Above at 282 and 283.

⁴ Above at 282.

In the 1960's, the length of time a licence holder could live at the settlement was reviewed. The governing body allowed 12 people to live at the settlement all year, however the body noted that the facilities available would not cater to large numbers of residents living permanently in the area. All others were only allowed to live at the reserve for 9 months of the year. Until 1990, the requirements for a licence holder to hold a fishing licence and prove themselves to be a genuine angler were still listed on the form to obtain a licence to occupy, though later filings had these requirements struck out by those completing the form.

This remained in place for many years however, following the Christchurch earthquake in 2010 and 2011, the reserve was reclassified as *"a local purpose reserve for the purpose of hut settlement, subject to the provisions of the Act"*⁵. This allowed for people to live at the settlement permanently, meaning for 365 days a year. This change helped accommodate the need for housing after the earthquakes. Since then, the majority licence holders live permanently at the reserve.

Amberley Beach Retreat

Due to the increasing hazard risk at Amberley Beach, the Hurunui District Council has proposed to partner with the community in a land banking proposal. This would see the Council purchase a block of land which would have reserved lots for the Amberley Beach property owners, with the remaining lots sold at market value to fund the overall development costs of the new settlement. Allocated by ballot, residents would pay a targeted rate of \$1 a day for the next 30 years for a fully serviced section. There would be a period where residents own the two sections so they can continue to live at Amberley Beach while building their new dwelling. There would be an agreed point where they relinquish the old title. This was proposed in 2023, and the Council bought a \$3.8 million block of land in 2025. Reactions from the Amberley Beach community have been mixed – with questions being raised around the detail about buying sections in the new block and the compulsion to do so.

Climate and flooding risk

The Upper Selwyn Huts is located near Te Waihora | Lake Ellesmere. The settlement area is unique as it has five different sources of water: the lake, the sea, the river, the ground water and rainfall. All five of these contribute to the water levels at the lake and any potential flooding at or near the settlement.

In 2024 Council commissioned a climate impact assessment report to review modelling for sea level rise, lake flooding and ground water modelling. Results from modelling in these reports projected that by 2050 the area around the settlement may be vulnerable to flooding including the only access to the settlement through Days Road. The settlement itself being on higher ground may not flood, but access to and the area surrounding the settlement would be in flood. The report projected that by 2100 the settlement itself would be vulnerable to flooding from sea level rise and high lake levels, compounded by ground water levels.

The report also emphasised that future climate projections are inherently uncertain and that the predictions in the report should be treated as approximate and that it was important to acknowledge the inherent uncertainties and associated limitations of predictions of this nature.

The lake

Te Waihora is a large, shallow lake with an average depth of 1.4m.

⁵ [Classification of Parts of a Reserve - 2015-In4639- New Zealand Gazette](#)

It is a coastal lake and is separated from the Pacific Ocean by a shingle barrier. The lake depth changes seasonally due to rainfall, catchment and evaporation. As it is a shallow lake, rather than becoming deeper when in flood, the lake spreads⁶, and historically was up twice the size its current size⁷. To manage lake levels and to maintain the lake's ecological integrity the lake is opened to the sea annually.

The lake is managed jointly Te Rūnanga o Ngāi Tahu and Environment Canterbury. They decide annually when to open the lake to sea to assist with fish passage and manage lake levels. The lake has to be mechanically opened using heavy earth moving machinery including bulldozers and excavators. This usually takes several days to complete, however if sea conditions are bad, or if there is significant gravel buildup from the closing of the lake, this process can take weeks to complete⁸.

The sea

Sea level is projected to rise over the next century. If emissions are cut, sea levels are projected to rise by 0.4m in the next 50 years and up 0.6 to 0.7m in 100 years. If emissions remain high, sea levels are projected to rise by 0.5m in 50 years and up 1.2 metres in 100 years⁹. Te Waihora is opened to the sea annually. Sea-level rise will impact the lake, and likely will increase the lake levels. The Lake is a shallow lake, may result in Te Waihora / Lake Ellesmere spreading further inland or needing to be opened more often or managed under a new operating range. If global emissions remain high, and without any change in lake management, lake levels are projected to rise by 0.21m by 2040 and 0.67m by 2090¹⁰.

The river and rainfall

Running alongside Spackman Avenue at the settlement is the Waikirikiri Selwyn River. The river runs throughout the Selwyn District, starting in the Canterbury foothills above Whitecliffs, it runs across the Canterbury Plains to enter Lake Ellesmere. The river is fed by the Hororata, Hawkins and Waianiwi rivers, and by rain in the foothills and springs in the plains. Its flow is very seasonal - high and flood-prone in winter and early spring, and low in summer¹¹. At times of heavy rainfall, the Selwyn River and other rivers which feed Te Waihora can flood, adding more water to the lake, particularly if it is closed to the sea. Of particular concern is the Selwyn River breaking its banks due to its close proximity to the settlement, and its history of seasonal flooding.

The ground water

The ground water at the settlement is closely tied to the lake and sea levels. With projected rise in lake and sea levels, the settlement may be vulnerable to rising groundwater levels, compounding flooding of the area from the river or rainfall. This potentially will impact not only the settlement, but access to the settlement¹².

Risk

Flooding events, and climate change are inherently uncertain. Council does not know when a flood event will occur, however it is projected that an event will occur at some stage over the next century. Council does

⁶ [Christchurch District Plan – Site of Ecological Significance.](#)

⁷

⁸ [Opening Te Waihora/Lake Ellesmere | Environment Canterbury](#)

⁹ [New climate change projections for Canterbury | Environment Canterbury](#)

¹⁰ [Selwyn District Council - Climate Change](#)

¹¹ [Selwyn District Council - Selwyn-Waikirikiri River](#)

¹² Aqualink report (add link)

not have enough information to predict a flooding event because there are so many variables to consider in this area, however with a particular combination of conditions, the flood event could be detrimental to the community. For Council, the concern for climate change is to protect the health and wellbeing of residents from such an event.

Guide to buying a hut at the Upper Selwyn Huts

Council officers note the guide to buying a hut at the Upper Selwyn Huts on pages 27 – 29 below is the most up to date guide, however due to changes in circumstances in the last week (in respect of the wastewater pipe), some information is therefore subject to further changes and updates in the near future.



GUIDE TO BUYING A HUT AT UPPER SELWYN HUTS

General

Hut owners at the Springston South Reserve (also known as the Upper Selwyn Huts) own their hut but not the land on which the hut is located. Springston South Reserve is reserve land owned by the Crown. The Selwyn District Council administers the reserve and allows hut owners by way of licence to occupy the reserve with a 'hut'. The Council charges a licence fee and proposes to charge a wastewater connection contribution payment and require the payment of a bond.

The Council is concerned that climate change and associated risk (such as an increased risk of flooding):

- means that there is an elevated level of risk associated with occupying a hut; and
- may affect the viability of the Upper Selwyn Huts as a community in the medium to long term.

Buyers of huts should be aware of these risks.

As discussed in more detail below:

- **The Council resolved in 2019 that hut licences and subsequent renewals are short term and ultimately for a finite period. The Council is currently consulting with hut owners about the medium to long term future of the Upper Selwyn Huts community.**
- **A proposed new deed of licence to occupy (for the licence period beyond 1 July 2026) is currently in development. Accordingly, prospective hut purchasers/transferees of a deed of licence to occupy are strongly advised to contact the Council for more information about the terms and conditions of the current and proposed deed of licence to occupy.**

Change of Ownership

Please note that the following process is undertaken when either buying or selling a hut:

- **Application for Consent to Transfer a Licence** – As part of the process for the sale of the hut, the person selling the hut is required to complete and sign the transfer form, pay the transfer fee of \$50.00 and return the form to Council.
- **Declaration to Accompany the Transfer** – This is to be completed and signed by the person buying the hut, and returned to Council.
- **Deed of Licence** – Are to be signed by the person buying the hut, witnessed, and returned to Council.

All rates and hut licence fees are to be paid up to date at the time of settlement by the person selling the hut. This matter is usually completed by the solicitor/lawyers attending to the sale and purchase.

Once all the necessary documentation has been received by Council the new hut owner will be given a copy of the duly signed and executed Deed for their records.

Licence terms and renewal

Council issued information in April 2020 to each hut licence holder with regard to proposed changes to the deed of licence and the licence fees and other charges it requires hut owners to pay. Any potential purchaser of any of a hut should be made aware of the proposed changes and the current situation in relation to the tenure of the hut licence. Depending on when the transfer is to occur will depend on whether the existing licence will apply or the proposed new licence.

Bond

As part of the Council's Annual Plan 2020/2021 consultation, the issue of a 'bond' to cover the cost of removing dwellings in the future was considered. There were a number of submissions from hut owners on this proposal and Council agreed at that time to defer the implementation of the bond, thus reducing the proposed increase in annual hut licence fees. The issue of a 'bond' is to be considered as part of the review process of the terms and conditions of the deed of licence.

Licence Fee and Rates

The Council, as administering body for the Springston South Reserve, charges an annual licence fee for the period 1 July to 30 June. In addition, the Council charges rates in accordance with its annual plan. Such rates vary from hut to hut.

Wastewater Upgrade

The Council is connecting the Ellesmere Wastewater Treatment Plant to the Pines Wastewater Treatment Plant in Rolleston, via a pipeline along Leeston Road. Further work is required on this project, but once this project goes ahead it will allow a connection of the Upper Selwyn Huts settlement wastewater system to the new pipeline.

Further information and relevant documents can be found on the Council's website at:

<https://www.selwyn.govt.nz/services/water/wastewater/upper-selwyn-huts-wastewater>

Hut Building Work/Upgrades

Under the deed of licence must not carry out alterations, additions or erect a fence or any other structure on the licensed land without the Council's consent in both the Council's capacity as licensor and responsible building authority.

Hut owners' attention is drawn to the fact that licence tenure at the Springston South Reserve may be limited and, therefore, significant upgrades may be uneconomic.

Hut owners are encouraged to take steps to ensure that their huts and any other structure on the licensed land can be relocated/removed from the huts reserve area

Any new building at the huts should involve consultation with Environment Canterbury as the property

lies within an ECAN defined Flood Zone. Council building and property staff have formed a view that although the huts are not significantly sized structures, any rebuild will still need to be considered in terms of the ECAN recommendations as the structure will need to be consented and inspected by Council. This allows us to fulfil our obligations in terms of the Building Act 2004.

Should you have any further general queries please contact the Council's Property Department on (03) 3472-800 or email ContactUs@selwyn.govt.nz should you have any other queries.

Unuhia, unuhia
Te pou, te pou
Kia wātea, kia
wātea
Āe, kua wātea

Remove, uplift
The posts
In order to be
free
Yes, it has been
cleared