

**From:** [REDACTED]  
**To:** [Arzan Irani](mailto:Arzan.Irani)  
**Cc:** [REDACTED]  
**Subject:** Public notification of Lower Selwyn Huts Application  
**Date:** Tuesday, 24 September 2024 2:57:51 pm  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

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Submission to DOC

[REDACTED] Hut [REDACTED]

We bought the hut in 1979 under Lands and survey. Game bird shooting ,trout fishing and floundering keep us busy.

Doc took over as landlords and slowly things changed. Fees took off and it has been tough for us pensioners to keep up. The bad state of the Selwyn and the lake has had a negative effect on fishing and I'm too old for duck shooting.

Nevertheless , our family still enjoy the hut and the area when possible. In principle the Doc offer of 10 yrs and sunset clause has no appeal to us and not being able to sell or leave to our children stinks.

We support the status quo of 20 yrs with 5 yearly reviews and will fight for it as long as our health allows.

Thank you.

[REDACTED]

On Mon, Sep 23, 2024 at 7:39 AM [REDACTED] wrote:



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**From:** Arzan Irani <[airani@doc.govt.nz](mailto:airani@doc.govt.nz)>  
**Sent:** Friday, September 20, 2024 10:00 AM  
**Subject:** Public notification of Lower Selwyn Huts Application

Kia ora,

This is a reminder to let you know that your application for a concession to lease land for a hut site at the Greenpark Sands Conservation Area and Conservation Area Lower Selwyn Huts will be publicly notified next week on **Friday, 27 September**.

You will be able to find more information at [www.doc.govt.nz/consultations](http://www.doc.govt.nz/consultations).

You may make a submission electronically or in writing. DOC will review all submissions. If a public hearing is requested, DOC can grant the request, and submitters will be allowed to speak to their submission before a DOC panel.

Submissions close on **Friday, 25 October at 11:59PM**.

If a public hearing is requested, it is likely to be held in the first half of November. Once confirmed, the date of the hearing will be advertised on [www.doc.govt.nz/consultations](http://www.doc.govt.nz/consultations). Please note that if a public hearing is required, the additional hearing costs will be included in the processing fee for your application.

Ngā mihi nui,

Arzan Irani

Kaitūtohu | Permissions Advisor

Whare Ōtautahi | Christchurch office



[www.doc.govt.nz](http://www.doc.govt.nz)

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Thank you.

Submission for the public hearing for Lower Selwyn hut

My name is [REDACTED], the owner of the hut # [REDACTED] at Lower Selwyn hut.

I bought my hut in 2015 with the intention to make it as holiday home. When I first bought it, it wasn't in good condition as I could see not much maintenance was done by the previous owner. I spent about a year fixing and renovating it to make it suitable for a comfortable place to stay for a holiday.

I enjoyed doing it up for myself and am proud of what I've done to improve it. My wife and I come to the hut on the weekend and during holidays to enjoy quietness from our busy life. We love the surrounding nature, wildlife, and beautiful scenery around the Selwyn hut and we can relax our down time while we stay there. We have made friends at the hut and enjoy socializing with them and value our time we spend there to sustain our well-being.

Every time we spend time there, we work on our hut to keep it nice and tidy. We invested financially and our time and effort to make it nice and tidy as we were intending to enjoy the hut as our holiday place for a long time.

Considering what we've spent so far for our hut, 10-year lease with a sunset clause wouldn't justify the value of what we spent for the hut. We appreciate your reconsideration for 20 year lease without a sunset clause.

Sincerely yours,

[REDACTED]

## Letter of submission

[REDACTED]

[REDACTED]

To whom it may concern:

In 1998 [REDACTED] and myself bought [REDACTED]. This batch has been a huge part of our lives for [REDACTED] years. Being country people we loved going over to the huts. We enjoyed putting out flounder nets and spending time there with family and friends who would regularly visit. We also enjoyed our quiet time there too. Such a peaceful and wonderful environment to relax at on our time off. To us that was life was about.

[REDACTED]

For me this batch is full of memories of all of the good times we have had over the years. I still put the net out from time to time and I thank God for my small piece of paradise that is [REDACTED]

[REDACTED]

I hope I can continue coming here and enjoying my batch. The lake flies and water are just a part of being here. We just tidy up and keep going.

[REDACTED]



doc-7781752

**SUB 4**

## A. Permission Application Number and Name of Applicant

Supply application number and Applicant name from table:

[Redacted]

## B. Name of Proposed Activity and Location(s)

Lease of land for a hut site at Greenpark Sands Conservation Area/Conservation Area Lower Selwyn Huts

## C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	[Redacted]
Contact person and role of organisation	Hut Owner
Email (Communication from DOC will be via email unless alternate contact requested)	[Redacted]
Alternate contact for all DOC communication	[Redacted]
Phone/Mobile	[Redacted]
Postal Address and Post Code	[Redacted]

I wish to **keep my contact details confidential**

**Note:** Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.



## A. Permission Application Number and Name of Applicant

Supply application number and Applicant name from table:

## B. Name of Proposed Activity and Location(s)

Lease of land for a hut site at Greenpark Sands Conservation Area/Conservation Area Lower Selwyn Huts

Selwyn Huts

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Organisation

Date

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

This submission relates to the 20 year lease that has been asked for [REDACTED]

My reasons for my objection or submission are:

The reason for my submission is that I have owned [REDACTED] at the Lower Selwyn Huts settlement for many years now as my wife and myself and also my family are very active fisherman and gamebird hunters and spend a lot of time using our hut as a base for these activities to catch and hunt natural food for our table. Also, our grandchildren enjoy spending time there with us as well and enjoy learning to hunt and fish and how to process their catch or game ready for the table. We have always abided all the conditions of our lease and kept our hut and grounds in a great state of repair. also, we obviously have a financial investment in our hut that we would like to keep for our future generations. Or alternatively be able to sell our hut and time remaining on the lease.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

The outcome of this lease application has an effect on many in different ways. obviously, we have a financial investment that would be challenging to lose. A sunset clause would create a lot of stress and mental problems for family and me. A 20-year lease with right of renewal and no Sunset clause would be a lot healthier for all parties involved and also have land carers for the settlement (DOC)

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [airani@doc.govt.nz](mailto:airani@doc.govt.nz). You may also mail your objection and submission to:

Director-General, c/o Department of Conservation, Christchurch Shared Services, Private Bag 4715, Christchurch Mail Centre, Christchurch 8140, Attention: Arzan Irani, Permissions Advisor

15 September 2024

Bach 

To Whom it may concern

I purchased my Bach just over 8 years ago. I purchased it thinking that I would have it forever and once I was gone then family could enjoy it, or if I needed to I could sell it.

I never imagined that doc would take this stance of not giving us a new 20 year lease and at time of purchase it was never mentioned.

Yes we have had some weather events which caused the lake to rise and along with the lake not being opened in time caused some inundation. I have never had water enter my Bach and have coped with my garden and road being swamped. It disappears once the lake is open and you would never know.

I have spent a lot of time, money and energy making my Bach a peaceful haven with landscaping, building a deck, fencing and other improvements.

These last few months have been a very stressful time not only because of the possible loss financially but also the loss of a place that I love spending a lot of time at.

It is wrong to remove these historical areas these huts have been here for over 100 years and for what ever reason doc decided in their not so great wisdom that private baches be removed from public land well we should be the exception, we are the overseers of this area, we take care of it we cause no damage or destruction, we are mindful always of the bird life.

We bought special traps for catching stoats and rats. We ask nothing of doc and they give us nothing.

Sure it's not perfect its not Rolleston with its tiki Taki homes and that is part of its charm each hut is unique as are its occupants, but like myself most are passionate about keeping this settlement going and yep maybe if its true about sea level rise then it may be that a new way is derived to keep the lake open because if they don't there will be many other areas that will suffer including Lincoln, Halswell, Tai Tapu and Leeston and yet they keep expanding with new subdivisions getting closer to the lake is that good planning on the councils part I don't think so.

I for one are happy to take my chances and will be here till the bitter end.







22/10/2024

We [REDACTED] are the proud owners of our bach, Hut Number [REDACTED] which we have been told was one hundred years old and the original hut of the Lower Selwyn Hut Fishing and Gaming Society which is situated on the Lower Selwyn Huts on DOC land. We named our bach [REDACTED]

Our whanau have owned the bach since November 2008 and have used its resources for recreational purposes, gathering food, enjoying the beautiful peaceful scenery, and maintaining the environment.

We now reside in Brisbane, Australia and have been here since 2012. Ourselves, our children, and our grandchildren have taken every opportunity to return to our bach during holiday periods and love knowing this is our home away from home.

Our bach is our where, our haven, our place which we call home... Not just for us but for our entire whanau. When we resided in Christchurch, we were at the bach on weekends, public holidays, school holidays to escape the hustle of the city. This was and continues to be an absolute dream.

Our bach is checked regularly by a family member in our absence and it is maintained well with maintenance done when needed.

Since the purchase of our bach, we have painted the inside and outside twice, replaced the fireplace with a log burner, re roofed, replace lino and recarpet, upgrade to sliding door, installed a patio, upgraded bathroom and toilet, and replaced walls and fencing.

Ideally, we would love a 20-year lease so our children, grandchildren and great children can continue to enjoy our beautiful Aotearoa knowing they will always have a place to return to. This will also allow us to retire without the uncertainty or concerns of the possibility of losing our bach.

Below are reasons why we are requesting a 20-year lease without a sunset cause and not a 10-year lease with a sunset cause:


- Affordability - in 10 years' time we would have well and truly retired with no incoming income. We would not want to place the cost, responsibility or burden of demolishing and removal of the bach on our family.
- Should we decide to sell the bach, 10 years is not long enough to add value to potential buyers, especially with the cost of demolition and removal.
- Potential buyers also would not see the benefit or upgrading or renovating the bach which may result in deterioration.

- 20 years will allow generations of our whanau to continue enjoying whanau time and creating memories at the bach.
- "Not allowed to sell clause" is not something we would want as given our age we would want the security of knowing we can attempt to sell the bach should the costs of insurance and maintenance continue to increase and allow another family to enjoy the bach as much as we have.
- Death clause is also something we would not want as this will place a significant financial burden and stress on our children.

Thankfully due to the position of our bach being raised, we have not been impacted by any floods. We have never claimed compensation from DOC nor have we had any problems with insurance.

We hope our submission can contribute towards a positive outcome.

Nga mihi



Submission from [REDACTED]

Kia ora

My whanau have lived and holidayed at the Lower Selwyn Huts over a number of generations, and I have owned my own bach there for a couple of decades.

Some highlights are as follows

My father was a well known potter, and my mum stopped over at [REDACTED] enroute to the markets (from Ashburton) in Christchurch for many many years. Folks at the huts remember [REDACTED]

I have fished, trapped eels and mountain biked the whenua for years  
The sealed roads around here are a great place to train for road cycling, given the low traffic volumes and good seal- a little known advantage!

[REDACTED] it has been a place of whakaora, or healing, and it still is

I have made many life long friends at the 'huts', and to tear these toanga down for reasons we do not comprehend, would rip the heart from a community, from each person, from the kiwi way of life

I would like to see at a twenty year lease (and no sunset clause)

Thank you  
whakawhetai koe

[REDACTED]

[REDACTED] Lower Selwyn Huts  
Lower Selwyn Huts [REDACTED]

*Please note that if a public hearing is necessary, we would like to be heard in support of our submission.*

The hut has been in the [REDACTED] Family for nearly 60 years. Initially, it was owned by [REDACTED]  
[REDACTED]  
[REDACTED]

To us it is a little slice of paradise, filled with memories. We love to take out our dog and go on outdoor adventures and reflect on those younger years; a young lad of five catching cocker bullies and fishing. Walking in the footsteps of those that have gone before me and remembering the learnings and life skills taught to me at the lower Selwyn huts river and lake.

I am truly fortunate to be able to pass these memories onto my [REDACTED]  
[REDACTED], we all used to come out and sit on the bank and fish and enjoy the peace away from the city. One of my daughters is also an avid duck shooter and sitting in a maimai with her is priceless time for both of us.

We still use the hut for shooting and fishing and see this as an outdoor haven close to the city.

Initially when the property was passed to us [REDACTED] we spent many months getting the hut painted and tidied up. We felt this was in some way a tribute to my late mother and father and brother. We continue to regularly maintain the outside and inside and the property has a new water tank.

In terms of what a difference a ten-year lease, with a sunset clause, against a twenty-year lease with no sunset, would mean to us, it would feel like a weight has been lifted off our shoulders, knowing we have a 20-year lease (without a sunset clause or death clause) ensuring the hut would remain in family hands for many years to come. A legacy for my children.

Please note that in the time we owned this hut it never flooded inside.

Kindest Regards [REDACTED]

## Submission from hut [REDACTED]

I was first introduced to the huts by my brother in law [REDACTED] whose Bach is now owned by his brother [REDACTED]. As a young impressionable 18 year old [REDACTED] said 'come out to the huts and try duck shooting you'll love it', I did and I've been coming out ever since and love being a part of this hunting community. [REDACTED]

[REDACTED] and we were heartbroken to lose our connection to the huts. Not too long after this we were offered the opportunity to purchase another family members Bach, that spur of the moment opportunity gave our children a chance to grow up in this community of old school family owned hunters Bach's. We have had the privilege of our children growing up catching cockabillys in the river, fishing for trout, attracting eels, flax weaving, caring for native plants, kayaking and learning about how to look after their environment. Learning to hunt. Shooting their first ducks, geese and swans and learning about pest control. We were really looking forward to helping our children raise their children in this community and seeing the next generation enjoy the same opportunity's our children enjoyed. We always hoped that as our children grew up they would enjoy the environment as much as we do; our daughter and many of her local friends share our passion for hunting and fishing around the lake and hoped they would get to enjoy our Bach and staying out there for many years to come.

In the 18 years we have only ever had water come into the Bach once; luckily we had insurance to resolve the issues caused by this event. This was a huge storm that affected a lot of Selwyn and Christchurch city, reading all the scientific reports we feel the Huts are as safe as any other low lying land around Canterbury.

This land was gifted as hunting and fishing settlement for doc to manage and this legacy needs to be maintained for our future generations to enjoy weekend recreational hunting and fishing as was intended in the original agreement.

It would be so disappointing if we miss out on the opportunity to share this amazing space with our next generation, at times over the years as [REDACTED] we have struggled to maintain the yearly fees but kept paying the ever increasing costs as we knew we were investing this hard earned money into guaranteeing that our children and grandchildren could experience growing up in this special place

As a last note this land was gifted to the New Zealand people as a recreational hunting and fishing settlement. This was never intended as a permanent residence site but purely as a weekend retreat for hunters and fisherman and their families to enjoy and should be retained this way for all the generations of people who love this very precious place

My submission for the Lower Selwyn Huts

23<sup>rd</sup> October 2024

I strongly feel that the final 10 year Sunset lease for the occupants of the Lower Selwyn Huts is totally unfair to all of the current Bach owners. It has been a place that many past and present owners have enjoyed for over 120 years.

The Bach owners have bought these dwellings and leased the land in good faith for many years without any real concerns about being washed away.

I have enjoyed many memorable occasions with family members and friends that have had the opportunity to own one of these Baches. I am grateful that my two grandchildren who absolutely love the place can enjoy the safety of the Bach community, fresh air, fishing, canoeing, walking and all of the wonderful things in life that everyone should be able to enjoy if they can.

Being able to remove one self for weekends, public and school holidays from the busy life in the city/suburbs should not be lost. All future generations should have the chance to enjoy this beautiful place.

It is a great place to teach young ones how to look after and respect their environment.  
Kiwi life as it should be!

I believe that Climate Change and Sea level rise are the excuses for the Department of Conservations decision, and my understanding is that it is from Computer Modelling Data. None of us have the ability to predict the future so how can a computer programme predict it for us, that is not factual at all and a poor excuse to evict people.

There's an old saying "the tide comes in and the tide goes out" it may not be the same everyday but that is what it does, that is fact.

If humanity now has to rely on what a computer model tells us then we really are doomed.

The anxiety and Stress this is putting on my family, friends and their fellow Bach owners is terrible. How would yourself or any other member from D.O.C involved in this decision feel if it was yourselves in this situation and were looking at loosing the place that you love?

Regards



[REDACTED]  
Hut [REDACTED]

Lower Selwyn Huts,

20/10/2024.

I wish to submit that the leases proposed by DOC for the Lower Selwyn Huts beyond 2024 ('Sunset Lease') are flawed in several respects. I wish to address those flaws.

I have owned Hut [REDACTED] since 2019. I was made aware at that time that DOC wished to have all huts removed after the expiry of the current leases in 2024. I also understand that DOC wished to do so in line with the general principle 'that there be no private occupation of DOC estate' as mandated in the Act.

Thus, I understand why DOC have taken the position they have, but if that was the case then should have changed the existing Lake Management Plan. Therein the Lower Selwyn huts are acknowledged as a historical presence, including the occupation and use of them. There is no mention of any intent to remove them or alter the conditions of use. My contention is that the published plan takes precedence over any general principle. I believe, at need, this could be tested and affirmed by a court.

This is the first flaw: that the Huts are no longer tradeable. For many decades the Huts have been traded from time to time. Now DOC suddenly wants to make them non-tradeable....and without consultation? What justification does DOC have for such a dramatic change? The principle enshrined in the Act does not suggest that personal property rights be violated to do so. In this context I refer to the lease itself as being a 'personal property right' not the ownership of the land.

The second flaw: that a levy be applied to hut owners to fund the eventual demolition of their hut and the restoration of the site. I understand why DOC would want this agreement but without a great deal more consultation I would be vehemently opposed to it. For instance, how much is to be levied and decided by whom? Whom would hold the funds and how? What happens to the interest that would accrue? What would happen if I removed the hut and restored the site.... would I get my money back? What would happen if the hut were traded (see above) .... would the funds be returned to the departing owner or held on account to the new owner?

The existing lease conditions provide that I must remove the hut and restore the site should I choose to depart. I am legally obliged to do so, and I imagine DOC would enforce it. Is this idea even required? To restate; understand why DOC would want such an agreement and provided there were meaningful consultation and legal contract that addresses those concerns, then I could be persuaded to agree. As it stands, I reject the imposition of an arbitrary levy without legal need or cause.

The last flaw is this is not a negotiation but is a proposal handed down by DOC without consultation. That is by any definition not a negotiation or at least a negotiation in good faith. Even the most cursory of consultations would have revealed that I and many other hut owners would reject the terms contained in the proposed lease. If new leases were being 'negotiated' then they would have begun many months ago such that they were ready for the expiration of the existing leases. That DOC has not done so suggests that DOC felt they are able to write the



leases as they see fit, without our input, and that we would perform sign them. I believe that a case could be made in court with the expectation of a finding 'that DOC did not in fact negotiate or consult as is the underlying principle of government'.

To summarise thus far: DOC have proposed new leases ('Sunset Lease') without consultation in violation of the principles of negotiation that include removal or curtailment of personal property rights and the imposition of a levy without legal need or cause and certainly no details as to its application.

This brings us to the issue of lease duration. DOC have repeated their conviction that climate change will make the huts unusable in the near future. The report commissioned by the Lower Selwyn Huts Association makes plain that DOC is vastly overstating the case. The anticipated sea level rise over the next twenty years, using the methodologies and terminologies of government is 230mm. That will no doubt cause some concern to the territorial authority (Environment Canterbury) responsible for maintaining the existing maximum lake level but will perform do so.

The lake levels are maintained at the current levels not for the benefit of the Lower Selwyn Huts, no matter how much we actually benefit from them, but rather for the tens if not hundreds of billions of dollars' worth of farmland and private property that would be inundated by an increase in maximum lake levels. In short, the lake levels are determined by Environment Canterbury and made in response to that pressure. Any suggestion that DOC controls that determination is fallacious.

As a Lower Hut owner, I am resigned to the fact that my hut may be inundated, and even that the frequency of such inundations may increase but is a calculated risk. Were the inundations sufficiently deep to overtop my sewage containment tank and thereby pollute the lake...then reconsideration would be required. In the five years of my ownership the peak levels have never come within 18 inches (450mm) of overtopping my tank. Thus, I have high confidence that future high-water events will not overtop my tank over the next twenty years.

When I assumed ownership of Hut [REDACTED] it was in poor, marginally usable condition. I rewired the entire place, replaced and/or repaired 80% of the plumbing, reinstated/repared the drainage system including a new grey water pump, replaced/repared the south wall, repaired and replaced the faulty windows and frames. To date I have spent \$15000 doing so.

Were a twenty-year lease be granted I would like to continue with the restoration. I would like to remove the veranda and front room (northern side). They are very much add-ons to the original hut and the materials and construction leave a lot to be desired. I would instead replace them with a covered veranda of somewhat smaller footprint than currently is the case. This would allow a ranch slider type door to be let into the north wall vastly improving the sunlight available within. I would too like to replace the roofing iron. All-in-all I imagine another \$15000 or so. Clearly this would only be advised if there were some certainties that I could get fair use from the investment or that it might add to the value of the hut were it to be traded.

The hut is and has become very significant to me as very affordable weekend accommodation that allows me to focus and build up a small business in Christchurch. In future I can well imagine that other people might likewise appreciate affordable weekend accommodation should it be traded.

[REDACTED]

**From:** [REDACTED]  
**To:** [airani@doc.govt.nz](mailto:airani@doc.govt.nz)  
**Subject:** Hut [REDACTED]  
**Date:** Thursday, 24 October 2024 9:28:44 pm

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Kia ora,

Re: Hut # [REDACTED]

My partner [REDACTED] and I have owned Hut # [REDACTED] for 20 years now. [REDACTED]  
[REDACTED] We have enjoyed many happy, fulfilled years at Lower Selwyn Huts with our children and grandchildren, and hope to continue this for many, many more years to come. Our hope is to pass this hut on to our family so they too can enjoy the unique characteristics of Lower Selwyn Huts. The community, solitude and serenity of the area is a great health boost for myself and my family who all work hard and look forward to their weekends and holidays at Lower Selwyn Huts.

Our hut is a two-storey hut with upstairs living, so flooding or excess water has never greatly affected us. We are disappointed that DOC are seeking to evict residents of Lower Selwyn Huts and feel there is no just reason for this eviction. To disestablish this community would be heartbreaking for many whānau/families, many of whom have had their huts for many years - some across generations!

We do not currently have insurance on our hut as this can be quite expensive, however if that were to be a condition of the lease then we would obtain insurance.

We are asking for a 20-year lease with no sunset clause. We do not agree with the death clause as this would cause hardship for my family. We have no intention of selling our hut as we would like to leave this to our family. We have put a lot of time and effort into maintaining our hut and keeping the section clean and tidy.

This process has caused [REDACTED] and I a great deal of stress. We had high hopes for the huts for our retirement and for future generations of our family.

We look forward to hearing from you soon.

Ngā mihi,

[REDACTED]

24/10/2024 20:17

[REDACTED]

hut [REDACTED]

To [REDACTED]

From [REDACTED]

My parents own hut [REDACTED]  
[REDACTED]

Hut [REDACTED] is a special place for me and my aussie family. Me, my wife and my two daughters. [REDACTED]  
We live in Brisbane, [REDACTED]. Its city life and so so busy all the time. its a battle to commute to work every day and traffic is hectic. Anywhere you go in the weekends is full of people.  
Hut [REDACTED] is special as we get to slow down from city life and appreciate the quiet and remote setting of the hut when we come to visit. There's no traffic, no queues to wait in. there's fresh air and peace and quiet.

My daughters love all the plants my mother has planted there, and they love helping their grandmother plant more or tend to the ones there, we enjoy walking down to the Selwyn River and along the bank, we can even lay down on the bank and look out over the river (can't do that over here without something trying to bite you). And looking out over Lake Ellesmere on a clear day is amazing.

It is also very safe walking around out there which is another bonus not having to constantly watch out all the time. Its also a great opportunity to catch up with my mum and dad and relax and enjoy quality time with them. i want to continue visiting this place with my family and enjoying what it has to offer. We also get to walk barefoot through the grass areas, this might not sound like much but in Brisbane if we try this you either get bitten by an ant or stand on a prickle and the ground is as hard a rock.

I really hope we get to continue visiting the hut for many years to come, and my daughters learn appreciation for the quiet remote setting which me and my wife love very much.

kind regards

[REDACTED]

24/10/2024 14:27

## Submission

To [REDACTED]

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Hi,

My names [REDACTED] and my [REDACTED]

They have owned the hut for several years now. Well atleast 6+ years- I mean it feels like much longer.

I know the Hut is my parents pride and joy. I hear them talking about it all the time. Not to mention the countless hours dad put in to making it warmer and more weather proof. From pink bats for insulation, laying new underlay and carpet, curtains. Loads and loads of shingle to raise the level and help when it floods out there and just overall improve their wee hut.

I live in Australia now, but every time I go home I want to either go see the hut to see all mum and dads updates they tell me about or stay a couple of days there. Relax, unwind, It is so unbelievably peaceful out there. Especially with the beautiful view straight out the kitchen window. Or just walk out the door. It's breath taking. I can see why my parents love their wee Hut. It's a place to retreat after a busy week at work, the hustle and bustle of the city.

I love seeing all the family photos there, from when they do dinner or big family lunches. All my siblings go and take there gorgeous wee babies. To spend time as a family and enjoy the tranquility together.

This hut means so much to our family. It's my parents heart and soul. All of us kids would love to share inheriting it one day so a 20year lease would help make this possible. All of us would be able to enjoy many more holidays there.

Or worse case if mum and dad needed to sell it for there retirement.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Arzan Irani](#)  
**Subject:** SUBMISSION HUT [REDACTED]  
**Date:** Thursday, 24 October 2024 10:35:21 pm  
**Attachments:** [IMG\\_20241024\\_0001.pdf](#)  
[IMG\\_20241024\\_0002.pdf](#)

**Note:**  
Pages 2-3 of this submission have  
been removed from here - these are  
copies of SUB 13 and SUB 14.

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Our Name is [REDACTED], Lower  
Selwyn Hutts

We have owned this hut for a few years now

It is our pride and joy, our happy place to get away to. Our own slice of paradise. [REDACTED] has spent countless hours upgrading our hut, from adding a deck where the sunrises can be seen to the placement of seating so the beautiful sunsets can be watched. To getting loads of shingle brought in and levelled out, also building our beautiful side garden

The views are spectacular lake side river side mountain side PARADISE

This hut means a great deal to us and our Whanau

So many happy memories built here, were our Tamariki and Mokopuna have been able to come and enjoy over the years, after dinner walks by the lake

Its extra special when our Tamariki come home from Australia to enjoy all of the Ataahua surrounding our hut

It would mean so much to us being able to get the 20-year lease, so we can hand down to our Tamariki and worse case if they needed be able to sell it

Thank you

Regards  
[REDACTED]



23/10/2024

To Submissions,

I am writing this submission for the property at [REDACTED], Lower Selwyn Huts as per notified on the 27<sup>th</sup> September.

I am writing to support our communities current (expired as of June 2024) lease and conditions of this lease. I would like to oppose the new amendments namely the 10 year term, sunset clause and inheritance and sale clauses.

I have owned this bach since September 2016, when purchased it needed a lot of work to both the dwelling and the land, such as recladding, window and door replacement, roof repair, land improvement and scrub clearing, this was completed at a cost of approximately \$20,000. Due to uncertainty about future of the settlement I am unable to complete any further improvements or compliance issues.

My reason for purchasing this bach was for a space to call my own, the rental market was and is volatile and this property was affordable and at the time I thought it could be an investment for the future.

Regarding the departments concerns about future climate events, in the time I have owned this bach it has never flooded, there has been excessive groundwater for up to 20 days in winter this has caused no damage other than the loss of a few plants. I have raised the level of my section by approximately 40cms and had no issues with drainage this winter. In my opinion the future risk could be mitigated by any of the following suggestions;

- A) The parties involved in decisions regarding lake openings should be proactive when significant weather events are forecast.
- B) A bundt being erected between our settlement and the lake

- C) Owners raising their bachs by 50cms or as advised and re-graveling/filling leased sections
- D) A permanent and controlled opening between te waihora and lake Forsythe

My reasons for requesting a continuation of the current lease conditions are as follows;

- A) We haven't been given a legitimate reason for changing the lease conditions, climate change is real but reports point to no significant changes to sea levels for 100 years, so 10 years seems overly cautious, and there are solutions to mitigate the risk of flooding.
- B) I have invested everything I have in to the property at [REDACTED], the clauses that I am opposing if they came into effect would make my investment worthless and my future uncertain. I have no other home.
- C) We as a community and association have complied as much as possible with DOC requests such as black and grey water tanks, property improvements to dwellings and land, weed and pest control and native plantings. If the leases are only to be 10 years there are properties that will end up abandoned and in disrepair and may attract undesirable people and behaviour.
- D) When I applied for lease in 2016, I did my due diligence, spoke to current members of the community and was given no indication that DOC would soon begin monitoring and enforcing clauses that had never been adhered to in the ... years before. I was not advised by DOC that this lease was unlikely to be renewed at the end of 5yrs and that the future of the settlement was finite. While not illegal, I think DOC had a moral obligation to inform new and existing leasees of future planning, as I would not have gone through with the lease had I known I would be wasting 8 'prime' years of my life working hard for nothing.

The last year dealing with the stress of an uncertain future, destruction of my goals, the major lack of openness and clarity from DOC has been almost more than any person can take, we are all stuck in limbo.

The new lease offer shows a huge lack of foresight, I often imagine what a lovely place this could be (as it once was) for people to visit, for family holidays in cute bachs, for recreational hunting and fishing, for boating and swimming, for picnicking and walking in nature, with a communal hall used in the way it should be, to meet for BBQs and games and raffles and fun.

Thank you for reading my submission,

Yours sincerely,





## Submission for DOC Publicly Notified Application for tenure renewal Lower Selwyn Huts



## Selwyn Huts

My name is [REDACTED], my address is [REDACTED] and I think the Lower Selwyn Huts is a very special community and should be celebrated and preserved. I support the continued existence of the Huts.

I have owned Hut [REDACTED] for more than 20 years. The Waikirikiri delta is one of my most favourite places on earth. When I first bought Hut [REDACTED] I spent every weekend working on my hut putting in a black water tank and kitchen cabinets and drawers, walking along the river and taking photos. I have thousands and thousands of photos of the river and the lake and the Huts at all times of day and weathers.

My hut is [REDACTED], when I lifted the lino in one of the [REDACTED] there was newspaper underneath from 1936 – I feel connected to all the previous people who owned my hut and loved coming out and living simply under the biggest skies imaginable and blown to bits by the huge winds.

Over time I got to know the people of the Huts and I have made the most amazing friends as a result. I can step out of my door and the wonderful Kaupapa of the Huts is that nearly always there is someone you will see and start a conversation with that might last 5mins or an hour and you will be joined by one or two others. The community is a health and mental wellbeing tonic. Its good for the soul.

The Lower Selwyn Huts is self managing and self sufficient, we take care of our own problems and in general we try and look after each other. When that massive wind blew trees down all over Canterbury the roof of my hut blew off and 7.00am the next morning most of the village turned up with ladders and a big tarp and tools to weather proof it before the rain arrived. More neighbours helped replace the roof a few days later.

When the September 2010 earthquake hit we lost our galvanized reticulated water supply as the pipes broke, but a few weeks later the committee had a new one installed and paid for as the Lower Hut Owners Association had the funds in place. In the interim the artesian well meant we could fill water containers without using a pump.

We now have a State of the Art water supply as we qualified for support to upgrade to a system that is compliant with the new drinking water standards coming into force in 2027.

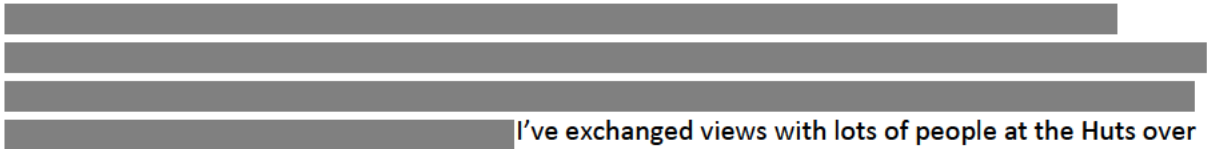
There are many people connected to the Huts who are hunting and fishing types, but I am not one of these – for me it is the wildness of the area, the stark beauty, the birdlife and the relative absence of signs of civilisation. I feel very privileged to have a Hut and I would like to think others have the chance to experience what I have into the future which will only be possible if the tenure is renewed.

Publically Notified Submission for Lower Selwyn Huts tenure renewal



Lower Selwyn Huts

I have a Hut and my son has a Hut and it has been the most wonderful thing for myself and my family. I bought my Hut about 2004 when my kids were teenagers and I wanted to give them a place to come out to, over the years I have had quite a few different boats, I helped my son buy his Hut as a way to get on the property ladder, he is a great worker but he hasn't had an easy life at times.



I've exchanged views with lots of people at the Huts over the years and probably they might have thought I was pretty annoying or wished I would shut-up. The really great thing is that its ok. There is an acceptance that people are people. We are all different, all have our ups and downs. Some of the greatest friends in my life are people from the Huts. We can talk about anything under the sun. I can go for a walk on the river bank and run into someone and not go home for two hours.

Over the years some of my wonderful Hut neighbours have died or moved away from CHCH and I keep an eye on their places for them – open them up to air and maybe spray out front.

We care about people at the Huts, even the really annoying difficult people.

These days I spend a lot of time helping out with my grandkids, dropping them off and picking them up from Kindy and School. They come out to the Huts pretty often and they love hanging out with me and doing Hut stuff. I want my grandkids to get the opportunity to have their own Huts in future, to be part of a great community in a really special place.

Hut owners tend to be people who contribute to the community, the gravel road around the huts is maintained by us, the lawns are mowed by us, when the river floods the debris is removed from the river banks and jetties by us, the weeds are sprayed by us, the hedges are trimmed by us. We are doers not takers.

I believe the Huts should continue indefinitely into the future.

Sincerely



**From:** [REDACTED]  
**To:** [Arzan Irani](#)  
**Subject:** Submission for Lower Selwyn Huts  
**Date:** Friday, 25 October 2024 10:36:29 am

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Submission for The Lower Selwyn huts.  
25.10.2024  
[REDACTED]

Dear sir/ madam

My name is [REDACTED], I have owned Hut [REDACTED] at the Lower Selwyn huts for approximately 30 years.

I object to the Department of Conservations proposal of a Final 10 year Sunset Lease.

I have to disagree that climate change is making a big enough impact that the huts will have to be demolished in 10 years. No one really knows how fast and what effects climate change is going to have at the Lower Selwyn huts.

Most New Zealanders are at risk of flooding because they live near rivers, lakes, and the ocean etc .... It's not just the huts. These situations concerning flooding can be managed, so if where and when that time comes D.O.C and the Hut owners should make a joint decision whether the huts stay or go.

I don't believe we are any where near that stage yet.

In the 30 years of owning my hut it has only ever had flood water inside it once that was in 2013, the flooding never caused any damage to my hut. The reason we get inundated with water at times is because they don't get the lake opened soon enough. This affects all low lying areas around Lake Ellesmere not just the L.S.Hs.

I am disappointed D.O.C didn't inform hut owners that they were going to stop huts being able to be SOLD before the 2024 lease expired, this has meant that the owners that wanted to get out couldn't and they are now stuck with No options and No asset due to the proposed Sunset Lease. D.O.C should of stopped leases being transferred for the last 5 years of the 20 year lease.

The Lower Selwyn huts have been here over 100 years they great historical significance to the area and to ALL New Zealanders. The Lower Selwyn huts have never stopped New Zealanders & visitors from having Free Public Access to the area. It is a place for us all to enjoy.

I believe the best option going forward would be to renew a 20 year lease with four 5 year terms with the right of renewal, and for D.O.C and the L.S.H owners to jointly manage any climate changes to the community.

My hut is very special to me and my family. I have 30 years of wonderful memories at the Lower Selwyn Huts.

Sincerely

[REDACTED]  
Hut [REDACTED]