

**MINUTES OF AN ORDINARY MEETING OF THE  
SELWYN DISTRICT COUNCIL  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 13 MARCH 2024 COMMENCING AT 1.00PM**

**PRESENT**

Councillors, P M Dean, 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

**IN ATTENDANCE**

Mrs S Mason (Chief Executive); Messrs. T Harris (*Acting* Executive Director Enabling Services), R Love (*Acting* Executive Director Development & Growth), T Mason (Executive Director Infrastructure & Property), R Raymond (Senior Communications Advisor), R Allen (Acquisitions, Disposals and Leasing Manager), G Morgan (Head of Operational Delivery), M Patterson (Road Safety Advisor), G Rhodes (Transportation Delivery Manager), A Lawn (Head of Emergency Management), W Stack (People and Safety Advisor), M England (Head of Asset Management), G Sariak (Senior Strategy Planner), R Mayes (Strategy Planner), D Hayes (Strategic Open Space Lead), A Spanton (Environmental Team Leader), and Sean Tully (Mayor's Advisor); Mesdames D Kidd (Executive Director Community Services & Facilities), N Sutton (Head of Community Strategy and Policy), J Blakely (Biodiversity Specialist), S Carnoutsos (Communications Manager), N Livermore (Communications Advisor) and K Hunt (Executive Assistant to the CEO); and C Bennet (Governance Coordinator)

*The meeting was livestreamed.*

**APOLOGIES**

An apology was received from Mayor Broughton.

**Moved** – Cr Mugford / **Seconded** – Cr Dean

*‘That the Council receive the apologies as indicated, for information.’*

**CARRIED**

**IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS**

None.

**CONFLICTS OF INTEREST**

None.

## **PUBLIC FORUM**

The Deputy Mayor welcomed those who came to speak at Public Forum.

### **Blair Dravitski – Principal of Lemonwood Grove Primary School**

It appears that Government, Council and school have same priority around lowering speeds around schools.

However, a change is needed prior to the end of the year as notified by Minister Brown as being the Government timeframe. Appears to be uncertainty which worries him in regard to the Speed Plan moving forward. Appreciate the report looks at the entire district, however spoke to the differences in areas of growth within the District.

Lemonwood Grove School is now the largest primary school in the South Island, and third largest primary school in the country. We have 903 pupils and likely to reach 1,100 in the next 18 months.

Consultation has proposed a reduction from 60km round some of our roads to 30kms, however East Maddisons Road is of significant concern to them. Questioned council's ability to approve dwellings, without consideration being given to speed limits at that time. These should go hand and hand.

Children travel by foot or bike, twice a day to get to and from school. It's dangerous. There has been an introduction of a speed hump in that area, which should not taken at more than 50km as these can become dangerous.

East Maddison sits at 60km amongst 50km roads which is an unusual speed for just one road. Therefore those traveling down East Maddison's tend to exceed that speed. Speed reduction within the town centre seemed to occur a lot quicker than around the dwellings that are built in the community. These speed amendments should sit hand in hand with development. Mr Dravitski spoke to land being cleared near their school and concern that houses will be developed before speed limits are in place, which is a real concern. This area was originally zoned for commercial development but is now residential which will mean an increase in children.

Mr Dravitski stated that the school site has additional buildings being developed as it was originally built for 750 pupils, but is now heading towards 1,100. The safety of our pupils is paramount.

Last week a child was hit by a car while on their bike. Their helmet saved their life. He thinks this is a easy decision to make. He said he understood a consultation process was required, and like any consultation, there will be mixed views. He would like council to take a stand.

Council passed on their best wishes and thoughts to young boy and family.

It was commented that the speed limit reduction is one piece of the puzzle, 30km 100m either way means there is no confusion for members of the community, and those who do not live locally.

Mr Dravitski commented that the Lemonwood Grove School roll does not include the co-located school.

In response to a question by Councillors Mr Dravitski spoke to after school activities also taking place, so children are and their families are crossing the road after school hours.

The Deputy Mayor thanked Mr Dravitski for coming in to speak to Councillors today.

### ***Upper Selwyn Huts Speakers***

#### **Graham Evans (Chairperson Upper Selwyn Huts Owners Association)**

Mr Evans commented he is very concerned about timeline given to the community to discuss 174 page document, would like to defer making a decision until the community have had time to consult and find out some details. Mr Evans recommendation is Council don't vote at this time.

Mr Evans spoke to Council and community discussion held last July on the Deed of Licence. Eight months later Council call a meeting on 29 February where you gave a restricted timeframe to sign a document to stay.

Mr Evans stated he is a 3rd generation owner, his grandfather purchased the dwelling in 1923, the dwelling is a legacy property for his family to enjoy. Mr Evans is concerned this property will become freedom camping site, as there is a common room, tennis courts and a playground onsite.

The Council seems to think that the 96 hut owners will invest \$2m of their money for a sewer pipe, with this investment we need at least 30 years of ownership.

This Council confiscated ownership from the previous Committee, who had been budgeting for the reticulation within the settlement. We have lost the care and attention to maintaining the settlement, we lost the caretaker, tractor etc. There needs to be more accountability on sewer assessment. Also spoke to those not passing the building inspection having 1 year.

Spoke to a 5 year reviewable term, 10 year reviewable term and 15 year. If you approve conditions in the report our homes will be worthless. You have added the insult of having to pay a bond of \$5,000, which is not refundable if we do not remove the buildings from the sites.

Pipeline needs to be reviewed and look at the likes of trucking away waste and potable water etc. Spoke to stormwater going into damaged pipes caused by earthquake. Flood water has bypassed the huts previously, the floodwater either flows to the L2 or flows down Days Road east of the domain.

Needs more time for hut owners to consider documentation to carry out our due diligence and assess if flawed legal input. \$2 m for 15 years use. On 10 March agenda, it covered how we work together, and spoke to impact on communities, being transparent, kept informed and supported and engaged with process. We should be on district wide plan for sewer and water we have been ring fenced out of it. If we were part of district wide scheme, I think council needs to reconsider that.

In response to a question by Councillors as to when an appropriate timeframe for this to be deferred to, Mr Evans stated something has to happen before 30 June which is due to consent expiring, we either get extension or have timeframe cut off of 30 June.

In response to a question by Councillors around how long is required for the community to digest the report, Mr Evans stated they would like another month.

In response to a question by Councillors around Council communication with the community, Mr Evans replied that from July to February they had heard nothing from Council.

The Deputy Mayor thanked Mr Evans for coming in today to speak to Councillors.

### **Susan Rogers**

Ms Rogers stated that they were shocked at the recent meeting that our time of living or holidaying at huts could be gone in 15 years. There was no mention of compensation, although there is already precedent to do this in New Zealand. We are expected to pay towards demolishing our homes or bachs.

Ms Rogers stated that this will make some people homeless, some of those have treated these as their homes as an investment for the future. We expected to be able to live, raise families, and retire there.

Ms Rogers stated when she brought her home 27 years ago, nobody told her she would ever have to go.

Currently rental accommodation is hard to find and expensive, and there is no reason to expect that will improve. The CEO had said she will involve MSD and Kianga Ora etc to help us, who have huge wait list 25,389 people, with another 2,466 living in emergency accommodation. No reason to think this situation will change significantly in the near future as has been a problem for years.

Not unusual for families to live in awful conditions, such as garages, camp grounds, has seen crowded conditions in Rolleston. Some of the accommodation for farm workers is appalling. The proposal to inspect our homes is insulting. I have been advised you need cause to inspect any home in the district. There are no floor plans for many homes were built prior to when Selwyn District Council as formed. Permission had to be obtained and they were built to the code of day. Many other homes in the district are as old as ours and we don't hear of plans to inspect them. Ms Rogers suggested Council start checking farm accommodation and Rolleston rentals.

There was mention in one of the documents, that the lease can only be for 33 years under the Reserve Act, but the Act also has provision for renewal. You didn't put that in there. We request that you remove the finite term. It could be safe for us to be there in 15 years. You don't know. Also, if climate change is a concern why not remove all the house around the lake, and those already flooded previously unlike ourselves.

I have been told by a staff member that the reason you propose to charge us so much for the sewer system is that because those on fixed incomes won't be able to afford it, and likely to walk away.

We should be on the district wide rate. We should not be expected to pay 50% of the costs, when we can only use it for part of its lifetime.

Ms Rogers stated she had been told by a number of councillors, that the huts are blot on the area, and had indicated would see us gone.

Ms Rogers stated we have had little time to digest the information, we would ask you defer your vote so you can truly understand it.

A couple of recent buyers were not told of limited occupation. Spoke to people and the community.

Ms Rogers stated she would end by saying how society treats its most vulnerable is always a measure of its humanity. Where is the humanity at Selwyn District Council?

The Deputy Mayor thanked Ms Rogers for coming in today to speak to Councillors.

### **Robert Thomson**

Mr Thomson stated he's 70 years old and been a resident of Upper Selwyn Huts his entire life. Mr Thomson's grandparents and great-grandparents were also involved in the Huts. Mr Thomson spoke to biking out to the Upper Selwyn Huts to go fishing on the river. His family having been involved in the negotiations around construction of the settlement.

Mr Thomson had been on Springston South Committee as had his father, until ownership was handed over. The sewerage system was funded by residents over the years and did not cost ratepayers. The settlement has been excluded from the district wide rate and finds it discriminatory. Mr Thomson asked Councillors to reconsider why they have been excluded.

Mr Thomson does not believe that Selwyn District Council can change the Deed of Licence, this original licence was drawn up and ratified by an Act of Parliament.

Council is crystal ball gazing that sea level will rise. Mr Thomson has had 70 years at the huts and experienced it in all kinds of weather, he believed the huts are drier now than ever before.

Mr Thomson stated the licence should not be finite, should be subject to a new review in 15 to 30 years.

Mr Thomson asked Councillors to carefully consider impact your decision will have today on the Upper Selwyn Huts community of 300 adults and children. You do not have property developers hat on during this meeting, you are considering an existing community. The Reserves Act states you must have a Reserves Management Plan, I would like to have that long-term plan and short-term plan tabled today and he would like to receive a copy.

In response to a question from Councillors around the comment about the Huts being drier now and what weather patterns they are seeing Mr Thomson replied there has never been any flooding at the Upper Selwyn Huts in 70 years. The people that set up the Upper Selwyn Huts, obviously did some good surveying work. In the early days the stop bank wasn't there, and the water went where it wanted, and it never ran over the Upper Selwyn Huts.

The Deputy Mayor thanked Mr Thomson for coming in today to speak to Councillors.

### **Robyn McFarlane**

Ms McFarlane thanked Councillors for being able to speak today.

Ms McFarlane is a fairly new homeowner of the Upper Selwyn Huts, of 4 years, but prior to that had rented there for 3 years. Ms McFarlane believed it was a place she could live safely and put roots down.

Ms McFarlane received the 174 page report on Friday 8 March which gave her 4 days to read and consider the document and prepare her submission to Council today. Ms McFarlane requested that Councillors please delay their decision until we have had a chance to do our due diligence.

We understand the pipeline lifetime is 50 years but only offering a 15 year Deed of Licence term, and we are to pay 50% of the pipeline costs. We understand we need to contribute to the pipeline but there seems to be an imbalance in the use of the system for its projected lifespan. Council has duty of care for both parties during this stressful time. Hut owners spending lifesavings assuming permanency of residency, possible inspections and repairs via the Deed of Licence with little or no return on the investment. On release of publication of the lease, our property values are on the decline. The average value of our properties is not \$50,000 as noted in your report, some owners have paid \$100,000 or more which is not recoverable with a 15 year lease. However a 30 year lease will give recovery or near recovery of our properties. This will allow us to pay for the bond and the pipeline. We do not believe the lateral pipeline will need to be replaced in 15 years as stated in the report, therefore no cost to Council. Would it be possible to consider a 30 year lease?

Ms McFarlane requested Councillors defer deciding today until the Upper Selwyn Huts residents have had time to do their due diligence.

In response to a question by Councillors, Ms McFarlane stated that inspections of our properties need to be handled carefully as this is a concern for the community. We care very much for our properties which are historic and unique and would expect people to respect our space and properties.

In response to a question by Councillors, Ms McFarlane stated she was not aware that Deed of Licence was not permanent. Unsure if other community members had sought legal advice during the purchase process so could not speak for them but did not think there were LIM reports available for our area.

The Deputy Mayor thanked Ms McFarlane for coming in today to speak to Councillors.

### **Helen Colenso**

Ms Colenso stated her great-grandfather was Dr Charles Morton Anderson, who built the third bach out at the Upper Selwyn Huts. It is now hut number 75.

Ms Colenso showed a picture of what the area looked like with no stock bank as mentioned by a previous speaker.

Ms Colenso has a photographic history of the entire settlement, going back when her mother was 3 years old.

Ms Colenso spoke on behalf of 2 people, who were not able to attend today.

My family was amongst first Hut owner, Charles Anderson was my great-grandfather and the first street in the settlement is named after him. My sister and I are 4<sup>th</sup> generation hut owners, so have a lot of emotional connection to the community. Why is this small group denied access to the district wide rating system? Why would council install a wastewater pipeline with a life expectancy of 50 years and only provide for 15 years occupancy? Why would anyone in their right mind choose to destroy their home? The huts are huts in name only, they

are homes, which cannot be removed or destroyed. Where will people go? The whole community is devastated.

Ms Colenso stated the next person she was speaking on behalf of is a neighbour. A building permit was issued in 2013, 2 years after the earthquakes. Council must have known about the sewerage issue at that time. 5 generations of my family have holidayed at the huts. If the owners pay for the system, what happens next? There has been no time for the community to discuss the Deed of Licences before this decision is being made today. Where is the money coming from for the sewerage and bond? Due to the earthquake, have the Upper Selwyn Huts not become an outlying suburb of Christchurch? A 100 plus people will become homeless.

I invite anyone to come and visit me at 6 Spackman Avenue. My entire wall in one of my rooms is covered in photographs.

Following a question by Councillors, Ms Colenso stated the history is important to the community, it is what our ancestors did for us. It is what we are doing for our descendants.

The Deputy Mayor thanked Ms Colenso for coming in today to speak to Councillors.

### **Colin Giddens**

Mr Giddens stated he was here on behalf of rowing and the Upper Selwyn Huts.

Mr Giddens stated it is an amazing community and he spends a lot of time down there. Mr Giddens stated he has a vested interest down there. Have tidied up part of the river, setting up for a Selwyn Rowing Group, with 4 high schools and a university. We also run a anti-drug programme in schools throughout the South Island.

Mr Giddens stated we are very conscious of sea level rise. The top huts are 10m above sea level. Mr Giddens stated in speaking to a friend who is a sewer guru, he does not think the sewer wastewater system has been researched very well, as there are other systems that could go down there for a fraction of the cost.

The Deputy Mayor thanked Mr Giddens for coming in today to speak to Councillors.

The CEO informed Councillors that written submission had been received and there for councillors to read.

Public forum now closed.

## **CONFIRMATION OF MINUTES**

### **1. Minutes of the ordinary meeting of the Selwyn District Council held in the Council Chamber on Wednesday 14 February 2024**

Ms M McKay noted her attendance at the meeting and should not be listed as an apology.

**Moved – Cr Epiha / Seconded – Cr Gliddon**

*'That the Council confirms the amended minutes of the ordinary meeting of the Selwyn District Council held on Wednesday 14 February 2024.'*

**CARRIED**

## **MATTERS REQUIRING ATTENTION**

Community Centres and Library Network Plan item Report on land banking – buying land now for future community facilities is currently being developed and should be on track for April 2024.

## **REPORTS**

### **1. Mayor**

*Mayor's Report – February and March 2024*

Taken as read. Acknowledged tangi for Charlie Crofts, who put 80 years of life into his community.

**Moved** – Cr Dean / **Seconded** – Cr Mugford

*'That Council receives the Mayor's Report for February and March 2024 for information.'*

**CARRIED**

### **2. Chief Executive**

*Chief Executive's Report*

Note that we held Investment Strategy today, and there will be a further workshop with CCO CORDE on 1 May.

**Moved** – Cr Epiha / **Seconded** – Cr Hasson

*'That Council receives the Chief Executive's Report for information.'*

**CARRIED**

### **3. Executive Director Enabling Services**

*Upper Selwyn Huts*

Mr Harris spoke to the report and options.

By way of resolution of council in 2019 it was determined that licences are to be short term and for a finite period. Staff are seeking certainty on timeframes and what that looks like for the Upper Selwyn Huts owners. Other communities around the Lake are having similar conversations, being Greenpark Huts with an indication that they will need to leave by June this year, and the Lower Selwyn Huts discussion around a ten-year transition.



The timeframe has been dictated due to the fact we are operating outside of our Consent and Ecan only allowed this to continue due to the understanding that a decision as to the Upper Selwyn Huts future will be made shortly.

In a statement read by Ms McKay, Taumutu Runanga reconfirmed its position on this matter, previously expressed to Council and the community. Taumutu Runanga supports Te Runanga o Ngai Tahu decision to end Greenpark Hut leases on 30 June 2024, and seeks alignment on lease end dates for the Selwyn Huts.

Staff have recommended that council review the earlier decision around the pipeline cost being fully funded by the Upper Selwyn Huts community and suggests that maybe the community should cover 50% due to the time limit on the usage of the pipeline and its projected lifespan. Noted other sewerage options had been considered however this option was most cost effective. The option discussed at Public Forum today about joining the district wide rating system has not been recommended following earlier discussions and decisions by Council.

In regard to comments raised by those speaking at the public forum on the inspection compliance process, some sort of inspection would need to be put in place, but Council would talk to hut owners as to what that looks like. Would not be inspecting in terms of the current standards but those of the 1947 Housing Improvement Regulations. Council has received legal advice that Council as issuer of the Deed of Licence means we have an additional responsibility in regards the compliance of the buildings.

Today's paper is to get direction from council, and get Deed Licence out to the hut owners, for consideration. Due to requirement to meet June timeframe, this would need to come back to Council in late May.

Councillors commented that communications with the Upper Selwyn Huts community could have been better.

In response to a question by Councillors around what information was provided by way of LIM note, Mr Harris responded that unfortunately he was unsure at this time what was listed on the LIM note but historically Council only becomes aware of transfer after it had taken place. It is part of the purchaser's due diligence to order a LIM note prior to purchase.

Councillors discussed the term of the Deed of the Licence and consideration was given to whether 15 years or 30 years was appropriate given the Upper Selwyn Hut owners being required to pay 50% of the cost of the sewerage pipeline, or whether due the lifespan of the sewer pipeline and the proposed 15 year Deed of Licence a lower percentage cost would be more appropriate.

Councillors also suggested there was a need for facilitators and advocates for the community.

**Moved** - Cr Dean / **Seconded** – Cr Mugford

*To extend Councillors discussion over the required two hour break requirement.*

**CARRIED**

**Moved** – Cr Epiha / **Seconded** – Cr McInnes

1. *'That Council acknowledges:*

- a) *That climate change over the next 100 years means that sea level rise that will result in changes to the environment around Te Waihora / Lake Ellesmere specifically resulting in the lake not being able to be opened to the sea as easily or possibly as often, thus resulting in the lake area increasing in volume and area and the water table lifting. This includes the area of Upper Selwyn Huts (USH).*
- b) *Green Park Huts, managed by Ngai Tahu is subject to a management plan that sees its closure by June 2024*
- c) *Lower Selwyn Huts are administered by the Department of Conservation (DOC). DOC will shortly be inviting residents to make applications for a final, 10-year, transition concession. This concession may include conditions limiting the transfer of leases and building extensions.*
- d) *On 8 May 2019, the Council unanimously determined that 'Hut licences and subsequent renewals are short term and ultimately for a finite period'.*
- e) *That Council has a legislative obligation to protect the welfare and interests of hut owners and residents.*

2. *The Council agrees that a Deed of Licence (DOL) be issued for a period of five years from 30 June 2024. With the conditional opportunity to renew that licence for two further periods of five years up to a maximum total of 15 years from 30 Jun 2024. No occupancy will be permitted after 30 June 2039.*

3. *That Council agrees that the following significant changes are made to the DOL from 30 June 2024:*

a. *Transfer of a DOL of USH will be considered as follows:*

- *Up to 30 Jun 2034, to any person.*
- *After 30 Jun 2034, to identified family members, or significant persons only<sup>2</sup>.*

b. *A USH and associated lot inspection programme be undertaken by Council to establish the condition of USH lots in relation to relevant legislation and Council policy.*

c. *That Council establishes an USH Project Team to plan and manage the withdrawal of USH by 30 June 2039 and the subsequent restoration of the site to a clear site for repurposing.*

d. *That Council agrees a remediation bond be introduced.*

4. *That Council agrees that the USH portion of the Pines Wastewater Treatment Plant (WWTP) pipeline connection will be 50% funded by the USH community.'*

Councillor's sought clarity on some points in the recovery period for capital costs. Mr Harris responded that the recovery of capital cost recovery is the first table, the second table is with interest added. Mr Harris understands that Hut owners would be required to pay an equal portion of costs for pipeline, with rating component separate to that.

Mr Harris stated that following a decision today staff will seek and receive feedback on the Deed of Licence and other aspects of the report from the community, with a final decision to made at a Council meeting in May. Staff today are still seeking a finite timeframe on the Deed of Licence.

Cr Hasson moved an amendment to item 4:

**Moved** – Cr Hasson / **Seconded** – Cr Dean

4. *That Council agrees that the USH portion of the Pines Wastewater Treatment Plant (WWTP) pipeline connection will be ~~50%~~ **25%** funded by the USH community.'*

Councillor Miller spoke to considering proportionality to the percentage to be funded by the community around the term of the Deed of Licence.

Councillor Dean withdrew his support to the amendment as a decision needs to be made around term of the Deed of Licence prior to the percentage of cost recovery is discussed.

**The Amendment was lost.**

The CEO commented that a final paper will come back to Council following engagement with the community, with that feedback coming to Councillors in a Council report in May.

Cr Gliddon moved an amendment to the timeframe for the Deed of Licence to 30 years.

**Moved** – Cr Gliddon / **Seconded** – Cr Mundt

2. *The Council agrees that a Deed of Licence (DOL) be issued for a period of ~~five~~ **thirty** years from **30 June 2024**~~54~~. ~~With the conditional opportunity to renew that licence for two further periods of five years up to a maximum total of 15 years from 30 Jun 2024~~. No occupancy will be permitted after 30 June 2039**54**.*
3. *That Council agrees that the following significant changes are made to the DOL from 30 June 2024:*
- a. *Transfer of a DOL of USH will be considered as follows:*
- *Up to 30 Jun 2034, to any person.*
  - *After 30 Jun 2034, to identified family members, or significant persons only<sup>2</sup>.*

- b. A USH and associated lot inspection programme be undertaken by Council to establish the condition of USH lots in relation to relevant legislation and Council policy.*
- c. That Council establishes an USH Project Team to plan and manage the withdrawal of USH by 30 June 2039~~54~~ and the subsequent restoration of the site to a clear site for repurposing.*
- d. That Council agrees a remediation bond be introduced.*

Discussion was held around the amendment to increase the term of the Deed to Lease to 30 years.

#### **Amendment lost 3 to 6.**

Councillor Dean moved amendment to item 4 to 30% of the cost of the Pipeline using the proportionality of the lifespan of the pipeline and the term of the Deed of Licence.

In response to a question by Councillors on impact to rates, Mr Harris responded was unable to provide to that information at this time.

**Moved – Cr Dean / Seconded – Cr Miller**

- 4. That Council agrees that the USH portion of the Pines Wastewater Treatment Plant (WWTP) pipeline connection will be **30%** funded by the USH community.'*

**CARRIED**

Councillor McInnes abstained from voting.

Resolution put forward as amended:

- 1. 'That Council acknowledges:*
  - a) That climate change over the next 100 years means that sea level rise that will result in changes to the environment around Te Waihora / Lake Ellesmere specifically resulting in the lake not being able to be opened to the sea as easily or possibly as often, thus resulting in the lake area increasing in volume and area and the water table lifting. This includes the area of Upper Selwyn Huts (USH).*
  - b) Green Park Huts, managed by Ngai Tahu is subject to a management plan that sees its closure by June 2024*
  - c) Lower Selwyn Huts are administered by the Department of Conservation (DOC). DOC will shortly be inviting residents to make applications for a final, 10-year, transition concession. This concession may include conditions limiting the transfer of leases and building extensions.*

- d) *On 8 May 2019, the Council unanimously determined that ‘Hut licences and subsequent renewals are short term and ultimately for a finite period’.*
- e) *That Council has a legislative obligation to protect the welfare and interests of hut owners and residents.*
2. *The Council agrees that a Deed of Licence (DOL) be issued for a period of five years from 30 June 2024. With the conditional opportunity to renew that licence for two further periods of five years up to a maximum total of 15 years from 30 Jun 2024. No occupancy will be permitted after 30 June 2039.*
3. *That Council agrees that the following significant changes are made to the DOL from 30 June 2024:*
- a. *Transfer of a DOL of USH will be considered as follows:*
- *Up to 30 Jun 2034, to any person.*
  - *After 30 Jun 2034, to identified family members, or significant persons only<sup>2</sup>.*
- b. *A USH and associated lot inspection programme be undertaken by Council to establish the condition of USH lots in relation to relevant legislation and Council policy.*
- c. *That Council establishes an USH Project Team to plan and manage the withdrawal of USH by 30 June 2039 and the subsequent restoration of the site to a clear site for repurposing.*
- d. *That Council agrees a remediation bond be introduced.*
4. *That Council agrees that the USH portion of the Pines Wastewater Treatment Plant (WWTP) pipeline connection will be 30% funded by the USH community.’*

**CARRIED**

***Meeting Adjourned at 3.27pm for a refreshment break, meeting restarted at 3.45pm***

#### **4. Road Safety Advisor**

##### *Interim Speed Management Plan*

Messrs Morgan, Patterson and Rhodes spoke to their report. Staff are continuing to work on the introduction of safe speeds around schools despite no rules having been provided by Government at this time. It was commented that the government has said they would not be supporting permanent reduction in speeds around schools but would approve variable speeds confined to drop off and pick up times.

This report seeks two approvals from Council, firstly the approval of the Interim Speed Management Plan and secondly the purchase of signage required to implement that Plan. There may be amendments going forward as we proceed through the NZTA and the Ministry approval process.

Discussion was held around the public forum speaker around Lemonwood Grove School, Mr Dravitski who sought to reduce the speed on East Maddison to 50km outside of the school with a reduction to 30km within school drop-off and pickup, and with speed signage up at those times. Staff responded that that this plan will seek to reduce East Maddisons Road along the school frontage permanently from 60km to 50km and will bring in variable speed signage of 30kms during school drop off and pick up times. On main routes we will put electronic variables, and on side roads will be static variables.

Discussion around approval process and whether we would have time to use the funding put aside for signage.

Ms McKay spoke to speed around Te Pou Morki Marae, it has been recommended to reduce to 60km at pick up and drop off times and understands that Taumutu Runanga requested this be a permanent reduction and that distance for the speed limit be extended. Ms McKay also requested to amend the paper to include Taumutu Runanga if they submit as part of the community consultation. Staff replied that not referred to Taumutu Runanga in the report but is included in the Interim Speed Management Plan. Staff responded they have tried to keep speeds zones consistent but can revisit this. A discussion was held around variable signage, however there is no set drop off and pick up times or function times. Agreed that staff will continue to look at this.

Discussion around drop off and pick up times not being stipulated by Waka Kotahi but noted electronic speed signs can only be implemented 30 minutes around a particular time. However, staff can seek clarification from Waka Kotahi if these times do not suit an individual school.

Discussion on Hamptons Road and having consistent speeds on all roads entering the roundabout being 50km.

Discussion following public forum on Lemonwood Grove and how you set the times, as same questions could be asked for West Rolleston School who have a bike scooter park used outside of hours and weekends. Could consideration be given to having some sort of change to that. The Lemonwood Grove speaker, Mr Dravitski spoke to new subdivisions being developed, with new residents moving in and speeds not being lowered prior, can we pre-empt these by having an urban speed limit set in place earlier.

Following a question from Councillors around government funding for electronic speed signage, staff responded that Council has not informed of this advice at this time. The funding being discussed currently for signage is for this year, any future funding has been applied for in the next LTP which has not been approved as yet. Any changes made by the Minister and Government would be reflected through that Plan. Discussion was then held on the seamless safety environment and network critical locations, having kept tight geographical point. Noted that this interim plan focuses on what we need to achieve and what we need now.

**Moved** – Cr Epiha / **Seconded** – Cr Miller

*'That the Council:*

- (a) **Receives** the report *Interim Speed Management Plan*,
- (b) **Approve** the attached *Interim Speed Management Plan* and
- (c) **Authorise** the purchase of speed signage for schools prior to certification of the *Interim Speed Management Plan*.

**CARRIED**

## **5. Acting Head of Strategy and Policy**

*Greater Christchurch Partnership Spatial Plan adoption*

Mr Love and Mr Sariak spoke to this report.

This is a strategic approach to urban growth and development across the greater Christchurch area, which identifies priority areas. This is required for us to comply with our future development strategy requirements under National Policy and urban development. Has gone through full public process, including submissions and hearings process.

Cr Mundt commented she will abstain from voting, as does not agree with what this Plan brings to the Christchurch area, as well as the housing intensification process. Additionally, Cr Mundt commented she does not think process was robust enough in terms of community engagement.

Ms McKay commented that throughout the entire process Mana Whenua had said that a priority development area based on Treaty should be enabling Papa Kainga living in the urban area and what that means to us, having homes that we want, in accordance with our values. Ms McKay commented she hoped Selwyn continues to support that and asked when do we discuss priority development areas? Mr Love responded that he believes this will be discussed at an upcoming GCP meeting.

Discussion was held by Councillors disappointment on MRT stopping at Hornby. It was all commented on the Chch International Airport being 24/7 and that the noise contours are being developed by airport, rather than by public.

Councillor Mundt abstained from voting.

**Moved** – Cr Reid / **Seconded** – Cr Epiha

*'That the Council:*

- (a) **Receives** the Greater Christchurch Partnership Committee resolutions from 16 February 2024 in Attachment A.
- (b) **Adopt** the final version of the Greater Christchurch Spatial Plan as recommended by the Panel in Attachment C as:
  - i. The Spatial Plan for Greater Christchurch; and
  - ii. The joint Future Development Strategy for Greater Christchurch for the purposes of meeting the obligation to produce a Future Development Strategy

*under section 3.12 (1) of the National Policy Statement on Urban Development 2020.*

(c) **Delegates** authority to the Independent Chair of the Greater Christchurch Partnership to authorise any amendments of minor effect, or to correct minor errors to the final version of Greater Christchurch Spatial Plan and make design edits prior to formal public circulation.

(d) **Acknowledge** and thank the Hearings Panel members for the considerable time and effort expended as part of undertaking their role as Hearings Panel members.'

**CARRIED**

## **6. Strategy Planner**

*Council Submission on Draft Canterbury Regional Land Transport Plan 2024 - 2034*

Mr King and Mr Sariak spoke to their report. Seeking retrospective endorsement of submission provided to Ecan on their Draft Canterbury Regional Land Transport Plan 2024 – 2034. New draft GPS had not come out at time of preparing this report, it has since come out and the RLTP will need to be responsive to that. Staff are preparing a submission on the draft GPS currently, which will be provided for councillor input.

**Moved** – Cr McInnes / **Seconded** – Cr Dean

*'That the Council:*

- a. *Receives this report;*
- b. *Retrospectively endorses the attached submission on the Draft Canterbury Regional Land Transport Plan 2024-34 (Attachment A)'*

**CARRIED**

## **7. Executive Director Enabling Services**

*Long-Term Plan 2024 - 2034*

Mr Harris spoke to his report. Mr Harris commented the Draft Long-Term Plan will go out unaudited. Audit will need to commence no later than 4 June, which is correct, but we are providing underlying financial information to our auditors currently and will continue to work with the auditors right up to the 4 June.

Vote of order by Cr Miller.

**Moved** – Cr Dean / **Seconded** – Cr Hasson

*'That the Selwyn District Council (the **Council**) proceeds with an unaudited 2024-2034 long-term plan consultation document.'*

**CARRIED**

## **8. Strategic Open Space Lead**

*Appointment of a reserves panel to consider written and verbal submissions received on the draft Castle Hill Village Reserves Management Plan*

Mr Hayes and Mr Spanton spoke to their report.



Staff commented that the recommendation does not include a member of the Malvern Community Board, as they were a submitter on the Draft Management Plan and it was staff's view that they would be unable to give fair representation on the panel due to perceived conflict of interest.

Councillor Gliddon commented that it was the previous Board who submitted and the current Malvern Community Board would like to withdraw their submission and have someone from the Board on the panel. The CEO responded that she would need to take some legal advice, as cannot answer at this time around the legalities of that.

Discussion about the Board having put in a submission, noting public perception even if the Malvern Community Board were to withdraw their submission. Councillors agreed that there would be a perceived conflict of interest therefore the report would not lie on the table and would go forward with the recommendation as it stands.

**Moved** – Cr Hasson / **Seconded** – Cr McInnes

- a) *'That the Council appoint a Reserves Hearings Panel, to hear and consider the submissions received on the draft Castle Hill Village Reserves Management Plan.*
- b) *That the Reserves Hearings Panel will be made up of three members, including:*
  - i. *Councillor Glidden as Malvern Ward Councillor*
  - ii. *Councillor Mugford and Councillor ~~Dean~~ McInnes as Selwyn District Councillors' (Amendment made at Council meeting held 10 April 2024)*

**CARRIED**

## **9. Environmental Team Leader**

*Traffic and Parking Bylaw 2009 Amendment – Greenpark Sands (Te Waihora) Access*

Mr Spanton spoke to his report, noting that staff had worked closely with Fish and Game.

Discussion held around irresponsible users and therefore limiting access, and whether this could be considered to extend to other areas. It was commented that a during hunting season responsible users will be able to access closer to their maimai. Walkway gate access will be available to all users.

**Moved** – Cr Reid / **Seconded** – Cr Hasson

- a) *'That pursuant to section 6.4.2 of the Traffic and Parking Bylaw 2009, Council resolves to add the following sections of road and closure dates to Schedule Three of the Bylaw (Prohibited Times on Roads), as recorded in the schedule below:*

<b>Location</b>	<b>Dates</b>
<i>The southern end of Embankment Road at the intersection with (the unformed) Wolfes Road.</i>	<i>Vehicle access is prohibited at all times (gates permanently locked), except by arrangement only from the 1<sup>st</sup> of March to the 31<sup>st</sup> of July.</i>

<i>The south-western end of Jarvis Road at the intersection with (the unformed) and unnamed legal paper road.</i>	<i>Vehicle access is prohibited at all times (gates permanently locked), except by arrangement only from the 1<sup>st</sup> of March to the 31<sup>st</sup> of July</i>
---	---

- b) *That Council approves the installation of locked gates on Embankment Road and Jarvis Road, as well as a fenced laneway across the unformed Wolfes Road, as detailed in Appendices 1-3.*

**CARRIED**

## **10. Head of Acquisitions, Disposals and Leasing**

*Consent to grant of easement in gross to Orion – Reserve 2732, Norwood*

Discussion around current licensee who is aware of this.

**Moved** – Cr Dean / **Seconded** – Cr Mugford

*‘That Council resolves as follows:*

- (a) In accordance with delegated powers dated 12 June 2013 conferred by the Minister of Conservation in relation to section 48(1) of the Reserves Act 1977, to consent to grant an electricity easement in gross over Reserve 2732 in favour of Orion New Zealand Limited shown as area A on draft survey plan LT 595695 (subject to final survey) attached as Appendix B; and*
- (b) In its capacity as administering body of Reserve 2732, to grant the easement described in paragraph (a) above, pursuant to section 48(1)(d) of the Reserves Act 1977.’*

**CARRIED**

## **11. Head of Acquisitions, Disposals and Leasing**

*Hororata Recreation Reserve*

**Moved** – Cr Miller / **Seconded** – Cr Epiha

*‘That Council:*

- (a) In its capacity as administering body under the Reserves Act 1977, hereby resolves to change the classification of the recreation reserve described in the Schedule to a Local Purpose (Utility) Reserve, subject to the provisions of the Act.*

## **Canterbury Land District – Selwyn District**

### **Schedule**

Area ha	Description
0.7285 (subject to survey)	Part of Reserve 2217 being Part Record of Title 916129 (Shown on the GIS plan in Appendix A, subject to survey)

*Part of the recreation reserve is intended to be used as a water reservoir site and pumping station including access to the site. The change of classification to part of the recreation reserve will correctly identify its proposed use.*

*(b) In accordance with delegated powers dated 12 June 2013 conferred on Council by the Minister of Conservation in relation to section 24(1) of the Reserves Act 1977, Council will by notice in the Gazette change the classification of part of Reserve 2217 (in accordance with a survey of the area to be reclassified).'*

**CARRIED**

## **12. Senior Acquisitions, Disposals and Leasing Officer**

*Approval to grant easement pursuant to Section 48 of the Reserves Act 1977 – Lot 9 DP 55426, Mountain View Place, Leeston and Lot 12 DP 50527, Spring Place, Leeston*

**Moved** – Cr Epiha / **Seconded** – Cr Mundt

*‘That Council, in accordance with delegated powers dated 12 June 2013 conferred on Council by the Minister of Conservation in relation to section 48 of the Reserves Act 1977, agrees to granting an easement in favour of the Ministry of Education over two reserves as described below subject to section 119 of the Reserves Act 1977.*

*The total area of the easement is approximately 128 square metres (more or less) and is made up of Area 1 being Recreation Reserve held in Record of Title CB39C/16, being Lot 9 Deposited Plan 55426 owned by Selwyn District Council and Area 2 being a Recreation Reserve held in Record of Title CB29F/586, being Lot 12 Deposited Plan 50527 owned by Selwyn District Council.’*

**CARRIED**

## **GENERAL BUSINESS**

None.

## **MATTERS RAISED IN PUBLIC FORUM**

Lemonwood Grove School, proposition put forward does lend itself to some of the actions, so via the team will write back to Mr Dravitski about resolution from this meeting.

## RESOLUTION TO EXCLUDE THE PUBLIC

**Moved** – Cr Ephra / **Seconded** – Cr Mundt

*‘That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:*

General subject of each matter to be considered		Reasons for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Date information can be released
1.	Minutes	<i>Good reason to withhold exists under Section 7</i>	<i>Section 48(1)(a)</i>	
2.	Audit & Risk Subcommittee Report – Independent Member Appointment			
3.	Orion New Zealand Limited – Draft Statement of Intent			

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

1-2	protect the privacy of natural persons, including that of deceased natural persons;	Section 7(2)(a)
1-2	Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or	Section 7(2)(h)

*that appropriate officers remain to provide advice to the Committee.’*

**CARRIED**

The public meeting moved into Public Excluded at 4.33pm. The meeting resumed in open meeting at 5.22pm.

With no further business being discussed, the meeting closed at 5.22pm.

DATED this 1 day of May 2024



---

**CHAIRPERSON**