

Upper Selwyn Huts

Community Meeting 27 November 2024

Karakia timatanga – An opening blessing

Unuhia te pō, te pō whiri mārama
Tomokia te ao, te ao whatu tāngata
Tātai ki runga, tātai ki raro, tātai aho rau
Haumi e, hui e, tāiki e!

From the confusion comes understanding
From the understanding come unity
We are interwoven, we are interconnected
Together as one!

Introductions / Whanaungatanga

How do we want to be with each other?

- Confidentiality
- Respect
- Equity
- Safety
- Trust

Agenda

- Update on progress and feedback since the last meeting
- Selwyn River
- What happens when the licence is not renewed?

Update



- 3 Licence Holder Meetings



- 3 Committee Meetings



- 4 Drop-in Sessions
- 20 Hours of conversation
- 25 People

Upcoming

- Licence Holder Meeting 7 December
- Groundwater
- Pulling everything together

- Committee Meeting 30 November

- Family Session 30 November 10am
- Additional Drop-in Session 30 November 1.30pm

Who the census data says lives at USH vs who we have spoken to

Census data	Who we have spoken to
Permanent homes	Over 70% permanent
Rentals	19% were renters or landlords
Holiday homes	14% holiday home owners
Median age is 59.3	34% under 60 66% over 60
34% work full time	23% in employment
60 people are single	50% lived alone
52% male / 45% female	36% male

Feedback update – population

- Diverse community with diverse needs and views
- Mixed understanding of what a Deed of Licence is
- Range of impacts if can no longer reside at the huts
 - Most don't want to leave
 - Some have alternative accommodation, others don't
 - Social/welfare challenges
 - Range of income levels
- Fear of being evicted immediately

Generic comments

- Most moved knowing the licences were finite but did not expect them to not be renewed
- Some were relying on the equity and now struggling to sell
- Some have very limited or no savings – coupled with low earning potential
- Mix of emotional and financial investment
- Healing and relaxation
- Need for greater certainty
- Mixed feedback on impact of rentals
- Change in character since fences have been installed
- Bias news coverage

Issue 1: The process is too fast / too slow

Too fast

- Don't have time to review all of the information and seek own advice – need to slow the process down

Too slow

- The process is causing unease – we need a resolution so we can move on
- We are done talking we just want it resolved
- We want to start reviewing documents

Programme over next two weeks covers:

- Retreat
- Triggers

Statement of Proposal notified around March 2025

Conversations this year inform the content

Issue 2: Councillors are not engaged / supportive

- Councillors don't attend / won't come on site
 - We don't want the Councillors making a decision about our future
 - Councillors have preconceptions about who lives at the Upper Selwyn Huts
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- Can we bring the huts to the Councillors?



Google Maps vs most of the settlement



Issue 3: You are making retirees homeless

- We have no savings and nowhere to go
 - The uncertainty is stressful
 - We need to be able to sell our house to pay for our retirement – have money to give to our children
 - There is no affordable housing elsewhere
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- Reduction on the reasons for terminating licences
- Fixed term verse triggers
- Long lead-in time
- Explore living leases

Issue 4: Mental and physical health struggles

- Rely on supportive community
 - Lots have moved out to the settlement after life events
 - Can't work for various reasons – limits ability to afford rent/mortgage repayments
 - Dragged out red zone retreat process was very hard
 - Cumulative stress
- Need to understand what we need to protect
 - One solution may not suit everyone – exploring options for support



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What happens if the licence is not renewed?

Proposed principles of retreat

- **Promote equity**

- Focus support on where it is needed most – people should not be left homeless
- Approach needs to be fair to those at the Upper Selwyn Huts and the rest of the District

- **Be proactive**

- Provide certainty over what will happen
- Managed verse unmanaged relocation

- **Think long term**

- Solution does not transfer the problem onto others who will struggle to cope

- **Adapt locally**

- We don't need to be restricted by what has happened elsewhere

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

- Living lease
- Land banking
- Compensation
- Social housing
- Rentals
- Support package

Assumptions:

- The DoL is finite (regardless of whether this involves triggers or a set date)
- Term is 15-30 years
- We don't have to be constrained by what others have done
- We still need to get Council support and the appropriate funding partner for all of these options

Living lease

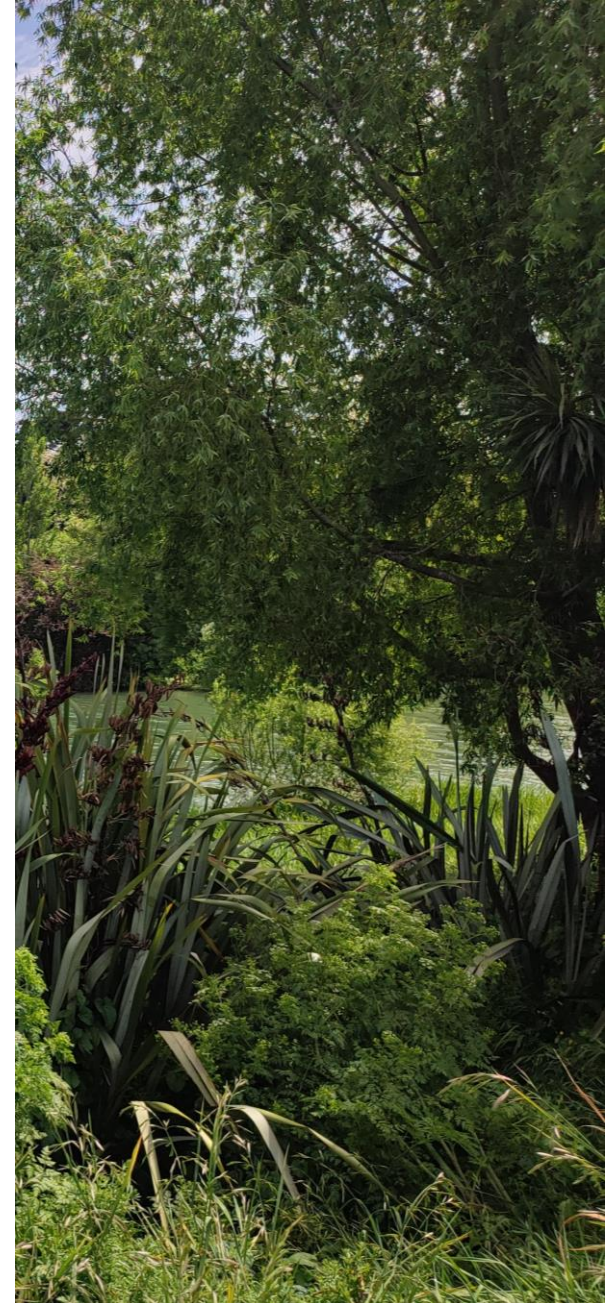
Set a finite date but provide those over a certain age with a “living lease”

Benefits

- Would allow those over a certain age to live at the settlement as long as they want / are able
- Prevents transferring the issue

Limitations

- Conditions will deteriorate over time – both physically and socially
- Is not a likely scenario for the younger half of the settlement
- Does not provide a solution for those who want to retain a historic connection to the settlement



Land banking

Land is purchased which the owners pay off over time to ensure you have somewhere to move too

Benefits

- Helps retain equity

Limitations

- As you currently don't own the land unlikely to be palatable to other ratepayers in the district if you are gifted land
- Land is expensive in the Selwyn District
- Would be a parcel of land and no house
- Most of the people who it will affect will be nearing retirement age and may not be able to get a mortgage to build





Compensation

- Full or partial compensation provided
- Currently no government funding for retreat
- Expert Working Group on Managed Retreat recommend:
 - compensation for those where it is their primary residence
 - didn't consider Licence to Occupy
 - a balance between buyer beware and compensation

Benefits

- Provides some compensation for loss
- May provide some retirement savings

Limitations

- As values are low many may still struggle to purchase elsewhere especially as many will be nearing retirement age
- No funding for compensation



Social housing

Provision of low-cost housing where rent is capped

Benefits

- Rent is usually at or below market rate
- Guaranteed long-term rental (provided you keep up with the rental payments)
- Options to leave if no longer want to remain in the area

Limitations

- Currently no social housing in Selwyn so would need to be developed
- Would require people to rent
- Some people within the settlement earn too much to be eligible

Rent to buy

Schemes offer affordable rental for a guaranteed term. At the end of the term you have the option to purchase the house. Some schemes also gift you a proportion of any increase in value of the property to put towards the deposit.

Benefits

- Rent is usually at or below market rate
- Guaranteed long-term rental (provided you keep up with the rental payments)
- Option to buy with no competition when buying

Limitations

- Usually need a minimum household income to demonstrate that you can meet repayments
- Will not be suitable for those over a certain age
- No current schemes in Selwyn



Support package

Instead of direct compensation a pool of money is established that is distributed on a case-by-case bases as required. The focus is on helping give people a leg up to support themselves. It could involve providing services such as financial advice, advice for purchasing, support accessing support services or financial assistance for those who need help getting started such as a contribution towards a rental bond.

Benefits

- It focuses on providing targeted support to those who need it
- Aimed at making as many people as possible self-sufficient

Limitations

- Not everyone needs this support and therefore some will not benefit from it



Things we need to think about

- The overall cost of the proposal
 - Someone has to pay for it
 - Currently no funding
- We need a solution that supports as much of the community as possible
- Could potentially be a combination of options
- The costs and benefits of any proposal have to make sense to Council and the rest of the SDC ratepayers – why should others pay to support you?
- There are lots of options – are there any others that you want to explore?

Summary and next steps

Next steps

- 1 more Drop-in Session – 30 November
- 1 more Licence Holder Meeting – 7 December
- Drafting of documents
- Formal engagement around March 2025

Karakia whakamutunga – A closing blessing

Ka whakairia te tapu
Kia wātea ai te ara
Kia turuki whakataha ai
Kia turuki whakataha ai
Hui e, tāiki e

Restrictions are moved aside
So the pathway is clear
To return to everyday activities
To return to everyday activities
Enriched, unified and blessed

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