

**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.
- Noted that building inspections are not legal or justified under the law.

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 he was talking about to warrant a permanent eviction, Kerry noted he sees it as a safety issue, not eviction. In his opinion, the hut would virtually have to be knocked down to remove it. They are not going to move just because they 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 covered across the district or only those affected, Kerry said it wouldn't be fair to spread it across the district. The issue would be the location, and moving 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 Bowing

- 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



27/8/2025