



Springston South Reserve Community Newsletter



February 2020

With the commencement of 2020, it is timely for the Council to update progress on a number of matters at the Upper Selwyn Huts.

WASTEWATER CONSENT RENEWAL

Council lodged a consent application with Ecan on the 19th December 2019 to continue to operate the current system. The details of the application are as below.

Selwyn District Council has recently adopted plans to construct a new WWTP for Upper Selwyn Huts consisting of pumped low-pressure sewer, compact package treatment plant and a raised bed discharge field. The proposed system will provide significantly reduced infiltration and provide a much higher level of treatment. The treatment/disposal system will be located in the reserve area that has lower groundwater levels and hence is more appropriate for land soakage discharge.

The current wastewater discharge consent CRC991634 expires on 20 June 2020. As such, Selwyn District Council seeks a short term replacement consent with a maximum duration of four years. This will provide the applicant with sufficient time to undertake consultation on the proposed new WWTP, undertake design work, secure the required resource consents, and construct the system. The projected timeframes for the design and construction of the new WWTP are given below.

Projected Project Timelines

Lodge consent for continuation	December 2019
<i>Targeted consultation</i>	<i>Leading up to consent expiry (20 June 2020)</i>
Concept design report	April 2020
<i>Further consultation</i>	
Lodge consent for new system	June 2020
(Based on developed concept)	
<i>Budgets for Long Term Plan</i>	<i>August 2020</i>
<i>Update Activity Management Plan</i>	<i>November 2020</i>
<i>LTP Consultation process</i>	<i>March 2021</i>
<i>LTP Hearings & Deliberations</i>	<i>May 2021</i>
LTP Adoption	June 2021
<i>Preliminary design</i>	<i>August 2021</i>
Tender Design-Build start	September 2021
<i>Award tender</i>	<i>December 2021</i>

Complete Construction

May 2022

De-commission old system

June 2022

Short-term consent expires

June 2024

During the proposed short-term extension of the current discharge the applicant proposes to implement a 'cut and carry' regime that will decrease the nitrogen loading by an estimated 30 - 50% and will undertake enhanced maintenance of the discharge field to maximise efficiency. Excess wastewater volume will continued to be tankered to alternative sites.

Based on the assessment of environmental effects carried out, the actual and potential effects on the environment arising from a short-term continuation of the existing discharge are expected to be no more than minor when carried out in accordance with the proposed mitigation measures, consent conditions and the proposed short duration.

Upon completion, the overall proposal will significantly improve the level of treatment and the discharge will occur in a more suitable location. As such, the proposal is considered to be consistent with the relevant objectives and policies of the applicable regional planning documents.

Selwyn District Council also seeks a consent to use land for the existing WWTP with the same duration as the replacement discharge consent.

DEED OF LICENCE RENEWAL

Council staff are in the process of reviewing the existing Deed of Licence and whether the clauses in the Deed are still appropriate considering the nature of the hut settlement has changed i.e. holiday, non-permanent, permanent residency has changed to allow for permanent residency and the associated issues around wastewater consent renewal and climate change has changed the longevity of the licence. Once Council has considered a report from staff, a draft of the Deed will be circulated to all hut owners for their information and input.

At this stage it is expected that all hut owners will have received and signed a new Deed of Licence for their occupancy at Selwyn Huts by 30 June 2020.

GULLY TRAP INSPECTIONS

Council contractors carried out inspections of gully traps at Upper Selwyn huts early last year and identified 36 properties which had issues. Communications were sent to the property owners informing them of the issues with their gully traps. These issues had potential to cause infiltration of roof top storm water into the wastewater network.

On 13th December, a follow up inspection was carried by Council contractors and following were the findings.

- 24 of 36 properties have fixed their gully trap.
- 10 properties are yet to fix their gully traps.
- 1 property had made an attempt to fix their gully trap, however it is still requiring some extra repair work.
- 1 property, they were not able to gain access to as gates were locked .

Council wishes to thank those property owners who have completed the repair work. Reminder letters are being sent to the residents who are yet to complete the repair work of the gully traps in their properties.

TENNIS COURT/BASKETBALL HOOP

A new basketball hoop has been recently installed into the court area. This new hoop is constructed in a manner which ensures that there is very limited risk of an individual hanging off the hoop and having it collapse on them. The previous hoop was not as robust and had a risk of a collapse occurring. This renewed community asset, will continue to provide great entertainment to anyone visiting the area.

Before Christmas, one tennis net was removed due to a post being damaged. The hole which was created from the pole has been filled with material to address the trip hazard it created.

The current courts are not in great condition and need re-surfacing.

Like all community assets, the Council needs to consider what demand there is for the courts now and likely into the future. Council would welcome feedback from the community as to whether future use of the tennis courts would demand 2 courts being resurfaced or if 1 court being resurfaced and an area of hard surface around the basketball hoop being resurfaced would be adequate. Please email Douglas or Tanya as per their contact details below with your views. We are unsure if this resurfacing will occur in the next 12 months or beyond as prioritising of the resurfacing needs to be considered in regard to other resurfacing projects.

RENTING AND DISCLOSURE

Council back in August 2019 wrote to all hut owners in relation to the renting/occupancy of the huts. The purpose was to give Council an accurate understanding of the actual occupancy numbers of the huts and this information would form part of the work being done in relation to the future upgrade of the wastewater treatment plant.

Council put in place a process to be followed if a hut owner wished to either rent or sub-let their hut for a short term holiday rental or a longer term rental of six (6) weeks or more. All hut owners who wished to undertake either option are to contact the Council and obtain the necessary consent to undertake this activity. If you wish to discuss this issue further please contact Tanya Maylam as per the email contact below.

HUT LICENCE FEES/CHARGES

Since taking over the management of the Selwyn Huts settlement, there has been no review/increase in the hut licence fees but the ongoing maintenance/management costs for the community has steadily increased. Council staff will be undertaking a review of the hut licence fees in accordance with clause 7 of the Deed of Licence. Please note this is a different process than what is being done with the renewal of the Deed of Licence.

Any charge will be consulted on as part of the Council's 2020/2021 Annual Budget and the new \$ value would commence on 1 July 2020 for the 12 months licence period ending 30 June 2021.

GENERAL

Street/Reserve Tree Maintenance

Council received a complaint last year about a street tree along Spackman Avenue that had been, in their opinion, severely pruned to the point where they thought it would die. Council is responsible for all tree maintenance either along the street (Days Road/Spackman Avenue), in the playground/tennis court area and on the two main reserves. Should you have a concern about a damaged/dangerous tree or think some pruning is required of the trees then please send an email to the Reserve mowing/maintenance email below.

It is also important to note, as with any other trees in the district, that trees growing into power lines should at all cost be avoided. This can cause damaged not only to your own hut, but to neighbouring huts, as well as power outages and potentially fires. Should you have a problem with a tree growing into power lines it is advisable to contact a suitably qualified tree specialist/arborist to come and remove the tree in the safest way possible.

Fencing/Building Work

Clauses 8 and 9 of the Deed of Licence relate specifically to 'Building Works' and 'Existing Hut and Structures'. It has been brought to Council's attention that some fencing work has been undertaken on a couple of lots and it appears that no written approval from the Council was obtained prior to these fences being erected. It is appreciated that the lots themselves do not have surveyed boundaries and it is difficult to erect a fence on a specific lot when unclear of the boundary. Consideration needs to be given to the fact that the formed carriageways within the huts settlement are not legal roads and are narrow and erecting fencing at the front of a lot may possibly restrict visibility and manoeuvrability along these carriageways.

Any application for building works will be considered by the Council under the terms of the Deed of Licence and any other relevant legislation that relates to the erection of a structure on the reserve or the construction of a building.

COUNCIL CONTACTS

Please note below the following appropriate Council contacts:

- Repairs/maintenance - Council's Helpline (03) 3472 800
- Reserve mowing/maintenance – reserves@selwyn.govt.nz
- Deed of Licence/hut licence fees - s7(2)(a)
- Governance/compliance issues – douglas.marshall@selwyn.govt.nz
- Mayor Sam Broughton – Sam.Broughton@selwyn.govt.nz
- Councillor Debra Hasson – CrDebra.Hasson@selwyn.govt.nz
- Councillor Malcolm Lyall – CrMalcolm.Lyall@selwyn.govt.nz
- Councillor Grant Miller – CrGrant.Miller@selwyn.govt.nz