



**PUBLIC
COUNCILLOR BRIEFING**

AGENDA & SUPPORTING MATERIAL

**Commencing at 1.00pm
Wednesday 6 November 2024
Council Chambers**

This meeting will be recorded and livestreamed.

MEETING	PUBLIC COUNCILLOR BRIEFING		
Date	Wednesday 6 November 2024	Time	Commences at 1.00pm
Location	Council Chambers		

AGENDA			
1.00pm – 1.30pm	Upper Selwyn Huts	Tim Harris	
1.30pm – 2.00pm	Tā Te Tima Update	Shane Reeves	

Public Meeting Ends

Upper Selwyn Huts

Engagement Update



Image Source: Wikipedia, Turnagra.

Background

Fisherman's huts were constructed in 1888 and generally used for limited numbers of days per year, over time and accelerated by the Canterbury Earthquakes there are now many huts used as a permanent place of residence. The land is Crown land and Selwyn District Council is responsible for administering this on behalf of the Crown.

Following discussions from December 2017 – May 2019 connected to wastewater conversations at the time Council unanimously determined on **8 May 2019**, that 'Hut licences and subsequent renewals are short term and ultimately for a finite period'¹.

Safety concerns led to a decision to remove the Upper Selwyn Huts, These concerns include:

- The huts were not designed for permanent habitation and are not set up for safe permanent residency. There are challenges with compliance and safety for the residents which needs to be addressed.
- Over time rising sea levels will make safe permanent habitation in this location problematic.
- Expected increased weather events will limit access into and out of the area. This poses a danger to the USH Community being cut-off from support during emergency events and increases the risk to Civil Defence teams.
- The two other lakeside communities face similar challenges and there is merit in having an approach that has some consistency.

Since May 2019, there have been ad hoc conversations and ongoing extensions to the Deed Of Licence, until 14 July 2024 when the decision was made by this Council to work through a consultation and engagement process with the community.

Community Profile



96

Total number of properties



12

Holiday homes



7

Roads

- 1. Spackman Avenue
- 2. Anderson Ave
- 3. Moorhouse Ave
- 4. Billens Ave
- 5. Bruce Ave
- 6. Olliver Ave
- 7. Meddings Ave

Property Ownership



1 Property

79



2 Properties

4



3 Properties

3

Total Capital Value \$7,680,000

	Capital Value	Improvement Value
Lowest	\$42,000	\$15,000
Highest	\$116,000 / \$350,000	\$116,000 / \$232,000
Average	\$77,000 / \$80,000	\$50,000 / \$51,885

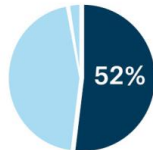
Upper
Selwyn
Huts



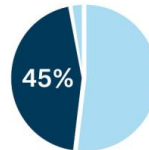


Median age **59.3 years**

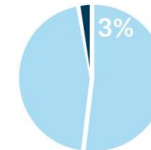
43% of the population are aged between **60 - 74**



Male



Female



Other

Ethnicity

88% European
8% Māori
2% Other

Education

28% No qualification
72% Level 1 Certificate or above
3 people hold PhD's

Marital Status

18 people partnered
60 people single
(divorced, widowed, never married)

Employment

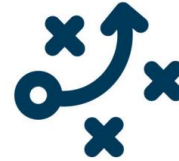
34% Full time
7% Part time
6% Unemployed
53% Not working

Upper
Selwyn
Huts





2 Community meetings completed



2 Community meetings planned



4 Community drop ins,
5 hours each



3 Upper Selwyn Huts
Committee meetings



Over **450**
emails and responses via
selwynhuts@selwyn.govt.nz



2,000
Webpage views from
1,000 unique users

Community Meeting Topics

1

Engagement direction

Summary and recap of what led us to here. Scene setting and commitment to move forward.

2

Agreed priorities and trigger points

Interactive discussion with the community on what signals, triggers, and adaptation thresholds could be adopted or adapted to suit the community.

3

Refining the options

Using the feedback received in sessions 1 and 2 to further refine the options to best suit the needs of the community.

4

Agreed approach

The final session will be an opportunity to hear from the scientists and engineers on the flood risk to the settlement. It will be the last session prior to the drafting of the Statement of Proposal.

Feedback



Deed of Licence



Building Inspection



Wastewater Pipeline



Settlement Retreat



Climate Change Risk



Mitigation



District Wide Rate



Heritage Status

Stakeholder Update



Lower Selwyn Huts

Concession process is underway for those who wish to stay on the reserve.



Department of Conservation

View remains that Selwyn District Council administer the land. We continue to keep them up to date.



Greenpark Huts

Progressing as planned and still on track to move out next year.



Te Taumutu Rūnanga

We continue to keep them up to date.

Upper
Selwyn
Huts



Key Dates

Timeframe	Phase
24 July 2024	Council decision to restart process
28 August 2024	Community meeting one – Process and way of working
21 September 2024	Meeting with USH Committee – Scope of engagement
1 October 2024	Drop-in session for residents
7 October 2024	Drop-in session for residents
19 October 2024	Community meeting two – Agreed priorities and triggers
5 November 2024	Drop-in session for residents
6 November 2024	Councillor briefing
9 November 2024	Meeting with USH Committee – Building inspections
11 November 2024	Drop-in session for residents
27 November 2024	Community meeting three
7 December 2024	Community meeting four – Science and River Engineers
December 2024 – February 2025	Development of Statement of Proposal and internal approvals for notification
March/April 2025	Written submissions received on Statement of Proposal
May 2025	Hearing on Statement of Proposal
June 2025	Council decision

Next Steps

Special Consultative Process likely Quarter 2 2024



2 Community meetings



2 Community drop ins



1 Committee meeting

Tā Te Tīma 2024 - Engagement Survey

Selwyn District Council Presentation November 2024





93.4%

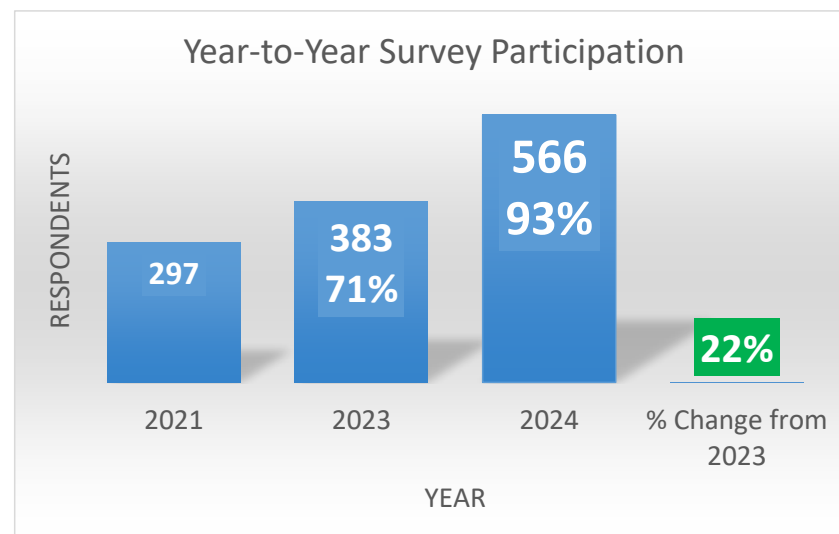
of SDC's people
responded to the survey

The survey was open between 2 and 22
September 2024

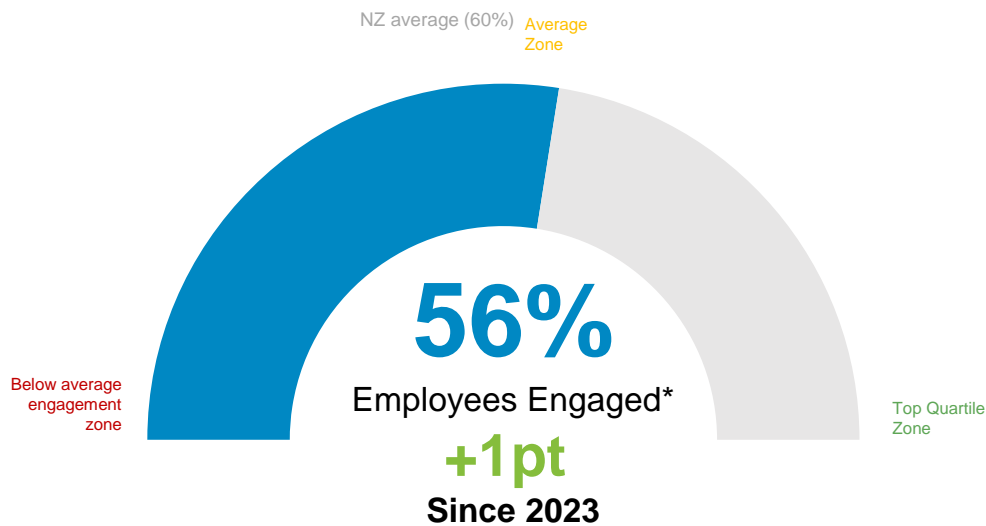
566 responded out of 608 invited

+22%pts

Increase on 2023 participation



Engagement Improvement 2023-2024



*Employees Engaged = Percent of Respondents who Strongly Agree or Agree

Scores represent % of employees who strongly agree or agree to question

Engagement Question	SDC 2024	Change vs 2023
Given the opportunity, I tell others great things about working here	61%	2%
Advocates		
Selwyn District Council motivates me to do my best work	61%	3%
Motivated		
It would take a lot for me to leave Selwyn District Council	47%	-2%
Committed		
SDC Engagement	56%	

People Score

The **People Score** is used by *AskYourTeam* and combines 20 questions around the experience that employees have in their workplace.

- The biggest benefit of using this number is that it allows us to compare to other Local Governments



Top 10 Highest Rated



			Ave	Benchmark	
1	I understand how the things I do affects the ability of others to do their job		84%	82%	+2%
2	I am comfortable being myself at work		79%	76%	+3%
3	I feel comfortable asking for help or feedback		79%	76%	+3%
4	The health, safety, and wellbeing of staff is important in how we do things		79%	72%	+7%
5	My values and cultural beliefs are respected at our Council		78%	74%	+4%
6	I believe that our Council actively values te ao Māori		75%	74%	+1%
7	Our Council has a positive impact on the community		75%	71%	+4%
8	Our Council is a great place to work		74%	73%	+1%
9	I believe our Council engages effectively with mana whenua		74%	70%	+4%
10	Selwyn District Council cares about the wellbeing of its people		73%	74%	-1%

Opportunities for Growth and Improvement – Lowest 5

Lowest 5 Items	Category	Average	Benchmark	Difference
1. Our Council has a positive reputation with our ratepayers	Rate Payer/Community Focus	52%	52%	0%
2. Poor performance is managed well at our Council	Performance Development	53%	48%	5%
3. We have the right technology to support the Council's needs	Operational Processes	59%	57%	2%
4. Teams within our Council work well together	Organisational Culture	60%	57%	3%
5. My pay and benefits are in line with the market	Performance Development	61%	50%	11%
Items Below Local Government Benchmark				
Everyone at our Council is clear on the role they play to deliver what our ratepayers and the community want	Rate Payer/Community Focus	64%	66%	-2%
Selwyn District Council cares about the wellbeing of its people	Culture	73%	74%	-1%

Demographics – Age and Tenure

