

## Lower Selwyn Huts

### *Update for Canterbury Aoraki Conservation Board – October 2021*

#### Context

- The Lower Selwyn Hut settlement has existed since the 1920s, when the huts were built for better access to recreational fishing on Te Waihora. This is reflected in the current lease document, which states limitations on the use of the hut and outlines that they shall not be used as permanent residences.
- There are 56 huts located over two reserves along Te Waihora- the Greenpark Sands Conservation Area and Conservation Area Lower Selwyn huts.
- 55 of these huts hold a current lease agreement with the Department of Conservation, allowing them private use of the land until 2024.
- There are two neighbouring communities – the Upper Selwyn Huts which are managed by Selwyn District Council, and Greenpark Sands Huts which are managed by Ngāi Tahu. Ngāi Tahu announced that there would be no further leases granted for the Greenpark Sands huts after 2024.
- We have been advised that the majority, if not all, concessionaries wish to continue use of the huts after 2024.



1 Location of the Lower Selwyn Huts



## Beyond 2024

- We have been seeking advice from the Planning Team, and Legal to understand the considerations that need to be made for a decision on any applications for a new lease post-2024.
- The Te Waihora Joint Management Plan (JMP) is the guiding document for this area, and recognises the huts as recreational facilities, but is silent regarding the long-term management direction to be applied.
- The Canterbury (Waitaha) Conservation Management Strategy (CMS) states that the CMS does not apply to the area covered by the JMP.
- The Conservation General Policy (CGP) sets out the expectation that phase-out of private accommodation on public conservation land (policies 10(b)-(i)).
- Under Section 7(2) of the Conservation Amendment Act 1996 the phasing out of private accommodation does not apply where the use was lawfully established before 1 April 1987. Table 16 of the CMS addresses whether an exemption was applied at the time the CMS was developed and appears to conclude that an exemption applied until 2024. We are seeking further legal advice on this aspect.
- We will also need to work collaboratively with our Treaty Partner regarding the future use of this site, to give effect to the JMP and ensure we are supporting their role as kaitiaki.

## Impact of sea level rise

- Consideration around sea level rise, and the impact this might have on the huts in the future, also needs to be made.
- During the flooding event which happened in June 2021 the community was flooded, with residents needing to evacuate. This happened previously in 2019, and 2017. Residents consider that if the lake was opened earlier this would prevent the community flooding. This relates to Te Waihora being artificially managed to maintain a level below the lake's natural operating range.
- A report prepared for the Selwyn District Council "The impact of Climate Cycles and Trends on Selwyn District Water Assets" 2016, predicts that sea level rise could increase by a further 0.08-0.23mm by 2048, and has noted that sea level rise has the potential to increase the frequency and magnitude of flooding of the Lower Selwyn Huts.
- In correspondence with the Lower Selwyn Huts Association chair we proposed jointly commissioning a report to better understand this.





2 Flooding in the Lower Selwyn Hut community June 2021



3 Flooding in the Lower Selwyn Hut community July 2017



4 Flooding in the Lower Selwyn Hut community August 2019

Operational Matters

- 9(2)(a) [REDACTED] will be demolished as the concessionaire did not elect to renew the lease at the last renewal opportunity. The hut is in poor condition so not fit to be used by another party.
- District staff have undertaken annual monitoring of the huts against conditions of the lease for the last two years. As this has not been undertaken on a regular basis previously, legal advice 9(2)(h) [REDACTED]

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